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

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

Iowa City
City Council - Formal Agenda
Special Formal Meeting
July 8, 2025 - 6:00 PM
Emma J. Harvat Hall
410 E. Washington St.

CITY OF IOWA CITY

www.icgov.org

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

Meeting Rules can be found at: icgov.org/meetingrules

You can watch the meeting on cable channel 4 (118.2 QAM) in Iowa City, University Heights and Coralville, or you can watch it online at any of the following websites:

- https://citychannel4.com/live
- https://www.youtube.com/user/citychannel4/live
- https://facebook.com/CityofIowaCity

In order to encourage greater input from the public, the Iowa City Council intends to offer the opportunity to participate in the meeting remotely. However, this meeting is an in-person meeting. In the event of technological problems, the meeting will continue in-person, so those wishing to ensure their ability to participate should attend the meeting in-person.

If you wish instead to participate remotely, you may attempt to do so by joining the meeting via Zoom by going to the link below to visit the Zoom meeting's registration page and submit the required information.

Once the registration is complete, you will receive an email message with a link to join the meeting. If you are asked for a meeting or webinar ID, enter the ID number found in the email.

If you have no computer or smartphone, or a computer without a microphone, you can call in by phone by dialing (312) 626-6799 and entering the meeting ID below when prompted.

Zoom link: https://us06web.zoom.us/webinar/register/WN_cfjv1drbRPOenK_F8Fk9Jg
Meeting ID: 851 6804 3456

If you wish to use presentation materials with your comments, please provide them to the City Clerk at kgrace@iowa-city.org at least 24 hours before the meeting. Your materials will be presented for you.

Public Comment for items on the agenda:

Council cannot engage in discussion or debate until the appropriate time for Council discussion. However, once the commenter has left the podium, Council may ask staff to respond to a concern or question posed by the public, or to follow up with the speaker.

1. Call to Order

2. Proclamations

   2.a Americans with Disabilities Act Awareness Day

   2.b Democratic Republic of Congo Independence Day

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

   3.a Work Session Minutes: June 17

   3.b Formal Summary of Minutes: June 17

4. Consent Calendar - Receive and File Minutes

   4.a Airport Commission: May 8

   4.b Historic Preservation Commission: May 8

   4.c Housing & Community Development Commission: May 19

   4.d Human Rights Commission: May 27

   4.e Planning & Zoning Commission: June 4

   4.f Planning & Zoning Commission: June 18 [See Recommendations]

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

   5.a Liquor License - New

   1. Special Class C Retail Alcohol License for Traveling Tapster LLC (July 23-27), dba Traveling Tapster LLC, 26 East Market St.
   2. Special Class C Retail Alcohol License for Big Grove Iowa City L.L.C. (July 8-12), dba Big Grove Iowa City at Rhythm at Riverfront Crossing, 1001 S. Clinton St.
   3. Special Class C Retail Alcohol License for Big Grove Iowa City L.L.C. (July 22-26), dba Big Grove Iowa City at Rhythm at Riverfront Crossing, 1001 S. Clinton St.
   4. Special Class C Retail Alcohol License for Big Grove Iowa City L.L.C. (July 29- Aug. 2), dba Big Grove Iowa City at Rhythm at Riverfront Crossing, 1001 S. Clinton St.
   5. Special Class C Retail Alcohol License for Big Grove Iowa City L.L.C. (Aug. 26-30), dba Big Grove Iowa City at Rhythm at Riverfront Crossing, 1001 S. Clinton St.
   6. Class C Retail Alcohol License for Hazzard County IC Inc., dba Hazzard IC,

118 S. Dubuque St.

5.b Liquor License - Renewal

1. Class B Retail Alcohol License for ND Express, Inc., (LG0000797), dba J & S Express, 2221 Rochester Ave.
2. Class B Retail Alcohol License for ND Express, Inc., (LG0000645), dba North Dodge Amoco, 2153 ACT Circle.
3. Class C Retail Alcohol License for Orchard Green Inc., (LC0037036) dba Orchard green Restaurant, 521 Gilbert St.
4. Class C Retail Alcohol License for Graduate Iowa City Lessee LLC, (LC0049040) dba Graduate Iowa City, 210 S. Dubuque St.
5. Outdoor Service area for Graduate Iowa City Lessee LLC, (LC0049040) dba Graduate Iowa City, 210 S. Dubuque St.
6. Special Class C Retail Alcohol License for Be the Change Properties, LLC, (BW0097465) dba The James Theater, 213 N. Gilbert St.
7. Class C Retail Alcohol License for Iowa City Maid-Rite Inc. (LC0046480) dba Burger Haul, 112 E. College St.
8. Class C Retail Alcohol License for Spectrum Hospitality, Inc. (LC0051318) dba Tequila Cowgirl, 347 S. Gilbert St.

5.c Liquor License - Refund

1. Refund of an unused portion of a Class B Retail Alcohol License (LG0000812) for ND Express, Inc., dba ND Express, Inc., 2790 N. Dodge St.

5.d Tobacco and Device Retailer Permits - New

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

5.e Tobacco and Device Retailer Permits - Renewal

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

6. Consent Calendar – Resolutions and Motions

6.a May 2025 Disbursements

Motion to approve disbursements in the amount of $29,285,098.95 for the period of May 1 through May 31, 2025, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk's office in accordance with State.

6.b Mercer Pool Roof Replacement Project

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Mercer Pool Roof Replacement Project.

Comment: This agenda item awards the Mercer Pool Roof Replacement Project. 5 bids were submitted prior to the July 1, 2025 deadline.

Bidder Name	City	Bid Amount

T&K Roofing Company	Ely, Iowa	$495,600.00
Jim Geise Commercial Roofing, Inc	Eldridge, Iowa	$498,980.00
Cedar Service Company	Cedar Rapids, Iowa	$538,501.00
Dryspace, Inc.	Cedar Rapids, Iowa	$645,230.00
Rushton Sheet Metal, Inc.	Iowa City, Iowa	Non-Responsive
Engineer's Estimate		$655,000.00

T&K Roofing Company of Ely, Iowa submitted the lowest responsive, responsible bid of $495,600.00. Staff recommends awarding the contract for the Mercer Pool Roof Replacement Project to T&K Roofing Company.

6.c FY26 Stormwater Improvements Project

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the FY26 Stormwater Improvements Project.

Comment: This agenda item awards the FY26 Stormwater Improvements Project. Four (4) bids were submitted prior to the July 2, 2025 deadline:

Bidder Name	City	Bid Amount
Sulzco, LLC	Muscatine, Iowa	$335,135.50
J & L Construction, LLC	Washington, Iowa	$340,961.22
Eastern Iowa Excavating & Concrete, LLC	Cascade, Iowa	$366,875.50
Iron X, LLC	Riverside, Iowa	$382,520.35
Engineer's Estimate		$350,000.00

Sulzco, LLC of Muscatine, Iowa submitted the lowest responsive, responsible bid of $335,135.50. Staff recommends awarding the contract for the FY26 Stormwater Improvements Project to Sulzco, LLC.

6.d 2025 Water Pavement Patching Project

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Water Pavement Patching Project.

Comment: This agenda item awards the 2025 Water Pavement Patching Project. Two (2) bids were submitted prior to the July 1, 2025 deadline:

Bidder Name	City	Bid Amount
Eastern Iowa Excavating & Concrete, LLC	Cascade, Iowa	$303,709.80
All American Concrete	West Liberty, Iowa	$383,589.00
Engineer's Estimate		$360,000.00

Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa submitted the lowest responsive, responsible bid of $303,709.80. Staff recommends awarding the contract for the 2025 Water Pavement Patching Project to Eastern Iowa

Excavating & Concrete, LLC.

6.e 2024 Landfill Camera Movement Project
Resolution accepting the work for the 2024 Landfill Camera Movement Project.

Comment: Work on the project was recently completed by Advanced Electrical Services, Inc. of Iowa City, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Engineer.

Project Estimated Cost	$35,000.00
Project Bid Received	$31,800.00
Project Actual Cost	$34,600.00

6.f Sturgis Ferry Park Improvements and Southside Recycling Center Project
Resolution accepting the work for the Sturgis Ferry Park Improvements and Southside Recycling Center Project.

Comment: Work on the project was recently completed by Streb Construction Company, Inc. of Iowa City, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Clerk.

Project Estimated Cost	$790,000.00
Project Bid Received	$774,409.10
Project Actual Cost	$875,200.90

There were ten (10) change orders on this project, which generally included removal and proper disposal of unsuitable soils, the installation of electrical conduits as needed to provide electricity to the new park lighting as well as the replacement of failing storm sewer in the area.

6.g Competitive Highway Bridge Program (CHBP) Grant
Resolution approving a 28E agreement to jointly apply for a Competitive Highway Bridge Program (CHBP) grant for reconstruction of the Kirkwood Avenue Bridge over Ralston Creek.

Comment: This item will authorize a 28E agreement between the City, Iowa Department of Transportation and other cities and counties for a joint application for Competitive Highway Bridge Program (CHBP) Grant funding.

7. Consent Calendar – Setting Public Hearings

7.a Rezoning-Lot 66 Monument Hills
Motion setting a public hearing for August 5, 2025 to consider an ordinance rezoning approximately 7.76 acres of land located on Lot 66, Monument Hills Final Plat from Low Density Single-Family Residential zone with a Planned Development Overlay (OPD/RS-5) to Low Density Multi-Family Residential zone with a Planned Development Overlay (OPD/RM-12). (REZ25-0007)

Comment: At its meeting on June 18, 2025 the Planning and Zoning Commission recommended approval of REZ25-0007 by a vote of 6-0 (Miller absent). The proposed rezoning would allow the development of a senior living community consisting of 3 duplexes and a 100-unit multi-family building. Correspondence included in Council packet.

7.b FY25 CDBG Fairmeadows Sidewalk Improvements Project

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the FY25 CDBG Fairmeadows Sidewalk Improvements Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This project generally includes the construction of 5-foot wide sidewalk around the cul-de-sac of Western Road, a 10-foot wide shared use path between Western Road and Union Road within Fairmeadows Park, and another 10-foot wide shared use path connection to the wide sidewalk along the parking lot in Fairmeadows Park, south of the Western Road cul-de-sac.

7.c Iowa River Powerhouse Dam Repair Project

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the Iowa River Powerhouse Dam Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This agenda item begins the bidding process for the Iowa River Powerhouse Dam Repair Project. This project generally includes concrete surface repairs to the upstream and downstream sections of the dam and pier footing repairs.

7.d Sale of Eastern Half of Outlot C, Industrial Campus

Resolution setting a public hearing for August 5, 2025, to approve a purchase agreement with PJP Holdings, LLC for the eastern approximate one-half of Outlot C in Iowa City Industrial Campus and to consider a proposal to convey said property.

Comment: Iowa City Industrial Campus is a shovel-ready parcel for industrial use located on 420th Street. City staff has negotiated a purchase agreement, contingent on City Council approval, for the eastern approximate one-half of Outlot C (approximately 20 acres) to PJP Holdings, LLC for $1.25 per square foot. This resolution sets a public hearing for Aug. 5 on the proposed conveyance.

7.e Sale of lot to the Domestic Violence Intervention Program (DVIP)

Resolution setting a public hearing for August 5, 2025 on a proposal to convey Lot 10, Lindemann Subdivision - Part Eight located on Kenneth Drive.

Comment: This sets a public hearing on the conveyance of a lot on Kenneth Drive to the Domestic Violence Intervention Program for $270,000 to build up to six townhomes for those fleeing domestic violence. DVIP was successful in securing a $2,488,733 State HOME-ARP award from the Iowa Finance Authority for the development of up to six homes, including supportive services and operating costs.

The new housing will offer support and advocacy focused on immediate and long-term safety to address domestic violence and homelessness in our community.

8. Consent Calendar – Correspondence

8.a Establish traffic control and parking prohibitions for the Cardinal Heights - Parts One and Two Subdivision

8.b Prohibit parking on the southwest side of the 2100 block of Willenbrock Circle

End of Consent Calendar

9. Community Comment [items not on the agenda (until 7 PM)]
Public comment is intended so that members of the public may be heard by Council. Because Community Comment is for items not properly noticed on the agenda, Council cannot engage in discussion or debate due to open meetings laws.

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

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

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

10. Regular Formal Agenda

10.a Civil Service Commission
Ordinance amending Title 1, entitled “Administration,” to establish the Civil Service Commission. (First Consideration)

Comment: Recently passed SF 311 requires the City establish by ordinance a Civil Service Commission of not less than 5 and not more than 7 persons. State law currently requires Council to appoint 3 members to serve without the necessity of establishing the commission by ordinance, and the City's current Civil Service Commission was never established by ordinance or resolution. Staff recommends a commission of 5 members.

10.b Electric and Gas Franchise Fees
Ordinance amending Title 12, Chapter 5, Franchise Fees to repeal the one percent (1%) franchise fee and enact a two percent (2%) franchise fee on the gross revenue derived from the distribution, delivery, and retail sale of electricity and natural gas by franchisees including MidAmerican Energy Company, or other natural gas providers utilizing the distribution system of MidAmerican, to customers within the current or future corporate limits of the City of Iowa City, and to describe the purpose for the revenue collected. (Second Consideration)

Comment: Iowa City's gas and electric franchises with MidAmerican Energy

Company reserve to the City the right to impose a franchise fee on MidAmerican's gross revenue from the sale of electricity and natural gas. Code of Iowa Section 364.2 allows for the collection of franchise fees in an amount not to exceed 5% of a franchisee's gross revenues. Iowa City currently has a 1% franchise fee enacted in 2010 for inspecting, supervising and otherwise regulating the MidAmerican Energy Company's gas and electric franchises, public safety including the equipping of fire, police and emergency services, and public infrastructure to support commercial and industrial economic development. To update the franchise fee rate ordinance, the City must hold a public hearing and publish a Revenue Purpose Statement specifying the purposes for
which the revenue collected from the franchise fee will be expended. This item consists of a public hearing to consider increasing the franchise fee from 1% to 2% and to modify the Revenue Purpose Statement.

10.c Human Rights Grant Allocations for Fiscal Year 2025

Resolution Adopting the Human Rights Grant Allocations for Fiscal Year 2025.

Comment: This resolution approves the Human Rights Commission's recommendations for allocations of the Human Rights Grant for fiscal year 2025.

10.d Amendment #1 to City Steps 2030 and FY26 Annual Action Plan
Resolution approving Substantial Amendment #1 to City Steps 2030 which includes the FY26 Annual Action Plan.

Comment: City Steps 2030, Iowa City's five-year consolidated plan, was adopted by City Council on January 21, 2025. An amendment is required to adopt the FY26 Annual Action Plan following the announcement of federal CDBG and HOME funding allocations. The amendment will also incorporate final budget amounts into City Steps 2030 and ensure consistency with current federal regulations.

10.e Citizen Participation Plan
Resolution approving a Substantial Amendment to the Citizen Participation Plan and Rescinding Resolution No. 20-11.

Comment: Iowa City's Citizen Participation Plan has been updated in conjunction with City Steps 2030. The Citizen Participation Plan sets forth the policies and procedures for public participation and seeks to help residents participate in the development of and amendments to various plans required for federal CDBG and HOME funding. The purpose of this amendment is to modernize methods of input, ensure consistency with current regulations, add provisions for disasters and emergencies, and increase clarity in the input and approval process for each plan.

11. Council Appointments

11.a Community Police Review Board
Community Police Review Board - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Jerri MacConnell resigned). Staff is requesting deferral to August 19, 2025.

11.b Historic Preservation Commission (Summit St)
Historic Preservation Commission (Summit St) - One vacancy to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Nicole Villanueva).

11.c Human Rights Commission
Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2025 (Idriss Abdullahi resigned).

12. Announcement of Vacancies - Previous

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

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

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

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

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

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

Vacancies will remain open until filled.

13. City Council Information

14. Report on Items from City Staff
    - City Manager's Office
    - City Attorney
    - City Clerk

15. Adjourn

Item Number: 2.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Americans with Disabilities Act Awareness Day

Attachments: Americans with Disabilities Act Awareness Day proclamation

City of Iowa City
PROCLAMATION

Whereas, the Americans with Disabilities Act (ADA) was passed on July 26, 1990 to ensure the civil rights of persons with disabilities; and

Whereas, July 26, 2025 marks the 35th anniversary of the signing of the ADA, which expanded access and opportunities for people with disabilities; and

Whereas, the ADA has done this by reducing barriers and changing perceptions, and increasing full participation in community life; and

Whereas, the full promise of the ADA will only be reached if we remain committed to continue our efforts to fully implement this act; and

Whereas, Iowa City affirms the principals of equality and inclusion for persons with disabilities as set forth and embodied in the ADA; and

Whereas, the Iowa City government and residents are proud to recognize the accomplishments and contributions of our residents with disabilities; and

Whereas, throughout the year and on the anniversary of the Americans with Disabilities Act, the City of Iowa City reaffirms principles of equity and inclusion for all community members and recommits to our efforts to reach full ADA compliance.

Now Therefore, I, Bruce Teague, Mayor of Iowa City, hereby proclaim July 26, 2025 as

Americans with Disabilities Act Awareness Day

and call upon all community members to commemorate this day, celebrate the progress that has been made and renew our commitment to the Americans with Disabilities Act.

_____

Mayor
Signed in Iowa City, Iowa,
this 8th day of July 2025.

Item Number: 2.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Democratic Republic of Congo Independence Day

Attachments: Democratic Republic of Congo Independence Day proclamation

City of Iowa City
PROCLAMATION

Whereas, the Democratic Republic of Congo (DRC) declared its independence from Belgium on June 30, 1960, marking a major milestone in the global movement for decolonization and self-governance; and

Whereas, the DRC is one of the most resource-rich nations in the world, supplying:

- over 70% of the world's cobalt, a critical mineral used in electric vehicle batteries and renewable energy storage;
- approximately 60% of global coltan (columbite-tantalite), essential for smartphones, computers, and medical devices;
- significant reserves of copper, ranking among the top 5 producers globally; and
- about 20% of global industrial diamonds, contributing to both commercial and scientific industries; and

Whereas, these resources are vital to the global economy and play an increasingly important role in the transition to clean energy, modern communications, and advanced technologies; and

Whereas, beyond its mineral wealth, the DRC is home to rich and diverse cultures, including world-renowned music, fashion, languages, and cuisine, with the Congolese rumba recognized by UNESCO as an intangible cultural heritage of humanity; and

Whereas, Congolese Americans living in [Iowa City] contribute greatly to the life of our community through business, education, faith, healthcare, public service, and cultural expression; and

Whereas, observing Democratic Republic of Congo Independence Day provides an opportunity for all residents to reflect on the values of independence, resilience, and global interconnection, and to honor the contributions of our Congolese neighbors.

Now, therefore, I, Bruce Teague, Mayor of Iowa City, Iowa, do hereby proclaim June 30, 2025 to be

Democratic Republic of Congo Independence Day

in Iowa City, Iowa and encourage all residents to join in recognizing the heritage, achievements, and global contributions of the Congolese people and the Congolese American community.

_____

Mayor
Signed in Iowa City, Iowa,
this 8th day of July 2025.

Item Number: 3.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Work Session Minutes: June 17

Attachments: Work Session Minutes: June 17

CITY OF IOWA CITY
MEMORANDUM

Date: June 24, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, June 17, 2025 – 4:00 p.m. at City Hall in Emma J Harvat Hall

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

Staff: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Knoche, Havel, Sovers, Hightshoe, Fleagle, Fink

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

1. Joint meeting with the Community Police Review Board

The following Community Police Review Board (CPRB) members were present for discussion: Chair Saul Mekies, Vice Chair David Schwindt, Melissa Jensen, and Maureen Braddock. Individual Board members expressed their views regarding what the role of the CPRB could be going forward due to the passage of Senate File 311 which prohibits a city with a civil service commission to establish a board or other entity for the purpose of citizen review of the conduct of officers which becomes effective August 16, 2025. Individual Council members asked questions. City Attorney Goers provided information.

Action: The City Council asked the CPRB to consider a formal recommendation regarding the future of the commission at its July meeting. The Clerk's office will note the item on the upcoming CPRB agenda. Staff shall initiate Police Department website changes in anticipation of the August 16th law changes with a primary goal to clearly lay out all remaining options for reporting personnel concerns. Changes should be made so that complaints are no longer filed with the CPRB after their July meeting agenda is published.

2. Clarification of Agenda Items

- [9.e]… Water Service Agreement – Hidden Lakes… City Attorney Goers noted that an older version of the agreement was mistakenly instead of the latest version, staff was working to correct that and would be asking Council to make an amendment on the floor to swap out the two versions during the formal meeting.

3. Information Packet Discussion [June 5, June 12]

- June 5

1. (IP2 – Air Quality Testing Update - Memo from 6/2/25 Climate Action Commission Packet) Councilor Moe thanked staff and the commission for putting together the memo and stated the findings concerning the smell noted by residents was from a chemical called Toluene which was not from Procter & Gamble. Individual Council members expressed their views. City Manager Fruin provided additional information.

Action: Staff will develop a plan to further disseminate the air quality information that was in the June 5th Information Packet.

2. (IP3 – 2024 Residential Development Report) Councilor Moe thanked staff for the report and noted the summary on recent permit trends.

- June 12

1. (IP5 – Memo from City Manager's Office: Housing Information) Mayor Pro Tem Salih asked for clarification on the Housing authority Waiting List Update. City Manager Fruin provided additional information. Individual Council members asked questions.

   Action: There will be staff available at the July 8th work session to answer questions about the Housing Authority waitlist process.

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

No updates.

5. Local Option Sales Tax Presentation and Discussion [Continued from June 3]

City Manager Fruin stated that the majority of the time will be for Council discussion and noted the memo included in the June 12th Information Packet (IP3) which answered questions from the June 6th meeting, included updated ballot language, and attached affordable housing and non-profit providers' input. Mayor Teague stated City staff was seeking Council direction on the following: (1) Election Date, (2) Sunset Clause, (3) Use of Revenues, (4) Allocation of Funds which were included in the memo. Individual Council members asked questions and expressed their views. Assistant City Manager Lehmann, City Attorney Goers, and City Manager Fruin provided additional information.

(Councilors moved to item 6 and returned to item 5 after the formal meeting)

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

No updates.

(Recessed to formal meeting at 5:44 p.m. – Returned to Work Session at 8:13 p.m.)

5. Local Option Sales Tax Presentation and Discussion [Continued from June 3]

Council members continued the discussion and provided staff direction.

Action: The City Council directed staff to move forward with refinement of the LOST ballot language which will be presented again at the July 8th work session. The Council is targeting a November election with no sunset. Percentage allocations were refined to include 50% property tax relief, 25% for housing, 15% for community partnerships, and 10% for public infrastructure (including parks and public facilities).

Adjourn 9:09 p.m.

Item Number: 3.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Formal Summary of Minutes: June 17

Attachments: Formal Summary of Minutes: June 17

Summary of Minutes
June 17, 2025 - 6:00 PM

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

1. Call to Order

2. Proclamations

2.a Juneteenth National Freedom Day

Mayor Teague thanked the various committees, sponsors and volunteers that helped coordinate the community events, for the Juneteenth celebration.

2.b LGBTQ+ Pride Month

Faraji Hubbard, accepting.

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

3.a Work Session Minutes: June 3
3.b Formal Summary of Minutes: June 3

4. Consent Calendar - Receive and File Minutes

4.a Civil Service Commission: May 30
4.b Climate Action Commission: May 5
4.c Community Police Review Board: May 13
4.d Housing & Community Development Commission: April 21 [See Recommendations]
4.e Human Rights Commission: April 22
4.f Human Rights Commission: May 13 [See Recommendation]
4.g Planning & Zoning Commission: May 7 [See Recommendations]
4.h Public Art Advisory Committee: May 1

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

5.a Liquor License - New

1. Special Class C Retail Alcohol License for a 5 Day License for Traveling Tapster LLC (June 18-22, 2025), dba Traveling Tapster LLC, 26 E. Market St.

2. **Special Class C Retail Alcohol License for a 5 Day License for Traveling Tapster LLC (June 25-29, 2025), dba Traveling Tapster LLC, 26 E. Market St.**

3. **Special Class C Retail Alcohol License for a 5 Day License for Traveling Tapster LLC (July 16-20, 2025), dba Traveling Tapster LLC, 26 E. Market St.**

5.b Liquor License - Renewal

1. **Class C Retail Alcohol License for Iowa City Aerie No 695 Fraternal Order of EaglesIn (LC0003322), dba Fraternal Order of Eagles, Iowa city Aerie #695, 225 Hwy 1 W.**
2. **Outdoor Service Area for Iowa City Aerie No 695 Fraternal Order of EaglesIn, dba Fraternal Order of Eagles, Iowa city Aerie #695, 225 Hwy 1 W.**
3. **Class C Retail Alcohol License for Highlander Hotel LLC (LC0049092), dba Highlander Hotel, 2525 Highlander Pl**
4. **Outdoor Service Area for Highlander Hotel LLC, dba Highlander Hotel, 2525 Highlander Pl**
5. **Class C Retail Alcohol License for Bread & Circuses, Inc. (LC0049689), dba Harry's Bar & Grill, 116 D. Washington St.**
6. **Class B Retail Alcohol License for Dolgencorp, LLC, dba Dollar General #8137, 41 Highway 1 W.**
7. **Class C Retail Alcohol License for Big Grove Iowa City LLC (LC0043132), dba Big Grove Brewery & Tap Room,1225 S. Gilbert St.**
8. **Outdoor Service Area for Big Grove Iowa City LLC, dba Big Grove Brewery & Tap Room,1225 S. Gilbert St.**

5.c Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3. (Resolution 25-146)

5.d Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3. (Resolution 25-147)

6. Consent Calendar - Resolutions and Motions

6.a Motion granting a 50-day extension to the Community Police Review Board for the filing of the Public Report with the City Council on Complaint #24-09.

6.b Resolution amending Resolution Number 25-130 to delete Almost Paradise from the list of applicants and locations to be issued tobacco and device retailer permits effective July 1, 2025 to June 30, 2026. (Resolution 25-148)

6.c Resolution to stagger the terms of the Housing and Community Development Commission. (Resolution 25-149)

6.d Resolution accepting the work for the storm sewer, sanitary sewer, water main, street, and paving public improvements for Cardinal Heights – Parts One and Two, and declaring public improvements open for public access and use. (Resolution 25-150)

6.e Resolution accepting the work for the Mormon Trek PCC Patching Project. (Resolution 25-151)

End of Consent Calendar

Motion to approve Consent calendar, Items 3-6. Moved by Laura Bergus, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

7. Community Comment [items not on the agenda (until 7 PM)]
The following individuals appeared: Anthony Browne, Bob Teig, Mary Gravitt, Douglas Burger, Craig Cornell, John Kenyon - Executive Director City of Literature, Isabella Vine, Diane Weber, Bonnie Neff, Joel Fagan.

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

8. Planning & Zoning Matters

8.a Ordinance conditionally rezoning approximately 2.69 acres of land located North of E. Foster Rd. between N. Dubuque Street and Prairie du Chien Rd. from High Density Single-Family Residential with a Planned Development Overlay (OPD/RS-12) zone to High Density Single-Family Residential (RS-12) zone. (REZ25-0005) (Second Consideration)

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

Motion to pass and adopt ordinance 25-4956. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Ron Amelon, MMS Consultants . Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

8.b Ordinance rezoning approximately 2.69 acres of land located South of E. Foster Rd. between N. Dubuque Street and Prairie du Chien Rd. from High Density Single-Family Residential (RS-12) zone to High Density Single-Family Residential with a Planned Development Overlay (OPD/RS-12) zone. (REZ25-0006) (Second Consideration)

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

Motion to pass and adopt ordinance 25-4957. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Ron Amelon, MMS Consultants . Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

8.c Ordinance conditionally rezoning approximately 5.49 acres of property located between N. Dodge and N. Governor Streets from Medium Density Single-Family Residential (RS -8) zone, High Density Single-Family Residential (RS-12) zone, Medium Density Multi-Family Residential (RM-20) zone, and Multi-Family Residence (R3B) zone to High Density Single-Family Residential Zone with a Planned Development Overlay (OPD/RS-12) for approximately 0.17 acres and to Medium Density Multi- Family Residential Zone with a Planned Development Overlay (OPD/RM-20) for approximately 5.32 acres. (REZ24-0001) (Pass and Adopt) [Deferred from June3]

Individual Council members asked questions. Jon Marner, MMS Consultants, provided information.

Motion to defer to August 5, 2025. Moved by Oliver Weilein, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Jon Marner, MMS Consultants . Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

8.d Resolution Approving Final Plat of Scarlett Point, a Resubdivision of Lots 8, 9, 10, 11, and 12 Bacons Subdivision, and Lots 49, 50, and 51 of Subdivision of Southeast Quarter Section 3-T79N-R6W, Iowa City, Iowa. (SUB24-0008)

Motion to defer to August 5, 2025. Moved by Laura Bergus, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9. Regular Formal Agenda

9.a Ordinance amending Title 12, Chapter 5, Franchise Fees to repeal the one percent (1%) franchise fee and enact a two percent (2%) franchise fee on the gross revenue derived from the distribution, delivery, and retail sale of electricity and natural gas by franchisees including MidAmerican Energy Company, or other natural gas providers utilizing the distribution system of MidAmerican, to customers within the current or future corporate limits of the City of Iowa City, and to describe the purpose for the revenue collected.

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

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

9.b Resolution approving project manual and estimate of cost for the construction of the FY26 Stormwater Improvements Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Civil Engineer Schmadeke presented a PowerPoint. Individual Council members asked questions and expressed their views. The following individual appeared:

Bob Teig. City Attorney Goers, City Engineer Havel, Senior Engineer Clark, and City Manager Fruin provided additional information.

Motion to approve resolution 25-152. Moved by Mazahir Salih, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

9.c Resolution approving project manual and estimate of cost for the construction of the Iowa City Senior Center BAS Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Senior Engineer Clark presented a PowerPoint. Individual Council members asked questions. The following individual appeared: Mary Gravitt.

Motion to approve resolution 25-153. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9.d Resolution approving project manual and estimate of cost for the construction of the Mercer Pool Roof Replacement Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Senior Engineer Clark presented a PowerPoint. Individual Council members asked questions and expressed their views..

Motion to approve resolution 25-154. Moved by Megan Alter, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

9.e Resolution authorizing the Mayor to sign and the City Clerk to attest an agreement to provide water service to the proposed Hidden Lakes Subdivision.

City Manager Fruin presented information. City Attorney Goers provided information regarding the amended agreement. Individual Council members asked questions and expressed their views. The following individual appeared: Aaron Klosterman, developer for Hidden Lakes. City Manager Fruin and City Attorney Goers provided additional information.

Motion to approve resolution 25-155 with agreement as amended . Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to amend the agreement as described by the City Attorney and attached to the resolution. . Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

10. Council Appointments

10.a Housing & Community Development Commission - Two vacancies to fill unexpired terms, upon appointment – June 30, 2026 (James Pierce and Kiran Patel resigned). [Deferred from April 1, 2025 and May 20, 2025]

Individual Council members expressed their views.

Motion to appoint Sarah Murray. Moved by Mazahir Salih, seconded by Joshua Moe. **Motion Passed. (6 Ayes) Bergus recused.**

Due to a By-law change reducing the number of Commission members from nine to seven approved on 6/3/25, resolution 25-131, there was only one of the two vacancies filled. The other position was eliminated by the removal of Commissioner Balde on 5/6/25, resolution 25-105.

10.b Housing & Community Development Commission - Two vacancies to fill three-year terms (July 1, 2025 - June 30, 2028) (Terms expire for Maryann Dennis and Horacio Borgen). [Deferred from May 20, 2025]

Individual Council members expressed their views.

Motion to appoint Thomas (Tom) Rocklin and Maryann Dennis. Moved by Shawn Harmsen, seconded by Joshua Moe. **Motion Passed. (6 Ayes) Bergus recused.**

Due to a By-law change approved by Council on 6/3/25 via resolution 25-131 reducing the number of Commission members from nine to seven, only one of the two vacancies was filled. The other position was eliminated by the removal of Commissioner Balde on 5/6/25 via resolution 25-105.

10.c Public Art Advisory Committee - One vacancy to fill an unexpired term, upon appointment – December 31, 2025 (Jeremy Endsley resigned).

Individual Council members expressed their views.

Motion to appoint Stephanie Brunia. Moved by Laura Bergus, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

11. Announcement of Vacancies - Previous

11.a Community Police Review Board - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Jerri MacConnell resigned).

Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2025 (Idriss Abdullahi resigned).

Applications must be received by 5:00 p.m., Tuesday, July 1, 2025.

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

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

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

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

Historic Preservation Commission (Jefferson St) - One vacancy to fill a three-year term, July 1, 2022 - June 30, 2025 (formerly advertised as unexpired term – Lyndi Kiple resigned).

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

Historic Preservation Commission (Summit St) - One vacancy to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expires for Nicole Villanueva).

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

Vacancies will remain open until filled.

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

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

14. **Adjourn**

    Motion to adjourn 8:02 pm. Moved by Megan Alter, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

_____
Mayor

_____
City Clerk

Item Number: 4.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Airport Commission: May 8

Attachments: Airport Commission: May 8

MINUTES **FINAL**
IOWA CITY AIRPORT COMMISSION
MAY 8, 2025 – 6:00 P.M.
AIRPORT TERMINAL BUILDING

Members Present: Hellecktra Orozco, Ryan Story, Judy Pfohl, Chris Lawrence

Members Absent: Warren Bishop

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson, Ryan From, Braeden Collins

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:00 pm and Lawrence called the meeting to order.

APPROVAL OF MINUTES

Story moved to approve the minutes as amended by Pfohl, from April 10, 2025, seconded by Orozco. Motion carried 4-0. (Bishop Absent)

PUBLIC COMMENT - None

ITEMS FOR DISCUSSION / ACTION

a. Airport Construction Projects:
    i. FAA grant projects
        1. Runway 12/30 Displaced Threshold/Relocation – Tharp stated that they were still dealing with the temporary light issues on 30 and they would be working with the FAA to close out the contract and grant as much as they could. Tharp stated the lights were working and flight checks were completed.
    ii. Iowa DOT grant projects
        1. T-hangar Building
            a. Iowa DOT Grant Application – Tharp stated that Adam was finishing up the data for the grant application. Tharp stated that they would apply for 2 grants, the AIP program would be approximately $400,000 and the GAVI program would be for $300,000 which was the cap for that application. Tharp stated that he also watched the Marion City Council meeting, and they had voted to accept a purchase proposal to keep the Marion Airport open. Tharp noted that that was scheduled to be formalized at the end of June and that he

had received a few phone calls from Marion tenants looking for space. Thompson shared copies of the draft application and stated that the total project cost estimate was $1,535,000. Thompson stated the estimated total local match was $235,000. Lawrence asked about the financing of the local match. Tharp stated they were planning on using the money from projects that were cancelled or moved like the 2nd phase solar array and the terminal building modernization. They would be looking at a loan for the remaining local match. Thompson stated that they still needed to update some of the imagery of the building layout for the grant application. Tharp noted that they were due Thursday by 4pm.

2. Wildlife Mitigation Study – Tharp stated that this project was a product of the elk that made a visit to the airport. Tharp stated that he had a visit with the Iowa DOT after that event. Tharp noted that the growth of operations and the animal encounters warrant a study. Tharp noted that the DOT contracts with the USDA to conduct a wildlife assessment and the airport contracts with the DOT to cover the local match value of the contract. Story asked what the product was. Tharp stated that at the end of the study they would get a report that would detail the animals seen and provide options for mitigation. Tharp stated this would also open up other grant funding opportunities for completing these kinds of projects.
    a. Consider a resolution A25-10 approving agreement with Iowa DOT – **Pfohl moved resolution #A25-10, seconded by Story. Motion carried 4-0. (Bishop Absent)**

b. Airport "Operations"
- i. Budget – Tharp stated there was a couple of months left of the budget. Tharp noted that they had some unplanned expenses in that the older fuel tanks were due for a 20-year condition inspection that was completed.
- ii. Management – Tharp noted that a couple of hangar doors had some issues as the warm weather was bringing more activity to the doors. Tharp stated that the annual fire and maintenance inspections would begin Friday May 23rd.
    1. Hangar 319er – Tharp introduced Ryan From to the Commission who discussed the hangar project with the members. From described what they planned to do with the hangar and its operations. From stated that they owned a Cirrus and that he's also involved in a partnership with a Pilatus. From noted they were working through some items like the building needed to have a sprinkler system.
    2. Public Hearing on commercial business agreement – **Lawrence opened the public comment period at 6:24pm.** Tharp stated that he had not received any comments through email or other sources. No other comments were received. **Lawrence closed the public hearing at 6:25pm.**
    3. Consider a resolution #A25-11 approving a commercial business agreement with Hangar 319er, LLC. **Lawrence moved to approve**

resolution #A25-11, seconded by Story. Motion carried 4-0. (Bishop Absent)

iii. Events – Tharp stated that the calendar hasn't changed and that the next event coming up was the first Drive-In movie of the year.
   1. Summer of the Arts Movies (May 17, June 21, July 19, Aug 9)
   2. Young Eagles (Aug 16th)
   3. Pancake Breakfast (Aug 24)
   4. Autocross (April 13, June 8, Sept 14, Oct 19)

c. FBO / Flight Training Reports
   i. Jet Air – Wolford stated they had been mowing. Wolford stated that the zero-turn mower was having issues, but they were working through it. Wolford noted that with the grass landing area, Tharp laid out a couple of areas and that they went out and looked at them. Wolford stated along the edge of 7/25 about 80 feet out there was a line of storm drains. Wolford stated that they were mowing it and rolling it. Wolford noted that they looked at a spot along 12/30, but it was really wavy and didn't appear to be a good area. Wolford stated that they were going to focus on the area next to 7/25 for now. Lawrence asked about adding a note to the chart supplement and Tharp stated they were not planning on updating the chart supplement and would be using a notam to notify pilots that the area was available. Lawrence asked about how the mural was holding up and Tharp responded. Lawrence asked if there were any plans for the trees along the drive that were dead. Tharp noted that he had received pricing for the removals and the estimate was around $30,000 at the time. Wolford noted that flight training was extremely busy and that they had 4 airplanes at Iowa City that were active. Wolford noted that they had a new Kodiak that a customer had purchased and was the first one to be on a charter certificate ever.

d. Commission Members' Reports – Lawrence stated that he and Pfohl went to City Hall. He noted that it was as expected. Pfohl noted that Lawrence did invite them all to tour the airport.

e. Staff Report – Tharp stated that they hosted the Friends of Historic Preservation for their annual report. He noted that they had a presentation about the transportation history of Johnson County and the airport was a part of that. Tharp stated that he had included in the last update that he attended the Iowa Public Airports Association conference and that he was re-elected to the Board of Directors and as the Board President. Tharp stated he was also watching the state legislature for legislation moving through the final days. Tharp introduced Braeden Collins as the McClure intern who would also be spending time at the airport. Collins introduced himself to the Commission stating he was a student at the University of Dubuque.
   i. 4 States (FAA Central Region) Conference – Kansas City (August 20-22)

SET NEXT REGULAR MEETING – Set the next meeting for June 12th.

ADJOURN – Story moved to adjourn the meeting at 6:55pm. Seconded by Orozco. Motion carried 4-0. (Bishop Absent)



2025-06-12

CHAIRPERSON DATE

Airport Commission

ATTENDANCE RECORD

2024-2025

NAME	TERM EXP.	05/22/24	06/13/24	07/11/24	08/19/24	09/12/24	10/16/24	11/14/24	12/12/24	01/13/25	02/13/25	03/13/25	04/10/25	05/08/25
Warren Bishop	06/30/26	X	X	X	X	X	X	X	X	X	X	X	X	O/E
Christopher Lawrence	06/30/25	O/E	O/E	O/E	X	X	O/E	X	X	X	O/E	X	X	X
Hellecktra Orozco	06/30/28	O/E	X	X	O/E	X	O/E	X	X	O/E	O/E	X	O/E	X
Judy Pfohl	06/30/26	X	X	X	X	X	X	X	X	O/E	X	X	X	X
Ryan Story	06/30/27	X	X	O/E	X	X	X	X	X	X	X	X	X	X

Key:

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

Item Number: 4.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Historic Preservation Commission: May 8

Attachments: Historic Preservation Commission: May 8

MINUTES APPROVED
HISTORIC PRESERVATION COMMISSION
MAY 8, 2025 – 5:30 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT:	Kevin Burford, Andrew Lewis, Ryan Russell, Jordan Sellergren, Deanna Thomann, Nicole Villanueva, Christina Welu-Reynolds, Frank Wagner,
MEMBERS ABSENT:	Margaret Beck, Carl Brown
STAFF PRESENT:	Jessica Bristow, Anne Russett, Rachel Schaefer, Parker Walsh
OTHERS PRESENT:	Karen Leigh, Peter Byler

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

None.

CERTIFICATE OF APPROPRIATENESS:

HPC25-0002: 1025 Woodlawn Avenue - Woodlawn Historic District (rear demolition and new addition)- deferred from March 13, 2025 meeting:

Bristow stated this property is in the Woodlawn Historic District and this project was deferred from the March meeting as the Commission requested more accurate drawings of what the proposal was. First to review some of the details, this is a Victorian house built in 1891 and it has some East Lake detailing, notably there's fish scales, decorative barge boards, spindle work in some of the gable ends and there's also a very decorative front porch. The overall form is a hipped roof with projecting gables on all four sides. Bristow shared a photo of the east side noting the trim detail with the fish scale area between the floor levels, as well as in the gable. She also noted the east side does tend to be the plainer side as there's no spindle work in the gable. She also pointed out the small rear open porch. The subject of the project is partly the demolition of the canning shed that has been there at least 100 years, it's an unfinished space and in a deteriorated condition. Bristow shared an image of the west side of the house noting the spindle work in the gable and that the west side has some one story projections, a bay window and an area that might be the pantry. She stated since that is the only one story area that's not a porch there's a little bit of change in the detail with the frieze board and the vertical lines in it. She showed the rear facing gable and again that one doesn't have spindle work like the other two, instead the crest of the gable is built out and framed out further which is a different kind of detail and a little less decorative because it’s where the wall supports the trim. The entire canning shed is a different roof style, a different siding style, a different type of window, and at least one step down from the main floor level. Bristow reiterated it is unfinished and in a deteriorated condition so the proposed project is to replace it with another addition.

Bristow next reviewed the updated drawings. First showing the south view of the house and noted because the Commission was open to the fact that while the addition would be set in from the corners on each side, the roof would project slightly beyond it. It was determined that that might be acceptable because there are all the other projections between this addition and the front of the house, so that won't be visible in any way. She pointed out a window in the gable, per the owner’s request and the

detailing of the gables like the fish scale detailing and the vertical frieze board above the window. On the east side there will be a pair of doors with the same detailing and the west side will have two individual windows. The proposal would also try to match the foundation with some type of a stone cladding.

Bristow stated there are several guidelines that staff finds this addition does not meet. She stated there are things like trimming the door openings to match the other door openings, preserving the original roof pitches and spans, matching the gable on the new addition, preserving the original walls and vertical corners by setting it in slightly, and adding windows that match the type and size and sash width and divided lights. However, they are supposed to match the window patterning and while they do have individual windows like those seen on the rest of the house, because of the height of the new addition all of the windows are set lower than the windows on the existing house. Bristow stated there aren't any issues with the materials, the owner will use materials that are approved by the guidelines. Another one of the guidelines is matching the key horizontal lines in this addition, they are mimicking them, but not matching them, because it does not align with them currently. Similarly, that also will mean that the door is going to be overall shorter than the other two doors seen on the house. However, they do propose to match the foundation. Finally, part of the guidelines also require the roof eave conditions, like the overhang, to match and the guidelines state clearly if they're all aligned horizontally then there is potential for some of them to intersect. Bristow explained on this two story house they don't have that situation, but would still have them aligning with each other. Overall, there are just some issues with the height of the addition.

Bristow stated the staff recommendation is to take everything from the windowsill height and move it up so that the windowsill aligns with the other windowsills, the window head aligns with the other window heads and then the frieze board will be aligned. She explained the whole gable will pull up a little bit further, but it won't impact any of the additional trim details. On the east side where there are doors, if they look at the doors on the house it looks like the door on the east side has a transom above it, and the front door aligns with the window heads. She noted it's very common in historic houses for either the door itself or a transom above the door to align with the window heads on the house. Bristow stated the owner did present several of the neighboring properties that appeared to not follow these guidelines as well, however except for one, all of those additions were built during a historic time period so obviously there were no guidelines.

Bristow stated the recommended motion is to approve the project with the conditions that the roof, eave, frieze board, and other elements are brought up to align with the historic house, the foundation, window and door product information is submitted for approval and that the new door opening is revised to match the height of existing doors and if they do have a pair of doors that are salvaged that they want to use, the recommendation is to put a transom above them like the nearby door.

Lewis noted a lot of what they talked about last time was the elevation, to move it up and align with the horizontal lines. Also since the addition is to be centered, the roof hangs over the addition which normally isn't allowed but that seemed amenable. Bristow stated that was most of it, overall the drawings didn't quite show everything that they wanted to see and there were some suggested changes at the meeting that needed to be depicted.

Lewis noted the overhanging part was something the Commission was not necessarily opposed to, they just wanted to see what that looked like. Bristow confirmed the Commission was pretty open to the overhang because it's blocked from everything with the adjacent porch and first story projections.

Karen Leigh (1025 Woodlawn Avenue) is the owner and stated they would be challenged to find someone more interested in Iowa City history, or the preservation of it, than her. She is fifth generation

Iowa Citian and her great, great grandfather was JJ Fryaul and she found the Fryaul name in almost every book that she has ever picked regarding Iowa City history. She stated he wasn't Chauncey Swan or Captain Irish but he was a presence in Iowa City. The picture of his harness shop that he had on South Dubuque Street is on page 139 of Marybeth Slonneger finials. He and his son Frank built 1025 North Summit and Leigh has always hoped to someday purchase it and bring it back into the family but the timing was never right. So when the opportunity to purchase 1025 Woodlawn became available she was absolutely thrilled at the prospect of living on Woodlawn Avenue. Then in February of 2023 it became apparent to her that 1025 Woodlawn needed her as much as she needed it. After nine years of dealing with declining health in her parents and their subsequent deaths, 1025 was suffering from years of deferred maintenance and make do repairs, she replaced the crumbling chimney with historically appropriate materials and replaced the west wall of the porch, in fact that west wall had been repaired with the same bricks that were used to build South East Junior High and now it's hardie board, smooth siding. The house has been rewired, all of the original windows have been completely restored, her contractor, Mark Ziniel, even reminded her that he had to dismantle one of the old storm windows to get the boiler glass out of it so that all of the windows would be boiler glass. They have reused all of the original hardware throughout the house, right down to screws and while the interior has come along beautifully they are currently working on the exterior repair and repaint. So that brings her to the canning shed that was added sometime before 1920 at the south end of the house. Everyone has been familiarized with its many structural and design defects, Mark Ziniel can even attest that Leigh has spent months figuring and reconfiguring the addition to provide the spaces that she needed for a downstairs three quarter bath, a laundry area and a mud room. They've designed both the interior and exterior, where windows will go, how big they are, etc., and part of that was wanting to use as much salvaged material from the original house as they could. Leigh stated raising the height of the addition to comply with the horizontal lines on the exterior creates a cascade of changes on the interior that make it unable for her to reuse those materials, the water table, the drip cap and the horizontal siding would comply with that horizontal requirement, but the window, door and eave height would not. If an exception to the guidelines would enable her to preserve the interior and exterior design, which she finds is respectful of the original architecture, tasteful and complimentary to both the esthetics and the spirit of Woodlawn, she would implore the Commission to make such an exception.

Burford asked about the ground behind that side of the house, is it level or does it slope down. Leigh confirmed it slopes away.

Lewis noted one of the reasons for the exception is that to raise it up will not allow her to use certain salvageable materials and would make her have to change a lot of what's going on inside of it. Leigh confirmed that was correct.

MOTION: Sellergren moved to approve a certificate of appropriateness for the project at 1025 Woodlawn Avenue as presented in the staff report with the following conditions:

- **The roof, eave, frieze board, and other elements are brought up to align with the historic house**
- **Foundation, window and door product information is submitted for approval.**
- **The new door opening is revised to match the height of existing doors.**

Villanueva seconded the motion.

Welu-Reynolds noted this motion is saying that she would have to bring up the height, but then she is saying she could not use the salvage exterior materials. Bristow stated if they want to approve leaving it lower they will need to find an exception to the guidelines and a reason for that.

Welu-Reynolds asked could a reason be to save the salvaged materials. Bristow stated yes an

exception can be because they are salvaging exterior materials but they won't be salvaging the exterior materials, it is interior materials that they'd be salvaging.

Leigh wanted to add that for over 100 years the height of this addition has been the history of 1025 Woodlawn and the guideline is a superimposed requirement over the actual history of this house.

Bristow noted she needs the addition height changed because the current addition is at least a step down from the main house. The new addition will be at the same floor level as the main house instead.

Lewis stated there's a spirit of wanting to preserve certain things and using materials that are already there, again, that's in the interior, but it is nice to see people using materials that were salvaged. He noted regarding the issues they have with the level, there's already bump outs on the entire house and it can't really be seen anyway.

Thomann asked about the height of the windows. Bristow said the point is to match those lines because bringing the windowsill up, the window head up and the frieze board up would then be the same height to match the other first floor parts.

Sellergren asked for more information about why the salvage materials on the interior wouldn't be possible to use if this design was moved up. Leigh stated they would just be too short and they're original to the house, not just salvage materials. She eliminated three doors all in one corner and has that material to work with, but she wouldn't have enough material to do a transom.

Burford reiterated this is on the rear of the house where the land is indeed sloping, so he would be in favor of an exception.

AMENDED MOTION: Sellergren moved to approve a certificate of appropriateness for the project at 1025 Woodlawn Avenue as presented in the staff report approved through an exception to allow the design as drawn which reflects the historic structure and height of the structure with the following conditions:

- **Foundation, window and door product information is submitted for approval.**

Villanueva seconded the motion.

A vote was taken and the motion passed 8-0.

HPC25-0009: 203 North Linn Street - Local Historic Landmark (alteration to front facade) - deferred from April 10, 2025 meeting:

Russett began the staff report noting this item was deferred from the last meeting. The property is a local historic landmark, it's a three-story mid-19th century Greek Revival building that was built circa 1862 with an addition that more than doubled the size of the building in 1893. The building is also listed on the National Register of Historic Places. The proposal is to add a secondary entrance to the North Linn Street facade and at the April 10 meeting the Commission deferred this item and requested that the entrance look like a storefront, preferably to look like the main entrance on the corner of the building, and the Commission preferred a step configuration like the corner entrance. The applicant has updated the plans and they incorporated both the direction from the Commission and some additional recommendations from staff. The revised plans show that the entrance is in the southern portion of the north half of the building, and this reflects the rhythm of the opening in the facade. The revised plans also show the entrance designed to look like a storefront. Some more specific changes that have been made to match the existing corner of the storefront include that the transom has been removed and at

the new open vestibule they match the corner entrance detail such as the trim under the limestone, a surround with side lights and a three part transom. Lastly, the storefront is sized so that it is framed by the existing brick opening so it is fully visible when viewed straight on from the street. The applicant also incorporated the concrete steps that the Commission had requested.

Russett reiterated the guidelines that are used for this review are from the Secretary of Interior standards for rehabilitation and there were also a couple new guidelines staff looked at as part of this review. One was doors and the guideline is adding new door openings that are trimmed to match other doors and windows in the building. Again, in the revised plans it shows that this new door is trimmed to match the corner entrance door. Also, staff looked at porches and although that guideline is written for residential buildings it could be considered a basis for reviewing steps at the entrance into any type of historic building. The guideline is that brick or concrete steps are used for masonry buildings, and this is a masonry building so concrete steps would be appropriate in this case.

Staff is recommending approval of this project with the revised changes with one clarification regarding the synthetic trim material that was shown on the plans. If the applicant is considering or proposing synthetic material, it does need to be reviewed by the Commission.

Peter Byler (203 North Linn Street) stated he even mocked up the stairs out of plywood and had his wife hold them up and they'll hit just where the other stairs hit the sidewalk, just about nine inches from the walking space, and the limestone lintel that goes around the whole building will be the top step, so that will be preserved. He noted interestingly as they've been getting into the building they found out there used to be a staircase in the exact location that the new staircase will be going upstairs. Byler is happy to answer any questions regarding the synthetic material stating they wish they could remove that note. He explained the other door is trimmed with painted tin, so the only material that won't be wood in this surround is the ceiling, which they could either make out of tin and paint to match the existing one, but a more practical application would be a cement board or even just an exterior grade plywood painted. The material is not going to be any kind of weird plastics or anything and the doors will be wood. The surround will be built out of wood, just like the original one and Byler has a great trim carpenter ready to tackle this project.

Bristow asked if the tin is patterned or is it just plain. Byler replied it is flat, it's what they would call trim coil today.

Sellergren is curious if this is a permanent change and there's no going back to the full space on the first floor. Byler explained if anyone ever went back in the future they would end up with a U shaped because the staircase needed for egress takes probably 60% or 70% of the depth.

Russell asked how far back the new door sits in comparison to the corner door, or if it was flush with the front of the building. Byler stated it will sit back the minimum amount needed to swing the door out and still have to have somewhere to step.

MOTION: Sellergren moved to approve a Certificate of Appropriateness for the proposed new storefront entrance as presented in the application subject to clarification of the proposed synthetic trim material.

Wagner seconded the motion.

Sellergren noted it's a good project and this is what Historic Preservation can do, make spaces more useful and more accessible to the community.

Burford appreciates the care that has been taken in designing the new portal to match the symmetry of the current corner one.

Thomann has reflected on this one so much and looked at the minutes from the last meeting, looked at this agenda, and is not fully convinced that the changes are agreeing with the Secretary of Interior standards. She particularly noted the guideline that says exterior alterations will not destroy features and spatial relationships that characterize the property. In her mind she just keeps thinking about how this became a landmark because it's “a rare surviving commercial property that was characterized by size and scale” and this door seems to be breaking things up and she is not seeing that expanse, so that's a concern. Overall, she really respects and recognizes the applicant’s efforts but from a historic preservation perspective she just doesn’t agree with the approach.

Lewis agrees with Sellergren that it will allow for more use of the building, and maybe it doesn't look super historical that they match what's going on there by taking out a window and putting a door, but it matches everything else. This is an example of being able to repurpose, but not destroy completely, an historic building which is appreciated.

A vote was taken and the motion passed 7-1 (Thomann dissenting).

HPC25-0016: 834 North Johnson Street - Brown Street Historic District (alterations to north facade):

Schaefer noted this property is a key contributing property in the Brown Street Historic District, it is a Greek Revival house known as Prospect Hill and the Downey- Pickering-Glasgow House. It is depicted as a lithograph on the 1854 Millar Map but may have been built as early as the 1840s. The house form is a side gabled single- story house with a ¾ width front porch. The house has a stone foundation and wood lap siding and flat casing and some classical details. The applicant is proposing to enclose a rear covered porch to function as an addition for a bathroom, laundry and mud room. The existing concrete slab will be removed and the porch area will become an interior space. A new foundation that will not be visible will be poured, and a new back door and siding will be added. Schaefer stated the trim around the porch will remain and a new wall will be added that will be flush with the north wall. She shared the existing floor plan and then what it will look like with the proposed addition. In the proposed north elevation it shows the new door opening that will be trimmed to match the door to the east with the trim matching and a new half-lite fiberglass door, in addition to a half-lite wood storm door. Schaefer stated product Information was submitted and meets historic guidelines. She noted the drawing also includes a note that the primed wood lap siding will be added and trim board will be painted to match the existing wood lap siding and trim.

Regarding the door guidelines that are recommended, it is recommended to install wood screen doors with glass or screen sashes, add new opening trim to match existing doors and windows, substitute materials only if durable, paintable and HPC approved. In the staff review they found that the proposal meets all of these recommendations. As far as recommendations and guidelines for additions or expanding the building footprint, it recommends to design additions to preserve the historic character, match doors, paint and siding to historic materials and appearance, use materials similar to the historic trim and details, and to not enclose historic front and side porches or use unapproved synthetic siding. Again, staff found that the proposal meets all of these recommended guidelines.

Villanueva asked if this project on an addition to this house or is this part of the original house. Bristow clarified the main side gabled front portion was built very early and the rear addition, which is a rear facing gable with an open portico on each side, was built before 1933. Then at some point in time, the east side was enclosed with screens and then in the 1960s the west side was actually was made to look like a Ranch house. The Commission, in 2006, approved removing all the Ranch details from that

west side and part of what they wanted to do is retain the columns that were still there that reflected that open portico.

Lewis asked what is considered the front of the house. Bristow stated historically the front of the house was on Brown Street, and there was a stone path and retaining walls that walked all the way down the hill to Brown Street. However, that has not been the case for more than 100 years, because the other houses in front of it have existed that long.

MOTION: Welu-Reynolds moved to approve a certificate of appropriateness for the project at 834 North Johnson Street, as presented in the application.

Villanueva seconded the motion.

Thomann appreciates that they're leaving the trim details so it's very clear. Bristow agreed the goal is always to try to make it so they could remove what they did and go back to what was there, if at all possible.

Villanueva likes the symmetry of it and feels like it matches the traditional front of the house.

A vote was taken and the motion passed 8-0.

HPC25-0019: 1229 Burlington Street - College Hill Conservation District (deck demolition and front porch addition):

Walsh began the staff report sharing a map of the district and noted this is a contributing property within the College Hill Conservation District. He showed an image of the front of the house from the north facade pointing out the existing deck. He stated it is considered a deck because there is no roof over it. Staff would not support the construction of a new modern deck, however would support the construction of a porch, and they will have to add a roof that matches the existing hip roof. Walsh noted due to so many changes occurring over time to this property, such as synthetic siding, the resizing and replacement of windows, as well as removal of a window in the dormer, leads staff to recommend a more simplified front porch instead of matching the historic character. He shared an example of some of the traditional designs with turn spindles, decorative frieze board and then some column details. Again, staff would recommend a more simplified porch and not matching a one for one historical accuracy. He shared the proposed drawings noting the piers will be stone and wrapped in stone to match the existing foundation, they will also be aligned with the porch columns. There will be white lattice skirting spanning from pier to pier around all three sides, and the new stair construction and the railings will comply with guidelines. He did note however they are proposing squared spindles and the traditional approach would be the turn spindle design. Staff is also asking for a standard frieze board and column design, but they will use cedar wood and wrap the posts to appear as a true six by six column.

Regarding the guidelines, Walsh reiterated that the balustrades and handrail guidelines are being met. The guidelines allow the square spindles if they're 1 ½ inches in diameter or greater which is what they have here, they just won't be the exact turned historical character style. Walsh stated all the rest of the guidelines are met. They are constructing an additional foundation that appears similar to the historic foundation in color, texture, unit size and joint profile. All the frieze board will match the existing foundation. Again, he stated a roof does need to be added to be considered a porch and aligned more historically with a front porch in this housing style, it will be a hipped roof that aligns with the existing roof. The guidelines recommend constructing new porches that are consistent with the historic building and are similar to porches of the same architectural style but staff is asking for an exception for a more

simplified porch approach instead of meeting that exact style. The guidelines also recommend constructing new porches that are more than 18 inches above grade using traditional porch construction with wood joists and wood flooring, adding skirting to fill the space between the porch floor and grade if the space is more than 18 inches, using vertical grained fir porch flooring for resistance to weathering, leaving exposed the support piers below the porch columns, skirting must be added to fill the space below the porch floor and grade if the space is more than 18 inches, and constructing porch skirting using 3 by 6 inch wood frame with slats. Walsh reiterated again all of these guidelines have been met with the exception of that architectural style and what would be disallowed is using unpainted treated wood for elements that would have been painted in the historic applications, and they are proposing to paint the wood elements white to blend with the existing house. Guidelines section 5.1 expansion of building footprint recommends the following guidelines for new balustrades and handrails, and those will be met, matching key horizontal lines in the existing buildings, such as water table, eave height, window height, and band boards in order to provide continuity between the addition and the historic structure, preserving a significant historic materials and features of the original structure, such as decorative windows, brackets, porches and trim, and designing an addition so that it does not diminish the character of the historic structure. Walsh stated this is deck and is not a historic structure that has been with the house and they're actually proposing to be more in line with what would historically be there as a porch. Again, staff is asking for that exception since there's been so many alterations regarding the windows, the brackets and the trim. Regarding demolition of a whole structure or significant features he noted there are no historically significant features here as this is a deck that would not be approved today the applicants are proposing to become more in line with what would historically be there.

Staff recommends approval of a certificate of appropriateness for the project at 1229 East Burlington Street through an exception to the guidelines to allow more simplified porch design because the existing modifications to the property.

Thomann asked what year this house was built. Bristow stated between 1895 and 1905 and it's a Victorian Cube Cottage which they don't have a lot of in town.

Sellergren asked what that bump out on the front dormer is. Bristow is uncertain, maybe it's for some mechanical thing, there would have been a window there as all historic dormers have a window but they removed the window and built that little bump. Sellergren asked if the dormer is covered with synthetic siding. Bristow replied the whole house is and also the windows aren't the same proportion that they would have been, so overall the house has been heavily modified.

MOTION: Burford moved to approve a certificate of appropriateness for the project at 1229 East Burlington Street through an exception to the guidelines to allow more simplified porch design because of the existing modifications to the property.

Thomann seconded the motion.

A vote was taken and the motion passed 8-0.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect -Chair and Staff review:

HPC25-0010: 717 East Davenport Street - Goosetown/Horace Mann Conservation District (siding trim and soffit repair):

Bristow noted this is Commissioner Lewis's house and has many holes so they needed to replace the siding and trim and do soffit repair in a few areas.

HPC25-0025: 630 Fairchild Street - Local Historic Landmark (deteriorated front porch reconstruction):

Bristow stated staff has been working with this applicant for a few years, the internal gutters have failed, the roof has failed and the porch was pulling away from the house because there's no footing under the columns. A contractor who gives incredibly thorough proposals has proposed and detailed out exactly what he's going to do, step by step, and so it is approved, the spindle architrave and the columns will be retained and reused. The roof construction will be mostly rebuilt, and all the floor construction will be rebuilt. He has proposed to use a treated tongue and groove floor that he's going to encapsulate in primer and paint on all six sides, instead of Douglas Fir, because of the proximity to grade, and they have approved that condition

Minor Review – Staff Review:

HPC25-0015: 707 Rundell Street - Longfellow Historic District (handrail construction at rear deck):

This is a handrail that will be added to the rear steps behind the house at this little bungalow in the Longfellow Historic District.

HPC25-0018: 502 Grant Street - Longfellow Historic District (garage roof replacement):

This is for a new roof on the garage.

HPC25-0023: 610 N. Lucas Street - Goosetown/Horace Mann Conservation District (rear deck replacement):

This non-historic house in the Goosetown/Horace Mann Conservation District has a rear deck and it is going to be replaced. It is not historic, and because of the way the construction works out normally they would like decks to be at the level of the threshold on the door but this one will be a step down. The front door is also a step down or up from its landing. It's a modern thing that they don't see in historic houses, but it actually fits here.

Intermediate Review – Chair and Staff Review:

HPC25-0020: 803 E. Market Street - Goosetown/Horace Mann Conservation District (commercial monument sign):

This dental office has sold, and there will be a new sign. It'll be an aluminum sign on wood posts and it sits nestled in a shrub.

CONSIDERATION OF MINUTES FOR APRIL 10, 2025:

MOTION: Thomann moves to approve the minutes of the Historic Preservation Commission's April 10, 2025, meeting. Wagner seconded the motion. The motion carried on a vote of 8-0.

COMMISSION DISCUSSION:
Contractor Lists: Bristow pointed out that Friends of Historic Preservation issued five grants that they have used to send local contractors to Bob Yapp's Window Rehab classes in Hannibal, Missouri. Two contractors have completed that so far and have come back so they are added to the window rehab list.

Also, interestingly, it just came up within the last few days as they were working on a project with a house that had a repairable metal roof and the contractor who used to repair and paint them no longer does but staff ended up finding three new contractors who can repair metal roofs and recoat them, and have added them to the list.

Lewis asked about the lists and if they are published. Bristow stated she maintains the lists but doesn't publish them because they don't want to inundate contractors. The list is shared willingly with anyone who asks for it so if anyone ever needs a contractor, let staff know.

Bristow noted Welu-Reynolds with the Brown Street District and Sellergren, an at-large member, will no longer be with the Commission after the June meeting, their terms will be up, and neither of them are going to reapply so they need to find a couple new commissioners.

ADJOURNMENT:

Villanueva moved to adjourn the meeting. Thomann seconded. The motion carried on a vote of 8-0.

The meeting was adjourned at 7:47 pm.

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD
2024-2025

NAME	TERM EXP.	6/13	7/11	8/8	9/12	10/10	11/14	12/12	1/9	2/13	3/13	4/10	5/8
BECK, MARGARET	6/30/27	X	X	X	X	O/E	X	X	X	X	X	X	O/E
BROWN, CARL	6/30/26	X	O/E	O/E	X	X	X	X	X	X	X	O/E	O/E
BURFORD, KEVIN	6/30/27	---	X	X	X	X	X	X	X	O/E	X	X	X
LEWIS, ANDREW	6/30/26	X	X	X	X	X	X	X	O/E	X	X	X	X
RUSSELL, RYAN	6/30/27	---	O/E	X	X	O/E	X	O/E	O/E	X	X	X	X
SELLERGREN, JORDAN	6/30/25	X	X	X	X	X	X	X	X	X	X	X	X
STORK, NOAH	6/30/24	X	---	---	---	---	---	---	---	---	---	---	---
THOMANN, DEANNA	6/30/26	X	X	X	X	X	X	X	X	X	O/E	X	X
VILLANUEVA, NICOLE	6/30/25	X	X	O/E	X	X	X	X	O/E	O/E	X	X	X
WAGNER, FRANK	6/30/26	X	X	X	O/E	X	X	X	X	O/E	X	O/E	X
WELU-REYNOLDS, CHRISTINA	6/30/25	O/E	X	X	X	O/E	X	X	X	X	X	O/E	X

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

Item Number: 4.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Housing & Community Development Commission: May 19

Attachments: Housing & Community Development Commission: May 19

MINUTES **FINAL**

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MAY 19, 2025 – 6:30 PM
FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT:	Maryann Dennis, Amos Kiche, George Kivarkis, Karol Krotz, Kyle Vogel
MEMBERS ABSENT:	Horacio Borgen
STAFF PRESENT:	Brianna Thul, Stan Laverman
OTHERS PRESENT:	Sam Brooks, Erin Sullivan, Crissy Canganelli

RECOMMENDATIONS TO CITY COUNCIL:

None.

CALL MEETING TO ORDER:

Vogel called the meeting to order at 6:30 PM.

CONSIDERATION OF MEETING MINUTES: APRIL 21, 2025:

Dennis moved to approve the minutes of April 21, 2025. Kivarkis seconded the motion. A vote was taken and the minutes were approved 5-0.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

SHELTER HOUSE PRESENTATION:

Vogel welcomed Shelter House to give an overview of services provided for people experiencing homelessness as well as street outreach. He noted last month he was asking about the homeless on the street as they've seen a real increase citywide in the last couple years of transient populations not transiting. He stated they used to really see a lot of them during the summer but then they'd move away during the winter and it seems like more and more are staying during the winter as well. Vogel had reached out to Laverman to talk about if they're out on City property or on private property do they have access to facilities like trash or bathrooms and knowing Shelter House has that front area where quite a few people are staying part-time or full-time. Overall, he was just trying to get an idea of that problem and since Shelter House has been the predominant provider of services to that population in town he is hoping that they could give some insight as to what is happening in Iowa City and what that population has access to or what more does that population need and how do they get people transitioning from living in a tent or laying on a mattress to more permanent housing.

Sam Brooks (Emergency Services Program Manager, Shelter House) oversees the main emergency shelter, the street outreach program and the winter shelter and prior to this role he was the street outreach and engagement specialist working specifically with those unsheltered folks.

Erin Sullivan (Director of Programs, Shelter House) stated she works with Brooks and all of the programs he mentioned as well as their housing services and the realm of rapid rehousing which is a short-term

housing intervention and then permanent supportive housing for more long-term housing intervention. Sullivan stated today they will talk with the Commission about street outreach and Brooks will review their model of street outreach that they use in the community. Brooks will share some data points and Sullivan stated she would then talk about the chronic homeless status.

Brooks stated regarding street outreach, they are really focused on the same model they use for all of their housing services which is housing first. Their approach to street outreach is about meeting folks where they're at, visiting natural congregations such as going and meeting folks at free meal sites, the library or other places where people are going to be anyway and engaging with them in a more trauma-informed way where it's all voluntary. A person can't be court-ordered to be in a street outreach program or committed through a hospital. So again, they are going into the places where folks already are offering a wide range of services to get folks connected to the other programs such as rapid rehousing, permanent supportive housing, coordinated entry and really helping folks navigate all of the complicated systems that somebody who is currently experiencing unsheltered homelessness might need to work through to move beyond that experience of homelessness. Brooks stated there's a lot of ways that they go about engaging with folks, they receive referrals from a whole host of different partners such as City staff, ICPD, folks at the library, pretty much every City department sends referrals when they're seeing folks who are unsheltered. Brooks also stated they have a lot of community members who send referrals and have many folks who are in the population currently experiencing homelessness who are also sources of referral as Shelter House builds trust and works to engage with folks who are staying outside and show that they're a safe resource. Having those referrals helps them connect with some of those folks who have high barriers and are maybe a little harder to engage with.

In 2024, Brooks reported they engaged with 291 unduplicated individuals and 90 of those folks in 2024 transitioned from the street outreach program into permanent housing and are now in stable housing. Also, 167 transitioned into some positive housing destination whether it was a self-resolution to staying with friends or families or long-term care facilities. He explained they on top of connecting folks to housing resources a big role of street outreach is to provide life-saving supplies for folks who are staying outside, especially in the winter, so they are providing tents and sleeping bags, propane space heaters, gloves and hats and then in the summer they're providing water to keep folks hydrated. They really try to mitigate as much of the risk as possible to the folks who are staying outside.

Krotz asked about the numbers they are seeing. These are just the people who have been engaged with street outreach but that doesn't encompass the entire homeless population because folks who are in the shelter wouldn't be considered in that number? Sullivan stated there is a little bit of duplication because sometimes individuals who are enrolled in street outreach might come into shelter for a night and there are definitely individuals who probably will stay in winter shelter, so there are likely some individuals who are enrolled in the street outreach program and in the homeless management system but if they were to pull an unduplicated number for all of the individuals they serve through the emergency shelter, winter shelter and street outreach that would be a different number and would be much larger.

Krotz noted there are likely homeless people who aren't accounted for in any of their numbers, people who just don't want to be engaged with. Brooks noted the 291 is folks they've enrolled into their data homeless management system but acknowledged there are folks who are not at that point of engagement. In their work through street outreach, it could be as simple as casual small talk on a regular basis or bringing them some supplies here and there but they're not at a point where they are to be enrolled into the system.

Krotz noted Brooks spoke to this Commission last year about the winter shelter and the wonderful job they were doing with the unhoused during the bitter cold winter months to provide them with what they needed just to stay warm or to eat. Brooks said they work really hard to do what they can. He also noted there is a point in time, the third week in January, that is a nationally required single night census count in homeless response systems across the country which Shelter House is required to participate in and they lead the count for Johnson and Washington County. In January 2025, the number of people staying outside was 38, which was higher than in 2024 which he believes was 24. Additionally, there is a required survey that is completed at the time of the count and this year they added two questions. They

asked folks if there was a bed available at shelter tonight would they use it and nobody said yes. But when asked if there was an apartment available would they move in and 35 of 38 were interested in housing. Brooks noted one thing through his time working with street outreach that he's come to recognize is he's not really come across a person who given the correct affordable and accessible unit for them would not be interested in housing.

Sullivan wanted to talk a little bit about chronic homelessness and that some of individuals Brooks identified that they are engaging with from a street outreach standpoint are experiencing homelessness maybe for the first time but others maybe it's been multiple times and are just maybe not able to get a bed in shelter because its full or they are not interested in sleeping in shelter for various reasons. Therefore, the street outreach is a way to engage with them and provide those services to help them stay safe while they're outside and also help navigate the case management services to move them into housing. She reiterated there are some individuals who are not really that far engaged into the system and those are the ones that often meet that chronic homeless status. Sullivan noted chronic homelessness is essentially someone who has experienced homelessness for 12 months or longer and also has a disability such as a mental illness, substance use disorder, or it could be a physical disability. She noted this population of people make up a much smaller percentage of the overall homeless population but their needs are oftentimes more acute, and their experiences are definitely more entrenched. Additionally, these are individuals who often are survivors of trauma and have been through many of the systems, but there are also individuals who just are outside in the community for long periods of time. Sullivan stated permanent supported housing is definitely an intervention for individuals who are chronically homeless and she fully believes that anyone who has lived outside for more than 12 months needs to move into a supportive housing environment because moving straight into independent housing without those supports can be really difficult for the person to transition and maintain that environment, not just because of financial strains, but also the challenges that individual experiences as they are living in a community with neighbors and have to interact in a world that maybe they struggle within for many different reasons. Sullivan acknowledged the comments and thoughts about the winter shelter services and as Brooks mentioned that is one of those services under his umbrella and they see a lot of the individuals who are meeting HUD's definition of chronically homeless using that winter shelter service and being able to come in during the coldest months of the year. The winter shelter is open between December and March, so for the 15 weeks during the coldest months they are making sure to provide a safe warm place for them to go. She added at the same time the shelter at 429 Southgate is a 70-bed facility and they get a special permit with the City to be able to expand their census by 30 more individuals so in that building they can serve up to 100 individuals. Therefore, they can serve up to 100 individuals at 429 Southgate, which is the emergency shelter, and between 40 and 50 individuals the winter shelter. The winter shelter is located at 340 Southgate Avenue, which is connected to the Guide Link building, but not associated with Guide Link, is a project only open from 5:00 p.m. to 8:00 a.m. so it's a place for them to go during those overnight hours. Again, as Brooks mentioned there's lots of engagement with individuals to make sure they're aware of the services and notifying them of which services are open and/or taking them there if they need someplace to go.

Vogel asked what months the winter shelter is open. Sullivan explained it is usually the first Monday in December through the third week in March and then those overflow services at 429 Southgate are extended to be from the beginning of November and this year they went through end of April and April 30th was the last day of overflow.

Sullivan next talked about the individuals that are sleeping on Shelter House property and they have seen an increase of individuals who are sleeping outside on Shelter House property but any of the individuals who are sleeping on Shelter House property do have to sign a rights and responsibility statement, similar to those who are in the shelter so there are certain expectations to keep all of the individuals on that property safe. Therefore, they are very much aware of who is sleeping there and street outreach is out on a regular basis engaging with the individuals, as well as the daytime staff, helping to address any immediate needs while also trying to work with them to help them identify a housing solution for them.

Krotz asked if folks are able to stay there 24 hours or do they have to leave during certain hours. Sullivan stated they do not manage the people outside in a way of saying that they need to leave the property at a

certain time, many of them do go out in the community during the day to get some basic needs met but if they wanted or needed to stay there they can.

Kiche asked about those in tents and how long those in the tents are allowed to stay there. Sullivan admitted they are working on navigating the space in terms of having individuals sleep on their property, it a new experience for them and so they have not set a length of time for somebody who can sleep on their property in a tent. The goal is to engage with them, help them locate housing and move them into permanent housing. If the question is how long it takes for somebody to be from homelessness to housed it really depends on the barriers of that person and the affordable housing units that they can locate in the community. The federal government might like to put a timeline on it to say that they would like people to be rehoused in 30 days or less in this community that is very difficult to do due to the lack of affordable housing and the lack of housing that doesn't have high barriers to being approved is a challenge for individuals who often times have extensive barriers such as credit scores or the lack of income, many places require them to be able to show that they make three times the rental amount that is due or having a criminal background.

Krotz asked if it is common in Iowa City for there to be the requirement that one needs to make two or three times the rent. Sullivan stated that is something that's fairly new, over the last three years, having landlords with that requirement and now almost all the landlords have that requirement so it's definitely a challenge. Additionally, oftentimes landlords will not count a housing choice voucher as income so if someone has a housing choice voucher that is able to cover 30% of their rent the landlord still expects them to have three times the rental amount to be potentially approved.

Krotz stated that's a real eyeopener to her as a renter as she has never run across that but has been fortunate to find private landlords or to be in specific programs for properties that have requirements to serve a certain population.

Sullivan also shared some other criteria lately that she’s seen where they've extended the amount of time that somebody needs to have references, landlords previously ask for maybe 3 years of a landlord reference and now they are seeing denials because they don't have five years of a landlord reference.

Kiche asked about the demographics of the people who are living in the tents on the Shelter House property, are they individuals, or families with children, he noted the City likes data for funding issues. Sullivan stated they have the demographic information for the individuals that are in their homeless management system, so anyone who's staying at shelter or anyone who is enrolled in street outreach, and then also any of their other programs so those demographics and data is definitely something that they collect. To answer the question about the individuals who are specifically outside, and not just about the individuals who are sleeping on Shelter House property but people who are sleeping outside across the community, it is a wide range of individuals, male, female, individuals who identify as trans, as for age range they serve individuals within their programs who are 18 and older however there are individuals who live outside who are under 18 and they do engage with them and provide services and try to get them connected with other local resources that provide services to people who are under the age of 18. She noted this last summer they saw probably more than what she is used to seeing, youth who were living in a car and who were experiencing homelessness.

Krotz asked if Sullivan knows a reason for that increase. Sullivan stated she could speculate on a lot of things but can't say necessarily for one specific reason, oftentimes family dynamics and/or other household or family related issues. She also noted there are individuals and families who are experiencing homelessness that might be doubled up and sleeping in a friend or family member's house that they're now not able to stay in for one reason or another. Back to the question of age, they’ve quite an aging population experiencing homelessness, they have an individual who is physically disabled and in a wheelchair, they have individuals who are part of a family unit, a single mom with children, homelessness doesn't discriminate and when someone doesn’t have access to shelter or more importantly affordable housing, their options are limited. Sullivan also wanted to mention from a safety perspective individuals who are sleeping in more visible areas is because it is safer to sleep in those areas than it is in isolated areas.

Crissy Canganelli (Executive Director, Shelter House) stated they are very regulated when it comes to data and have a great deal of compliance requirements because of the HUD funding and VA funding that they receive and just want to provide assurance that they do a lot of data management collection and it is well managed through a HUD-mandated homeless management information system that is more than most nonprofits. Regarding data overall and understanding the impact of homelessness and the occurrence of homelessness in the community, they have sought funding and have been able to secure funding and invested some of their reserves into two initiatives that will be ongoing throughout the rest of this year. They'll be parallel initiatives, one is they are partnering with an entity called the Corporation for Supportive Housing and that's a national nonprofit that works primarily to develop capacity of permanent supportive housing throughout communities across the country. Canganelli also has a good deal of experience in developing needs assessments for homeless response systems to establish a flow of resources in a community such that in any given 30 days the number of people that a community places into housing exceeds the number of people who are entering the homeless response system. So Corporation for Supportive Housing is data mining the data in the homeless management information system and working with the Institute for Community Alliances that oversees homelessness data for the state of Iowa and multiple states across the country to gather insight into Shelter House data and data for the region. Then they're also working across systems with partners like University of Iowa Hospitals and Clinics, the jail, police department, ambulance, and other City departments and different partners that engage with individuals experiencing homelessness to try to get as panoramic a picture of the impact of homelessness and the occurrence of homelessness in the community and really ensure that they have an understanding of the nature of the individuals experiencing homelessness in the community to help them build out and assess what is the capacity of the different interventions that they need to fine-tune this homeless response system to achieve that balance. As she mentioned the goal is what is called functional zero which is that point where they're placing more people into housing in any 30-day period than are coming into the homeless response system.

Canganelli also noted this dovetails with some of the information that they also wanted to share with the Commission this evening which is the rate of chronic homelessness in the five most populous counties in the state of Iowa and then for the state of Iowa. Johnson County has the second highest occurrence of chronic homelessness in the state of Iowa, second only to Polk County, and the primary pull factors are the University of Iowa Hospitals and Clinics and the VA Medical Healthcare Center, they have a very complex population that they're working with and that does impact their ability to create flow and move people not just from the street but from the shelter into housing. To reiterate what Sullivan mentioned the barriers that people face to be able to secure housing in the community in spite of the resources that they have, the case management and other things they have to address for this very vulnerable population. The second parallel data driven project that they are exploring is working with a group of folks that live in the healthcare world and the intersection of healthcare and technology and data sharing. Shelter House has contracted with them to help explore the community's capacity and interest in developing data sharing and data matching technologies and building an infrastructure to be able to better serve individuals through data sharing and data mapping to be able to improve the health housing and service outcomes for the individuals that are experiencing homelessness and at risk of homelessness. Canganelli explained the desire is to really pull back the curtain and create transparency and visibility through all intersecting partners across the different systems and in that initiative they have pretty much the same partners, the University of Iowa Hospitals and Clinics, VA Medical Healthcare Center, Johnson County Sheriff, different City departments, Housing Authority, Iowa City Community School District, the Department of Corrections and these folks are in the initial stages of completing surveys, going through interviews and ascertaining what the capacity and the appetite and the capability is to develop this data sharing system.

Kiche asked at the point of intake how difficult is it to collect information from the individuals to help determine some of those barriers they've mentioned. Canganelli stated that's not going to happen at intake. That'll happen at a follow-up assessment. At intake they're really just getting at the very initial information for someone. At that point they're in crisis, they're seeking shelter, they're seeking an initial response to something and then they will follow up with an assessment and it's through the experience of that assessment, building relationship and ongoing case management and support with individuals, that

they're really able to fill out that picture and understand what the full host of barriers are. Oftentimes people are not candid and very open wanting to share information about a disability, substance abuse or criminal history, they may perceive that they may be treated differently or have less access to something and that's the last thing that they want someone to be concerned about. She noted it does take time to build that relationship with someone so that they're more comfortable and in a place where they can trust to divulge that information, especially folks that do have a serious mental illness they're completely unwilling to divulge that information and so it may take a while to do fact finding to build that case and ask questions in many different ways to try to really get at someone who says that they don't have a mental illness but finally they are able to glean out from the person that they've had psychiatric inpatient stays or that they're on several different psychotropic medications and they're hearing voices, they're responding to somebody who's not physically there, those are not things that people frequently want to or are willingly to communicate.

Kiche asked within the 30-to-40-day period for which they are eligible to stay in the Shelter House, is that period too arbitrary or good enough to establish relationships that will help them get useful data and services to these people? Canganelli stated they don't limit the stays to that 30-to-40-day period because they would just be recycling and sending people out to the street only to be coming back in. She noted they are seeing the length of stay significantly increase whereas back prior to the pandemic. In 2018, it was closer to a 35 to 40 day average stay and they really were seeing flow and things were working as they should be, the shelter beds were turning over, they were getting people through the shelter and into housing and opening up that shelter bed for that next person in line. Since the pandemic they've seen that practically triple, shelter stays are closer to 90 days now and it's not for a lack of effort on Shelter House's part. It is the macro and systemic changes that are happening in the community and with the population.

Canganelli stated they are able to pull data get that information to build the records and build the relationship. What they cannot do is effectuate systemic change in the rental market, they cannot change the practices of UIHC, which a couple weeks ago discharged a woman in her mid-60s in a hospital gown with a walker to the Shelter House parking lot. These are things that happen frequently and are things that they do not have the ability to change without having visibility and without having access to the data and the information to try to then influence and change these things that are having incredibly negative impacts on the people that they're serving in the community.

Dennis acknowledged the people that Shelter House serves are vulnerable and have very complex issues but also acknowledged there's other systems that are complex and that make their job sometimes vulnerable. Shelter House provides incredible services and the language that they use is so respectful and what they do is so greatly appreciated. Canganelli appreciated the comments and stated she feels like the work they've done over these last 10-15 years has been proof of concept they've demonstrated that the shift to housing first was the right thing to do and it had a very positive impact and continuing to develop permanent supportive housing in every way shape and form has the impacts that they said that it would. However, they are not working within a static environment, the economy and the world keeps changing and the goalpost keeps moving. Just recently a report was issued for mental health services ranking Iowa 51st in the nation with only two mental health beds for every 100,000 residents and that has an immediate impact on their work and because of those shifts and changes when they retract and pull away those resources that were once there their work changes significantly and becomes that much more difficult.

Krotz asked if they have experienced or do they anticipate changes in what they may be able to receive from the federal government? Canganelli stated they do anticipate changes they just don't know the breadth of the changes. They do know that given the current proposed budget of the administration it will essentially eviscerate all of their permanent supportive housing and significantly reduce the resources that help to make Shelter House more than just a roof and a bed. They don't have any details or any plans that's just the intent that they've seen. Again, they invested in these two community processes for stakeholders to create some spaces later this year for the community to be able to say what they value and what they want to invest in. To be able to either retain current effort or change and improve effort it really is going to have to be community driven this isn't something that Shelter House can't fundraise out

of. The current gap for emergency shelter alone this year is over $700,000 which means that they're needing to fundraise at least $700,000 just to cover what most people consider a public service and a crisis response. That's a lot of book sales and barbecues events. And that's just one program of the organization overall, they really need to look at how does the broader community value this service.

Kivarkis asked is there a specific action that they can take as a committee to put better resources into Shelter House's hands to say create a more efficient street outreach program engagement or transitioning between supportive housing for somebody who's chronically homeless. Canganelli responded when they have the recommendations from the work with the needs assessment with Corporation for Supportive Housing. They'd love to share that with the Commission and have more data informed recommendations for how the Commission could support their work. Right now any investment in more funding is helpful, but she'd like to be more strategic. At minimum Canganelli did request the recommendations that are going to Council for Aid to Agencies not be cut. The funding recommendation from the City staff is relatively level funding with maybe a slight increase as they desperately need that funding. It goes to emergency shelter operations.

Kiche noted he is somebody who likes going to the library all those kinds of places and sees the folks they are trying to reach and was wondering how their team works with these folks because they meet all kinds of people out there. Brooks stated they actually only have one street outreach and engagement specialist currently, his name is Darren, and that does create challenges when they are trying to engage with a population that is ranging from 18 to in their 80s and from a whole host of different cultures and backgrounds. So yes, it's something that is a big hurdle for whoever is in that role. They do also have at the shelter the emergency services team, there's a behavioral health coordinator that was piloted through the winter shelter two years ago who is someone whose role it is to build that relationship and build trust with folks when they're coming into shelter to ease that experience of entering a new complicated system, a sometimes chaotic environment. They also have two lead coordinators at the front desk of the emergency shelter, Maya and Kelly, who are both fantastic, so that's generally the group of folks who are on the emergency services team and will engage with just about everyone who is experiencing homelessness in the community whether it's on the street or when they're coming into seek shelter or just use the drop-in services throughout the day.

Vogel asked about the street outreach program and that the 90 people that transitioned from street outreach directly to permanent housing. Anecdotally, or best guess, how many of those are recidivist or how many of those last for a portion of time in stable housing and then end up back on the street because even with the emergency homeless voucher there are people that do go into housing and then two or three or four months later they can't get the help they need or they hit a hard line of how much assistance they can get? Brooks replied it's hard to quantify but it's a lot lower in permanent supportive housing. Sullivan added the individuals who are engaged in the street outreach services have the best results when they move into that supportive housing environment because the permanent supported housing retention rates are really high, like 95% retaining permanent housing if they're enrolled in the permanent supported housing. Of the 90 that transitioned from street outreach, some of them did move into permanent supported housing, like at Cross Park Place and 501 which are 60 units altogether, and there are other permanent supported housing programs where they partner with the Housing Authority where mainstream vouchers and emergency housing vouchers are being used to help people financially afford housing and then they also provide the ongoing case management services. Therefore, when they start to look at the total number of permanent supported housing.

Vogel noted of the 167 that transition to positive housing, it's tough to figure out where they end up as a lot of it is just being self-reported. He noted the question of how effective is that or do they need to look at trying to get more people really into the permanent supportive housing side? Sullivan agreed because for the most part when they're seeing people recidivate to homelessness it's because they didn't have the right housing intervention. She stated rapid rehousing or a short-term housing intervention allows somebody to have that support for up to 12 months as a lease is typically 12 months so if somebody is returning to homelessness, number one those case managers have a much larger case load. Vogel is assuming this is some of that data they may get from the new initiatives. Sullivan noted what they would

hope would come from that would be a variety of housing options that would be available for individuals to move into that would be appropriate for what they need.

Vogel stated it is hard to have 38 people in the middle of winter that are offered a bed for the night and will they come in and sleep inside and they say no. Sullivan explained she would not want to sleep at winter shelter. It's not a great environment - it's a bed in a room with 40 to 50 other individuals with no privacy and if a neighbor is having a bad night for one reason or another, no one is getting any sleep so that is why they stress it's a lifesaving service. People are there because they could die outside but they're not necessarily getting sleep.

Vogel noted some people don't want to go inside because they have stuff they don't want to get rid of so is there a program in place for storage for transient or people on the bubble? Sullivan replied they don't have a storage program. It can be tricky because then they become the holder of somebody's items. There are partners that they have worked with when people have vital items or vital records that are meaningful to them that's manageable and they can work with some of those partners to have them stored.

Vogel asked regarding the people living outside in the tent areas, do they have 24/7 access to a bathroom and access to the meal service because they do lock the shelter at night? Sullivan replied in terms of food, the Shelter House does not provide food services to the individuals who are sleeping outside of the building but there are other resources they make sure everyone is aware of, the Free Lunch Program and Salvation Army has an evening meal. In terms of access to the building they are able to come in and out of the building to use the facilities, they do lock the doors by 9:00 p.m. as they get rather busy with 70 people in the building and it does limit their access but if somebody comes to the door and says they need to use the facility they would be able to enter. She also shared that just this week the City of Iowa City is providing 50% of the funds to be able to provide a port-a-potty on site so if somebody maybe doesn't want to come into the building to use the bathroom there are other facilities on site. They also have drop-in services every afternoon Monday through Friday and then mornings on Saturday and Sunday where people could come in and take a shower and have access to other hygiene products.

Vogel noted Dennis is reading a book regarding an encampment that revolves around a church establishing outside living in Canada, what is the current status of Iowa City's regulations, is there anything in the books regarding what is allowable and what's not allowable, facilities specifically. Laverman stated there are there are some rules and regulations and can check into that and report back. Canganelli did note the Iowa legislature this past winter/early spring, both in the House and the Senate had bills proposed that would have criminalized homelessness and require municipalities to create sanctioned encampment areas where people would have to have an ID to register to get in. These bills didn't get out of committee, but she wanted to put that out there that sometimes good intentions that can very quickly lead to unintended consequences and this will likely come back in the next session.

Vogel noted there is a problem with private property, Staples and Brugger's having to evict people from the fields behind them so will part of the outreach program have outreach with people who are on private property, is there someplace they can be where they are not going to get served by the sheriff, for people to establish that no-shelter living. Sullivan replied the answer to that generally is nowhere. Everywhere outside has the potential to become a place where somebody doesn't want people to sleep and they raise enough concern and are asked to leave, she can't confidently say that there is anywhere in this community that somebody could be sleeping outside that would not result in being asked to leave which is obviously a challenge when someone is experiencing homelessness. Sullivan noted that her and Brooks do attend a monthly meeting with different departments in the City of Iowa City to discuss individuals who are sleeping outside. They have to figure out within that meeting how to approach this conversation with the individual outside. Best case scenario is asking for them to leave and they do, worst case scenario is they won't leave the property and then that gets into enforcement. From a street outreach standpoint and from the Shelter House's perspective, they don't take an enforcement role. They are there for support and if something formally comes about then they are there for the individual and the advocate for that individual.

Sullivan stated typically the person making the complaint never actually talks to the person experiencing homelessness. Usually there's maybe a notice posted saying they need to be off the location within 7 days or could have an eviction filed against them and that's where the street outreach is stepping in because an eviction would be an additional barrier for an individual.

Vogel asked if Darren from street outreach should be the contact for private property owners in advance of reaching out or filing for eviction? Sullivan replied it depends on what the goal of the property owner is. If it's to say there's somebody experiencing homelessness living on their property and they want to make sure that they're connected with Shelter House to make sure that they have resources then yes Darren is with Shelter House is the correct person to contact. He can start to introduce himself and make sure the individual has what they need for the night and then work on additional goals. If the property owner just wants the person off their property, they are likely not going to call Shelter House. The Shelter House is not going to get involved just to have the unhoused person to be moved to another location, they are there to provide resources and hopefully help.

Kiche noted Shelter House interacts with a lot of other organizations. How has the design of the Shelter House changed because the people coming there are very different, some are students who have just lost a house, some are people who've just lost a job, some are people who are chronic, their clients are very diverse but when they to Shelter House they are put in one pool. If there were funds or the City was able to renovate or build a new Shelter House, how would they make it different to accommodate some of those barriers? Sullivan first noted if the City has funds, those should be used towards housing individuals in affordable housing units. The answer is always more housing and not necessarily more shelter. Second, the Shelter House last summer did a renovation to make some changes to update the shelter at 429 Southgate, which was built and opened in 2010, changes made were mostly safety related, not only for the individuals who they are serving but also safety for their staff. She also noted 429 Southgate is an emergency shelter and it not the same as replacement for permanent housing. Canganelli noted the winter shelter is at 340 Southgate and is an open building with a barracks area with no privacy, 429 Southgate is a two-story building with a dormitory for individuals who identify as male, a dormitory for individuals who identify as female, and there are separate private family bedrooms that have their own bathrooms. In the men's dorm there's a six-man room and an eight-man room and there's two two-person rooms for more private settings for people who may have had a stroke or something and need to be away from the larger population. Canganelli encourages the Commission to arrange for a tour of the space.

Laverman stated as the Senior Housing Inspector, he oversees code enforcement, so he sees the complaints come in and sits on the committee where they talk about the unhoused with the various different City entities that meet on a regular basis with Shelter House. Laverman noted a lot of times they're looking at harm reduction. Anytime there’s somebody sleeping outside it's not ideal and Shelter House has done a really good job in the last year of conveying the message to people that under the bridges or places near public works facilities probably isn't the best place for them to set up encampments. The City is very comfortable with the Shelter House’s street outreach and they're making the contact with people and conveying the message that they are moving people into safer locations, he appreciates the work Shelter House does for the community.

Commissioners thanked Shelter House staff for the presentation.

STAFF & COMMISSION UPDATES:

Vogel noted regarding former member Daouda Balde’s removal from the Commission, he has 30 days to appeal but staff has not heard from him. The request to move from 9 members to 7 has been approved by the Rules Committee and will be voted on later this month or next month. Additionally, they will hopefully have a new person appointed at the June meeting.

Thul stated things will be picking up for the Commission over the summer. Typically the get the funding allocations from HUD in February, but it was just finally last week the City received the CDBG and HOME figures. CDBG got a slight increase and HOME had a slight decrease, but the net increase overall was

about $20,000. That will kick off a series of events that will come to the Commission. Next month staff will be bringing the FY26 Annual Action Plan that programs the funding for the year and explains what projects and activities they're going to undertake. That will also start a competitive funding round and there will be a grant application open this summer. The Commission will be looking at funding recommendations to City Council for rental acquisitions and public facility projects. At one of the next meetings, they will then go over the scoring process.

Dennis and Borgen both have terms ending in June so if they are going to reapply it would be a good time to do that.

ADJOURNMENT:

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

Housing and Community
Development Commission
Attendance Record 2023-2025

Name	Terms Exp.	11/16	3/21	4/18	5/16	6/13	8/19	9/16	10/21	3/24	4/21	5/19
Balde, Daouda	6/30/27	--	--	--	--	--	A	A	P	A	A	D
Borgen, Horacio	6/30/25	--	A	A	P	P	P	A	A	P	P	A
Dennis, Maryann	6/30/25	P	P	P	P	P	P	P	P	P	P	P
Kiche, Amos	6/30/25	--	--	--	--	--	--	--	--	P	P	P
Kivarkis, George	6/30/27	--	--	--	--	--	P	P	A	P	P	P
Krotz, Karol	6/30/27	P	A	A	P	P	A	P	P	A	A	P
Patel, Kiran	6/30/26	P	A	A	P	P	P	P	P	*	*	*
Pierce, James	6/30/26	P	A	P	P	P	A	P	A	*	*	*
Szecsei, Denise	6/30/25	P	P	P	P	A	P	A	P	*	*	*
Vogel, Kyle	6/30/26	P	P	P	A	A	P	P	P	P	P	P

Key:

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

Item Number: 4.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Human Rights Commission: May 27

Attachments: Human Rights Commission: May 27

Approved 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
    - Harkin
- 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

(Meeting Date)

NAME	TERM EXP.	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
Jahnavi 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

Item Number: 4.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Planning & Zoning Commission: June 4

Attachments: Planning & Zoning Commission: June 4

MINUTES **FINAL**
PLANNING AND ZONING COMMISSION
JUNE 4, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT: Susan Craig, Maggie Elliott, Mike Hensch, Steve Miller, Scott Quellhorst (via zoom), Billie Townsend, Chad Wade

MEMBERS ABSENT:

STAFF PRESENT: Anne Russett, Rachael Schaefer

OTHERS PRESENT: Christopher Shires

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

UPDATE AND DISCUSSION ON THE COMPREHENSIVE PLAN UPDATE:

Christopher Shires (Principal, Confluence) is with the consulting firm hired by the city of Iowa City to help update the Comprehensive Plan. He noted he has a presentation, and this is the time when they want to hear from the Commission on their thoughts and ideas and initial feedback. Shires began with a recap of the project scope and schedule, he noted this is a five step process, there is a steering committee, they've finished phase one with the initial assessment and analysis and those presentations are available on the project website. Right now, they're in the middle of the public input process which is phase two. They are getting a lot of great community feedback, they are doing one on one stakeholder interviews, some small group interviews and also some focus group meetings. Then they've had a series of listening sessions, as well as some public workshops, so they're hearing a lot of good things of what people want and there's a lot of optimism. Shires noted that doesn't mean there's not some challenges and issues, as well as some conflicting ideas and once they get done with this phase they'll be sharing that feedback with the steering committee and that information will be made available on the website. After the public input process, they'll go to phase three and establishing the big goals and the big ideas. Then in phase four they will begin the Plan drafting, rolling it back out to the public, and this Commission, to make sure they've got it right, but still very much in a draft form so if people have feedback they can and will make those edits, and get that all finalized. Then phase five is the adoption process, where it first comes to this Commission for reviewing and vetting, and then this Commission will send forward a recommendation to the City Council on adopting the Comprehensive Plan, and then hopefully get that final Council approval.

Shires next reviewed the project schedule, in a nutshell it's a year and a half long process and if they stay on schedule they will finish next May. Shires noted they are not trying to rush through this and are taking public engagement and the analysis very seriously, and so it does take some time.

Shires stated to begin work on a new Comprehensive Plan they first need to look at the current 2030 IC Plan. He noted it's ready to be updated, it is aged. In that Plan there are seven major chapters, or elements, or components that he wants to highlight as a way to trigger some of the thought processes. First, land use goals, this is the major category under land use and one of the

most important components of a comprehensive plan, a future land use plan, plus the major goals and action steps. Shires noted this is used to help make recommendations for a rezoning, a subdivision, a development plan for this Commission's initial review and vetting to then forward to the City Council. In the current Plan they want to promote compact, efficient development, contiguous and connected. They want to plan for commercial nodes and small scale neighborhood retail centers, industrial development on land suitable for industrial development, a strong access to downtown that's accessible and pedestrian oriented, to protect the community's historical, environmental and other assets, and they also want review zoning and annexation and undeveloped areas. The current Future Land Use Map from the 2030 Plan, adopted in 2013, and how the City is set up for new growth and development in new areas and the undeveloped areas, and even infill and redevelopment that this Commission is tasked with when looking at a rezonings in town. Shires stated they will be updating that Future Land Use Map and will also work with the County on the Fringe Area Plan, luckily Iowa City is in a county that is willing to work with the City on coming to a mutual agreement on how land within certain areas is best developed, and if it's going to be developed it coincides with City's plans as well as the County's plans. He noted in the growth area plan they have a tiered system on these areas may grow outside City limits where closer in the City gets a little more priority in saying what happens but then outside of the growth area the county has more priority.

Shires next moved onto housing goals and noted housing is going to be a big component, as it should be, and encouraging a diverse housing stock and housing options to improve and maintain the existing stock. The current Plan states they want housing to be safety, they want to protect the integrity of the neighborhoods, especially the historic neighborhoods, mitigate impact of large scale residential developments and support sustainability initiatives. Under economic development goals, the Plan calls to increase the diversity of the property tax base, support quality employment that provides a living wage, encourage a healthy mix of independent, locally owned business. Shires stated that is what he is hearing that from the community as well, they really like locally owned and this community also supports entrepreneurial activity. There are goals to improve the environmental and economic health of the community, collaborate with other local jurisdictions, and then judicious use of financial incentives. Another goal in the current Plan is transportation goals, and they want to accommodate all the different ways to get around. They want to encourage walking and biking, using public transit, maximize safety and efficiency, mobility for elderly and all folks at all ability levels, and encourage economic vitality. For the environmental goals Shires recognizes the role land use plays in into the environment. He presented to the Climate Action Commission and they provided some very direct feedback. The current Plan states to identify and preserve those natural features they want to enhance and save, protect the watersheds, floodplains, greenways, ensure water quality, reduce lawn chemicals and fertilizers, promote sustainable resources, continue to track and measure how they're doing towards goals. Shires added they will propose a climate action goal to raise awareness and expand opportunities for waste reduction, energy efficiency and so forth. Next, Parks and Rec and open space goals, they want to ensure that they've got adequate and appropriate parks to serve the neighborhoods, to improve overall access and awareness of the system and trails partnerships, improve awareness and access to the river, and then work with residents and other partners to make sure there is adequate funding. Lastly, arts and culture goals and to recognize the economic importance of arts and culture for Iowa City, support programming, especially with changing demographics, and increase funding and develop partnerships to build on.

Shires stated they like to review the current Plan so they do not start with a ground zero, they are

building upon the past good work, but some of these may not be relevant anymore or need to be rethought. So, with that the first question is do you think they're all valid, is that all the goals or what is missing.

Hensch stated he wrote down five things, that are included but it's question of emphasis. He has been on this Commission for 10 years and one thing he's thought about a lot is the primary geographic feature in Johnson County is the Iowa River and the contributing creeks. They really need to treat this other than as a drainage ditch but treat it as an economic and recreation opportunity and that can't happen without the emphasis to make that happen. Iowa City is actually a pretty old town, 1848, and at some point turned their back on the Iowa River but need to face it because it's how they got here in the first place, the Iowa River is how people came up here. It's a conservation effort, it's a recreation effort, and it's an economic opportunity, and he would hate to see that not have the emphasis it probably deserves. Another thing, having lived in this County since 1985 and driving around he is increasingly asking himself why development isn't occurring in Iowa City at the same rate as it is in Coralville, North Liberty and Tiffin, that's a question that has to be asked and has to be answered. This body has ownership of it, City Council certainly has ownership of it, City staff would have some ownership of it so it's a question that needs to be asked and answered. Third, they need to actively encourage annexation to increase development. They're going to have a presentation later about infill development but there just isn't enough infill development sites to meet the housing demand, and the only way to get annexation is two ways, voluntary annexation and involuntary annexation. They don't want to involuntary annex if they can avoid it, but they certainly need the developers to know that the City welcomes annexation. The City has an opportunity to be partners with these people to grow opportunities for housing in Johnson County. While it may not belong in this Plan, another thing is they need to actively support growing the property tax base. Due to the high number of government owned properties, nonprofit owned properties and parcels in Iowa City, the fundamental question is who's going to pay property taxes, somebody has to. The City is financing programs such as funding to nonprofits, parks and recreation, libraries and that funding comes from property taxes so they need to increase the number of properties that pay taxes. Lastly, Hensch believes they need to increase generational wealth opportunities among lower income residents in Johnson County by assisting home ownership opportunities such as down payment support, buy downs on house prices or something, because if they want a solution to poverty in a long term, one of the most proven fundamental ways to do that is by increasing generational wealth. If the City keeps spending all their money on rental assistance but not helping people own houses, then the financial situation of families through generations won't change. If people are able to own houses and then sell those, or through inheritance, provide those to their families, generational wealth is accumulated. He noted this is not Rockefeller type generational wealth, it's just talking about a grandma owned a house, then the parents owned it, now the children own it and that can only happen by not having housing costs where all someone's money goes to housing. They need to be thinking long term in addition to short term for housing solutions and for social economic assistance solutions.

Quellhorst thinks those are great points and particularly agrees with the point about the Iowa River, that is underutilized, and it would be great to explore ways to make use of that space. The one thing that he would add is when it comes to affordable housing it would be helpful to incorporate some specifics, because everyone recognizes that that's a priority but it has been difficult to find ways to actually move it forward, so the more specific that they can be about how they want to increase the housing supply and bring down cost for people, the better.

Hensch agreed and noted when they talk to people in the community, many people have the concept that affordable housing just magically happens, it's just somehow there. He thinks they need to list how affordable housing would occur by working with developers or cities and counties buying properties, and then make those available. If they don't tell people how it can happen, then the magical thinking just continues.

Craig thinks they have to also consider what Iowa City currently does a very good job of, but you can't lesson up on it, and that is good rental opportunities, particularly for non-students. The housing market is crazy so she worries, coming from someone whose family never owned a house, that there are people that are, for whatever reason, lack of a decent paying job, family illness, or whatever are never going to have the opportunity to own a house but they still deserve a quality of living that is appropriate for human beings. She thinks they can't just do affordable housing, which she is a huge advocate for, people need to take advantage of different kinds of programs to be able to buy their first home, they bought their first home because her husband got a VA loan, but don't forget the people who live in rental spaces, it's not just the place that has four walls but where they are in the community and the access that they need to community amenities.

Wade would also add Iowa City is getting older in a lot of ways, outside the student population, and have seen tremendous growth in independent assisted living and memory care, with very little growth in long term care or nursing homes, which ends up being a bottleneck in the process, those places are all moving to the outskirts, other than one that's just been built close to Hickory Hill. So it does become a bit of a social network challenge as well, because they're not able to integrate at the same effort.

Shires stated he has definitely heard similar comments from some of the stakeholder interviews.

Hensch also wanted to mention Highway 6, it is almost like a river going through Iowa City, if someone lives south of Highway 6, where he has ever since his family moved there in 1983, it's really hard to get across Highway 6 because there's not sidewalks the length of Highway 6, there's not the frequent protected crosswalk opportunities and it really creates a segregated, and not by race, but segregated by access for people on bicycles and pedestrians to the rest of Iowa City. Hensch acknowledged it's a US highway so the DOT owns it, but it is missing sidewalk sections and there is a lack of opportunities to cross it safely.

Craig noted she lived south of Highway 6 in her first house, bought in 1977, and at that time there was no pedestrian crossings except maybe at Gilbert Street.

Shires asked regarding the goals he reviewed, were there any that the Commission doesn't think are relevant anymore or are not a priority.

Townsend noted the one thing that concerns her, back to affordable housing, not affordable housing, per se, but the term itself and they need to reevaluate what affordable housing actually is because many times what they call affordable units are not really affordable.

Wade noted at the end of the day it's the economics of it that's going to end up supporting development and interest, it's all sizing compared to the economics to make it somewhat balanced and that's a fine line.

Townsend stated they don't have to reinvent the wheel, she was in Omaha last weekend and listening to their newscast, their Habitat is going to do 100 affordable homes this year. They're small units, but they're homes, so Iowa City might want to see how they're planning to do that and maybe model something like that.

Miller agrees with a lot of the points that have been made, one area maybe not in agreement with is the expansion. One of his personal priorities is to encourage, urban development, infill which was the first goal in development, compact, urban development, infill. He agrees they do need housing of all types, across the spectrum, which includes some annexation probably, and a little more on the edges, but also anything they can do to limit the expansion of City resources to be able to provide more housing within the infrastructure that they already have is best. He noted he just learned today that Cedar Rapids has a ton of roads, maybe as many roads as San Francisco, so that scale of that much population density versus the infrastructure can't be good. So, the ability to maintain some density that's more efficient for the City to maintain, and its better quality of life, because if it's more dense it's more walkable, is a big one. He also loves what was said about any kind of financial assistance they can provide as a community to build generational wealth for people that traditionally don't have it, that would be wonderful. Access across Highway 6, connectivity there would be great.

Miller stated another important topic is the connectivity of trails and bike lanes so that it doesn't just abruptly end and all of a sudden you're on a busy street. This is important in Iowa City but then also regionally connected, this would be really great for attractiveness of and livability to get people to want to come live here. He noted he was in a presentation earlier about the Iowa Workforce Development and they did a labor shed analysis and 51% of employees that work in Iowa City live in Iowa City and 49% are coming in from other communities. So that's a lot of people that if there was the housing here would probably want to live here.

Townsend wanted to add to that Omaha business that's Blue Stem Prairie Habitat for Humanity of Omaha that is building 85 homes on 19 acres.

To follow up on what Miller said, Hensch thinks that one of the greatest illustrations of people working Iowa City but not being able to afford to live here is that the largest employer in Washington County is the University of Iowa, which is located in Iowa City.

Townsend asked about streets, there's so many older roads in Iowa City that need to be redone, not just with a little tar and feathers, but with concrete that's going to last forever. She lives off Kimball Road and when they redid Kimball Road all they did was put rocks and a little asphalt down and now that's all worn off in a year. She thinks they need to be a little more concerned about the streets. Shires agreed and noted that would probably be one of those specific little comments that's not quite so loud in the current Comprehensive Plan that they can be more loud about in the new Plan.

Hensch noted that's one of the bigger indicators of quality of life and if there's the number one thing that is missing from the Plan is the focus on quality of life to make people happy and satisfied with where they live, and the focus on the features that contribute to the quality of life. Everything on top after that is just window dressing, because if someone is happy where they live, they feel safe, they feel satisfied, everything else is just gravy after that.

Craig noted regarding living in Washington County, part of that is a desire for the American

dream, a giant house on an acre of land and Iowa City is an urban city so a giant house on an acre of land is unaffordable so they have to get that quality of life someplace else. They need to lure them to a much smaller piece of property with the quality of life, ability to walk places, a bookmobile that comes to the park on Thursday afternoons, all the opportunities kids have in urban areas they are not going to get in rural Washington County.

Shires noted anecdotally he's heard from many folks that used to live here, grew up here, went to school here, went away for awhile and now are back. They come back from one of the coasts, they come back from some significant living centers where people think the quality of life is high, so that is a really great sign. He loves this focus on quality of life and to make Iowa City the environment everyone wants to live in, because they don't have the mountains or the ocean.

Craig noted her son lives in Brooklyn, New York, with two teenagers in a two bedroom apartment that they rent, but that's what everybody does because they have all that other stuff which is sometimes a blessing and sometimes a curse.

Hensch stated yes, they'd love to have destination attractions here, and maybe that should be in the plan, but quality of life is more important than destination attractions

Shires moved on to pivot the thinking to be more specific to their experiences of serving on this Commission, what's working well and what's not working well, and how could this Plan maybe help improve that.

Hensch stated what works really well is they have an outstanding staff for Iowa City, the employees of Iowa City are first rate. People need to recognize that and start listening to the staff and not trying to substitute their own opinions for what experts on the staff do every day and have studied and committed their careers to. He is offended when he hears, like on a recent thing the Council did where they substituted their judgment for what City staff recommended, yes they can do that, but is it wise.

Quellhorst agrees they have a wonderful staff, and the City needs to make sure that they do what they need to do to retain them and allow them to do their jobs.

Craig noted in her five years on the Commission there are two themes that they've made very little progress on. Number one is affordable housing, and number two is something that comes up over and over again without any solution, is the significant areas of joint property. Everybody wants to live on a slope overlooking a woodland but no one takes care of the woodland because it's all owned jointly by the group. This Commission has had several conversations about that, and how those pieces of jointly owned property are not being taken care of properly.

Hensch agreed, outlots and property owned by the HOAs are not being maintained. They sign an agreement with the City to maintain it but then don't and that's a problem.

Elliott noted one of the things she has appreciated being on the Commission is the involvement of the community and the leadership of this Commission in making sure that they're transparent and that the community has a voice. This Commission has been very respectful. Another thing is the agenda packets are well done, always in the packets it lists out how the project will fit into the Comprehensive Plan or doesn't, and that helps tremendously for the Commission.

Craig noted that was interesting to her in the recent action that they took on the strange piece of property between Dodge and Jefferson, the history of the crazy rezoning that was in that area, made her think of all the land sitting out there that someone could suddenly come along and do something awful on if the zoning was not up to date.

Miller stated he's been on the Commission significantly less time than everyone else, but in his limited time they've had a couple cases come forth where they need additional height because of different circumstances. In his professional work, working with developers and clients, not only in Iowa City but in other communities, it's often the ability to go taller to get more housing in an urban infill situation. Adding another story adds a little bit more density. He feels like the 35 foot maximum in all the zoning outside of the CB districts limits developers so he'd like to see explored and could they go higher because he thinks that would help get some more housing in the City. Additionally, the City is also already studying the parking, but having less parking requirements would also help get more housing. Minneapolis got rid of it completely. Having it studied and having a recommendation on how to decrease the parking requirements may help.

Craig noted they are a pretty process driven community and have a real sense of people being treated equitably, so they need to make sure to keep that.

Hensch completely agrees, they spend hundreds of hours in public hearings and sometimes they seem tedious but they're critically important to a functioning democracy. One criticism he has about process, it just seems that if a developer or an applicant complies with all the rules, meets with City staff and works with City staff in goodwill and City staff endorses the project it should be almost pro forma that that project gets approved because these rules have been established by City Council and Planning and Zoning. If P&Z or Council don't like the rules then they should change them, not just tell somebody when come for approval. That is how they are discouraging development, when people can't predict that their project will be approved if they follow all the rules and if they work with City staff. That's how they become development averse from different developers, and they'll just develop somewhere else and not in Iowa City. Planning and Zoning has been sensitive to all sides of the equation and tried to show everybody respect since he's been here but that maybe hasn't always been true and they need to get over that, find a way to kill that reputation that Iowa City is anti-development because without development they can't grow and they have to grow because they need to have affordable housing, and employment opportunities, and recreation opportunities, they need to have quality of life and all that happens with growth, stagnant just means they just stay exactly how they are, nothing improves.

Wade agrees, one thing that they don't really always see is the cost associated with time or professional services so to request a change or delay to next meeting can be a deterrent. He has not seen it here with P&Z very often here but has seen it in other locals, but if a project getting held up, but they still have money tied up in the land costs it does is becomes a deterrent, so they need to be to ensure that they're progress friendly with growth as well.

Shires noted one thing they have an opportunity through this comprehensive plan is to reinforce how and when development occurs and what are those areas in town for whatever level of development. He stated he's hearing a little bit on both sides on that, one from the community not wanting a three story apartment next to them and then also an area that would be perfect but the code doesn't allow for a three story apartment, so how do they marry those and fill that gap. Sometimes a land use plan and some of the policies and recommendations that are in a plan can really help figure that out and have a little more to increase that predictability. Consistency

zoning, where they're rezoning the property consistent with the Comprehensive Plan is the best case scenario so can they make that a little more predictable and update the Plan with a sharp focus.

Craig asked but how do you encourage development, one of the disappointments as she goes off the board is that they changed all that zoning south of Highway 6 and no major development has occurred down there since. Yes, they were in the middle of Covid so was it because of Covid, or the economy from Covid, and then the price of housing is going up or did they make a mistake with that zoning. She stands by that decision and feels it's the right thing for the City but don't have a developer that wants to build down there so what incentives can they give a developer.

Wade noted recently there was a good partnership between development and the builder where there were some opportunities in the code based design that the developer built the case on showing the challenges and so they refined it the code. That just recently went through but it was good to see that kind of partnership to make it economically viable and make it work.

Shires acknowledged that is one part of the equation, literally hearing directly from the folks that might be doing a project, what's the issue or infrastructure hurdle. The other part of the equation is, and not that this isn't a noble goal of the City, is to have that good compact growth. They need competition in the marketplace and need a lot of open land available for development because not everybody's interested in developing at a certain time, at a certain rate, or for certain price. The City has to get land in the right hands and that's so hard to do. They've had a lot of communities that they worked with that'll have high demand for development, but all the land is in certain ownerships that have zero interest in either selling for development or being a developer or have a really unrealistic expectation for raw land prices, they run into that constantly, which is why some cities are so aggressive on annexation. He is not suggesting the City needs to get aggressive on annexation, because there's some costs with that, but they need to try to open up more land availability in the marketplace. Developers are risk averse, they go where it's easiest first and right now Iowa City has a lot of neighbors where the land availability and maybe the perception of ease is there. It was asked earlier why Iowa City is not growing as fast as neighbors and while there's a combination of factors, a developer is going to go where it is easiest. Yes, sometimes it depends on who owns the land and in other cases maybe the utility extension is too expensive, or the developer can't make that 14% profit or 12% whatever their margin is, it's complicated. That's why Iowa City has to have a robust approach, and an open book approach, with the development community on where are the gaps. Shires noted they have also been asking different developers they're meeting with these questions and will share that feedback in the report.

Miller noted that aligns with that presentation he just came from and the person that was presenting said it's a lot of factors such as interest rates, but the number one thing he said was acquisition costs are just sky high so one of the solutions was creative public private partnerships to help bring down that cost.

Shires stated one of the things some communities do is land bank and try to actively acquire land for redevelopment. If you have a lot of little parcels that are vacant and abandoned independently, they're not buildable, but if you can assemble several at time, some communities are doing that and then they can offer them on the marketplace of the development community, or even at a discount, to do whatever great project they would hope would show up there. He

noted they don't see that so much in greenfield development. That's more of a downtown, urban redevelopment.

Shires noted in his old job he worked for a very rapid growing suburb and when asked what he did for a living his response was his job is to make farmers rich and rich farmers richer because they were selling raw farmland, undeveloped, no infrastructure, at $40,000 an acre, that's a really steep number, even today.

Townsend stated someone mentioned at the last meeting on Monday that developers come in and put up rental property and then they decide to not run it and they sell it to someone else. Shires confirmed yes, land speculation and large investment companies do that and they can't stop that from happening, he doesn't know of any legal tools to do that. What you can do is through your rental housing inspection, which he believes Iowa City already does, is have a local agent and that local agent and contact information has to be available to the City so that if there is a problem, there's a contact. The property could still be owned by some company or conglomerate out of Florida, but it has to have a local property management identified and listed.

Shires asked if there are any other emerging trends the Commission might want to be make sure Confluence is aware of and considering.

Hensch noted an emerging issue is the Coralville Reservoir is getting silted in, and that's a huge recreation economic opportunity driver for Johnson County and if that goes from being a lake to a marsh, how's that going to affect Iowa City. It's filling in pretty rapidly, he doesn't know what the timeline is, but that is something they need to be thinking about and planning for.

Wade stated there's a nonprofit that's trying to get some momentum around that but it's really not discussed very often.

Hensch noted the Core of Engineers have always planned on it to fill in someday, they had a projected date when they developed it in the late 1950s, early 1960s, and their management plan was just understanding it would silt in.

Townsend stated another emerging issues is charging stations for electrical vehicles, should that be part of the Plan to require them. That's going to be a concern for people with electric cars that are coming to Iowa City, how are they going to charge them and if they're living here, is there something close. Shires replied they can look at it two ways, permissiveness in the code, that they can go where they need to go, as well as a parking requirement, although they're trying to get away from parking requirements.

Regarding parking, Townsend asked when all of the parking meters became scan and pay, no longer talking coins. Shires agreed that is an issue, and maybe an aging issue for those that are not smartphone savvy, and everything now requires a smartphone. He did note what's great for Iowa City's meter app system is rather universal and many cities have the same one.

Shires shared another issue is the climate issues, storms are getting stronger, droughts are getting longer, the wets are getting wetter. Never heard the term Derecho until they had one in Iowa. Also the change of how people work and the impact of so many more people working from home, there is a lot more office vacancy and that changes even the shopping dynamic and the retail economy, moving away from buying most of your goods locally and at stores to buying so

much online.

Miller stated he has only lived in Iowa City for nine years but has heard a lot of people talk about how since Covid, but even before that, downtown just isn't as vibrant as it used to be and part of that's obviously e-commerce, but also there's just less people working downtown. He doesn't know how to get more people working downtown, but having more people living downtown helps.

Craig noted having a library downtown helps too, and that was a battle for 30 years, people are finally understanding if you want families in downtown Iowa City, then you build the public library there.

Shires asked what comes to mind when they think top priorities for this new comprehensive plan.

Hensch replied quality of life, number one, number two, economic opportunity, people can't live here if they don't have jobs, jobs that they can live on.

Townsend stated affordable housing that is affordable.

Craig said aggressive growth. Somehow Iowa City needs to be the new Tiffin and get out there, she doesn't know what they did, but Iowa City is not going to grow at that percentage rate and they need to be not complacent about thinking everybody wants to live in Iowa City.

Hensch stated they need to get away from the cynicism and go to the optimism, optimism drives change and when people are positive cheerleaders for a community that brings growth.

Quellhorst would say the priority is affordable housing, clearly the climate is changing, and in particular getting worse as they've seen storms and flooding as well as changes in the insurance market. They should probably be thinking about how to protect the community against those risks. Shires noted climate resiliency is important.

Shires asked the next question, is there anything else from the Commission's perspective that they think this comprehensive plan can support them as a current Commissioner and future commissioners in their work in managing the growth of the City.

Hensch stated that all the district plans are up to date, every district has a plan and frankly they probably have too many plans with some of the lines for the districts rather arbitrary so consolidation would be his recommendation for many of them.

Quellhorst agrees, they just have so many plans and maintaining them seems kind of unworkable so condensing them and then making sure that those that remain are up to date is a laudable goal.

Shires wondered do they need district plans or could the new comprehensive plan cover it.

Townsend noted there are some areas, like the downtown area, where they are going to need some differences.

Shires noted in the comp plan they can list a certain base level of certain land use categories and have goals related to transition and neighborhood development and things like that. Maybe

downtown still needs its own little special plan, and maybe some areas, but do they need them to cover the entire city and need them everywhere, maybe not. Maybe there's only some focused areas.

Craig stated if a current district plan is out of date, it should go away, they aren't using it anymore. If an area plan has not been updated in 20 years they shouldn't even be looking at it, except in the historical perspective.

Quellhorst agrees and is in support of getting rid of the district plans while there might be certain areas that require special considerations, but he would suggest just addressing those in the overall plan as that would just make it logistically easier for everybody, particularly staff and the Commission.

Miller is curious from a staff perspective what is the reaction to the idea of consolidating district plans within the comp plan. Russett acknowledges that it makes sense for a variety of reasons, it is unmanageable and unworkable to continually update these and most the areas are not that uniquely different. Some plans are 20 years old, some are inconsistent, some have different land use legends, they have different future land use maps for the same properties. She wanted to add one more thing, if there are special areas those areas can be highlighted but be articulated within the same document.

Shires noted he has enjoyed working with Iowa City because there's a lot of vision and optimism. Moving forward they are continuing to have a lot of engagement, tomorrow they're at the party in the park, and then they have their continuation of public workshops, and then some pop up events. He noted all this information is on the City's website.

PRESENTATION AND DISCUSSION ON THE 2024 IOWA CITY RESIDENTIAL DEVELOPMENT ANALYSIS:

Schaefer shared the data that staff gathered and what they learned from the 2024 Iowa City Residential Development Analysis. She began by explaining that every year the city of Iowa City analyzes local data to identify development patterns and track recent and long term trends. The goal of this project is to provide accurate information that can inform land use and policy decision making. One of the fundamental aspects of the planning is accommodating the growth of the community, and they want to look at where there is a demand for housing and when that goes unmet what can the City do and how they might see impacts as far as population growth and the growth of the surrounding communities.

Schaefer first wanted to highlight some of the definitions in the document, residential development is the process in which land is prepared for new dwellings, either as new construction of vacant land or redevelopment on land that was previously developed. Final plats permanently delineate lots and other features pertinent to the transfer property. Building permits are the final administrative approval of building plans that allow construction. Single family units have one principal dwelling on a lot, those can be attached or detached, attached being separated by lot lines. There are also duplexes, which are two principal units on one lot and then there is multifamily, which is the biggest category in the City and is anything that's three or more principal dwelling units, regardless of the ownership structure. That would also include mixed use buildings. Town home development, condos, large apartments, anything three or more units falls under multifamily. Finally, there are accessory dwelling units (ADUs), which is the smallest type

of dwelling, it can be accessory to single family or two family uses.

To reviews the key takeaways from the 2024 Residential Development Analysis Schaefer begun by noting subdivision activity in 2024 dropped well below the average, with sharp declines across all housing types, especially single family lots which fell 75% below the five year average. Additionally, notably they had no new attached single family or duplex lots plotted within the last year. Single family permits in 2024 slightly exceeded five year trends, but also total permits were less than half of the 10 year average. Multifamily development was at a decade low and almost no attached single family or duplex activity when it came to permitting. As far as dwelling demolitions there was a decline in 2024 from the previous year with just 11 units removed in 2024 and that's well below the five year average of 34 demolitions and the 10 year average of 39 demolitions. More key takeaways, as far as the activity in the University Impact Area, it was also lower this year due to a lack of the multifamily developments that was seen in previous years. Furthermore, the trend of converting duplexes to single family homes has continued in that area but has slowed compared to previous years. As far as vacant lots go, the number of buildable vacant lots increased in 2024 and this was largely due to new infrastructure built in the City and they also had a revised method of counting infill lots with this report. In previous years, they didn't count lots that were owned by adjacent owners, so if someone had their property that had a single family home on it and then also owned the separate vacant lot next door, those previously weren't included in the vacant lots because there was an assumption made that those two would always be sold together and remain under shared or the same ownership. They've removed that assumption because they've been seeing parcels divided and being sold off. Therefore, to compare numbers from 2023 to 2024 that's attributing to that jump in vacant land available because of that method change. Schaefer also noted another big takeaway, if permitting trends from 2020 through 2024 continue, the City is expected to only meet 68% of the demand for new housing by 2030 with a deficit of approximately 1490 dwelling units leaving a housing shortage.

As far as analyzing this data, Schaefer noted one of the first things that they look at is the final plat activity. Final plats are a leading indicator for the anticipated number of single family and duplex dwelling units that will be developed, and to a lesser extent can foreshadow multifamily. Multifamily is a little harder to predict as there's a little more variation of how many units can be built on a lot platted for multifamily. Based on the size of the lots and the preliminary plans from the developer and the zoning districts, staff can anticipate how many units will be developed based on how many lots are being created via platting. In 2024 there was only six final plats that were approved by Council and nearly all of these plats created small, single family infill lots. Four of those plats were responsible for the 13 units seen in the chart and those are single family units. All of the proposed multifamily that the City is getting from plats is from that Western Homes GPD plat the Commission recently reviewed. She noted while some on the plat appeared like single family, and there were some homes, some duplexes, they are all counted in multifamily since they're all on that shared lot for the 55 and older community.

Schaefer reiterated recent trends in the single family lot creation is lower compared to historic trends, the 10 year average was 273 units, the five year average was down to 221 but 2024 was still well below that at only 138 units to be added, based on lots platted.

Elliott noted hopefully people from Iowa City will move into that Western Homes development and open up more housing for younger folks in the City.

Schaefer stated in addition to the final plats, staff also looks at building and demolition permits as

some insight into the development process. In 2024 145 units were permitted again well below the five and 10 year averages. She did note the total number of single family detached units permitted did exceed the five year trends but multifamily permits were at 10 year low and duplex permits were lower than the five and 10 year trends as well. Looking at demolition permits, when combined with the building permits issued it indicates the total anticipated changes in dwellings for a certain year. In 2024 there were 11 units demolished and when they combine that with 145 building permits that were issued in 2024 it is a net gain of 134 units that were permitted to be built. Schaefer shared a map showing where those building permits are being issued to and where the demolitions are occurring. Much of the building permit activity is happening in the newer subdivisions that were platted in previous years and the demolitions are a little more sporadic, but many are for projects that the City has been in contact with developers on and there's an anticipated upcoming project and that's why the demolition has occurred.

Schaefer stated they also look specifically at the permit activity within the University Impact Area because this 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 the Miller Orchard neighborhood. Changes to the University Impact Area are often attributed to large scale redevelopment projects in the Riverfront Crossing Districts, those larger scale rental developments or student housing type projects. In 2024 there were three single family detached homes and one townhome style multifamily development developed in the University Impact Area for a total of eight units added in 2024 and no residential building permits were issued for the Riverfront Crossing District portion of the University Impact Area. She pointed to the difference in 2023 where they saw a large influx of permits and multifamily.

The last group of data that they look at is the City's vacant lot supply and how those properties may develop. 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 10 year averages and building permits issued per year. Shaefer explained several factors can improve that outlook, such as construction of infrastructure for unimproved lots. Overall, this analysis is more important to single family and duplex development because they're easier to predict the number of units versus multifamily where those numbers can fluctuate. Based on 2024 data it's anticipated that it would take three years to fully develop all buildable, vacant, single family detached lots that are in Iowa City, 5.3 years for single family attached lots, 7.6 years for duplex size lots and two years for multifamily lots to be totally built out. Therefore, the anticipated build out time frame for vacant single family lots increased from 2023 and this was due to the low building permit numbers in 2024 and the construction of new infrastructure, which made more lots come online. Schaefer also wanted to note the duplex timeframe, since it is a striking difference from last year. Staff believes this increase happened due to the recent creation of duplex lots that they're seeing in some of the newer subdivisions. There was a lack of those duplex permits for 2024 specifically so it is assumed they're just in the development process and it hasn't occurred yet.

Schaefer stated the last projection is to determine if Iowa City's anticipated needs will be met, the City compares the numbers of permits recently issued to the expected population growth. The population projection they're currently using is from the Metropolitan Planning Organization of Johnson County, and in a previous report they projected that Iowa City's population will reach approximately 85,070 residents by 2030 so they're using that number for this analysis. That number is an increase of around 10,240 new residents from 2020 to 2026 and suggests a demand of over 4610 new dwelling units needed within that timeframe to meet the new

population growth. Using the recent permit trends, this suggests that the City will only see 3120 new units in that same timeframe which accommodates just 68% of the projected housing demand, leaving a deficit of 1490 units. This shortfall represents an increase from last year of 430 units so Iowa City is even farther behind then projected last year again, indicating that that housing deficit is growing in Iowa City based on permitting trends. She noted this projected deficit may encourage additional growth in nearby cities such as Tiffin and North Liberty, which has seen a proliferation of new residential development and can negatively impact the City's environmental goals as homes are built further away from those employment centers and the commuting distances, car dependency and traffic congestion all increase as a symptom of that. In addition, an insufficient supply of housing can increase housing costs which the supply cannot meet. When the supply cannot meet the demand of new dwellings Iowa City will become less affordable if this trend progresses. So consequently, it's important to continue encouraging residential growth in areas that have access to City services such as infill locations as well as the City's designated growth areas which are anticipated to become a part of the City's boundary in the future.

Elliott asked whatever happened to the Carson farm, is that land included in this report. Russett explained that land was part of an annexation several years ago that was ultimately withdrawn because there seemed to be lack of support from City Council. The ownership is going to change soon so they may be seeing some activity out there. The City did recently put in a trunk sewer to provide more infrastructure to that land and is working on a regional storm water system for that area as well, which should help with the growth.

Wade noted this last year, ADUs and duplexes were two significant changes to hope to spur growth in that area, however they're not seeing the result to that, do they think it's a time issue and it needs more time, or are there some other challenges. He spends a lot of time driving around North Liberty, Tiffin, and some of the neighboring communities, and duplexes are everywhere left and right so it's not based on a regional market demand.

Russett said it goes back to the conversation earlier this evening about all the complications that come with land development, and they can only control the regulations and have tried to do everything they can to make it easier, at least from the regulatory side, to build these types of units but there's still property ownership and financing. Even with ADUs, they've gotten a lot of inquiries on ADUs but it's a lot of money. So they aren't seeing a huge change from those regulations but maybe over time they will see some more come online.

Wade asked with the form based code down in the Sycamore area that they just made some changes on, are there any duplexes there or is that all single family development. Schaefer replied that will be a mix of housing types, there's a wide array of housing types from single family, duplex, some townhome style.

Elliott noted with the ADUs they restricted it to owner occupied and if staff hears a lot of requests for non-owner occupied, will they come back to the Commission with that. Russett explained the State actually preempted them from regulating ADUs to some extent and the City can no longer require the owner occupancy and as of July 1 that will change and Iowa City will be required to implement that new state law. So if a landlord comes in and wants to build an ADU and rent both the single family unit and the ADU that will be allowed.

CONSIDERATION OF MEETING MINUTES: MAY 7 2025:

Hensch moved to approve the meeting minutes from May 7, 2025. Townsend seconded the motion, a vote was taken and the motion passed 7-0.

PLANNING AND ZONING INFORMATION:

Russett noted this is Hensch and Craig's last month with the Commission, she wanted to share how much their commitment to the Commission has been appreciated.

Craig asked what the status is of the Governor Street project. Russett replied the applicant requested deferral of the third reading because they wanted it aligned with the approval of the final plat.

Craig noted there's a rezoning sign on the corner of Scott and Rochester, what is happening there. Russett said that will be coming to the Commission, they actually might see that at the next meeting.

ADJOURNMENT:

Hensch moved to adjourn, Craig seconded and the motion passed 7-0.

PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2023-2025

	12/6	12/20	1/17	2/7	2/21	4/3	5/1	6/26	9/4	9/18	11/20	12/4	2/19	3/5	5/7	6/4
CRAIG, SUSAN	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELLIOTT, MAGGIE	X	X	X	O/E	X	X	X	O/E	X	X	O/E	X	X	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X
MILLER, STEVE	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X	X	X	X	X
PADRON, MARIA	O/E	X	X	X	X	O/E	O/E	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
QUELLHORST, SCOTT	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X
TOWNSEND, BILLIE	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X
WADE, CHAD	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X

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

Item Number: 4.f.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Planning & Zoning Commission: June 18 [See Recommendations]

Attachments: Planning & Zoning Commission: June 18 [See Recommendations]

CITY OF IOWA CITY
MEMORANDUM

Date: July 3, 2025

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its June 18, 2025 meeting, the Planning and Zoning Commission have the following recommendation to the City Council:

By a vote of 6-0 (Miller absent) the Commission recommends approval of REZ25-0007, a proposal to rezone approximately 7.76 acres of land located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and N. Scott Boulevard from OPD/RS-5 zone to OPD/RM-12 zone.

Additional action (check one)

____ No further action needed

____ Board or Commission is requesting Council direction

_X_ Agenda item will be prepared by staff for Council action

MINUTES **FINAL**
PLANNING AND ZONING COMMISSION
JUNE 18, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT:	Susan Craig, Maggie Elliott, Mike Hensch, Scott Quellhorst, Billie Townsend, Chad Wade
MEMBERS ABSENT:	Steve Miller
STAFF PRESENT:	Alex Bright, Madison Conley, Liz Craig, Anne Russett
OTHERS PRESENT:	Michael Welch, Larry Luebbert, Camryn Current, Angie Smith

RECOMMENDATIONS TO COUNCIL:

By a vote of 6-0 the Commission recommends approval of REZ25-0007, a proposal to rezone approximately 7.76 acres of land located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and N. Scott Boulevard from OPD/RS-5 zone to OPD/RM-12 zone.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

REZONING ITEMS:

CASE NO. REZ25-0007:

Location: Northwest corner of Rochester Ave and North Scott Boulevard.

An application for a rezoning of approximately 7.76 acres of land from Low Density Single Family Residential zone with a Planned Development Overlay (OPD/RS-5) to Low Density Multi-Family Residential zone with a Planned Development Overlay (OPD/RM-12).

Conley began the staff report with an aerial map and a zoning map of the subject property. To the north is single family with Harvest Preserve, zoned OPD/RS-5 and ID-RS zone, which is Interim Development Single Family Residential Zone. To the south, is single family zoned RS-5, to the east is vacant and zoned ID-RS and to the west is single family zoned OPD/RS-5. The applicant for the proposed rezoning is Monument Hills LLC and this rezoning is needed due to a change in ownership and to allow for a senior living community with three duplexes and a 100 unit multifamily independent living building.

In terms of case history, the subject property was rezoned and subdivided in 2022 and 2023. It was a rezoning of 64.38 acres to OPD/RS-5 and 0.31 acres to OPD/ID-RS in August 2022 and this rezoning included conditions that related to trail and access easements, right of way dedication and traffic calming devices, Conley noted all those conditions have been fulfilled. Then in September 2022 a preliminary plat was approved. Following, in April 2023 a final plat was approved that shows a conservation easement, and this approval also included the approval of a final Sensitive Areas Development Plan.

With this proposed rezoning, the applicant has submitted a rezoning exhibit, applicant statement, elevations and an updated traffic study that was requested by City staff. A good neighbor

meeting was held on June 5, and staff has received late correspondence that has been printed and provided at this meeting.

In terms of zoning Conley reiterated the current zone of the subject property is OPD/RS-5 and the OPD overlay allows for a mix of housing types. The RS-5 zone encourages lower density development with larger lot sizes and greater setbacks which allow flexibility in design within a low density single family zone. Previously, there was an approved development of 12 single family homes, three duplexes, a 29 unit multifamily building and a private clubhouse for a total of 47 units on the lot. The proposed zone would be to the OPD/RM-12 zone which supports diverse housing types with a focus on compatible site and building design. This proposed rezoning includes the construction of three duplexes, a 100 unit three story multifamily building, which is a total of 106 units.

Conley shared an image of the preliminary OPD plan noting there are three duplexes located along Heron Drive, and the multifamily building is positioned at the corner of Rochester Avenue and North Scott Boulevard which she noted are two main arterial streets. In the middle of the multifamily building is a pool, bocce ball court and pickleball court and to the east is a garden and dog run. Conley showed the updated preliminary OPD plan that staff received today as well as the landscaping plan. It shows the street trees required in addition to screening requirements for this particular zone.

Conley next reviewed the plan development approval criteria and how the proposed development fits in with the policy vision of the City. The planned development approval criteria consists of four elements. One, density and design is compatible with adjacent development. Two, development will not overburden existing streets and utilities. Three, development will not adversely affect views, property values and privacy. And four, land use and building types will be in the public interest. Additionally, with all rezoning cases there's rezoning review criteria which consists of one, consistency with the Comprehensive Plan, and two, compatibility with the existing neighborhood.

The first approval criteria is density and design compatible with adjacent development and in the OPD/RM-12 zone there's a max density of 15 units per net acre. The proposed development would total for 106 units on that 7.76 net acres of the subject property, which results in a 13.7 units per acre density and complies with the zoning standards. The proposed land use, which is the senior living community, consisting of three duplexes and the 100 unit multifamily building, expands housing diversity and meets growth, additionally, senior housing is in demand. Conley noted there is a conservation easement at the northeast corner and no development is allowed to occur on a conservation easement so the development has been clustered away near the arterial streets away from the sensitive areas that are found to the north also on the site. There is an adjacent outlot to the north, which is permanently undevelopable. New construction must meet multifamily site development standards and this will help ensure compatibility with nearby single family homes. Conley explained with the first criteria mass, scale and general layout need to be analyzed and considered. Staff found that the proposed development allows a skilled transition from the adjacent single family homes, duplexes are placed next to Heron Drive and the larger building is located at the corner of Rochester Avenue and North Scott Boulevard, which again are both arterial streets. The project must comply with multifamily site development standards to help promote attractive, pedestrian friendly design.

Conley stated the applicant has requested two waivers through the OPD process. The first

waiver being a height waiver to increase the building from 35 feet to 40 feet in order to accommodate the site slopes and the pitch roof design. The added height would allow vaulted ceilings and still would meet the open space requirements. There's a proposal of 182 bedrooms with this development, and that would require 1820 square feet of open space which will be met through amenities like the pool, courts and garden. The second waiver is a front setback waiver to reduce the arterial setback from 40 feet to 32 feet. This would be at the corner of Rochester Avenue and North Scott Boulevard. She stated most of the building exceeds the 40 foot arterial setback required, and the design meets the criteria for privacy, light, air circulation and the tree plantings. Also, there's a 20 foot separation maintained from the multifamily building to the duplexes.

Continuing with the approval criteria, open space and traffic circulation have been analyzed. The development must meet open space requirements per City code section 14-2A-4E and again with the proposal of 182 bedrooms that requires the 1820 square feet of open space, compliance will be confirmed during site plan review. Traffic access is limited to a private drive from Heron Drive on the west side, and there's no access proposed from North Scott Boulevard or Rochester Avenue, which minimizes traffic impacts on the arterial streets. Conley shared an image of the elevations for the duplexes.

The second approval criteria includes ensuring development will not overburden existing streets and utilities. For the subject property sanitary sewer and water services are already provided. Additionally, staff has required the updated traffic study to be submitted and this traffic study evaluated the impacts of the proposed development, in addition to the entire Monument Hill Subdivision, and the study found that there will be a projection of about 1004 new daily trips by the year 2026, this would project about 69 new AM peak hour trips and 92 new PM peak hour trips. Additionally, key intersections along Rochester Avenue were analyzed and are expected to operate at an acceptable level-ofservice C or better, under both baseline and future conditions. Staff has reviewed the study and agrees with the findings.

The third approval criteria states the development will not adversely affect views, property values and privacy. For the surrounding development Conley stated part of lot 66 and the area to the north are protected by a conservation easement, which prevents development. The existing single family homes are located along Heron Drive to the west and north and across Rochester Avenue to the south. Duplexes are adjacent to the single family homes, while the larger multifamily building is positioned at the corner of the two arterial streets which helps provide a natural transition in building scale. The multifamily site development standards include screening requirements and help support neighborhood compatibility. Overall, staff finds that the design minimizes impacts on nearby residences and is comparable to what could be expected with conventional development.

Four, land use and building types will be in the public interest. The preliminary OPD plan includes a mix of duplexes and multifamily units, expanding housing choices and addressing the City's need for senior housing. The proposed development balances increase housing supply with environmental protection by helping to preserve sensitive areas through the conservation easement and clustering development appropriately.

Moving onto the rezoning review criteria, first is consistency with the Comprehensive Plan and the IC 2030 Comprehensive Plan Future Land Use Map is a vision for what the City would like to see in the future. The IC 2030 Plan Future Land Use Map shows this area appropriate for

conservation design. This designation is primarily due to the sensitive features located in this area, like slopes and woodlands, the proposed development aligns with this designation by clustering development away from these areas and preserving them through a conservation easement. Additionally, staff needed to look at the Northeast District Future Land Use Map, and staff found that this envisions the area for townhomes and small apartment buildings and the Plan encourages development similar in scale to single family homes and suggests more intense housing be located near arterial streets which the proposed development shows. When staff looked at compatibility with the existing neighborhood there are existing single family homes located to the northwest and south of the subject property and the proposed development does consist of three duplexes and a 100 unit multifamily independent living building and this building is located at the two arterial streets at the southeast corner of Lot 66, Rochester Avenue and North Scott Boulevard which overall provides for a smooth land use transition from low to high density development. For these reasons, staff finds the proposed development compatible with the surrounding neighborhood.

Conley reiterated that throughout this presentation she has mentioned the environmentally sensitive areas located on the property, these include steep slopes, critical slopes, woodlands and wetlands. The approved final Sensitive Area Development Plan will not be changing with this proposed rezoning. Additionally, the conservation easement that was established during the final plat will also remain unchanged and undevelopable.

Therefore, staff recommends approval of REZ25-0007, a proposal to rezone approximately 7.76 acres of land located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and North Scott Boulevard from OPD/RS-5 zone to OPD/RM-12 zone.

Upon recommendation from the Planning and Zoning Commission, a public hearing will be scheduled for consideration by the City Council. City Council will schedule the date for the public hearing during the next Council formal meeting on July 8.

Quellhorst asked about the height requirement and proposed waiver, if that is in part to accommodate the sloping nature of the property what is the impact, if any, that would have on the view of the folks that live across Rochester. Conley stated it would not be much different from conventional development, with this design the developer was interested in having vaulted ceilings so that’s why they're asking for the height increase. Russett added staff didn't analyze what impact it would be from across the street if it was 35 feet or 40 feet. She believes it will change their view, especially for those homes that are closest to the building; however there would not be much difference between a 35’ height and a 40’ height. Russett stated that the applicant can probably speak to the sloping nature of the site and how the increase will help them with the complexities of the site.

Quellhorst also asked about the traffic study that was funded by the applicant and wanted confirmation that staff was comfortable that the study is accurate and sufficiently independent. Conley confirmed yes and that staff also worked with the transportation staff and there was no major issues or findings within that study that was a concern for staff.

Hensch asked what the width is of the right of way on Rochester Avenue, it appears the elevations on the homes to the south would appear just very slightly different. Conley was unsure of the width.

Elliott asked what the current zoning of OPD/RS-5 would allow and the number of dwelling units. Conley explained that the previous rezoning was approved for 47 units.

Elliott asked if the open space would just be available to the people within this development. Conley believes it will be just for the residents.

Craig noted it was discussed that the need for additional height up to 40 feet because of gabled roofs yet none of the elevations show any gabled roofs but rather flat roofs. Conley showed an additional image that showed an additional little picture on the side that shows the height with a gabled roof.

Craig asked about pedestrian access and remembered from when they rezoned this before there is a trail that's coming from another neighborhood that will go through here, is that still correct. Russett confirmed the trail will be there. Craig asked if when people get through that trail are they going to have to come out past this very big development on the corner. Russett explained there will be two access points from Heron Drive and Allison Way.

Wade asked about the stub street that comes off to the northeast, is that a requirement for fire turnaround. Conley confirmed that yes, Troy Roth, the fire marshal, took a look at this development and made sure that they had adequate access for any fire lanes that were required. Russett clarified that it's not a street, but rather a driveway.

Craig asked about the setback from the sidewalk to the duplexes. Conley stated there is a 15 foot setback from the street.

Quellhorst opened the public hearing.

Mike Welch (Shoemaker & Haaland Engineers) is working with Nelson Development, the applicant. First he wanted to highlight this was part of Monument Hills Subdivision, which was done a couple years ago, which was a total was 72 acres, and of those 72 acres about 34 acres was placed into conservation and in three separate outlots. As Conley stated that conservation easement does extend into this lot and will all remain unchanged. Welch stated when they started talking building heights and asking for additional height, there seemed to be a little bit of confusion. The gable roof, and the image that Conley referred to was actually for the townhouse duplexes, those will have a peaked roof. The previous iteration, when they did the original rezoning a couple years ago, showed the multifamily building as two stories with a pitched roof and the peak of that pitched roof was 38 feet above grade, in this proposal it's a three story building with a flat roof, and the third level is at 36 feet above grade, so actually a little bit lower. Welch explained the reason they're asking for 40 feet, even though the building is only 36 feet tall, is in City Code the building height is measured at average grade which would be a distant five feet outside the building, the ground elevation there. With this building there are two features on this building along Rochester, the first floor is elevated a little bit above the street to have a patio with a couple steps down allowing the people that have those ground floor units the ability to walk directly out of the building into that front yard space along Rochester. Because of those patios with a couple steps there, the grade goes lower, and therefore they are taller than 36 feet as it's calculated in City Code. The other piece on the northeast corner of the building where there is the driveway and the turnaround, that also is the entrance to the underground parking for the building so they were dropping about 12 feet there. Because they have to drop to get into the parking structure, the grade goes down and when they do that calculation of average grade,

they're higher than 36 feet there. Again, that's why they asked for 40 feet, so they can meet that Code requirement. Regarding how the height will impact those who live across the street, they'll see a 36 foot tall building because the building is a foot or two above the sidewalk grade on Rochester, it's on the backside of the building that the building is actually taller due to the parking entrance being on the backside (north side) of the building.

Hensch asked to clarify for people looking at the building from the south, the southern elevation, they're going to see a 36 foot height of a building. Welch confirmed that was correct, which is just one foot higher than the previously approved zoning of 35 feet and one foot higher than the Code allowed zoning of 35 feet.

Hensch asked if Welch knew what the width of Rochester Avenue is. Welch replied that the width of Rochester varies, but it's about 66 feet per right of way with some of it at 63 feet and some of it at 60 feet, just based on how it was platted over the years. He also pointed out at the corner of Scott and Rochester, they dedicated a right of way to the City to allow for a future roundabout, and that's where they are requesting the 32 foot building setback. The request for that reduced setback was because they had that additional right of way for the roundabout, but they'll still be further away from the paving than what would be at a typical intersection.

Welch also wanted to discuss the trail that comes out of the park and goes up Allison, that stays an eight foot wide public trail with a five foot sidewalk on the opposite side of the street. Heron Drivie will have five foot sidewalks on both sides of the street and as each lot is developed, the developer or builder on that lot builds their section the sidewalk. Welch stated for their project they will be building a five foot sidewalk along the east side of Heron Drive adjacent to the property, and then along the north side of Rochester, from the intersection of Heron Drive going east to Scott Boulevard. He noted there is already a sidewalk along the west side of Scott Boulevard.

Craig asked if where the eight foot sidewalk ends a five foot sidewalk begins. Welch explained no, the eight foot sidewalk is all on Allison Drive, and then Heron Drive is a typical city street with five foot sidewalks on both sides, but for the foreseeable future, until all the houses are built, there'll be gaps in that five foot sidewalk through the subdivision.

Townsend asked about affordable housing in this unit. Welch noted they aren't planning any. They also talked about that during the Good Neighbor meeting too, as there'll be all rental units there. They also talked about the open space that is included in the courtyard and those features.

Hensch asked if it's all a 55 plus community and are they all independent living units. Welch stated he would refer to it as active independent living and in the parking below the building, there's at least one space per apartment, so every unit has a parking spot if they want it.

Wade noted one thing that's somewhat hard to distinguish looking at an image of the building, is it a completely flat wall or have insets and offsets. Welch stated the code requires certain fenestration and articulation on the building and where each patio door is the building steps in and out at those doorways which breaks up the building, also at the south elevation in the middle the building is recesses away from the street and towards the street. He added as part of the site plan approval that would all be reviewed and verified that they meet Code.

Larry Luebbert (3269 Rochester Avenue) stated his house is on the corner of Rochester and Heron and his front porch faces north, so he's looking at Rochester, looking across the street. He has met with the staff a couple times and exchanged a couple emails. Additionally, he brought the Commission some better photographs. Luebbert stated he is a graduate professional engineer in the state of Missouri, he has a master's degree in mechanical engineering and has three US patents on downflows, a little crazy thing. His job for years was to deal with details, lots of details so he got into a lot of detailed discussions on this project. The thing he got into the weeds yesterday about was the loss-of-service calculations in the study, he got an explanation but didn't think it made sense. It wasn't right, the loss-of-service calculations in the study is based on some screwy numbers, the capacity through the four way stop at Scott Boulevard and Rochester is capacity limited because it's a four way stop. It's about 550 cars an hour. The study says the capacity of Rochester, in front of his house, is 1400 cars per hour, and he's struggled for days trying to figure out where that number came from. It comes from history of the manual that's used to do these studies, and it was the number that is for a rural road that has less than two mile segments that were interrupted by anything. And it went from 2000 to 1800 to, in 2010, down to 1700 and that's the base. Everything's reduced from that based upon things that apply. What Luebbert told the staff yesterday was a conversation about the study only discusses traffic. The problem is the manual that's used to do this requires that street to be an interrupted flow street, and the numbers that were being used were for continuous flow, rural street. It's a big difference. There's a whole section of this manual, which is three volumes long, and about 1000 pages, with more statistics in it than he's seen since he was in college, it's really hard to follow, but on page two of the first chapter, it defines Rochester as an interrupted street. That means they have to take into account traffic, bicycling, city busses and walkers, and none of that's in the study of the original one, and none of that's in the study of the second one. When Luebbert asked about it yesterday he was told it's not that big a deal. Luebbert took photographs this morning and saw runners crossing Rochester, and there were two cars stopped waiting for these runners. These are Regina runners, the City High runners run down Rochester, there are families in the evening with kids on little bicycles going right across the street, so his big concern is safety. Luebbert is making a formal request that this study be redone, because it doesn't follow regulations.

Camryn Current (3301 Rochester Avenue) stated her house is one lot in from Heron and they will be facing this development if it goes in. When they purchased their house in January, they were told that this development was just going to be the single family houses and the 45 unit whatever. With that she would still have some view if she goes outside her front door or look out her big front window that she loves so much to get natural light. She was looking forward to still having some view and now with this 36 foot massive building she is just going to be staring at a wall for the next 15 to 20 years until they pay off their mortgage and can finally move to a place for actual view, actual sunlight. Current stated it's just nice to be able to see outside on her days off, she works at the hospital so she doesn't see outside during her 12 hour shifts. As far as fitting in, she doesn't know what they really mean by fitting with a neighborhood but their houses don't look like this and it would be a total eyesore. It would just be such an incredible eyesore and would completely obstruct all of their views.

Angie Smith (3310 Lower West Branch Road) lives in the same area, she also serves on the Iowa City Climate Action Commission and as part of that Commission she is also on the steering committee for the new comprehensive plan. Therefore, she is very familiar with some of the challenges that have been happening in the community. Smith has lived in her home for over 20 years and has been very aware of the zoning changes that have happened over the last few

years with this plot of land. First, to see that nature preserve be zoned for housing was really devastating and really sad for her and the neighbors in the community. She also just wants to caution decision makers and the community to not fall prey to nimbyism that as part of this steering committee and all the things that they know are happening in the community, they need affordable housing. They need more affordable housing units, and in order to have more housing, they need more dense living. They know this, and so as a Climate Action Commissioner, in their city they value climate resiliency and know in order for the community to be climate resilient, they need more dense living. That is a way to solve and help the City be more climate resilient. Smith stated a lot of them are familiar with the 15 minute walkable cities. That only happens when they have more dense living. So when she sees this zoning, she would much rather there be dense living than single family, million dollar homes. She doesn't need million dollar neighbors, she would rather see affordable housing in this area. Smith stated they are headed towards a climate crisis and need to be planning for climate resiliency. She knows the community really cares about equity, and that this is part of that equitable housing, equitable transportation. Smith agrees that she's very concerned about the transportation in this area and when she talks to her neighbors the thing they all worry about is the volume of cars. Smith acknowledged they do live in a car centric United States, and there will the volume of cars coming out of this area, and then the speeds is concerning. Her preferred mode of transportation is bike and she bikes year round in the community, it's a very bikeable community, and she would love for more people to be biking in the community. However, it's hard to bike in some areas, she doesn't bike on Rochester, there are semis and too fast traffic, no one is going 35 miles an hour, so she would like to see more traffic calming measures taken. There are ways to calm traffic so that it's not going as fast and she is sure they are familiar with some of those traffic calming measures. When they talk about a wide street, cars go faster on wide streets. It's an arterial street and she understands that but are there ways that they can slow down the traffic or the volume of traffic in that area. Again, Smith thinks the City cares about climate resiliency and equity, and she would love to see more affordable housing units. If they are familiar with the Comprehensive Plan and need for more housing in the community, they're going to need more dense living. So where are they going to put dense living units, the decision makers need to be planning for some dense living opportunities but need to figure out and balance transportation speeds and the consequences of having more dense living.

Quellhorst closed the pubic hearing.

Hensch moved to recommends approval of REZ25-0007, a proposal to rezone approximately 7.76 acres of land located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and N. Scott Boulevard from OPD/RS-5 zone to OPD/RM-12 zone.

Townsend seconded the motion.

Hensch noted he is completely sensitive to the issues people brought up and how everybody feels when construction occurs that they didn't count on being but a couple of attenuating circumstances, he thinks at Rochester there is a 66 foot right of way so between the houses to the south and to the front of the building there's a sufficient distance for the height of the building on the southern elevation to be 36 feet, that's only one foot higher than it would have been at the already approved zoning of a maximum height of 35 foot. It is a corner lot and it's an arterial street, so this is exactly where they want that more dense development to occur and exactly what they've been striving for all throughout the City. He reminded everybody a similar concept,

a multifamily rezoning, was previously approved. He does feel bad for anybody who was misled by realtors that it was all going to be single family, but that was never true. One of the City's goals is diversity of housing types and this continues that to help meet those goals. Another goal is to increase the housing supply and density, this is another move towards that and unfortunately there is no requirement for affordable housing in this particular district. Hensch acknowledged he likes the fact that right of way is being donated by the applicant so that there can be a future roundabout constructed at Rochester and Scott, that will help with traffic calming and vehicle movement efficiency. He thinks this application satisfies pretty much everything they've been doing for years through this Commission. He acknowledged change is difficult and it's not pleasant, but they have to look at what's best for the city of Iowa City.

Townsend asked how this property was designated before, and what it is the rationale for the designation from 47 units to 108 units. Russett stated as mentioned earlier the original project fell through and there is new ownership now and this is what they're proposing.

Craig stated she is an east side person and lives right off of Rochester Street so she knows what it's like trying to get across Rochester Street at certain times of the day and is sensitive to that. She drove by the area several times today and came from Scott and from Rochester, while she agrees they have to have more dense development, her biggest concern is this is obviously more dense than what they approved the first time and the mass and scale relative to what is around it. She has no problem with the mass and scale within the development itself but the housing across on Rochester, and even the commercial development kitty corner, there's nothing that's 40 feet tall in there so she has big concerns with that.

Elliott agrees with what Hensch said about the density and has walked on those nice sidewalks there, and it's a good location for a lot more people.

Wade stated he also spent a lot of time driving around out there, especially in that neighborhood, which is out of his price range for houses, but very nice construction. This Commission just got done talking about the deficit in housing for the community and he sees this fitting in the community, just like Walden Place over on Mormon Trek, it is similar in functionality and also fitting within the neighborhood for height, so he doesn't have any reservations on this. He understands it's a change in what was originally planned but thinks it's appropriate for the area.

Quellhorst stated he also was driving back and forth and awkwardly staring at people's homes and surrounding properties in this area, but agrees with Commissioner Hensch that they very much need additional housing in Iowa City, particularly for seniors, and it seems to him that this is a good place to put that housing, given access to arterial streets and the significant plot of land that's available. He really appreciates everybody that has spoken today and thinks there's been some fantastic input. He completely understands that this might not be aesthetically ideal for everybody, but the architects have done a really nice job with what they're working with. Quellhorst also thinks it is important to note that the property was already approved for fairly substantial development, and this is a relatively modest expansion of existing plans. As previously stated, it's front and center in the Comprehensive Plan that Iowa City has a housing crisis and needs to build houses to bring prices down, and what better place to do that than with an empty lot. Given that, he would be inclined to support this motion.

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

UPDATE AND DISCUSSION ON THE COMPREHENSIVE PLAN UPDATE:

Hensch noted at least two of the steering committee members went to one of the community input sessions.

Russett reported they did have a public workshop on Monday, and they will be at Fair Meadows Park tomorrow for the City's Party in the Park series. She attended one a couple weeks ago and it was a really great event and they got lots of great input.

CONSIDERATION OF MEETING MINUTES: JUNE 4 2025:

Craig moved to approve the meeting minutes from June 4, 2025. Hensch seconded the motion, a vote was taken and the motion passed 6-0.

PLANNING AND ZONING INFORMATION:

Russett stated on the City Council agenda meeting last night the applicant for 911 North Governor requested a deferral for the rezoning and final plat to the August meeting.

Russett also wanted to take an opportunity to introduce the new Assistant City Attorney, Alex Bright, Bright will be focusing on land use and zoning and attending future Commission meetings.

Craig stated it's been a pleasure and an honor to serve on the Commission for the last five years, and added the City has a remarkable staff. Every Commissioner that she has ever worked with is as well and they're all striving for the same thing, to make Iowa City a wonderful community. They all do their best and they respect each other, and that's great, they could use a little more of that in this country.

Hensch seconded what Commissioner Craig said, and this whole time he's never felt there's a commissioner that didn't have the best interests of Iowa City as a whole at heart in all their decisions. Maybe he didn't agree with them all the time, and they didn't have to agree with him, but everybody's always done what they thought was right for the whole of Iowa City, which makes it difficult for people when they come in, because most people are concerned with their neighborhood, but this Commission looks at the entire community, and he always felt like they've done a pretty good job, and he's always been pretty proud of that.

ADJOURNMENT:

Hensch moved to adjourn, Craig seconded and the motion passed 6-0.

PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2023-2025

	12/20	1/17	2/7	2/21	4/3	5/1	6/26	9/4	9/18	11/20	12/4	2/19	3/5	5/7	6/4	6/18
CRAIG, SUSAN	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELLIOTT, MAGGIE	X	X	O/E	X	X	X	O/E	X	X	O/E	X	X	X	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X
MILLER, STEVE	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X	X	X	X	X	O/E
PADRON, MARIA	X	X	X	X	O/E	O/E	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	
QUELLHORST, SCOTT	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X	X
TOWNSEND, BILLIE	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X
WADE, CHAD	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X

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

Item Number: 5.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

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

Attachments: Resolution

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

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

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

Resolution Number:_____

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

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

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

Whereas, applications are presented to City Council for approval.

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

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

Effective from: July 9, 2025 to June 30, 2026.

Business Name	**Business Address**	**Permit Type**
The Crown Liquor & Smoke	1910 Lower Muscatine Rd	Tobacco Permit
The Crown Liquor & Smoke	1910 Lower Muscatine Rd	Device Permit

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

_____
Mayor

Approved by

Attest:_____
City Clerk

_____
City Attorney's Office

Item Number: 5.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

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Attachments: Resolution

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

Resolution Number:_____

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

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

Whereas, applications are presented to City Council for approval.

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

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

Effective from: July 9, 2025 to June 30, 2026.

Business Name	**Business Address**	**Permit Type**
The Crown Liquor & Smoke	19 Highway 1 W	Device Permit
El Paso Tienda Y Taqueria Inc.	609 Hollywood Blvd. Ste 2	Tobacco Permit
Gopuff	1907 Stevens Dr.	Tobacco Permit

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

_____
Mayor

Approved by

Attest:_____
City Clerk

_____
City Attorney's Office

Item Number: 6.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Mercer Pool Roof Replacement Project.

Prepared By:	Ben Clark - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Juli Seydell Johnson - Parks and Recreation Director Ron Knoche - Public Works Director Geoff Fruin - City Manager
Fiscal Impact:	$495,600.00 available in the Mercer Pool Roof account #R4426.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item awards the Mercer Pool Roof Replacement Project. Five (5) bids were submitted prior to the July 1, 2025 deadline:

Bidder Name	City	Bid Amount
T&K Roofing Company	Ely, Iowa	$495,600.00
Jim Geise Commercial Roofing, Inc.	Eldridge, Iowa	$498,980.00
Cedar Service, Company	Cedar Rapids, Iowa	$538,501.00
Dryspace, Inc	Cedar Rapids, Iowa	$645,230.00
Rushton Sheet Metal, Inc.	Iowa City, Iowa	Non-Responsive
Engineer's Estimate		$655,000.00

T&K Roofing Company of Ely, Iowa submitted the lowest responsive, responsible bid of $495,600.00. Staff recommends awarding the contract for the Mercer Pool Roof Replacement Project to T&K Roofing Company.

Background / Analysis:
The Mercer Park Aquatic Center roof has reached the end of its serviceable life and is need of replacement.

Project Timeline:
Award Date: July 8, 2025
Specified Start Date: August 4, 2025

Pool Refilling Milestone: September 5, 2025
Substantial Completion: September 12, 2025

Prepared by: Ben Clark, Engineering Division, 410 E. Washington St., Iowa City, IA 52240 (319)356-5436

Resolution No. _____

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Mercer Pool Roof Replacement Project

Whereas, T&K Roofing Company of Ely, Iowa submitted the lowest responsive, responsible bid of $495,600.00 for construction of the above-named project; and

Whereas, funds for this project are available in the Mercer Pool Roof account #R4426.

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

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

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

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

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest : _____
City Clerk

_____
City Attorney's Office

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

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

Item Number: 6.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the FY26 Stormwater Improvements Project.

Prepared By:	Tim Schmadeke - Civil Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager
Fiscal Impact:	$335,135.50 available in the Annual Storm Sewer Improvement account #M3631.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item awards the FY26 Stormwater Improvements Project. Four bids were submitted prior to the July 2, 2025 deadline:

Bidder Name	City	Bid Amount
Sulzco, LLC	Muscatine, Iowa	$335,135.50
J & L Construction, LLC	Washington, Iowa	$340,961.22
Eastern Iowa Excavating & Concrete, LLC	Cascade, Iowa	$366,875.50
Iron X, LLC	Riverside, Iowa	$382,520.35
Engineer's Estimate		$350,000.00

Sulzco, LLC of Muscatine, Iowa submitted the lowest responsive, responsible bid of $335,135.50. Staff recommends awarding the contract for the FY26 Stormwater Improvements Project to Sulzco, LLC.

Background / Analysis:
This project includes storm sewer repairs on Greenwood Drive, Wylde Green Road, and Clover Street. The work generally includes replacing damaged storm sewer pipe, intakes, pavement replacement, and site restoration. Additional repair locations may be added to the project as they arise.

Project Timeline:
Construction Start – July 2025
Final Completion – June 2026

Prepared by: Tim Schmadeke, Engineering Division, 410 E. Washington St., Iowa City, IA 52240 (319)356-5044

Resolution No. _____

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the FY26 Stormwater Improvements Project

Whereas, Sulzco, LLC of Muscatine, Iowa has submitted the lowest responsive, responsible bid of $335,135.50 for construction of the above-named project; and

Whereas, funds for this project are available in the Annual Storm Sewer Improvements, account #M3631.

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

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

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

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

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest : _____
City Clerk

_____
City Attorney's Office

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

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

Item Number: 6.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Water Pavement Patching Project.

Prepared By:	Tim Schmadeke – Civil Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager
Fiscal Impact:	$303,709.80 available in the Water Divisions Operating Budget account #73730130
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item awards the 2025 Water Pavement Patching Project. Two (2) bids were submitted prior to the July 1, 2025 deadline:

Bidder Name	City	Bid Amount
Eastern Iowa Excavating & Concrete, LLC	Cascade, Iowa	$303,709.80
All American Concrete	West Liberty, Iowa	$383,589.00
Engineer's Estimate		$360,000.00

Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa submitted the lowest responsive, responsible bid of $303,709.80. Staff recommends awarding the contract for the 2025 Water Pavement Patching Project to Eastern Iowa Excavating & Concrete, LLC.

Background / Analysis:
On average, there are approximately 70 water main breaks in Iowa City each year. Street and sidewalk pavement typically need to be replaced following water main repairs. With limited resources and the emergency nature of the pavement repairs, the City combines the pavement repairs at multiple main break sites into a single project to more efficiently address pavement damage resulting from water main breaks. As additional main breaks occur later this year, those sites will also be added to this project for repair.

Project Timeline:
Construction Start – July 2025
Final Completion – November 2025

Prepared by: Tim Schmadeke, Engineering Division, 410 E. Washington St., Iowa City, IA 52240 (319)356-5044

Resolution No. _____

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Water Pavement Patching Project

Whereas, Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa has submitted the lowest responsive, responsible bid of $303,709.80 for construction of the above-named project; and

Whereas, funds for this project are available in the Water Divisions Operating Budget, account #73730130.

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

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

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

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

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest : _____
City Clerk

_____
City Attorney's Office

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

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

Item Number: 6.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution accepting the work for the 2024 Landfill Camera Movement Project.

Prepared By:	Joe Welter - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager
Fiscal Impact:	None.
Staff Recommendation:	Approval
Attachments:	Engineer's Report Resolution

Executive Summary:
Work on the project was recently completed by Advanced Electrical Services, Inc. of Iowa City, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Engineer.

Project Estimated Cost	$35,000.00
Project Bid Received	$31,800.00
Project Actual Cost	$34,600.00

Background / Analysis:
This project included new conduit, a handhole, a pole, a cabinet, and fiber to move existing cameras approximately 700 feet west of their current location. This movement allows better coverage of the current and active landfill cell. This will aid staff in observing operations and provide alerts of potential fires.

CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

410 East Washington Street
Iowa City, Iowa 52240-1826
319-356-5000 | www.icgov.org

ENGINEER'S REPORT

July 1, 2025

City Council
Iowa City, Iowa

Re: 2024 Landfill Camera Movement Project

Dear City Clerk:

I hereby certify that the 2024 Landfill Camera Movement Project has been completed by Advanced Electrical Services, Inc. of Iowa City, Iowa, in substantial accordance with the plans and specifications prepared by the Engineering Division.

The project was bid as a unit price contract and the final contract price is $34,600.00.

There was one (1) change order on the project as described below:

Removal of old camera, replacement pan-tilt camera	$2,800.00.

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

Sincerely,

Jason Havel, P.E.
City Engineer

Prepared by: Joe Welter, Engineering Division, Public Works, 410 East Washington Street, Iowa City, Iowa 52240 (319) 356-5144

Resolution No. _____

Resolution accepting the work for the 2024 Landfill Camera Movement Project

Whereas, the Engineering Division has recommended that the work for construction of the 2024 Landfill Camera Movement Project, as included in a contract between the City of Iowa City and Advanced Electrical Services, Inc. of Iowa City, Iowa, dated November 12, 2024, be accepted; and

Whereas, the Engineer's Report and the performance, payment and maintenance bond have been filed in the City Engineer's office; and

Whereas, funds for this project are available in the account # 75750121; and

Whereas, the final contract price is $34,600.00.

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

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest: _____
City Clerk

_____
City Attorney's Office

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

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

Item Number: 6.f.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution accepting the work for the Sturgis Ferry Park Improvements and Southside Recycling Center Project.

Prepared By:	Scott Sovers - Assistant City Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Engineer's Report Resolution

Executive Summary:
Work on the project was recently completed by Streb Construction Company, Inc. of Iowa City, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Clerk.

Project Estimated Cost	$790,000.00
Project Bid Received	$774,409.10
Project Actual Cost	$875,200.90

There were ten (10) change orders on this project, which generally included removal and proper disposal of unsuitable soils, the installation of electrical conduits as needed to provide electricity to the new park lighting as well as the replacement of failing storm sewer in the area.

Background / Analysis:
The project improved the quality and safety of the current boat ramp and the riverbank edge for fishing. Additionally, the project included park amenities such as a shelter, a drinking fountain, a park sign and lighting; and added recycling facilities as needed to fill a gap in coverage on the south side of Iowa City following the loss of the Benton Street and North Dodge Street sites.

CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

410 East Washington Street
Iowa City, Iowa 52240-1826
319-356-5000 | www.icgov.org

ENGINEER'S REPORT

June 26, 2025

City Clerk
Iowa City, Iowa

Re: Sturgis Ferry Park Improvements and Southside Recycling Center Project

Dear City Clerk:

I hereby certify that the construction of the Sturgis Ferry Park Improvements and Southside Recycling Center Project has been completed by Streb Construction Company, Inc. of Iowa City, Iowa in substantial accordance with the plans and specifications prepared by Shive-Hattery, Inc.

The project was bid as a unit price contract and the final contract price is $ 875,200.90.

There were ten (10) change or extra work orders for the project as described below:

	Change Order Description	Net Contract Change
1.	Removal of unsuitable soils	$2,397.00
2.	Removal of additional unsuitable soils	$18,788.44
3.	Manhole adjustment	$4,400.50
4.	Conduit for electrical service	$21,288.18
5.	Shelter footing adjustment	$1,500.00
6.	Maintenance entrance, portable restroom pad, seeding	$6,090.20
7.	Erosion control, pavement cold weather protection	$3,384.28
8.	Additional traffic control	$4,763.00
9.	Storm sewer replacement	$43,276.50
10.	Additional traffic control	$2,750.00
	TOTAL	**$108,638.10**

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

Sincerely,

Jason Havel, P.E.
City Engineer

Prepared by: Scott Sovers, Engineering Division, Public Works, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5142

Resolution No. _____

Resolution accepting the work for the Sturgis Ferry Park Improvements and Southside Recycling Center Project

Whereas, the Engineering Division has recommended that the work for construction of the Sturgis Ferry Park Improvements and Southside Recycling Center Project, as included in a contract between the City of Iowa City and Streb Construction Company, Inc. of Iowa City, Iowa, dated October 10th, 2023, be accepted; and

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

Whereas, funds for this project are available in the Southside Recycling & Sturgis Ferry Boat account # L3334; and

Whereas, the final contract price is $875,200.90.

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

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest: _____
City Clerk

_____
City Attorney's Office

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

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

Item Number: 6.g.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution approving a 28E agreement to jointly apply for a Competitive Highway Bridge Program (CHBP) grant for reconstruction of the Kirkwood Avenue Bridge over Ralston Creek.

Prepared By:	Jason Havel – City Engineer
Reviewed By:	Ron Knoche – Public Works Director Geoff Fruin – City Manager
Fiscal Impact:	Approximately $10,000, available in the Annual Bridge Maintenance and Repair account #S3910.
Staff Recommendation:	Approval
Attachments:	Resolution Agreement Letter

Executive Summary:
The Iowa Department of Transportation is applying for a CHBP grant on behalf of itself and 22 other Local Public Agencies in Iowa, including 19 counties and 3 cities. The City of Iowa City was selected as one of those cities, with the Kirkwood Avenue Bridge over Ralston Creek included as a part of the project. This item approves a 28E agreement between the City, Iowa Department of Transportation and other cities and counties to allow for the entities to share in the cost of completing the grant application and assign responsibilities for administering the grant. The estimated cost to the City to apply for the grant is $10,000.

The project would include the replacement of the Kirkwood Avenue Bridge over Ralston Creek and construction costs are estimated at $3,700,000. The grant application is anticipated to request funding for approximately 80% of the estimated construction cost. As a part of the application, a letter of support from the City has also been requested.

Background / Analysis:
Recently, the U.S. Department of Transportation made funding available through the CHBP. The CHBP is a grant program that provides funding for bridge replacement or rehabilitation projects in eligible states, such as Iowa. Applications for CHBP can only be submitted by an eligible state Department of Transportation and selected projects must demonstrate anticipated cost savings by bundling projects at multiple locations.

As a part of the City's regular bridge inspection program, the Kirkwood Avenue Bridge over Ralston Creek was identified as being in poor condition. Based on this condition, the Iowa Department of Transportation identified this bridge as a candidate for the grant program.

Prepared by: Jason Havel, Engineering Division, 410 E. Washington St., Iowa City, IA 52240, (319) 356-5410

Resolution No. _____

Resolution approving a 28E agreement to jointly apply for a Competitive Highway Bridge Program (CHBP) grant for reconstruction of the Kirkwood Avenue Bridge over Ralston Creek

Whereas, federal funding is available through the CHBP, the purpose of which is to provide funding towards highway bridge replacement or rehabilitation projects on public roads that demonstrate cost savings by bundling at multiple highway bridge projects; and

Whereas, funding is available only to eligible states, which includes Iowa; and

Whereas, the Iowa Department of Transportation is applying for a CHBP grant on behalf of itself and 22 other Local Public Agencies in Iowa, including 19 counties and 3 cities; and

Whereas, the City's Kirkwood Avenue Bridge over Ralston Creek was selected as one of the bridges to be included in the application; and

Whereas, the proposed project would include the reconstruction of the Kirkwood Avenue Bridge over Ralston Creek; and

Whereas, a 28E agreement between the City, Iowa Department of Transportation and other cities and counties will allow for the entities to share in the cost of completing the grant application and assign responsibilities for administering the grant, if awarded; and

Whereas, the City Council finds said proposal to be in the public interest.

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

1. The Mayor is hereby authorized to sign, and the City Clerk to attest, the attached 28E agreement.

2. The Mayor is hereby authorized to sign the attached letter of support.

3. The City Manager is hereby authorized to execute any amendments to the 28E agreement as may become necessary.

4. The City hereby authorizes staff to submit the required documentation to participate in the CHBP grant application.

5. The Mayor is hereby authorized to sign the grant agreement, if awarded.

6. The City agrees to fund the design and construction of the Kirkwood Avenue Bridge replacement project beyond the amount awarded as a part of the grant, should CHBP grand funding be awarded.

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest: _____ _____
City Clerk City Attorney's Office

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

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

Agreement No. 2025-16-107
Staff Action No. xxx - 2025 xx xx

28E Cooperative Agreement for a
Competitive Highway Bridge Program (CHBP) Grant Project

This Agreement is entered into this ____ day of _____, 2025, by and between the Iowa Department of Transportation (herein after referred to as Iowa DOT), and the counties named in Section 4, paragraph A (herein after collectively referred to as the Counties), and the cities named in Section 4, paragraph B (herein after collectively referred to as the Cities), as follows:

WHEREAS, the Iowa DOT, the Counties, and the Cities, are public agencies as defined by Section 28E.2 of the Code of Iowa, and

WHEREAS, Section 28E.3 of the Code of Iowa provides that any powers, privileges or authority exercised or capable of exercise by a public agency of the State of Iowa may be exercised and enjoyed jointly by a public agency of the State of Iowa having such power or powers, and

WHEREAS, In accordance with Iowa Code Chapter 28E and other relevant sections of the Code of Iowa, the Iowa DOT, the Counties, and the Cities enter into this cooperative and joint Agreement to define the roles and responsibilities of the Iowa DOT, the Counties, and the Cities, to provide for the design, construction, administration, and cost sharing for four (4) Iowa DOT-owned bridge projects, twenty-seven (27) county owned bridge projects, and three (3) city owned bridge projects, which will each be bundled into one of several construction contracts (hereinafter Project), detailed in Exhibit B, as part of an anticipated Competitive Highway Bridge Program (CHBP) Grant Award, and

WHEREAS, The CHBP funding was made available by the Full-Year Continuing Appropriations and Extensions Act, 2025, Public Law 119-4, March 15, 2025, which provides $250 million to be awarded by FHWA for a CHBP with the same requirements as The Consolidated Appropriations Act, 2024, Public Law 118-42, Section 126. Federal funds are available to eligible States for replacement or rehabilitation of specific bridge projects that demonstrate cost savings by bundling multiple highway bridge projects, which were included in the grant application, and

WHEREAS, the Iowa DOT, the Counties, and the Cities, desire to select potential bridge replacement candidates, to develop an application for CHBP Grant funding, and to contract Grant Application Development Consulting Services with HDR Engineering, Inc., to assemble and submit a grant application for the purpose of acquiring said CHBP Grant funding, and

WHEREAS, the Iowa DOT is willing and able to enter into a contract with HDR Engineering, and provide contract management and accounting services as agreed to herein, for and between the parties to this Agreement; and

WHEREAS, the Iowa DOT agrees to be the Lead Applicant and Primary Recipient, and all other Counties and Cities herein agree to be Sub-Recipients, and

WHEREAS, the Iowa DOT, the Counties, and the Cities, have informed themselves as to this Agreement.

THEREFORE, IT IS NOW AGREED that the Iowa DOT, the Counties, and the Cities will enter into this Agreement pursuant to Chapter 28E of the Code of Iowa providing for cooperative action pursuant to the proposed Project, and said cooperative actions include the following:

SCOPE

I. GRANT APPLICATION WORK

1. The Iowa DOT will be the Contracting Authority for the HDR Engineering Inc. Professional Services contract, as per the attached proposal, Professional Services Agreement and associated Exhibit A. The Iowa DOT shall be responsible for contract administration and accounting services between the Counties, Cities, and the Consultant.

2. The Iowa DOT shall make payments to HDR Engineering Inc. for all grant application Professional Services rendered. The total amount paid to HDR Engineering will then be divided evenly across the total number of bridges included in the grant application. The Iowa DOT shall invoice each of the nineteen (19) counties and three (3) cities for their share of the Professional Services rendered. Each of the nineteen (19) counties and three (3) cities shall reimburse the Iowa DOT for their per bridge share times their total number of bridges included in the grant application within 30 days of receipt of invoice.

II. POST-AWARD ROLES AND RESPONSIBILITIES

1. The Iowa DOT shall serve as the Lead Applicant, primary point of contact, and primary recipient for the CHBP grant award. The primary recipient shall be an eligible applicant that submits the application and is responsible to deliver the CHBP Grant Awarded Project.

2. The Iowa DOT, as Primary Recipient, will administer the CHBP grant funding for the Counties and the Cities, as sub-recipients, and provide Federal-aid oversight in the same manner as it does for other Federal formula funds that are administered through the Iowa DOT to the Counties and the Cities. Primary and sub-recipients shall be responsible for financial accounting for their jurisdictional portion of the Project.

3. One lead agency, the Contracting Authority, will be identified for each of the construction contract bundles, per Exhibit B. The Contracting Authority may be a County Bridge Owner, a City Bridge Owner, or the Iowa DOT, and shall be responsible for contract and project administration including:
    - Execution of the construction contract
    - Signature as Contracting Authority on construction phase change orders
    - Provide all pertinent correspondence, documentation, and relevant project information necessary to fulfill the reporting requirements to the primary recipient (Iowa DOT)
    - Upon successful completion of the contract, the Contracting Authority's Engineer will be responsible for signing final acceptance documents for the contract.

4. Each County Bridge Owner or City Bridge Owner shall be a sub-recipient to Iowa DOT and is responsible for the project development and administration items listed below, and shall provide all pertinent information, as per the resolutions attached hereto and as such becomes part of this Agreement, to the Iowa DOT for CHBP project coordination and reporting requirements for the bridges identified in Exhibit B.
    - Project planning, development, construction administration and inspection, and completion of final paperwork for their respective project(s) in accordance with Iowa DOT policy, Iowa DOT Specifications, Iowa DOT Materials Instructional Memorandums (I.M.s), and with Iowa DOT I.M.s for Local Public Agencies, which include processes and design requirements that meet Federal-aid standards and are approved by the Federal Highway Administration (FHWA)
    - Coordination with other agencies within the contract bundle for letting and contract close-out
    - Process contractor's progress and final payments for each Bridge Owner's respective bridge(s)
    - Construction engineer signature on change orders. In the event the construction engineer is a consultant, the Bridge Owner shall also sign change orders as the Person in Responsible Charge (PIRC).
    - Pay its proportionate share of the Local Matching Costs as set forth in the FINANCING paragraph of this Agreement.
    - Perform or complete all other duties and documentation required to administer their project

A. The Counties

- Black Hawk County
- Buchanan County
- Emmet County
- Floyd County
- Guthrie County
- Hancock County
- Henry County
- Howard County
- Keokuk County
- Kossuth County
- Marion County

- Page County
- Pocahontas County
- Pottawattamie County
- Poweshiek County
- Sioux County
- Webster County
- Woodbury County
- Worth County

B. The Cities

- City of Davenport
- City of Iowa City
- City of Mount Pleasant

5. The projects in Exhibit B shall be bundled within construction contracts via the Iowa DOT's Contracts and Specifications Bureau's letting process. The Iowa DOT will let the construction contracts. The Project shall be obligated by September 30, 2028. The Project shall be paid in full by September 30, 2033, or the amount not paid will be de-obligated.

6. After the bid letting, all non-Contracting Authority agencies agree to discuss the bids and take action to either recommend awarding the contract to the lowest, responsive bidder or reject all bids within 30 days of the letting date. The Contracting Authority agrees to discuss the bids and take action to either award the contract to the lowest, responsive bidder, or reject all bids within 30 days of the letting date. The Contracting Authority shall then follow the Iowa DOT process to accept the low bid or reject all bids.

FINANCING – Each County Bridge Owner, City Bridge Owner, and the Iowa DOT shall pay for their respective project costs, including overages beyond the initial budget presented in the application. Payment to the Prime Contractor shall be made either directly by each agency, from the Iowa DOT Primary Road Fund (PRF), or from each County Bridge Owner's Farm to Market (FM) account, and the CHBP funds shall be reimbursed to said agency, PRF, or FM account, as per the Iowa DOT payment and reimbursement methodologies. All costs not reimbursed with CHBP funds, County HBP funds, the County Bridge Construction Fund, City HBP Funds, STBG Funds, or Farm to Market funds shall be paid for by each respective County Bridge Owner, City Bridge Owner, or the Iowa DOT. Any cost incurred by a county, city, or Iowa DOT outside of the period of performance of the CHBP grant agreement is non-reimbursable and the responsibility of the county, city, or Iowa DOT.

TERMINATION – This Agreement will be terminated upon final acceptance of the work by all County Bridge Owners, City Bridge Owners, and the Iowa DOT and settlement of the financial conditions set forth in the FINANCING paragraph of this Agreement, including final project acceptance and closeout in FMIS, and final acceptance of CHBP Grant award requirements and final reporting. If any of the Counties, the Cities, or the Iowa DOT wish to terminate their responsibilities under this Agreement, an amendment to this Agreement must be executed by all parties specifying the conditions of such termination.

SERVABILITY- If any part of this Agreement is found to be void and unenforceable then the remaining provisions of this Agreement shall remain in effect.

NON-DISCRIMINATION- In accordance with Title VI of the Civil Rights Acts of 1964 and Iowa Code Chapter 216 and associated subsequent nondiscrimination laws, regulations and executive orders, the LPAs shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability.

CHAPTER 28E PROVISIONS - There will be no new or separate legal or administrative entity created by this Agreement. The primary recipient shall be responsible for the filing of this Agreement with the Iowa Secretary of State as required by law following its execution.

PROPERTY – No property will be jointly held as part of this Agreement.

LIABILITY – Nothing in this Agreement shall be construed to create joint or several liability of a party hereto for the acts omissions or obligations of the other parties. Each party shall be liable only for its own acts and the parties shall have such rights of indemnity and contribution among themselves with respect to this Agreement and the undertakings hereunder as shall be permitted by law and consistent with the provisions of this Agreement.

OBLIGATIONS – The Counties, the Cities, and Iowa DOT's obligations hereunder will cease immediately, without penalty of further payment being required, in any year for which the General Assembly of either state, or the U.S. Congress, fails to make an appropriation or re-appropriation to pay such obligations. The Counties, the Cities, and Iowa DOT will provide the other parties to this Agreement notice of such termination of funding as soon as practical after it becomes aware of the failure of funding. In the event such notice is provided, the other parties to this Agreement may terminate the Agreement or any part thereof.

EXECUTION – This Agreement may be executed in any number of counterparts as the case may be, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that the Agreement may be executed by electronic, digital, pdf, or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required. Execution of this Agreement constitutes approval pursuant to Iowa Code section 28E.10 as to all matters within the Iowa DOT's and the Counties' and Cities' jurisdiction with regard to any services (or facilities) over which each agency has constitutional or statutory powers of control.

AMENDMENTS - This Agreement may only be amended in writing, after the amendment has been signed by all parties. An amendment shall become effective immediately upon filing with the Iowa Secretary of State pursuant to Iowa Code section 28E.8.

INDEMNIFICATION – As permitted by law, the Counties, the Cities, and Iowa DOT shall Indemnify and hold each other, their employees and agents, wholly harmless from any damages, claims, demands, or suits by any person or persons to the extent caused by the respective acts or omissions by the Counties, the Cities, or the officers, agents, or employees of either, in the course of any work done in connection with any of the matters set forth in this Agreement.

[This space intentionally left blank]

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

County Signature Block

This Agreement was approved by official action of the (County Name) County Board of Supervisors in official session on the _____ day of _____, 2025.

_____	_____
County Auditor	Chair, County Board of Supervisors

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

City Signature Block

By_____ Date _____, 2025

_____Bruce Teague_____

Mayor of Iowa City, Iowa

I, Kellie Grace, certify that I am the City Clerk of Iowa City, and that Bruce Teague, who signed said Agreement for and on behalf of the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____ day of _____, 2025.

Signed_____ Date _____, 2025

City Clerk of Iowa City, Iowa

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Iowa DOT Signature Block

This Agreement was approved by official action of the Iowa DOT on the _____day of _____, 20___.

_____
Deputy Director, Transportation Development Division

Attachment A1-1
Scope of Services
Contract 319AN, SA12
2025 Grant Application for Competitive Highway Bridge Program (CHBP)

INTRODUCTION

The Federal Highway Administration (FHWA) of the US DOT released a revised NOFO and second round of funding through the Competitive Highway Bridge Program (CHBP). The program is open only to states with a population density of less than 100 individuals per square mile. Program funding must be used for highway bridge rehabilitation or replacement on public roads that demonstrate cost savings through the bundling of multiple bridge projects into a single contract.

The Iowa DOT has requested HDR to provide support to update/revise the previously submitted FY24 CHBP bundled bridge application to align with the new CHBP NOFO requirements.

HDR will also provide technical support to Iowa DOT to develop a second single CHBP grant application for bridge bundling for the FY25 funding appropriation. HDR will work with DOT staff, as well as the ICEA Service Bureau, to collect necessary data for use in the benefit-cost analysis and grant application, such as traffic data and project cost estimates. It is HDR's understanding that critical data, such as National Bridge Inventory Data (NBI) and cost assumptions, are already available for the project. HDR will develop a benefit-cost analysis (BCA) model using assumptions consistent with US DOT's guidance for conducting BCAs for discretionary grant programs.

In the development of the follow scope of services, it is assumed that much of the common themes and overall narrative framework will be carried forward from the previous 2024 CHBP grant application and applied to the 2025 CHBP grant application. This also applies to methodologies and processes used to perform safety and detour analyses, as well as to develop the benefit-cost analyses.

TASK 1.0: Project Management and QC

TASK 1.1: Project Management

HDR will provide contract administration, coordination, and direction for the duration of this contract. HDR will provide a project manager to serve as the HDR's single point of contact with Iowa DOT for this Scope of Services. Three (3) months are assumed for invoicing and progress reporting.

Deliverables:

- One (1) electronic copy of monthly invoice and progress report.

Task 1.2: Quality Review of Deliverables

HDR will perform an independent quality review of deliverables noted below.

To facilitate more efficient document management, reviews and collaboration, HDR will establish and host a project Teams/SharePoint site and provide access to Iowa DOT, ICEA and other project representatives.

Task 1.3: Kickoff / Coordination Meetings

HDR will conduct a kick-off meeting with the Iowa DOT project team to review the scope of work for this project. As part of the project kickoff meeting, HDR will provide Iowa DOT with guidance on US DOT's guidelines for the Competitive Highway Bridge Program and probable application review strategy, application development, schedule, criteria, and overall strategy. HDR will use the project kick-off call as an opportunity to facilitate a strategy session on the grant application approach and detailed work plan. The kick-off call will also be used as an opportunity to obtain relevant existing documentation related to the individual bridge projects.

This task will also include virtual meetings with Iowa DOT, ICEA, and representatives of cities and counties with participating bridge projects. Coordination meetings will be used to discuss various options for the development

of the application, develop common themes and messages for the proposed bundling of projects, confirm budget inputs, and review draft application documents as the project progresses. It is anticipated that a total of eight (8) 1-hr virtual meetings will be held to discuss interim deliverables and progress during project development.

Deliverables: Monthly invoices and progress reports, action items from calls/meetings, and quality control-quality assurance.

Task 2: Collect and Review Available Data

HDR will provide a revised questionnaire to obtain or confirm bridge specific information from cities / counties, including ADT, percent trucks, current load rating, proposed detour route, and other data, using the forms and tables from the 2024 CHBP grant application effort.

It is assumed that the following data would be provided to HDR for use on the study:

- Existing traffic volumes, including vehicle classification (e.g., AADT and percent trucks)
- Projected traffic volumes (or an annual growth rate)
- Estimated detour routes for each bridge
- Bridge construction cost estimates
- Maintenance and rehabilitation costs for different states of repair
- Bridge weight limitations and load postings (current and forecasted timing)
- Proposed or anticipated contracting and delivery method

In addition, HDR will create a public-friendly online survey for each county to distribute and conduct engagement, the results of which will be included in the application.

Task 3. Scenario Definition and Project Prioritization

HDR will work with Iowa DOT, ICEA, and other cities and counties to identify and assess bridge projects to be include in the grant application.

Grant Project Identification and Prioritization

This coordination effort will utilize the public impacts expected from the individual bridge projects to determine the bridges included in the application. Part of this strategy will involve selecting the various components of the project for inclusion in the scope in order to increase the probability of a grant award. This scope of work assumes that these public impacts will be:

- Time and distance impacts associated with bridge detours (due to weight posted or closed bridges)
- Expected safety improvements due to bridge improvements (increased bridge width, improved guardrail protection)
- Lower rehabilitation costs due to a better state of repair

Also, as part of this task, HDR will also work with Iowa DOT to help screen and select Iowa DOT bridge projects to include in the application with the county and city bundles. We will use available data to help develop simple screening criteria to select the most beneficial projects in terms of the grant thematic scenarios.

Assessment of Bridge Bundling/Packaging

Upon completion of Task 3.1 above, HDR will support ICEA and Iowa DOT in the development of bridge bundles, which will represent contract packages for construction. Bridge projects will be grouped together, as able, based on factors such as:

- Project Readiness
- Geographic Proximity
- Structure Type
- Economies of Scale to Reduce Overall Bridge Construction Costs
- Reduction of Construction Detour Duration

This exercise will provide a more efficient project delivery scenario, enhancing the overall merits of the grant application.

Deliverable: Brief documentation of scenario definition and project prioritization results.

Task 4. Traffic Operations and Safety Analysis

Safety Analysis

Crash data will be obtained for the past 10-year period for up to 35 bridges identified by Iowa DOT and the cities and counties. Crash rates will be calculated for identified bridges to highlight bridges that exceed the statewide average crash rate for similar features and support predictive safety analysis. Highway Safety Manual-based crash prediction methods will be implemented with the NCHRP 17-38 spreadsheet tool provided by AASHTO for up to 35 bridges, resulting in predicted crashes on the existing bridge and predicted crashes on the new bridge. Iowa DOT's published average crash rates by facility class will be collected and forecasted if necessary. Crash prediction results developed (crashes per year) will be estimated for up to 4 key years of analysis by KABCO severity level. These data will serve as inputs for Task 6.

Operations Analysis

Highway Capacity Manual methods applied via spreadsheet will be utilized to determine a before and after average travel speed for travel through the project limits and via the project detour for up to 35 bridges. The differential between before and after travel times will be applied to the volume of traffic impacted by the project in Task 6. Daily out-of-distance travel delay will also be calculated for bridge detours using the same HCM-based methods. Before and after travel time analysis will focus on typical day conditions or recurring congestion and will be estimated for each year in the benefit-cost analysis. Estimates of delay for non-recurring congestion may be developed at the request of Iowa DOT but will be calculated as a fixed percentage increase to recurring congestion based on statewide breakdowns of source congestion published in Iowa DOT's TSMO Program Plan or provided by Iowa DOT.

Deliverable: Documentation of the methodologies for the traffic and safety analyses will be developed for inclusion as an appendix in the grant application package.

Task 5. GIS Mapping & Detour Analysis

HDR will map the locations of the individual bridge projects proposed for the application, including the selected city and county bridges. This GIS mapping will assist in efforts to appropriately bundle bridge projects into construction packages, helping to inform geographic themes or points of merit.

HDR will work with DOT to review existing bridge inventory data for the bridges in the bundles, including detour routes in the event of bridge posting or closure. DOT will help refine these detour routes and distances. HDR may conduct GIS analyses to aid the calculations of distances and consider the proximity and condition of neighboring bridges for passenger vehicle and truck detour routes. The results of these analyses will inform the user costs of detours in the case of bridge closures or weight restrictions estimated in Task 6, Benefit-Cost Analysis. User costs will cover travel time, vehicle operating costs, safety, and emissions impacts associated with bridge detours.

Deliverable: Predicted detour costs for the baseline scenario – required for input into benefit-costs.

Task 6. Benefit-Cost Analysis

HDR will quantify public benefits and impacts expected from the project that demonstrate adherence with the CHBP selection criteria. A key challenge of this grant application will be to provide compelling evidence to USDOT of the merits of bundling the bridge projects compared to implementing the projects individually, as well as demonstrating that the monetized benefits of the bundled projects outweigh the project costs.

The economic analyses will include the following elements:

- **Develop Benefit-Cost Model**: This effort will re-use much of the model development performed for the 2024 CHBP grant application, using the same logic diagrams and monetization methods for user costs and

associated benefit categories identified in Task 5. The BCA model from the 2024 CHBP grant effort will be updated and populated with the most up-to-date project information available from Tasks 4 and 5, and parameters according to the latest USDOT BCA guidance and other publicly available data.

- **Produce Benefit-Cost Results, Test Sensitivity of Results against Key Variables:** Initial benefit-cost results will be developed, and key variables will be flagged for testing. The model will be re-run using ranges on key variables to evaluate the robustness of the BCA.
- **Issue and Document Results**: Materials for the CHBP grant application, including the BCA excel-based model, technical documentation, and data points to support the merit criteria narrative will be written, reviewed, and finalized.

To support the development of O&M costs for each structure, HDR work with the Iowa DOT Bridges & Structures Bureau to establish a schedule of standard or parametric cost estimates for operations and maintenance activities by such characteristics as bridge/structure type (i.e. timber, concrete, etc.) and general age of structure. Again, this will utilize information produced in the 2024 CHBP grant effort, and updated with any new information available. This schedule of O&M costs will be applied to each bridge site based on existing and proposed bridge types to assist in the development of site-specific O&M costs for the BCA.

Deliverables: A short document summarizing key data for the application narrative; technical documentation (appendix or narrative) describing the evaluation approach, data, assumptions, and results of the analysis; and the benefit-cost excel-based model for submission to USDOT.

Task 7. CHBP Grant Application Preparation

HDR will compile the analysis, develop select graphics, and document strategies that address the grant requirements. HDR will also assist in evaluating the selected projects and developing content for each of the applicable selection criterion described earlier in this proposal. Iowa DOT will be responsible for the actual submittal of the grant application on the grants.gov site.

The application narrative will follow USDOT's recommended structure and approach for describing the project, its costs, funding, benefits, and other factors. The CHBP grant application narrative will include the following project narrative, generally following the basic outline below, as per the previous NOFO:

I. Cover Page Table (as per template in NOFO)
II. Project Description
III. Project Location
IV. Project Parties
V. Grant Funds, Sources and Uses of Project Funds
VI. Selection Criteria
    a. Innovation
    b. Support for Economic Vitality
    c. Life-Cycle Costs and State of Good Repair
    d. Project Readiness
VII. Letters of Support
    a. HDR will provide a letter of support template for Iowa DOT and ICEA to provide to stakeholders.
    b. HDR will help Iowa DOT and ICEA develop a list of potential stakeholder supporters and track requests as they are made, and letters obtained.

Deliverable: Completed CHBP Grant Application (Draft and Final)

Key Assumptions

1. Up to 35 bridges will be analyzed for the grant application.
2. Existing Year Average Daily Traffic (ADT) Volumes to be obtained via the Iowa DOT GIS traffic maps and confirmed by Cities / Counties via questionnaire.

3. Forecast Year Average Daily Traffic (ADT) Volumes to be derived from the iTRAM model in coordination with Iowa DOT. Bridges with forecast ADT not provided will be estimated with a sketch-planning approach based on travel-sheds for traffic and safety benefits.
4. Existing and proposed bridge barrier rail protection and existing and proposed bridge traveled width (face of barrier to face of barrier) to be provided by DOT / Cities / Counties via questionnaire. Any missing information to be provided by Iowa DOT via the SIIMS database.
5. Detour Route for bridge construction or for diverted trucks from load rated bridges to be provided by Cities / Counties via questionnaire.
6. Percentage of Trucks to be provided by Cities / Counties via questionnaire. For load rated bridges, the estimated daily traffic volume of trucks diverting to other crossings to be provided by Cities / Counties via questionnaire. For bridges with percent of trucks or estimated daily truck volume diverted not provided, the iTRAM model will be used to estimate percent of trucks.
7. Bridges to include in application, including year of proposed construction and construction costs for each bridge, will be provided by the DOT/City/County.

Schedule

HDR will begin to perform these services upon Notice-to-Proceed. Most of the scope deliverables will be completed within a 2-month period. A schedule for delivery of notable deliverables outlined above will be established in coordination with Iowa DOT and largely be based on the submittal requirements of the NOFO, released from USDOT on June 2, 2025

Notice to Proceed	6/4/2025
Final Application Package Submittal to Iowa DOT	7/31/2025
Contract Completion	8/15/2025

Exhibit B

Competitive Highway Bridge Program (CHBP) Grant Project Bundle Information*

Bridge Bundle 1

- **Contract Authority: Woodbury County, Iowa**
  - FHWA Structure Number(s): 053490, 053510
  - TPMS number(s): 58062, 58063
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 2

- **Contract Authority: Emmet County, Iowa**
  - FHWA Structure Number(s): 148850
  - TPMS number(s): 58059
- **Sioux County, Iowa**
  - FHWA Structure Number(s): 309420
  - TPMS number(s): 52259
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 3

- **Contract Authority: Kossuth County, Iowa**
  - FHWA Structure Number(s): 033040, 216631
  - TPMS number(s): 55490, 55368
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 4

- **Contract Authority: Pocahontas County, Iowa**
  - FHWA Structure Number(s): 278401, 279211
  - TPMS number(s): 58072, 58073
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 5

- **Contract Authority: Iowa DOT**
  - FHWA Structure Number(s): 052250
  - TPMS number(s): 55678
- **Webster County, Iowa**
  - FHWA Structure Number(s): 343231, 000537
  - TPMS number(s): 58068, 58069
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 6

- **Contract Authority: Iowa DOT**
  - FHWA Structure Number(s): 026880
  - TPMS number(s): N/A
- **Worth County, Iowa**
  - FHWA Structure Number(s): 356251
  - TPMS number(s): 58064
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 7

- **Contract Authority: Hancock County, IA**
  - FHWA Structure Number(s): 173100, 173400
  - TPMS number(s): 58061, 52981
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 8

- **Contract Authority: Floyd County, Iowa**
  - FHWA Structure Number(s): 025060, 025070
  - TPMS number(s): 58060, 45029
- **Howard County, Iowa**
  - FHWA Structure Number(s): 028790
  - TPMS number(s): 55178
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 9

- **Contract Authority: Black Hawk County, Iowa**
  - FHWA Structure Number(s): 074350
  - TPMS number(s): 37463
- **Buchanan County, Iowa**
  - FHWA Structure Number(s): 016100
  - TPMS number(s): 45587
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 10

- **Contract Authority: Iowa DOT**
  - FHWA Structure Number(s): 045760
  - TPMS number(s): 55647
- **Poweshiek County, Iowa**
  - FHWA Structure Number(s): 291900, 291910
  - TPMS number(s): 58070, 58071
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 11

- **Contract Authority: City of Iowa City, Iowa**
  - FHWA Structure Number(s): 006390
  - TPMS number(s): TBD
- **City of Davenport, Iowa**
  - FHWA Structure Number(s): 003220
  - TPMS number(s): 58076
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 12

- **Contract Authority: Iowa DOT**
  - FHWA Structure Number(s): 604370
  - TPMS number(s): N/A
- **City of Mount Pleasant, Iowa**
  - FHWA Structure Number(s): 180411
  - TPMS number(s): 58077
- **Henry County, Iowa**
  - FHWA Structure Number(s): 028640
  - TPMS number(s): 55107
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 13

- **Contract Authority: Keokuk County, Iowa**
  - FHWA Structure Number(s): 032640
  - TPMS number(s): 42591
- **Marion County, Iowa**
  - FHWA Structure Number(s): 239470
  - TPMS number(s): 57674
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 14

- **Contract Authority: Guthrie County, Iowa**
  - FHWA Structure Number(s): 167900, 168070
  - TPMS number(s): 58067, 58074
- **Page County, Iowa**
  - FHWA Structure Number(s): 266350
  - TPMS number(s): 58066
- **Pottawattamie County, Iowa**
  - FHWA Structure Number(s): 285030
  - TPMS number(s): 58065
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

*It is the intention to use the bundles presented in the application, but bundles are subject to change due to unforeseen conditions. Bundles will be formalized upon CHBP grant award via a post-award Iowa DOT funding agreement. Resolutions signed by partner agencies attached as part of this 28E agreement acknowledge a commitment to these partnerships and an endorsement of each bundle lead.

CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

July 8, 2025

The Honorable Sean Duffy
Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Dear Secretary Duffy,

I am writing to express my strong support for the Competitive Highway Bridge Program (CHBP) grant application submitted by Iowa Department of Transportation, which includes the Kirkwood Avenue bridge in Iowa City. This project would reconstruct the existing bridge, which is listed in poor condition, into a safe and modern crossing. A new bridge will improve the safety, efficiency, connectivity, and reliability of this important connection in Iowa City.

The project will have a direct positive impact to Iowa City residents and visitors by addressing items within the City Council's Strategic Plan:

- **Safety and Well-Being:** The current structure is in poor condition. Reconstructing the existing bridge to modern design standards would maintain complete streets that are comfortable and safe for all users. This is especially important for the Kirkwood Avenue bridge, as it is located on one of the City's critical arterial roadways near our downtown area and Riverfront Crossings Park.

- **Mobility:** By replacing the bridge, it ensures appropriate infrastructure is in place for future business growth and development.

For these reasons, I, along with those I represent, would urge your strongest consideration of this application for the Kirkwood Avenue Bridge project to bring forward the critical safety and economic impacts this project would provide. City support demonstrates that our community and State understand the need for and importance of these critical bridge connections.

Sincerely,

Bruce Teague, Mayor

Item Number: 7.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Motion setting a public hearing for August 5, 2025 to consider an ordinance rezoning approximately 7.76 acres of land located on Lot 66, Monument Hills Final Plat from Low Density Single-Family Residential zone with a Planned Development Overlay (OPD/RS-5) to Low Density Multi-Family Residential zone with a Planned Development Overlay (OPD/RM-12). (REZ25-0007)

Attachments:
Final Staff Report with Attachments
Late Correspondence Items_REZ25-0007
Council correspondence - Lawrence Luebbert Jr.

STAFF REPORT

To: Planning and Zoning Commission
Item: REZ25-0007 Lot 66 of Monument Hills

Prepared by: Madison Conley
Date: June 18, 2025

GENERAL INFORMATION:

Applicant/Owner:

Monument Hills, LLC
221 E. Burlington St.
Iowa City, Iowa 52240
(319)-631-1894

Contact Person:

Michael Welch
Shoemaker & Haaland
160 Holiday Rd.
Coralville, Iowa 52241
mwelch@shoemaker-haaland.com

Requested Action:

Rezoning of 7.76 acres from Low Density Single-Family Residential zone with a Planned Development Overlay (OPD/RS-5) to Low Density Multi-Family Residential zone with a Planned Development Overlay (OPD/RM-12).

Purpose:

To allow for the construction of a senior living community consisting of 3 duplexes and a 100-unit multi-family style independent living building.

Location:

Northwest corner of Rochester Avenue and N. Scott Boulevard.

Location Map:



Size:

7.76 Acres

Existing Land Use and Zoning:

Vacant, Low Density Single-Family Residential with a Planned Development Overlay (OPD/RS-5) zone.

Surrounding Land Use and Zoning:

North: Single-Family and Harvest Preserve, Low Density Single-Family Residential with a Planned Development Overlay (OPD/RS-5) & Interim Development Single-Family

	Residential (ID-RS) South: Single-Family, Low Density Single-Family Residential (RS-5) East: Vacant, Interim Development Single-Family Residential (ID-RS) West: Single-Family, Low Density Single-Family Residential with a Planned Development Overlay (OPD/RS-5)
Comprehensive Plan:	Conservation Design
Northeast District Plan:	Town Homes and Small Apartments
Neighborhood Open Space District:	NE1
Public Meeting Notification:	Property owners within 500' of the subject property received notification of the Planning and Zoning Commission public meeting. Rezoning signs were posted on the site at the corner of N. Scott Blvd and Rochester Ave.
File Date:	May 27, 2025
45 Day Limitation Period:	July 11, 2025

BACKGROUND INFORMATION:

The applicant, Monument Hills, LLC, has requested a rezoning from Low Density Single-Family Residential zone with a Planned Development Overlay (OPD/RS-5) to Low Density Multi-Family Residential zone with a Planned Development Overlay (OPD/RM-12) for approximately 7.76 acres located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and N. Scott Boulevard. The rezoning is required due to a change in ownership on the subject property. The proposed rezoning would allow for the construction of a senior living community consisting of 3 duplexes and a 100-unit multi-family style independent living building resulting in a total of 106 units on the subject property. The proposed development is shown in the Preliminary Planned Development Overlay Plan (Attachment 3).

The subject property (Lot 66 of the Monument Hills subdivision) was created as part of the Monument Hills final plat and was rezoned and subdivided in 2022 and 2023. In terms of case history, here's a summary:

On August 16, 2022 the City Council approved a rezoning (REZ22-0008 & Ord. No 22-4885) for approximately 64.38 acres of the property to OPD/RS-5 and 0.31 acres to OPD/ID-RS to accommodate the existing communications tower. The rezoning included the following conditions:

a. Prior to issuance of a building permit, Owner shall:

i. Dedicate a private access easement to the property hereby zoned OPD/ID-RS;
ii. Dedicate a public access easement to allow a public trail from the proposed development to Calder Park in a form of agreement approved by the City Attorney and install a 10' wide trail therein;
iii. Dedicate to the City, without compensation, right-of-way along Rochester Ave and N. Scott Blvd.

b. The final plat for any of the above-described land shall incorporate traffic calming generally in locations shown on the attached Overall Concept Plan.

All of these conditions have been met through the final platting and building permit review processes.

In September 2022, the City adopted a resolution that approved the Preliminary Plat of the Monument Hills subdivision. (SUB22-0006 & Res. No 22-240).

The City adopted a resolution in April 2023 that approved the Final Plat of Monument Hills subdivision (SUB22-0015 & Res. No 23-103) which shows a conservation easement on the subject property. During final platting staff also approved the Final Sensitive Areas Development Plan. See Attachments 4 and 5.

Attachment 6 includes the applicant submittal materials such as the Rezoning Exhibit, the Applicant Statement, Elevations and an updated Traffic Study.

The applicant conducted a Good Neighbor meeting on June 5, 2025. A summary of the meeting is included in Attachment 7.

ANALYSIS:

Current Zoning: The property is currently zoned OPD/RS-5. The OPD is intended to permit flexibility in the use and design of structures and land in situations where conventional development may not be appropriate. With the previous rezoning, the subject property was approved for 12 single-family homes, 3 duplexes, and a two-story, 29-unit multi-family building, and a private clubhouse for the residents resulting in a total of 47 units. The RS-5 allows larger lot sizes and setbacks creating neighborhoods with a limited density. While the proposed development contains duplexes and a multi-family building, the OPD process allows for a mixture of uses in the RS-5 zone.

Proposed Zoning: The proposed zone is OPD/RM-12. The OPD is intended to permit flexibility in the use and design of structures and land in situations where conventional development may not be appropriate. The RM-12 zone is intended to provide for the development of high density, single-family housing and low density, multi-family housing. The Preliminary OPD Plan for this rezoning proposes 3 duplexes and a 3-story, 100-unit multi-family style independent living building for a total of 106 units. The RM-12 zone is intended to provide a diverse variety of housing options in neighborhoods throughout the city. Careful attention to site and building design is important to ensure that the various housing types in any one location are compatible with one another.

General Planned Development Approval Criteria: Applications for Planned Development Rezonings are reviewed for compliance with the following standards according to Article 14-3A of the Iowa City Zoning Ordinance.

1. *The density and design of the Planned Development will be compatible with and/or complementary to adjacent development in terms of land use, building mass and scale, relative amount of open space, traffic circulation and general layout.*

Density - The OPD/RM-12 zone allows for a density of 15 dwelling units per net acre of land area (total land minus public and private streets right-of-way). The proposed development includes 106 dwelling units on 7.76 net acres. The proposed resulting density is 13.7 dwelling units per acre, which complies with the OPD/RM-12 density standard.

Land Uses Proposed - The applicant is proposing the construction of a senior living community consisting of 3 duplexes and a 100-unit multi-family style independent living building. The addition of this senior housing will increase the diversity of housing types and help to satisfy an ongoing need for senior housing in the city.

The Final Plat shows that there is an existing conservation easement at the northeast corner of the subject property. No development is allowed to occur in the conservation easement area due to the existing sensitive features. The proposed rezoning aims to continue to preserve and protect sensitive areas by clustering development and concentrating the more intense land uses near the arterial streets and away from the conservation easement.

Lot 66 is adjacent to existing single-family lots and an outlot located to the north. The outlot, established through the approved Final Plat, contains a conservation easement that prohibits future development. As a result, no new construction can occur to the north of Lot 66 and the proposed development will not impact that area. Furthermore, the proposed development will be compatible with the adjacent single-family neighborhood, as any construction on Lot 66 must comply with the Multi-Family Site Development Standards, which are intended to support safe, attractive, and pedestrian-friendly neighborhoods.

Mass, Scale and General Layout - The development will include duplexes that help balance out the larger multi-family building. The multi-family building will be 3 stories and will be required to comply with the Multi-Family Site Development Standards. These standards aim to promote attractive, pedestrian friendly neighborhoods by regulating parking, requiring screening of unsightly features and ensuring clearly identified pedestrian connections. Additionally, the proposed development locates the duplexes next to the existing single-family homes along Heron Dr. and places the larger scale multi-family building at the corner of the two arterial streets. This allows for a transition from single-family to multi-family.

The applicant has requested two waivers from the RM-12 zone dimensional standards. One waiver from the height requirement and the other from the arterial street front setback requirement at the corner of Rochester Ave. and N. Scott Blvd.

The first waiver requests an increase in the maximum building height from 35 feet to 40 feet for the multi-family building to address site topography and building aesthetics. The site is unique in the sense that it slopes and requires a building design suitable for changes in elevation. Additionally, the multi-family building aims to have a pitched roof compared to a flat roof to allow for vaulted ceilings. The OPD rezoning process allows applicants to request waivers from certain development standards, including building height. However, the following approval criteria must be met (14-3A-4K-1b):

1. The maximum building height and building coverage may be modified or waived, provided the design of the development results in sufficient light and air circulation for each building and adequate, accessible open space for all residents of the development.

The increased roof height would allow for vaulted ceilings and help aesthetically transition the appearance of the multi-family building into the surrounding style of the neighborhood. The applicant has provided staff with the Preliminary OPD Plan that lists the required open space for this use. The amount of required open space for Lot 66 is 10 square feet per bedroom. The proposed bedroom count for the duplexes and multi-family building is 182 bedrooms. Therefore, the total amount of required open space for the proposed development on Lot 66 is 1,820 square feet. Features of the open space areas for the residents include sports courts, swimming pool, garden, and a dog run. Staff will ensure this standard is met during site plan review.

The second waiver request is to reduce the arterial street front setback requirement from 40 feet to 32 feet at the corner of Rochester Ave. and N. Scott Blvd. Both of these streets are arterial streets which require a setback of 40 feet. Through the OPD rezoning process, minimum setbacks may be reduced if the following conditions are met (14-3A-4K-1a)

1. The setbacks proposed will provide adequate light, air, and privacy between dwellings and between dwellings and public rights of way.
2. Sufficient setbacks are incorporated to provide the opportunity for adequate private open space for each dwelling unit.
3. The setbacks proposed will provide sufficient area for utilities and street trees.
4. If front setbacks are reduced, measures should be taken to preserve privacy within residential dwellings and to provide a transition between the public right of way and private property. To ensure privacy within single-family and two-family dwellings for which setbacks are reduced, the first floor must be elevated at least thirty inches (30") above the grade of the adjacent public sidewalk. Other methods to increase privacy are also encouraged, such as use of front porches.
5. Residential buildings that are located in close proximity to each other must be designed to preserve privacy. This can be achieved by placement of windows to prevent direct views into the windows of adjacent residential dwelling units. In addition, balconies and air conditioning units may not be located along a building wall that is within twenty feet (20') of a building wall of an adjacent principal building on the same lot, if the wall of the adjacent building contains window or door openings into dwelling units. Proximity of building walls will be subject to all current building code fire protection requirement.

The multi-family building has been designed to accommodate the site's topographic conditions while maintaining compatibility with surrounding development. The Preliminary OPD Plan illustrates that the majority of the building frontage is set back more than 40 feet from the front property line. This setback provides space for street tree plantings, which will enhance neighborhood character and contribute to environmental quality. No reductions are proposed for any other setbacks, and all setback requirements will be verified during site plan review. Additionally, the plan demonstrates that the multi-family building is located more than 20 feet from the nearest duplexes, ensuring adequate separation between buildings. Based on these factors, staff finds the proposed front setback reduction to be appropriate.

Open Space - The proposed development will need to comply with private open space standards, outlined in section 14-2A-4E of the City Code. The Preliminary OPD Plan for the senior living community requires 1,820 square feet of open space. These standards will be reviewed for compliance at site plan review.

Traffic Circulation - The proposed development would include a private drive for the senior living community, which is proposed off of Heron Dr. to the west on the subject property. No access is proposed off of N. Scott Blvd or Rochester Ave.

2. *The development will not overburden existing streets and utilities.*

The subject property can be serviced by both sanitary sewer and water.

Transportation Planning staff requested that the applicant submit an updated traffic study which examined how the proposed development on Lot 66, the 3 duplexes and 100-unit multi-family style independent living building, would impact traffic. The traffic study indicates that the total average daily trips generated by the proposed development on the subject property in addition to the 66 single-family homes included in the Monument Hills subdivision, is 1,004 new daily trips, which includes 69 new AM peak-hour trips, and 92 new PM peak-hour trips by the anticipated date the site is fully developed and occupied, 2026. The study analyses the following intersections at Rochester Ave: Scott Blvd., Heron Dr., Amhurst St., Teton Cr., and Allison Way. The study concludes that the intersections are expected to operate at an acceptable level-of-service (LOS) C or better in the 2026 baseline and 2026 future with development conditions during both the AM and PM peak hours. Staff has reviewed the traffic study and concurs with the analysis.

3. *The development will not adversely affect views, light and air, property values and privacy of neighboring properties any more than would a conventional development.*

A portion of Lot 66 and the area north of Lot 66 is in a protected conservation easement which would prevent any development within these areas. However, there are existing single-family homes located along Heron Dr. to the west and north. Additionally, there are also existing single-family homes across Rochester Ave. to the south of the subject property. The proposed development locates the duplexes next to the existing single-family homes along Heron Dr. and places the larger scale multi-family building at the corner of the two arterial streets. This allows for a transition from single-family to multi-family. The proposed development will be required to meet the Multi-Family Site Development Standards that include screening requirements which will help integrate the proposed development. For these reasons staff finds that this development will not impact neighboring residences more than a conventional development.

4. *The combination of land uses and building types and any variation from the underlying zoning requirements or from City street standards will be in the public interest, in harmony with the purposes of this Title, and with other building regulations of the City.*

The Preliminary OPD Plan for the subject property incorporates two-family and multi-family uses. The combination of land uses provides a diversity of housing options and helps to satisfy an ongoing need for senior housing. In summary, the proposed project balances the need for environmental protection with the need for an increased housing supply and diversity of housing types.

Rezoning Review Criteria:
Staff uses the following two criteria in the review of rezonings:

1. Consistency with the comprehensive plan;
2. Compatibility with the existing neighborhood character.

Compliance with Comprehensive Plan: The IC2030 Comprehensive Plan's Future Land Use Map has identified this area as appropriate for Conservation Design. Conservation Design is appropriate in areas containing steep slopes, woodlands, stream corridors, and other sensitive features. Building sites are identified to take advantage of the preserved land and create streets that minimize disturbance of natural areas. Developments with a conservation design should be more compact with less pavement and more open space than conventional development. The

subject property has clustered development away from the environmentally sensitive areas and contains a conservation easement aimed to preserve and protect woodlands and sensitive slopes.

The Northeast District Plan Future Land Use Map for the Bluffwood neighborhood (Figure 2) shows the subject property as appropriate for townhomes and small apartment buildings. The proposed development generally aligns with the land use envisioned by the plan since the proposed development provides duplexes that are a similar scale to single-family homes. The proposed multi-family style independent living building is more intense and is proposed at the intersection of Rochester Ave. and N. Scott Blvd.

Figure 2. *Northeast District Plan Future Land Use Map*



Both the IC2030 Comprehensive Plan and Northeast District Plan encourage a diversity of housing options. The proposed rezoning would incorporate duplexes and a multi-family building on Lot 66 which would help diversify the surrounding housing stock, which is primarily single-family to the northwest and south of the subject property.

Compatibility with Existing Neighborhood Character: The proposed 3 duplexes and 100-unit multi-family style independent living building is generally consistent with the existing neighborhood character. Existing single-family homes are located northwest and south of the subject property. The proposal locates the higher density development in the southeast corner of Lot 66. Concentrating the multi-family development on this area of the property, along the arterial streets, provides a transition of land uses from single family neighborhoods to higher density development.

Environmentally Sensitive Areas: The subject property contains steep slopes, critical slopes, woodlands, and wetlands. There is an approved Final Sensitive Areas Development Plan, Attachment 4, that will not change with this proposed rezoning. The conservation easement has been established as part of the Final Plat and the conservation easement that exists on the northeast portion of Lot 66 will remain.

NEXT STEPS:
Upon recommendation from the Planning and Zoning Commission, the City Council will hold a public hearing on the proposed rezoning.

STAFF RECOMMENDATION:
Staff recommends approval of REZ25-0007, a proposal to rezone approximately 7.76 acres of land located on Lot 66 of Monument Hills subdivision northwest of Rochester Avenue and N. Scott Boulevard from OPD/RS-5 zone to OPD/RM-12 zone.

ATTACHMENTS:
1. Location Map
2. Zoning Map
3. Preliminary Planned Development Overlay Plan
4. Approved Final Sensitive Areas Development Plan
5. Approved Final Plat
6. Applicant Submittal Materials
7. Good Neighbor Meeting Summary

Approved by: D. Sitzman

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

ATTACHMENT 1

Location Map

REZ25-0007
Lot 66 Monument Hills

0 0.02 0.04 0.09 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: June 2025



Rezoning 7.76 acres from Low Density Single-Family Residential with a Planned Development Overlay (OPD/RS-5) zone to Low Density Multi-Family Residential with Planned Development Overlay (OPD/RM-12) zone.

ATTACHMENT 2

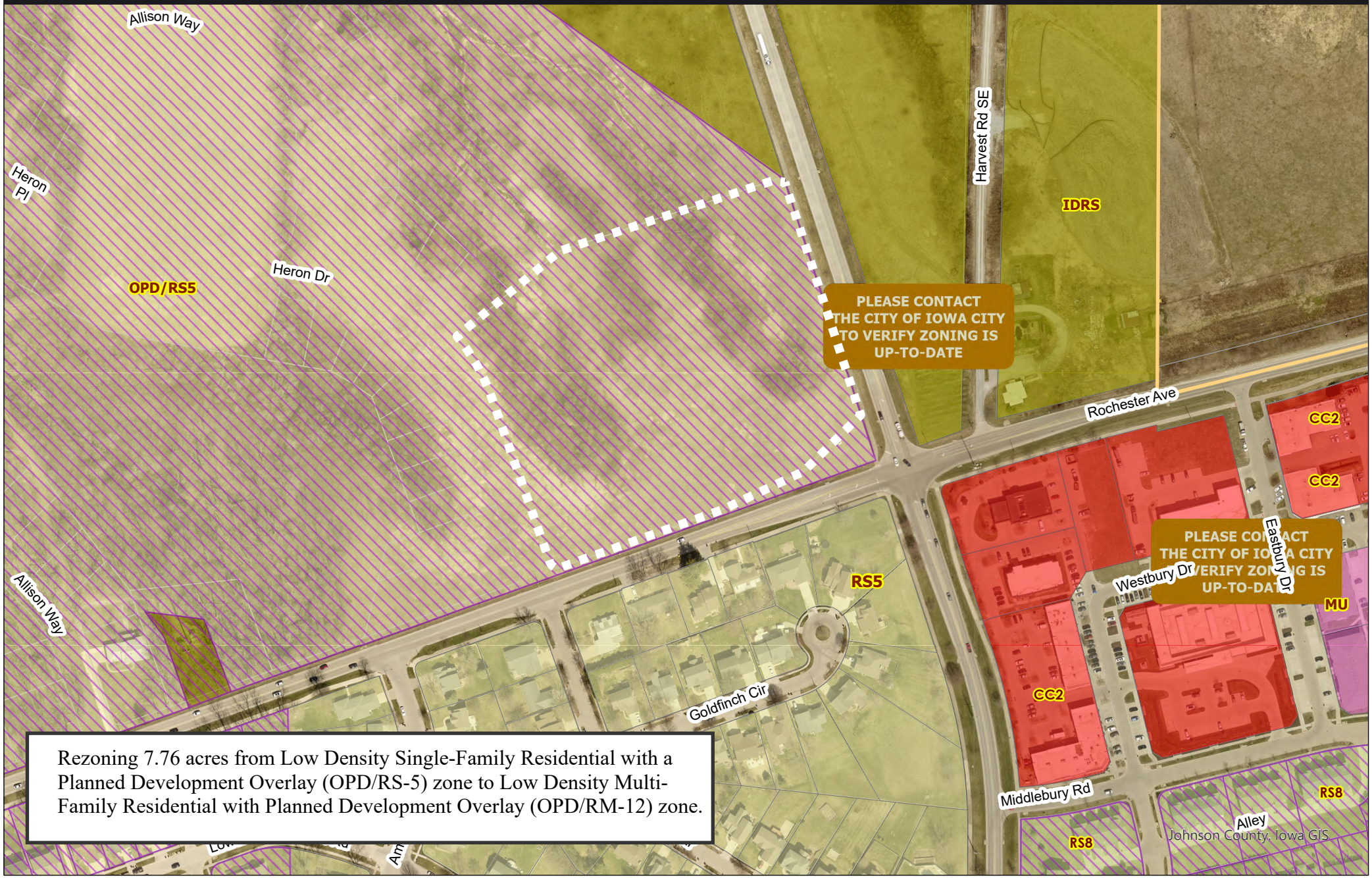
Zoning Map

REZ25-0007
Lot 66 Monument Hills

0 0.02 0.04 0.09 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: June 2025

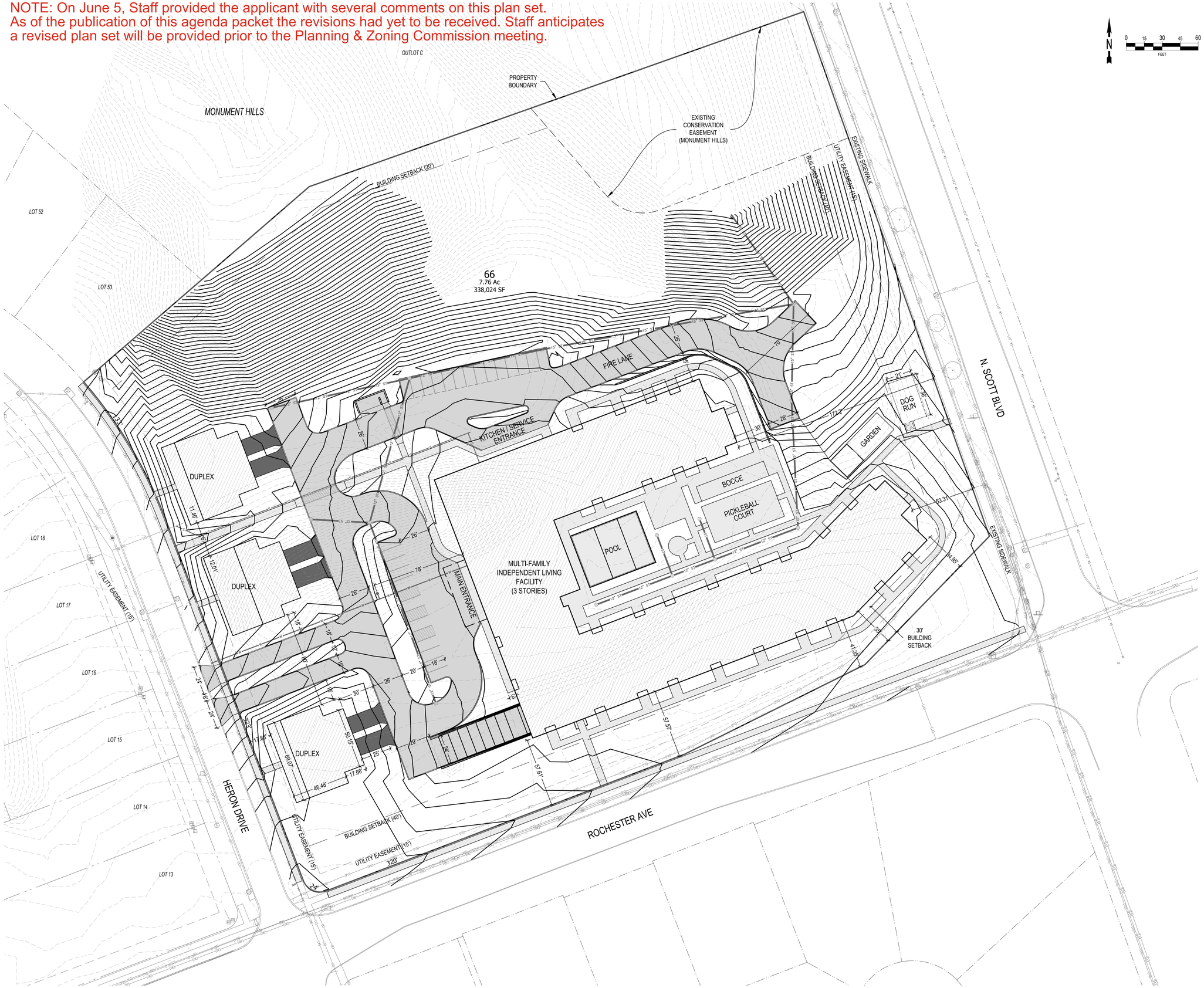


Rezoning 7.76 acres from Low Density Single-Family Residential with a Planned Development Overlay (OPD/RS-5) zone to Low Density Multi-Family Residential with Planned Development Overlay (OPD/RM-12) zone.

ATTACHMENT 3

Preliminary Planned Development Overlay Plan

NOTE: On June 5, Staff provided the applicant with several comments on this plan set.
As of the publication of this agenda packet the revisions had yet to be received. Staff anticipates a revised plan set will be provided prior to the Planning & Zoning Commission meeting.



GENERAL SITE DATA:

LOT INFORMATION:

TOTAL LOT AREA	338,024 SF	7.76 AC
IMPERVIOUS AREA		
PAVEMENT (PARKING, DRIVES, SIDEWALKS)	51,715 SF	1.19 AC
BUILDING COVERAGE - DUPLEX	11,340 SF	0.36 AC
BUILDING COVERAGE - MULTI-FAMILY	62,920 SF	1.49 AC
TOTAL IMPERVIOUS	115,975 SF	2.66 AC
PERCENT IMPERVIOUS		34.3 %
CURRENT ZONING	LOW-DENSITY, SINGLE-FAMILY / PLANNED OVERLAY	RS-5/OPD
PROPOSED ZONING	LOW-DENSITY, MULTI-FAMILY / PLANNED OVERLAY	RM-12/OPD

UNIT DENSITY:

BUILDING INFORMATION	DWELLING UNITS	BEDROOMS PER UNIT	TOTAL BEDROOMS
MULTI-FAMILY BUILDING			
ONE-BEDROOM UNITS	30	1	30
TWO-BEDROOM UNITS	70	2	140
	100		170
DUPLEX UNITS (3 BUILDINGS)	6	2	12
SITE TOTAL	106		182

REQUIRED OPEN SPACE: 10 SF PER BEDROOM x 182 BEDROOMS = 1,820 SF

TOTAL UNITS	106
UNITS PER NET ACRE	106 / 7.76 = 13.7
ALLOWABLE UNITS PER NET ACRE (RM-12 PER CITY CODE TABLE 3A.1)	= 15

PARKING

MULTI-FAMILY BUILDING		
INTERIOR PARKING		110 SPACES
EXTERIOR PARKING		25 SPACES
DUPLEX UNITS		
GARAGE	1 SPACE x 6 UNITS	6 SPACES
DRIVEWAY	1 SPACE x 6 UNITS	6 SPACES
TOTAL PARKING PROVIDED		147 SPACES
PARKING REQUIRED (ELDER HOUSING)	1 SPACE PER UNIT	106 SPACES

RM-12 BASE ZONE DIMENSIONAL STANDARDS

DUPLEX	
LOT AREA - MINIMUM	6,000 SF
AREA PER UNIT	3,000 SF
OPEN SPACE	300 SF PER UNIT
LOT WIDTH	55 FEET
LOT FRONTAGE	40 FEET
SETBACKS	
FRONT *	15 FEET
SIDE	5 FEET
REAR	20 FEET
* GARAGE, IF FRONT FACING, MUST BE SETBACK 25 FEET	
MULTI-FAMILY	
LOT AREA - MINIMUM	8,175 SF
AREA PER UNIT - ALL TYPES	2,725 SF
OPEN SPACE	10 SF / BEDROOM
LOT WIDTH	60 FEET
LOT FRONTAGE	40 FEET
SETBACKS	
FRONT *	20 FEET
SIDE	10 FEET
REAR	20 FEET
* 40 FOOT SETBACK REQUIRED ALONG ROCHESTER & N. SCOTT	
APPLICANT REQUESTS 32' SETBACK AT THE CORNER OF N. SCOTT & ROCHESTER	

REQUESTED WAIVERS

1. REQUEST AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FROM 35' TO 40' FOR THE MULTI-FAMILY BUILDING TO ADDRESS SITE TOPOGRAPHY (GRADE PLAN CALCULATION).
2. REQUEST CONTINUATION OF THE SETBACK REDUCTION GRANTED DURING PREVIOUS REZONING AT THE CORNER OF ROCHESTER AVENUE AND N. SCOTT BOULEVARD TO REDUCE THE SETBACK FROM 40' TO 30'.

INVISION
PLANNING | ARCHITECTURE | INTERIORS

SITE PLAN
IOWA CITY INDEPENDENT LIVING
25009 (SHPE 24418)

gēnus
[landscape architects]

Shoemaker Haaland

NELSON
CONSTRUCTION & DEVELOPMENT

SCALE: AS NOTED
DATE: 05.19.25
SHEET: C200

ATTACHMENT 4

Approved Final Sensitive Areas Development Plan

FINAL PLANNED DEVELOPMENT OVERLAY AND SENSITIVE AREAS DEVELOPMENT PLAN

MONUMENT HILLS

IOWA CITY, IOWA

APPLICATION NOTES

NEIGHBORHOOD OPEN SPACE REQUIREMENTS WILL BE MET VIA DEDICATION OF OUTLOT E TO THE CITY OF IOWA CITY.

THE FINAL OPD AND SADP FOR LOT 66 WILL BE PROVIDED AT TIME OF MAJOR SITE PLAN APPLICATION FOR LOT 66.

APPLICANT INFORMATION

PROPERTY OWNER
MONUMENT FARMS, LLC
3810 PERTERSON PL
NORTH LIBERTY, IA 52317

DEVELOPER
MONUMENT HILLS, LLC
221 E BURLINGTON ST
IOWA CITY, IA 52240
(319) 631-1894

CIVIL ENGINEER
WELCH DESIGN AND DEVELOPMENT
MICHAEL J. WELCH, PE
PO BOX 679
NORTH LIBERTY, IA 52317
(319) 214-7501

SHEET INDEX

SHEET	SHEET NAME
C1.00	COVER SHEET
C1.10	REGULATED SLOPES
C1.20	WOODLANDS
C1.30	WETLANDS
C2.00	OUTLOT E & F - SLOPES AND WETLANDS
C2.10	OUTLOT E & F - WOODLANDS

LEGEND

REGULATED SLOPES:
- STEEP SLOPE (18%-25%)
- CRITICAL SLOPE (25%-40%)
- PROTECTED SLOPE (>40%)
- PROTECTED SLOPE - BUFFER

WOODLANDS:
- TREELINE
- CONSTRUCTION AREA LIMITS

WETLANDS:
- WETLANDS — WL —
- BUFFER - 100'

N

0 75 150 225 300
WHEN PRINTED ON 22"x34" SHEET
1" = 150'

ENGINEER:
welch design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

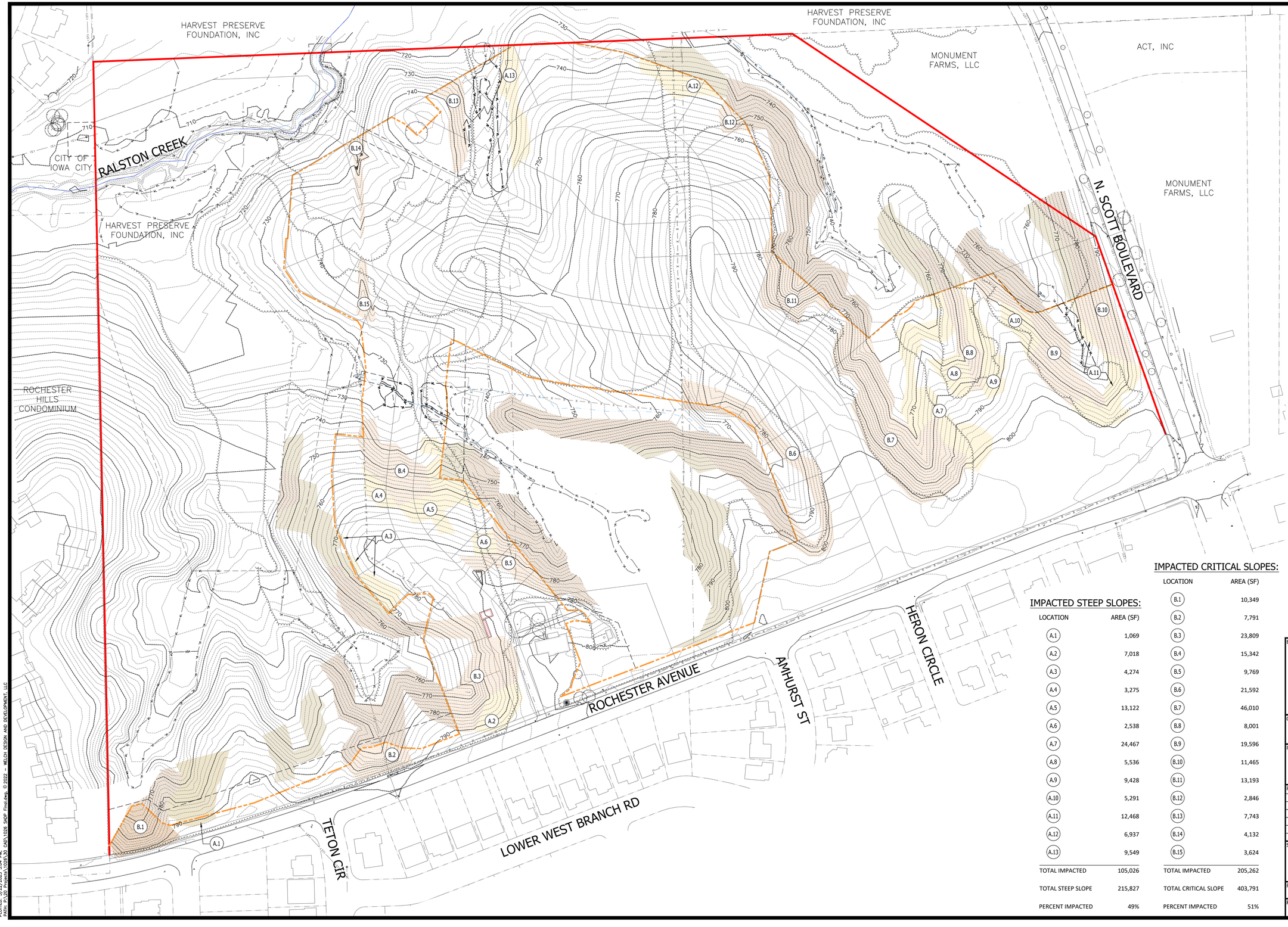
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A	RESPOND TO CITY REVIEW #2	02-27-23
B	RESPOND TO CITY REVIEW #3	03-09-23
C	RESPOND TO CITY REVIEW #4	03-21-23

SHEET NAME:
COVER SHEET
FINAL PLANNED DEVELOPMENT OVERLAY AND SENSITIVE AREAS PLAN

PROJECT NO:	PROJECT MANAGER:	SHEET NUMBER:
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REVISION: C	ISSUED DATE: 03-21-2023	

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LEGEND: REGULATED SLOPES

- STEEP SLOPE (18%-25%)
- STEEP SLOPE - IMPACTED
- CRITICAL SLOPE (25%-40%)
- CRITICAL SLOPE - IMPACTED
- PROTECTED SLOPE (>40%) — N/A
- PROTECTED SLOPE - BUFFER — N/A
- CONSTRUCTION AREA LIMITS
- DEVELOPMENT BOUNDARY

NOTE:
THERE ARE NO PROTECTED SLOPES WITHIN THE DEVELOPMENT BOUNDARY

REFER TO SHEET C2.00 FOR GRADING PLAN

0 50 100 150 200
WHEN PRINTED ON 22"x34" SHEET
1" = 100'

IMPACTED STEEP SLOPES:

LOCATION	AREA (SF)
A.1	1,069
A.2	7,018
A.3	4,274
A.4	3,275
A.5	13,122
A.6	2,538
A.7	24,467
A.8	5,536
A.9	9,428
A.10	5,291
A.11	12,468
A.12	6,937
A.13	9,549
TOTAL IMPACTED	105,026
TOTAL STEEP SLOPE	215,827
PERCENT IMPACTED	49%

IMPACTED CRITICAL SLOPES:

LOCATION	AREA (SF)
B.1	10,349
B.2	7,791
B.3	23,809
B.4	15,342
B.5	9,769
B.6	21,592
B.7	46,010
B.8	8,001
B.9	19,596
B.10	11,465
B.11	13,193
B.12	2,846
B.13	7,743
B.14	4,132
B.15	3,624
TOTAL IMPACTED	205,262
TOTAL CRITICAL SLOPE	403,791
PERCENT IMPACTED	51%

ENGINEER:
welch
design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

REVISION LOG:

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SHEET NAME:
REGULATED SLOPES
FINAL PLANNED DEVELOPMENT
OVERLAY AND SENSITIVE AREAS PLAN

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HARVEST PRESERVE FOUNDATION, INC

HARVEST PRESERVE FOUNDATION, INC

HARVEST PRESERVE FOUNDATION, INC

MONUMENT FARMS, LLC

ACT, INC

MONUMENT FARMS, LLC

CALDER PARK CITY OF IOWA CITY

RALSTON CREEK

N. SCOTT BOULEVARD

ROCHESTER HILLS CONDOMINIUM

ROCHESTER AVENUE

AMHURST ST

HERON CIRCLE

TETON CIR

LOWER WEST BRANCH RD

C.1 C.2 C.3 C.4 C.5 C.6 C.7 C.8 C.9 C.10

LEGEND: WOODLANDS

- DEVELOPMENT RELATED: PRESERVED WOODLAND
- BUFFERED WOODLAND (50')
- IMPACTED WOODLAND
- CONSTRUCTION AREA LIMITS
- DEVELOPMENT BOUNDARY

N

0 50 100 150 200

WHEN PRINTED ON 22"x34" SHEET
1" = 100'

IMPACTED WOODLANDS

DEVELOPMENT-RELATED IMPACTS

LOCATION	AREA (SF)	
C.1	230,671	
C.2	12,735	
C.3	13,217	
C.4	81,293	
C.5	74,609	
C.6	20,687	
C.7	36,850	
C.8	52,066	
C.9	80,800	
C.10	5,543	
IMPACTED AREA	608,471	34.7%
BUFFER AREA	266,365	15.2%
TOTAL EXISTING AREA	1,754,016	
PERCENT RETAINED	50.1%	

PER IOWA CITY CODE, RS-5 ZONE MUST RETAIN AT LEAST 50% WOODLANDS. WOODLANDS WITHIN THE BUFFER AREAS DO NOT COUNT TOWARDS RETENTION VALUES.

ENGINEER:
welch
design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

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SHEET NAME:
WOODLANDS
FINAL PLANNED DEVELOPMENT OVERLAY AND SENSITIVE AREAS PLAN

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HARVEST PRESERVE FOUNDATION, INC

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HARVEST PRESERVE FOUNDATION, INC

HARVEST PRESERVE FOUNDATION, INC

MONUMENT FARMS, LLC

ACT, INC

MONUMENT FARMS, LLC

CITY OF IOWA CITY

RALSTON CREEK

ROCHESTER HILLS CONDOMINIUM

N. SCOTT BOULEVARD

ROCHESTER AVENUE

LOWER WEST BRANCH RD

TETON CIR

WETLAND FILL REQUIRED FOR ROADWAY CONSTRUCTION

WETLAND FILL REQUIRED FOR ROADWAY CONSTRUCTION

BUFFER REDUCED PER SECTION 14-5I-6E-3

CONSTRUCTION LIMIT DICTATED BY PUBLIC SIDEWALK ALONG ROCHESTER AVE

CONSTRUCTION LIMIT DICTATED BY PUBLIC SIDEWALK ALONG ROCHESTER AVE

NOTES:

1. ALL WETLANDS FILLED WILL BE COMPENSATED THROUGH THE PURCHASE OF WETLAND BANK CREDITS AS REQUIRED BY UNITED STATES ARMY CORPS OF ENGINEERS (USACE) NATIONWIDE PERMIT #29. THE RATIO OF CREDITS PURCHASED TO WETLANDS FILLED WILL BE 1:1.
2. BUFFER AVERAGING IS BEING UTILIZED TO INCREASE THE BUFFER AREAS PRIMARILY UPSLOPE OF THE WETLANDS TO OFFSET FOR IMPACTS TO BUFFER RESULTING FROM GRADING NECESSARY FOR ROADWAY AND/OR PUBLIC SIDEWALK IMPROVEMENTS.
3. REFER TO WETLAND REPORT AND SUPPLEMENTAL REPORT FOR ADDITIONAL INFORMATION REGARDING NEED FOR WETLAND FILL, OFFSITE MITIGATION, AND BUFFER AVERAGING.

LEGEND: WETLANDS

- WELTLAND BOUNDARY — WL —
- WETLAND BUFFER (100')
- WETLAND BUFFER REDUCTION
- WETLAND BUFFER ADDITION
- WETLAND WITHIN AVERAGED BUFFER AREA
- WETLAND FILL
- CONSTRUCTION AREA LIMITS
- DEVELOPMENT BOUNDARY
- EROSION CONTROL MEASURE*
- EXISTING CONSERVATION EASEMENT

* PROVIDE SILT FENCE ALONG CONSTRUCTION AREA LIMITS WHERE RUNOFF WILL FLOW TOWARD WETLAND AND WETLAND BUFFER AREAS. DETAILED DESIGN OF THESE MEASURES TO ACCOMPANY CONSTRUCTION DRAWINGS AND FINAL SADP

N

0 50 100 150 200

WHEN PRINTED ON 22"x34" SHEET
1" = 100'

WETLAND AREA 1

TAG	AREA (SF)
H.1A	27,717

THE BUFFER ASSOCIATED WITH WETLAND 1 WILL BE REDUCED BY 75' TO MAINTAIN NO LESS THAN 25' OF BUFFER AROUND WETLAND 1 PER SECTION 14-5I-6E-3.

WETLAND AREA 2

TAG	AREA (SF)
H.2A	9,230
H.2B	8,399
TOTAL	17,629
BUFFER (100-FOOT)	103,782
BUFFER - REDUCTIONS	
D.2A	3,063
D.2B	830
SUBTOTAL	3,893
BUFFER - ADDITIONS	
E.2A	65,300
BUFFER - NET CHANGE	+ 61,407

WETLAND AREA 3

TAG	AREA (SF)
H.3A	6,782
H.3B	3,314
H.3C	23,805
TOTAL	33,901
BUFFER (100-FOOT)	236,372
BUFFER - REDUCTIONS	
D.3A	51,549
D.3B	9,149
D.3C	1,739
SUBTOTAL	62,437
BUFFER - ADDITIONS	
E.2A	77,881
BUFFER - NET CHANGE	+ 15,444

WETLAND AREA 4

TAG	AREA (SF)
H.4A	21,830
BUFFER (100-FOOT)	242,503
BUFFER - REDUCTIONS	
D.4A	566
D.4B	3,776
D.4C	6,052
SUBTOTAL	10,394
BUFFER - ADDITIONS	
E.4A	7,120
E.4B	4,662
E.4C	21,096
SUBTOTAL	28,799
BUFFER - NET CHANGE	+ 18,405

WETLAND AREA 5

TAG	AREA (SF)
H.5A	11,956

WETLAND IMPACTS

LOCATION	AREA (SF)
F.3A	3,314
F.3B	4.337
F.5A	2,513
F.6A	7,839
F.6B	501
F.6C	363
TOTAL IMPACTS (SF)	18,867

ENGINEER:
welch design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

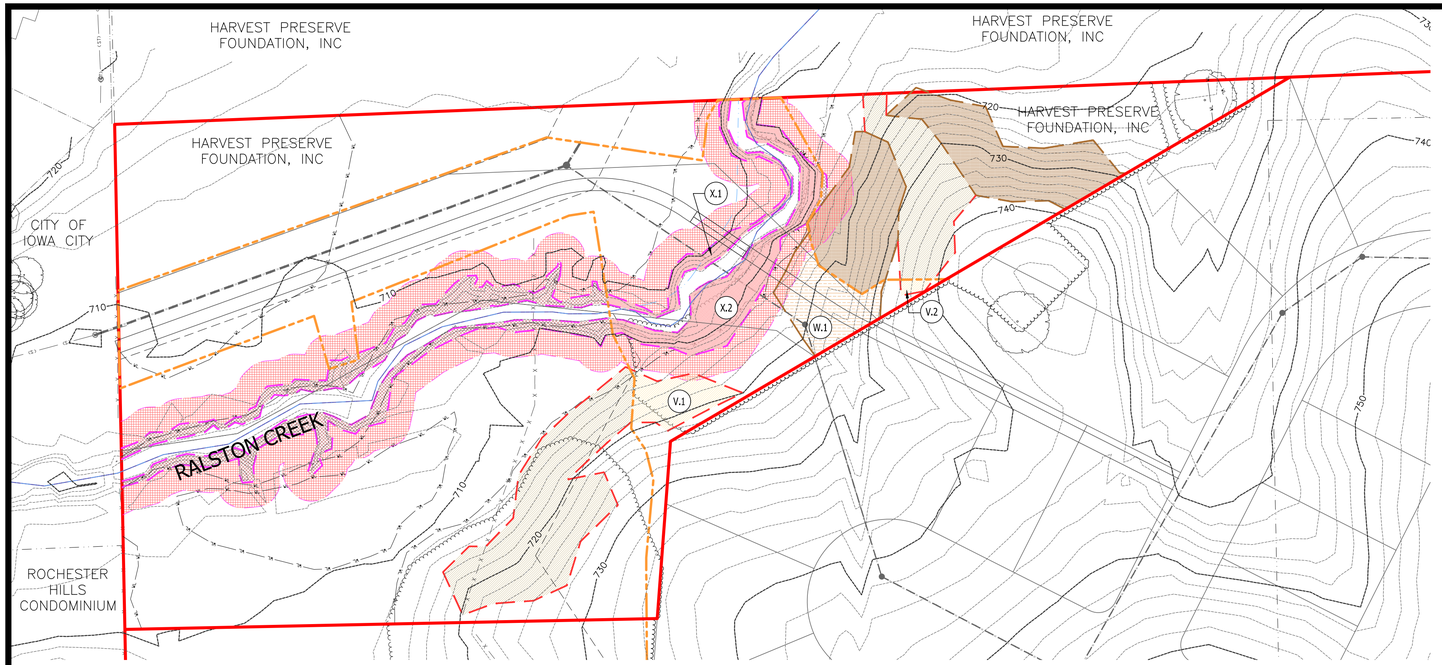
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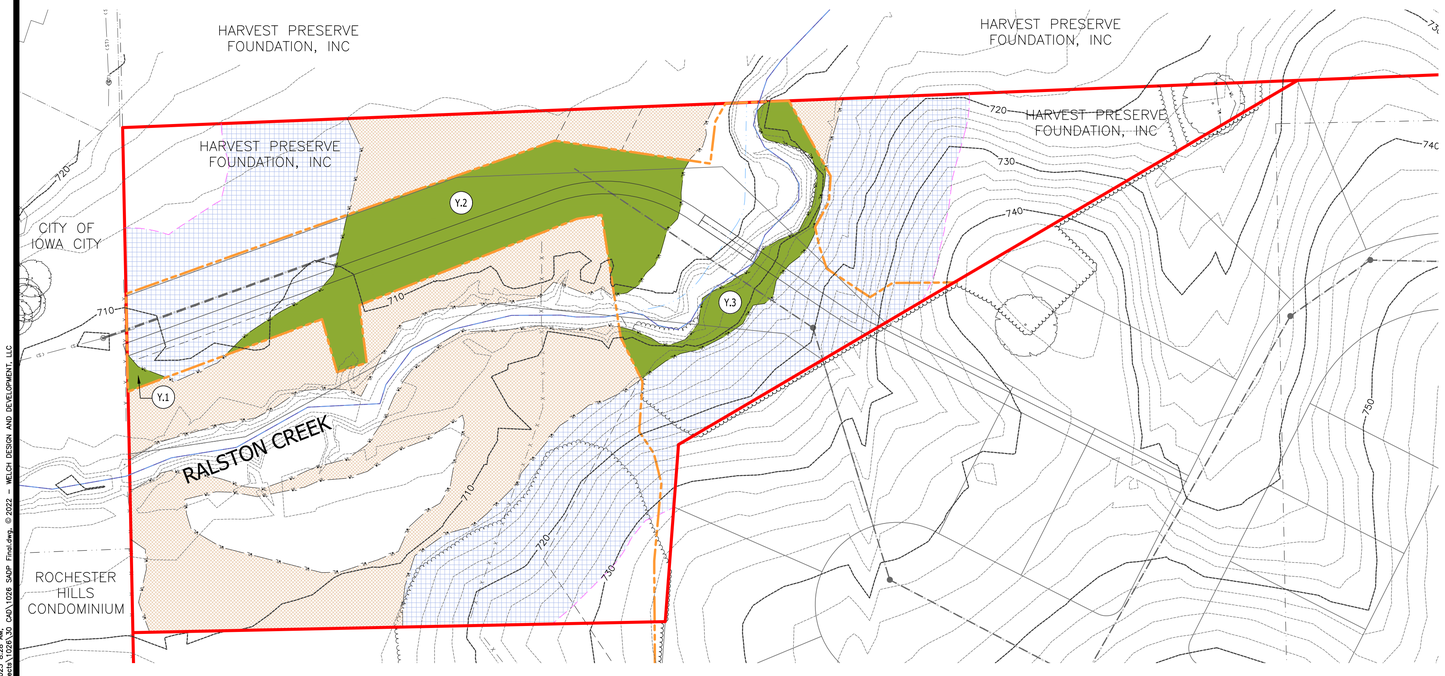
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WETLANDS
FINAL PLANNED DEVELOPMENT
OVERLAY AND SENSITIVE AREAS PLAN

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1 REGULATED SLOPES



2 WETLANDS

IMPACTED STEEP SLOPES:

LOCATION	AREA (SF)
V.1	2,471
V.2	241
TOTAL IMPACTED	2,712
TOTAL STEEP SLOPE	20,773
PERCENT IMPACTED	13%

IMPACTED CRITICAL SLOPES:

LOCATION	AREA (SF)
W.1	4,120
TOTAL IMPACTED	4,120
TOTAL CRITICAL SLOPE	10,411
PERCENT IMPACTED	40%

IMPACTED PROTECTED SLOPES:

LOCATION	AREA (SF)
X.1	1,928
X.2	6,009
TOTAL IMPACTED	7,937
TOTAL CRITICAL SLOPE	16,898
PERCENT IMPACTED	47%

ALL IMPACTS TO THE PROTECTED SLOPES RESULT FROM ACTIVITIES ALLOWED BY IOWA CITY CODE(PUBLIC TRAIL, BRIDGE CROSSING, AND SANITARY SEWER) PER CODE 14-51-2D

LEGEND: WETLANDS

- WELTLAND BOUNDARY — WL —
- WETLAND AREA
- WETLAND BUFFER (100')
- WETLAND FILL

LEGEND: REGULATED SLOPES

- STEEP SLOPE (18%-25%)
- STEEP SLOPE - IMPACTED
- CRITICAL SLOPE (25%-40%)
- CRITICAL SLOPE - IMPACTED
- PROTECTED SLOPE (>40%)
- PROTECED SLOPE - IMPACTED
- PROTECTED SLOPE - BUFFER
- CONSTRUCTION AREA LIMITS
- DEVELOPMENT BOUNDARY

WETLAND IMPACTS

LOCATION	AREA (SF)
Y.1	3,314
Y.2	4,337
Y.3	2,513
TOTAL IMPACTS (SF)	10,164

GENERAL NOTES:

ALL IMPACTS TO REGULATED SENSITIVE FEATURES SHOWN ON OUTLOT E AND OUTLOT F ARE FOR USES AND ACTIVITIES ALLOWED WITHIN PROTECTED BUFFERS PER IOWA CITY CODE 14-5I-2D:

1. PARKLAND, PRIVATE OPEN SPACE, AND TRAILS
2. STREAM CROSSINGS
3. ESSENTIAL PUBLIC UTILITIES (SANITARY SEWER)

N

0 30 60 90 120

WHEN PRINTED ON 22"x34" SHEET
1" = 60'

ENGINEER:
welch
design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

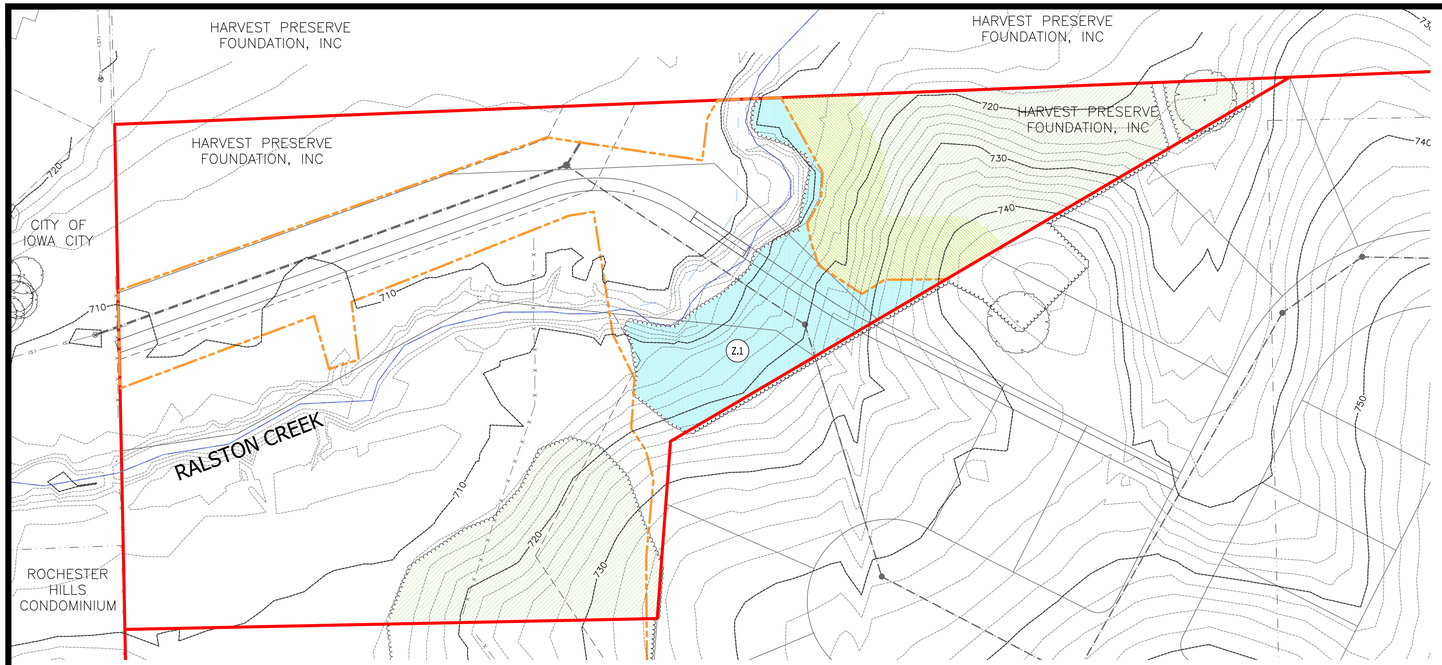
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SHEET NAME:
OUTLOT E & F: SLOPES AND WETLANDS
FINAL PLANNED DEVELOPMENT
OVERLAY AND SENSITIVE AREAS PLAN

PROJECT NO:	PROJECT MANAGER:	SHEET NUMBER:
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REVISION: C	ISSUED DATE: 03-21-2023	

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1 WOODLANDS

IMPACTED WOODLANDS

LOCATION	AREA (SF)
Z.1	18,082

IMPACTED AREA	18,082
BUFFER AREA	11,959
TOTAL EXISTING AREA	71,108
PERCENT REATAINED	58%

LEGEND: WOODLANDS

- DEVELOPMENT RELATED: PRESERVED WOODLAND
- BUFFERED WOODLAND (50')
- IMPACTED WOODLAND
- CONSTRUCTION AREA LIMITS
- DEVELOPMENT BOUNDARY

N

0 30 60 90 120

WHEN PRINTED ON 22"x34" SHEET
1" = 60'

GENERAL NOTES:

ALL IMPACTS TO REGULATED SENSITIVE FEATURES SHOWN ON OUTLOT E AND OUTLOT F ARE FOR USES AND ACTIVITIES ALLOWED WITHIN PROTECTED BUFFERS PER IOWA CITY CODE 14-5I-2D:

1. PARKLAND, PRIVATE OPEN SPACE, AND TRAILS
2. STREAM CROSSINGS
3. ESSENTIAL PUBLIC UTILITIES (SANITARY SEWER)

ENGINEER:
welch
design + development

CLIENT:
MONUMENT HILLS, LLC

PROJECT NAME:
MONUMENT HILLS
IOWA CITY, IOWA

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SHEET NAME:
OUTLOT E & F: WOODLANDS
FINAL PLANNED DEVELOPMENT
OVERLAY AND SENSITIVE AREAS PLAN

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ATTACHMENT 5

Approved Final Plat

FINAL PLAT

MONUMENT HILLS

IOWA CITY, IOWA

AREA BREAKDOWN BY QUARTER:

NW 1/4 OF THE NE 1/4 SECTION 12-79-6	39.43 ACRES
SW 1/4 OF THE NE 1/4 SECTION 12-79-6	8.98 ACRES
NE 1/4 OF THE NE 1/4 SECTION 12-79-6	23.52 ACRES
SE 1/4 OF THE NE 1/4 SECTION 12-79-6	0.24 ACRES
TOTAL	72.17 ACRES

FOR RECORDER'S USE ONLY

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Kind: PLAT
Recorded: 05/04/2023 at 11:21:51 AM
Fee Amt: $7.00 Page 1 of 3
Johnson County Iowa
Kim Painter County Recorder
BK 66 PG 267-269

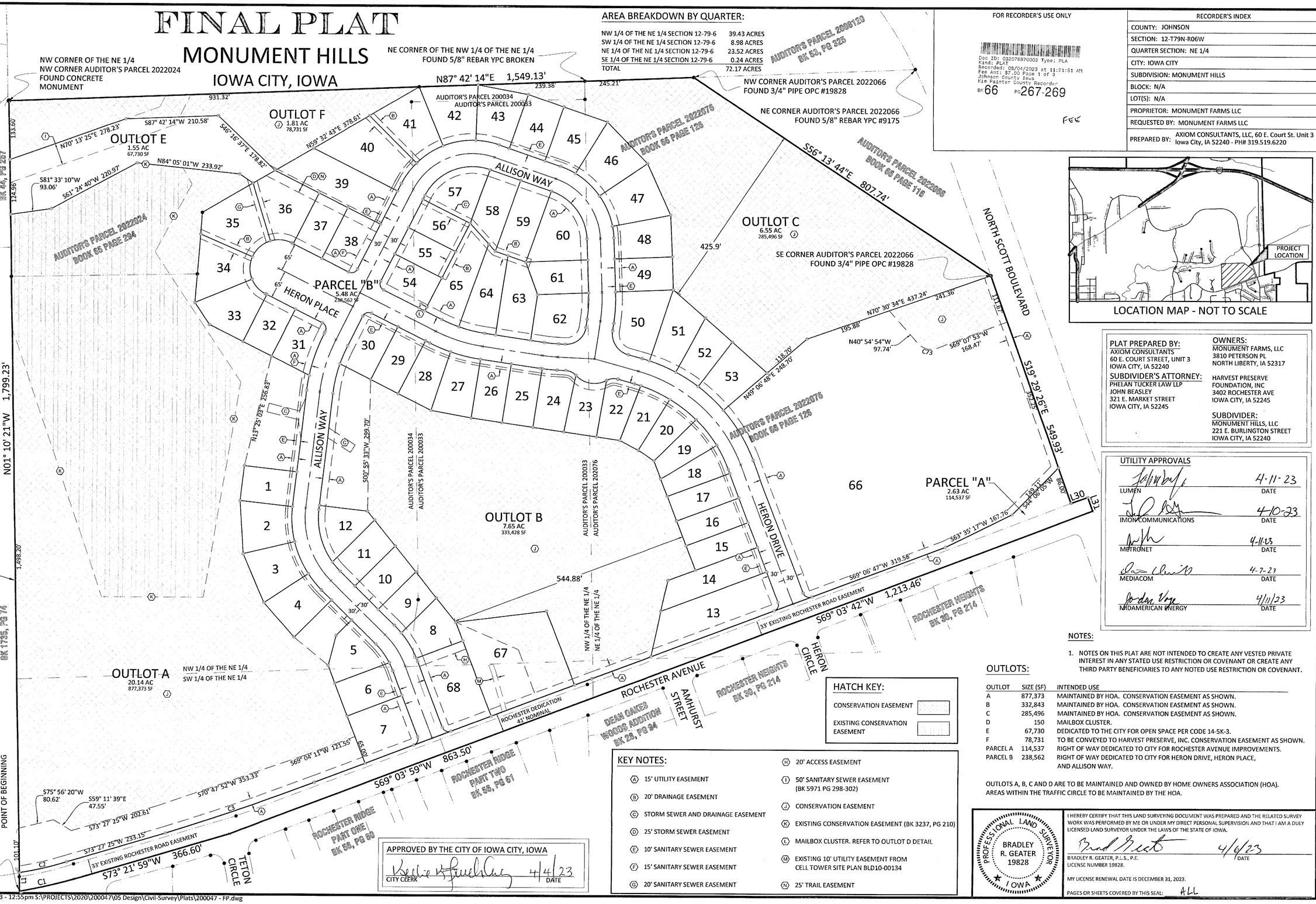
FEE

RECORDER'S INDEX	
COUNTY:	JOHNSON
SECTION:	12-T79N-R06W
QUARTER SECTION:	NE 1/4
CITY:	IOWA CITY
SUBDIVISION:	MONUMENT HILLS
BLOCK:	N/A
LOT(S):	N/A
PROPRIETOR:	MONUMENT FARMS LLC
REQUESTED BY:	MONUMENT FARMS LLC
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

LOCATION MAP - NOT TO SCALE

0 50 100



PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
PHELAN TUCKER LAW LLP
JOHN BEASLEY
321 E. MARKET STREET
IOWA CITY, IA 52245

OWNERS:
MONUMENT FARMS, LLC
3810 PETERSON PL
NORTH LIBERTY, IA 52317

HARVEST PRESERVE FOUNDATION, INC
3402 ROCHESTER AVE
IOWA CITY, IA 52245

SUBDIVIDER:
MONUMENT HILLS, LLC
221 E. BURLINGTON STREET
IOWA CITY, IA 52240

UTILITY APPROVALS

LUMEN	4-11-23 DATE
IMON COMMUNICATIONS	4-10-23 DATE
METRONET	4-11-23 DATE
MEDIACOM	4-7-23 DATE
MIDAMERICAN ENERGY	4/11/23 DATE

NOTES:

1. NOTES ON THIS PLAT ARE NOT INTENDED TO CREATE ANY VESTED PRIVATE INTEREST IN ANY STATED USE RESTRICTION OR COVENANT OR CREATE ANY THIRD PARTY BENEFICIARIES TO ANY NOTED USE RESTRICTION OR COVENANT.

OUTLOTS:

OUTLOT	SIZE (SF)	INTENDED USE
A	877,373	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
B	332,843	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
C	285,496	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
D	150	MAILBOX CLUSTER.
E	67,730	DEDICATED TO THE CITY FOR OPEN SPACE PER CODE 14-5K-3.
F	78,731	TO BE CONVEYED TO HARVEST PRESERVE, INC. CONSERVATION EASEMENT AS SHOWN.
PARCEL A	114,537	RIGHT OF WAY DEDICATED TO CITY FOR ROCHESTER AVENUE IMPROVEMENTS.
PARCEL B	238,562	RIGHT OF WAY DEDICATED TO CITY FOR HERON DRIVE, HERON PLACE, AND ALLISON WAY.

OUTLOTS A, B, C AND D ARE TO BE MAINTAINED AND OWNED BY HOME OWNERS ASSOCIATION (HOA). AREAS WITHIN THE TRAFFIC CIRCLE TO BE MAINTAINED BY THE HOA.

HATCH KEY:

- CONSERVATION EASEMENT
- EXISTING CONSERVATION EASEMENT

KEY NOTES:

- (A) 15' UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) STORM SEWER AND DRAINAGE EASEMENT
- (D) 25' STORM SEWER EASEMENT
- (E) 10' SANITARY SEWER EASEMENT
- (F) 15' SANITARY SEWER EASEMENT
- (G) 20' SANITARY SEWER EASEMENT
- (H) 20' ACCESS EASEMENT
- (I) 50' SANITARY SEWER EASEMENT (BK 5971 PG 298-302)
- (J) CONSERVATION EASEMENT
- (K) EXISTING CONSERVATION EASEMENT (BK 3237, PG 210)
- (L) MAILBOX CLUSTER. REFER TO OUTLOT D DETAIL
- (M) EXISTING 10' UTILITY EASEMENT FROM CELL TOWER SITE PLAN BLD10-00134
- (N) 25' TRAIL EASEMENT

APPROVED BY THE CITY OF IOWA CITY, IOWA

CITY CLERK — DATE 4/4/23

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E. — DATE 4/6/23
LICENSE NUMBER 19828.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
C	REVISED PLAT	11-28-2022
D	REVISED PLAT	12-19-2022
E	REVISED PLAT	01-23-2023
F	REVISED PLAT	02-09-2023

PROJECT NAME: MONUMENT HILLS
IOWA CITY, IA
CLIENT NAME: WELCH DESIGN AND DEVELOPMENT

SHEET NAME: FINAL PLAT
PROJECT NO.: 200047
DESIGN PROFESSIONAL: GEATER

SHEET NUMBER: 1 OF 3

Apr 06, 2023 - 12:55pm S:\PROJECTS\2020\200047\05 Design\Civil-Survey\Plats\200047 - FP.dwg

FINAL PLAT

MONUMENT HILLS

IOWA CITY, IOWA

LEGAL DESCRIPTION

BEING ALL OF AUDITOR'S PARCEL 200033 IN BOOK 41 PAGE 192, AND PART OF AUDITOR'S PARCEL 200034 IN BOOK 41 PAGE 191, ALL OF AUDITOR'S PARCEL 2022024 IN BOOK 65 PAGE 294, AND ALL OF AUDITOR'S PARCEL 2022076 IN BOOK 66 PAGE 126 OF THE JOHNSON COUNTY RECORDER'S OFFICE, ALL IN SECTION 12, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF AUDITOR'S PARCEL 200034 AS RECORDED IN BOOK 41 PAGE 191 OF THE JOHNSON COUNTY RECORDER'S OFFICE, THENCE N01°10'21"W, 1,799.23 FEET TO THE NORTH LINE OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M.; THENCE ALONG SAID LINE N87°42'14"E, 1,549.13 FEET TO THE SOUTH LINE OF SAID AUDITOR'S PARCEL 2022066; THENCE ALONG SAID SOUTH LINE S56°13'44"E, 807.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. SCOTT BOULEVARD; THENCE ALONG SAID WEST LINE S19°29'26"E, 549.93 FEET; THENCE N70°22'36"E, 40.00 FEET; THENCE S19°37'24"E, 33.00 FEET; THENCE S69°03'42"W, 1,213.46 FEET, THENCE S69°03'59"W, 863.50 FEET; THENCE S73°21'59"W, 366.60 FEET; THENCE 127.02 FEET ALONG A 1145.99 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S76°54'48"W, 126.95 FEET) TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 72.17 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

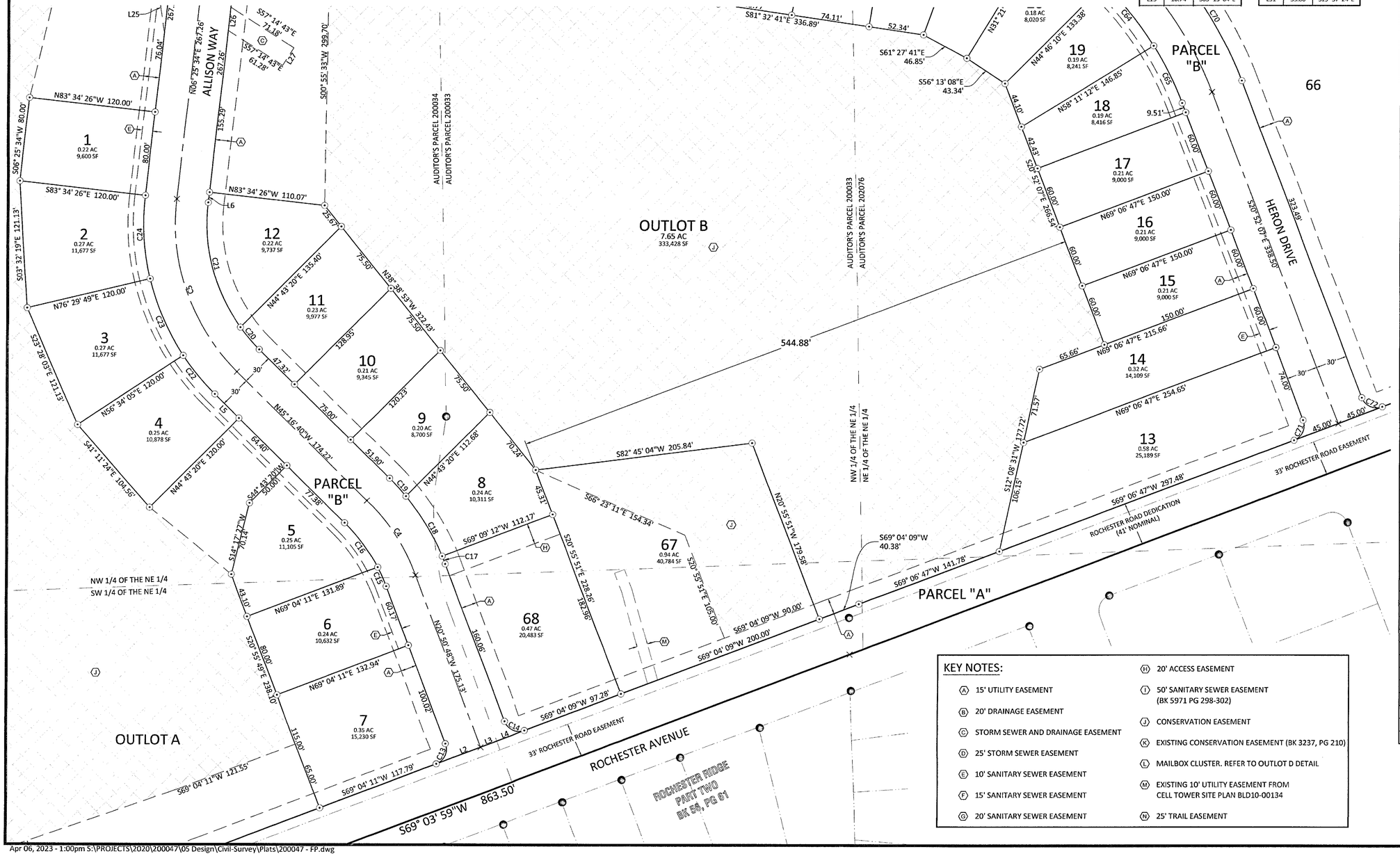
LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- × SET CUT X
- ◉ FOUND PROPERTY CORNER-AS LABELED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	42.46	N01° 10' 21"W
L2	44.98	N69° 04' 11"E
L3	16.40	N69° 04' 11"E
L4	366.28	S69° 04' 09"W
L5	32.45	S45° 16' 40"E
L6	9.91	N06° 25' 34"E
L7	5.38	S26° 46' 56"W
L8	19.46	S26° 46' 56"W
L9	10.00	N26° 46' 56"E
L10	24.08	N70° 46' 00"W
L11	18.95	S08° 27' 19"W
L12	17.19	N08° 27' 19"E
L13	22.38	N41° 43' 32"W
L14	14.62	N87° 17' 02"W
L15	10.74	S63° 13' 04"E

LINE TABLE		
LINE #	LENGTH	BEARING
L17	10.00	S26° 46' 56"W
L18	15.00	N63° 13' 04"W
L19	10.00	S26° 46' 56"W
L20	14.85	N16° 56' 39"W
L21	15.97	S55° 43' 16"E
L22	20.00	S13° 45' 16"W
L23	18.23	S06° 25' 34"W
L24	32.11	N24° 27' 46"E
L25	43.84	N08° 05' 15"W
L26	22.31	N06° 25' 34"E
L27	20.00	S32° 45' 17"W
L28	17.16	N46° 16' 37"W
L29	19.63	S63° 13' 04"E
L30	40.00	N70° 22' 36"E
L31	33.00	S19° 37' 24"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	127.02	1145.99	6°21'02"	S76° 54' 48"W	126.95
C2	109.83	715.72	8°47'32"	S76° 34' 53"W	109.72
C3	357.82	6000.00	3°25'01"	S70° 48' 01"W	357.77
C4	85.28	200.00	24°25'52"	N33° 03' 44"W	84.64
C5	180.48	200.00	51°42'13"	N19° 25' 33"W	174.42
C6	124.35	350.00	20°21'22"	N16° 36' 15"E	123.70
C7	111.95	350.00	18°19'37"	S72° 22' 53"E	111.48
C8	35.06	350.00	5°44'21"	S84° 24' 52"E	35.04
C9	326.43	350.00	53°26'15"	S47° 35' 15"E	314.73
C10	215.86	150.00	82°27'04"	S68° 00' 28"W	197.71
C11	179.07	150.00	68°24'01"	N36° 34' 00"W	168.63
C12	66.11	350.00	10°49'18"	N03° 02' 40"E	66.01
C13	23.54	15.00	89°54'59"	S24° 06' 42"W	21.20
C14	23.58	15.00	90°05'03"	N65° 53' 19"W	21.23
C15	19.87	170.00	6°41'48"	S24° 11' 42"E	19.86
C16	52.62	170.00	17°44'04"	S36° 24' 38"E	52.41
C17	8.04	230.00	2°00'08"	N21° 50' 52"W	8.04
C18	66.90	230.00	16°39'54"	N31° 10' 52"W	66.66
C19	23.14	230.00	5°45'50"	N42° 23' 45"W	23.13
C20	27.80	170.00	9°22'10"	N40° 35' 35"W	27.77
C21	125.61	170.00	42°20'03"	N14° 44' 28"W	122.77
C22	47.55	230.00	11°50'45"	S39° 21' 17"E	47.47
C23	80.00	230.00	19°55'44"	S23° 28' 03"E	79.60
C24	80.00	230.00	19°55'44"	S03° 32' 19"E	79.60
C25	34.21	380.00	5°09'30"	S09° 00' 18"W	34.20
C26	100.80	380.00	15°11'52"	S19° 10' 59"W	100.50
C27	23.56	15.00	90°00'00"	S18° 13' 04"E	21.21
C28	45.99	65.00	40°32'25"	S42° 56' 51"E	45.04
C29	52.50	65.00	46°16'24"	S00° 27' 33"W	51.08
C30	56.11	65.00	49°27'36"	S48° 19' 33"W	54.38
C31	49.61	65.00	43°43'35"	N85° 04' 52"W	48.41
C32	23.56	15.00	90°00'00"	S71° 46' 56"W	21.21
C33	68.93	320.00	12°20'28"	N12° 35' 48"E	68.79
C34	44.76	320.00	8°00'54"	N22° 46' 29"E	44.73
C35	23.56	15.00	90°00'00"	N71° 46' 56"E	21.21
C36	23.56	15.00	90°00'00"	N18° 13' 04"W	21.21
C37	172.69	120.00	82°27'04"	N68° 00' 28"E	158.17
C38	57.55	180.00	18°19'08"	S35° 56' 30"W	57.31
C39	72.06	180.00	22°56'20"	S56° 34' 14"W	71.58
C40	75.92	180.00	24°09'57"	S80° 07' 22"W	75.36
C41	53.49	180.00	17°01'39"	N79° 16' 50"W	53.30
C42	37.58	180.00	11°57'39"	N64° 47' 11"W	37.51
C43	75.00	180.00	23°52'24"	N46° 52' 10"W	74.46
C44	75.00	180.00	23°52'24"	N22° 59' 46"W	74.46
C45	27.31	180.00	8°41'34"	N06° 42' 47"W	27.28
C46	143.26	120.00	68°24'01"	S36° 34' 00"E	134.90
C47	60.44	320.00	10°49'18"	S03° 02' 40"W	60.35
C48	71.77	380.00	10°49'18"	N03° 02' 40"E	71.67
C49	70.78	49.00	82°45'41"	N32° 55' 32"W	64.78
C50	66.18	45.00	84°15'39"	S50° 35' 08"W	60.37
C51	32.05	320.00	5°44'21"	N84° 24' 52"W	32.04
C52	60.09	320.00	10°45'36"	N76° 09' 53"W	60.01
C53	42.26	320.00	7°34'01"	N67° 00' 05"W	42.23
C54	51.55	380.00	7°46'21"	S67° 06' 15"E	51.51
C55	70.00	380.00	10°33'16"	S76° 16' 03"E	69.90
C56	4.75	380.00	0°42'58"	S81° 54' 10"E	4.75
C57	33.31	380.00	5°01'23"	S84° 46' 21"E	33.30
C58	25.88	33.00	44°56'19"	S64° 48' 53"E	25.22
C59	75.16	56.00	76°53'57"	S80° 47' 42"E	69.64
C60	25.88	33.00	44°56'19"	N83° 13' 29"E	25.22
C61	14.66	320.00	2°37'31"	S72° 59' 36"E	14.66
C62	72.79	320.00	13°02'00"	S65° 09' 51"E	72.63
C63	74.94	320.00	13°25'02"	S51° 56' 20"E	74.76
C64	74.94	320.00	13°25'02"	S38° 31' 19"E	74.76
C65	61.13	320.00	10°56'41"	S26° 20' 28"E	61.03
C66	17.41	380.00	2°37'31"	N72° 59' 36"W	17.41
C67	65.00	380.00	9°48'02"	N66° 46' 50"W	64.92
C68	60.00	380.00	9°02'48"	N57° 21' 25"W	59.94
C69	79.23	380.00	11°56'48"	N46° 51' 36"W	79.09
C70	132.77	380.00	20°01'05"	N30° 52' 40"W	132.09
C71	23.56	15.00	89°58'55"	S24° 07' 20"W	21.21
C72	23.57	15.00	90°01'05"	N65° 52' 40"W	21.22
C73	47.62	39.00	69°57'13"	N75° 53' 31"W	44.71



KEY NOTES:

- (A) 15' UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) STORM SEWER AND DRAINAGE EASEMENT
- (D) 25' STORM SEWER EASEMENT
- (E) 10' SANITARY SEWER EASEMENT
- (F) 15' SANITARY SEWER EASEMENT
- (G) 20' SANITARY SEWER EASEMENT
- (H) 20' ACCESS EASEMENT
- (I) 50' SANITARY SEWER EASEMENT (BK 5971 PG 298-302)
- (J) CONSERVATION EASEMENT
- (K) EXISTING CONSERVATION EASEMENT (BK 3237, PG 210)
- (L) MAILBOX CLUSTER. REFER TO OUTLOT D DETAIL
- (M) EXISTING 10' UTILITY EASEMENT FROM CELL TOWER SITE PLAN BLD10-00134
- (N) 25' TRAIL EASEMENT

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 25 50

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
C	REVISED PLAT	11-28-2022
D	REVISED PLAT	12-19-2022
E	REVISED PLAT	01-23-2023
F	REVISED PLAT	02-09-2023

PROJECT NAME: MONUMENT HILLS IOWA CITY, IA

CLIENT NAME: WELCH DESIGN AND DEVELOPMENT

FILED
2023 MAY -2 AM 8:
JOHNSON COUNTY
IOWA

SHEET NAME: FINAL PLAT

DESIGN PROFESSIONAL: GEATER

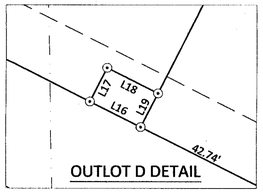
PROJECT NO.: 200047

SHEET NUMBER: 2 OF 3

FINAL PLAT

MONUMENT HILLS

IOWA CITY, IOWA



KEY NOTES:

- (A) 15' UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
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LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- × SET CUT X
- ● FOUND PROPERTY CORNER-AS LABELED
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- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE

AUDITOR'S PARCEL 2008120
BK 53, PG 325

N87° 42' 14"E 1,549.13'

AUDITOR'S PARCEL 200034
AUDITOR'S PARCEL 200033

OUTLOT F
1.81 AC
78,731 SF

OUTLOT E

OUTLOT A

OUTLOT B

OUTLOT C
6.55 AC
285,496 SF

PARCEL "B"
5.48 AC
238,562 SF

OL D
0.00 AC
150 SF

ALLISON WAY

HERON PLACE

HERON DRIVE

S87° 42' 14"W 210.58'

931.32'

133.21'

239.38'

245.21'

130.56'

N21° 57' 36"W 144.40'

N02° 12' 20"E 126.43'

N19° 14' 00"E 130.00'

85.00'

S70° 46' 00"E 188.01'

103.01'

S23° 39' 57"E 129.83'

N84° 05' 01"W 233.92'

N55° 43' 16"W 36.71'

S59° 32' 43"E 57.79'

N59° 32' 43"E 378.61'

146.97'

S46° 16' 37"E 178.82'

101.08'

N44° 55' 56"W 151.31'

N63° 13' 04"W 214.06'

N59° 32' 43"E 132.48'

N16° 56' 39"W 137.59'

N63° 13' 04"W 268.76'

73.00'

83.00'

85.00'

N26° 46' 56"E 130.00'

N26° 46' 56"E 130.00'

115.00'

S26° 46' 56"W 264.46'

N66° 24' 15"W 128.08'

73.69'

68.51'

4.00'

73.00'

68.00'

65'

S63° 13' 04"E 190.00'

N26° 46' 56"E 35.00'

S67° 19' 21"W 139.43'

63.36'

4.00'

73.00'

68.00'

S26° 46' 56"W 120.00'

60.04'

84.67'

73.00'

S63° 13' 04"E 253.96'

96.29'

S26° 46' 56"W 120.00'

N04° 16' 56"E 206.04'

156.54

49.50'

68.37'

N83° 34' 26"W 120.00'

N06° 25' 34"E 267.26'

267.26'

N13° 25' 03"E 256.83'

93.00'

76.04'

S76° 14' 44"E 71.71'

S76° 14' 44"E 73.23'

L24

L25

L22

L23

S57° 14' 43"E 71.18'

S57° 14' 43"E 61.28'

L26

L27

79.76'

S63° 13' 04"E 120.00'

S63° 13' 04"E 120.00'

S26° 46' 56"W 224.46'

67.50'

72.50'

120.00'

62.86'

S19° 48' 45"W 139.92'

S19° 14' 00"W 171.29'

S19° 14' 00"W 171.29'

N41° 43' 32"W 85.24'

N70° 46' 00"W 30.55'

10'

73.21'

73.21'

47.69'

S87° 38' 00"W 138.88'

N87° 38' 00"E 130.00'

N87° 38' 00"W 114.40'

N20° 26' 46"W 8.50'

N19° 12' 54"E 200.38'

N08° 27' 19"E 182.44'

N08° 27' 19"E 105.40'

105.40'

N02° 22' 00"E 170.09'

75.00'

N02° 27' 08"W 122.69'

N78° 56' 26"E 133.60'

95.09'

N55° 04' 02"E 130.00'

S24° 55' 57"E 129.83'

N51° 11' 38"E 136.88'

85.00'

37.34'

N70° 46' 00"W 146.42'

C10

C37

C38

C39

C40

C41

C42

C43

C44

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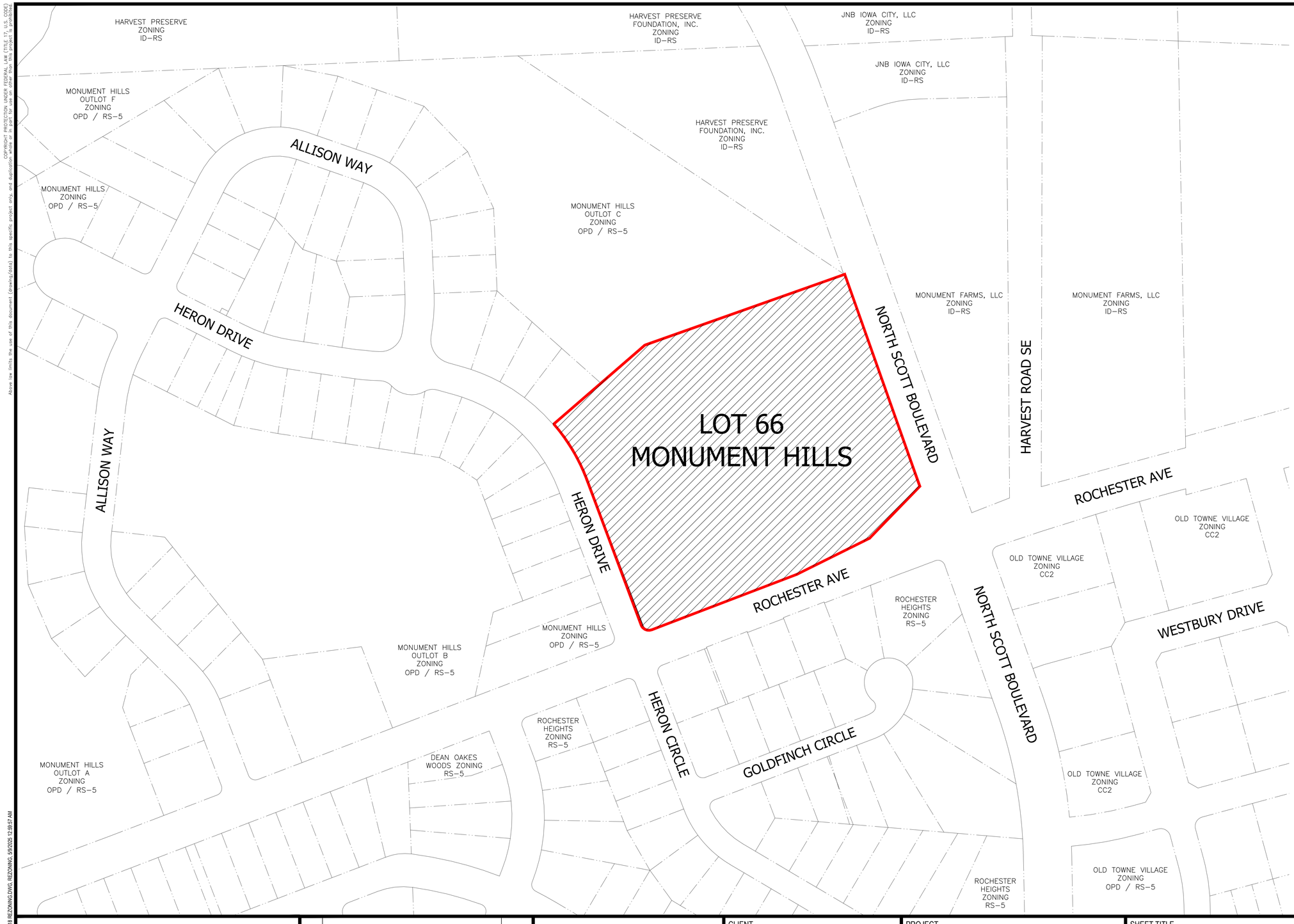
C75

C76

ATTACHMENT 6

Applicant Submittal Materials – Rezoning Exhibit, Applicant Statement, Elevations and Traffic Study

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Above law limits the use of this document (drawing/data) to this specific project only, and duplication, whether in part or in full, for use on other than this project is prohibited.



REZONING EXHIBIT
LOT 66 MONUMENT HILLS
IOWA CITY, IA

LEGAL DESCRIPTION

LOT 66 MONUMENT HILLS AS RECORDED IN BOOK 66 PAGES 267-269 OF THE JOHNSON COUNTY RECORDER'S OFFICE, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA.

SAID LOT CONTAINS 7.76 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

APPLICANT INFORMATION

PROPERTY OWNER
MONUMENT HILLS, LLC
221 E BURLINGTON ST
IOWA CITY, IA 52240
(319) 631-1894

APPLICANT / DEVELOPER
JACOB WOLFGANG
NELSON CONSTRUCTION & DEVELOPMENT
665 GRAND AVE, STE 200
DES MOINES, IA 50309
(515) 720-6170

CIVIL ENGINEER
MICHAEL J. WELCH, PE
SHOEMAKER AND HAALAND
160 HOLIDAY ROAD
CORALVILLE, IA 52241
319-351-7150

ZONING INFORMATION

CURRENT ZONING	OPD / RS-5
PROPOSED ZONING	OPD / RM-12

NO.	REVISION	DATE

Shoemaker Haaland

CLIENT
NELSON CONSTRUCTION & DEVELOPMENT

PROJECT
LOT 66 MONUMENT HILLS

SHEET TITLE
REZONING EXHIBIT

PROJECT NUMBER: 24317
ISSUED DATE: 05-07-2025
DRAWN BY:
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER 1
REV

Z:\2024\24418\DRAWINGS\24418 REZONING.DWG, REZONING, 5/9/2025 12:59:57 AM

May 7, 2025

APPLICANT'S STATEMENT FOR REZONING

Lot 66 Monument Hills

Parcel Number 1012127002

Please accept the following Applicant Statement submitted on behalf of Nelson Construction and Development, the Applicant.

Lot 66 Monument Hills is located on the northwest corner of Rochester Avenue and N. Scott Boulevard in Iowa City. This property is identified as Parcel Number 1012127002 and is 7.76 acres in size. This lot was created as part of the Monument Hills subdivision. This included extending utilities and other public infrastructure to the property. It is bounded on the east by N. Scott Boulevard (462 LF of frontage), on the south by Rochester Avenue (638 LF of frontage), and the west by the newly constructed Heron Drive (326 LF of frontage). The area north of the parcel is a conservation area identified as Outlot C on the Monument Hills plat.

During the subdivision process for Monument Hills, the property was rezoned from Interim Development Single-Family (ID-RS) to Low Density Single-Family with an overlay for sensitive areas (OPD/RS-5). Lot 66 was projected to have 12 single-family homes, 3 duplex homes, a 29-unit multi-family building, and a private clubhouse for the residents of these units. The Applicant is now requesting to rezone the property to Low Density Multi-Family with an overlay for sensitive areas (OPD/RM-12) to allow for the construction of a multi-family, independent living building and three duplex units. The courtyard of the multi-family building will have amenities for the residents. The multi-family building is projected to have 100 units, resulting in a total of 106 units on the property. The allowable number of units by code is 15 units per net acre. The net acreage of the subject property is 7.76 acres. Therefore, the allowable number of units on the property is 116 units (7.76 acres x 15 units/acre).

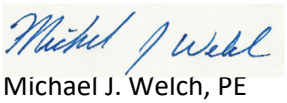
North Scott Boulevard and Rochester Avenue are both classified as arterial streets. The proposed multi-family building is positioned to the east on the parcel. The duplex units front on Heron Drive on the west side of the parcel with the garages being accessed from a private drive that runs between the duplex units and the multi-family building.

The Future Land Use Plan within the Comprehensive Plan contemplated this area as Conservation Design due to the presence of regulated slopes, woodlands, and wetlands on the property. The Northwest District Plan includes this property in the Bluffwood Neighborhood and indicates small apartment buildings at the corner of N. Scott Boulevard and Rochester Avenue. The Monument Hills subdivision addressed the preservation and protection of the regulated sensitive features, including a conservation easement at the northeast corner of Lot 66 to protect wetlands and regulated slopes. There are no changes proposed to this conservation easement, or other sensitive features addressed during the Monument Hills subdivision process.

The site is currently served by city water and sanitary sewer. Any future development will need to comply with applicable city codes, including the sensitive area ordinance and storm water management.

Thank you for your consideration of this rezoning application.

Sincerely,



Michael J. Welch, PE



SOUTH ELEVATION



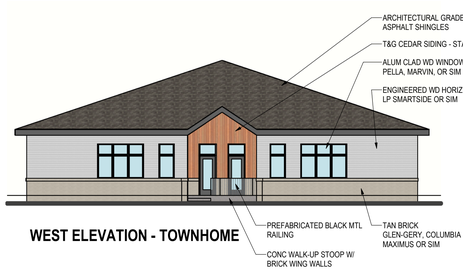
NORTH ELEVATION



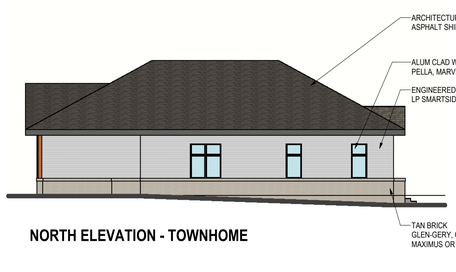
EAST ELEVATION



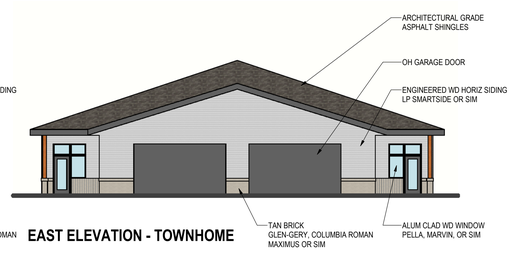
WEST ELEVATION



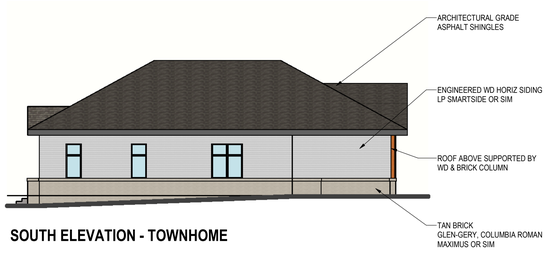
WEST ELEVATION - TOWNHOME



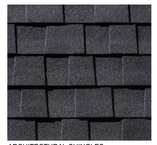
NORTH ELEVATION - TOWNHOME



EAST ELEVATION - TOWNHOME



SOUTH ELEVATION - TOWNHOME



ARCHITECTURAL SHINGLES
GAF TIMBERLINE



TAN BRICK
GLEN-GERY, COLUMBIA ROMAN MAXIMUS



BOARD & BATTEN SIDING
LP SMARTSIDE



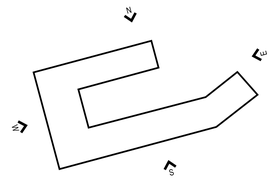
T&G WESTERN RED CEDAR SIDING



HORIZONTAL LAP SIDING
LP SMARTSIDE



SITE KEY PLAN



ELEVATION KEY PLAN

FEET: 0 1 2 4 8
3/32"=1'-0"

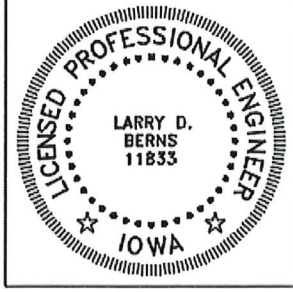
TRAFFIC IMPACT STUDY

FOR

MONUMENT HILLS, LLC
RESIDENTIAL DEVELOPMENT
ALONG ROCHESTER AVENUE
IN IOWA CITY, IOWA

ROCHESTER AVENUE
INTERSECTION CAPACITY AND DELAY ANALYSIS, CRASH DATA ANALYSIS, & LEFT-TURN LANE WARRANT ANALYSIS

May 14, 2025



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Larry D. Berns 5/14/2025

LARRY D. BERNS, P.E. DATE
LICENSE NUMBER: 11833
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3381 DESIGN FIRM: #184-000918

Larry D. Berns, P.E.
Iowa Licensed Professional Engineer
License No. 11833
Expires: 12/31/2025
WHA # 1296C25

WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3381 DESIGN FIRM: #184-000918

May 14, 2025

Report Summary

On behalf of Monument Hills, LLC, the Cedar Rapids, Iowa office of Willett Hofmann and Associates, Inc. (WHA), in association with Shoemaker & Haaland of Iowa City, Iowa, prepared an updated Traffic Impact Study (TIS) for the Rochester Avenue corridor adjacent to the proposed Monument Hills residential development in Iowa City, Iowa. This document updates the original TIS report, dated June 30, 2022, which was prepared by Welch Design and Development (WDD). in partnership with Kimley-Horn and Associates.

This updated TIS utilizes the "existing" March 2, 2022, traffic count data that was obtained for the original TIS report and which is included in the Attachment pages numbered "B-1" to "B-8". This updated TIS also utilizes the Intersection Level of Service reports, generated by the Synchro 11 software, which were provided in the original TIS report for the 2022 Existing Conditions and the 2026 Baseline Conditions for both the AM and PM peak hours of Rochester Avenue traffic. These reports are included in the Attachment pages numbered "D-1" to "D-16". This updated TIS also utilizes the sight distance analysis that was performed for the original TIS report. No new sight distance analysis was performed for this updated TIS report.

This updated study once again evaluated the impacts of the proposed development on the traffic on Rochester Avenue adjacent to the development. Specifically, the existing intersections of Rochester Avenue with North Scott Boulevard, Heron Circle, Amhurst Street, and Teton Circle; and the proposed intersection of Rochester Avenue with Allison Way were evaluated.

The conclusions of this updated Traffic Impact Study are:

- The five Rochester Avenue study intersections listed above are expected to function well within the acceptable levels of service for an arterial street, based on average control delay per vehicle.
- No significant crash history was identified at any of the existing study intersections.
- According to the original TIS report, stopping sight distances and intersection sight distances for the proposed new intersection of Rochester Avenue with Allison Way are adequate.
- Warrants are not met for providing an eastbound auxiliary left-turn lane on Rochester Avenue at either the proposed intersection of Allison Way or the intersection of Heron Circle / Heron Drive because of the proposed development traffic.

Introduction

The Monument Hills development will consist of 66 single-family detached residences (65 proposed residences and 1 existing residence), 6 senior single-family dwelling units, and 110 senior multi-family dwelling units. The development is located on the north side of Rochester Avenue, west of North Scott Boulevard. The development is anticipated to be constructed and fully occupied by 2026. The Overall Development Plan for the proposed Monument Hills residential subdivision is shown on Exhibit 1 on the following page.

Methodology

The trip generation for the Monument Hills development is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition (2021)*. The average trip generation rates for the ITE Land Use Code (LUC) 210 – Single-Family Detached Housing; LUC 251 – Senior Adult Housing, Single-Family; and LUC 252 – Senior Adult Housing, Multi-Family have been used.

The following intersections are being analyzed as part of this report:

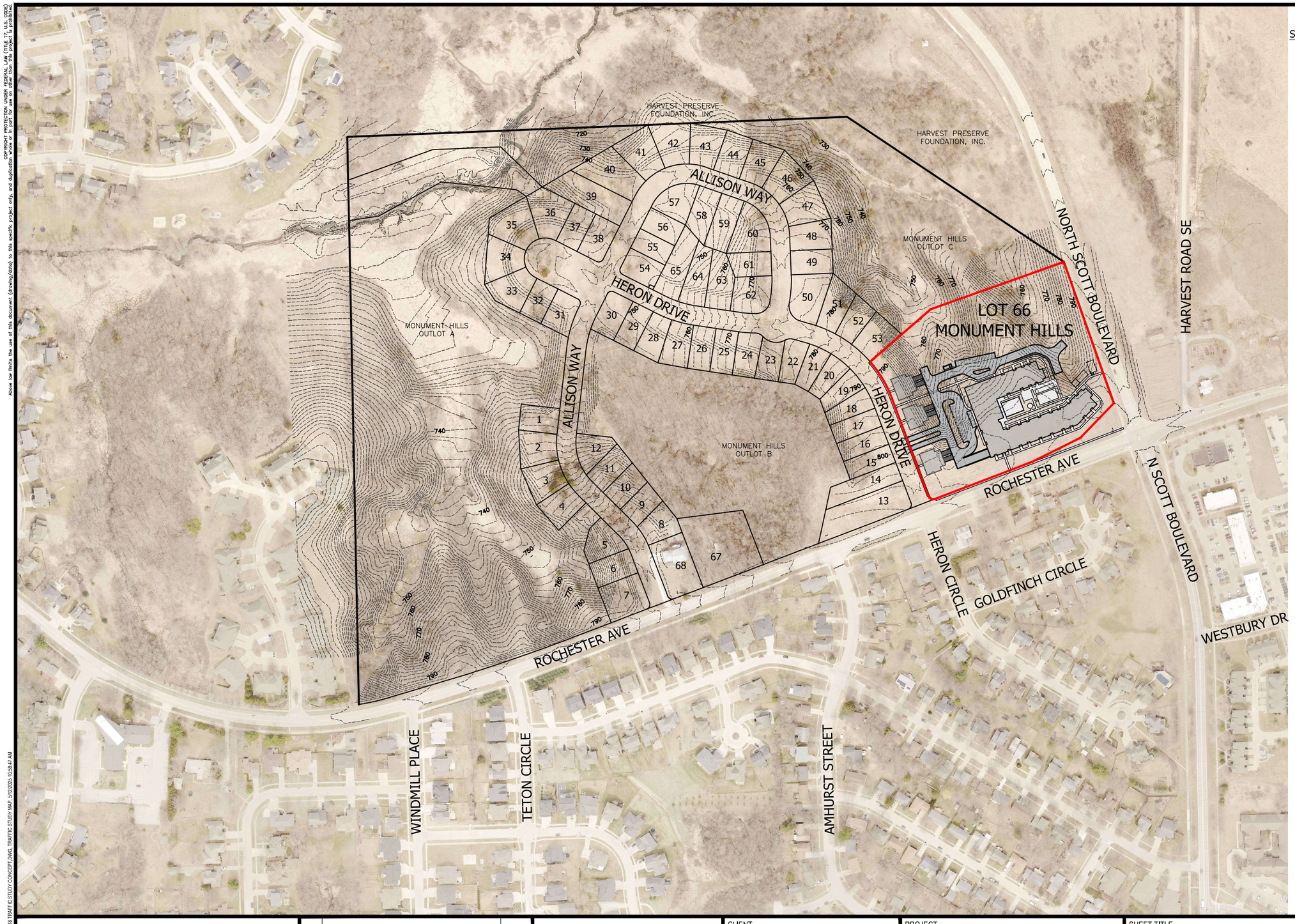
1. N Scott Blvd at Rochester Ave – All-way Stop-Controlled
2. Heron Cir / Heron Drive (Site Access 1) at Rochester Ave – Two-way Stop Controlled
3. Amhurst St at Rochester Ave – Two-way Stop Controlled
4. Teton Cir at Rochester Ave – Two-way Stop Controlled
5. Site Access 2 (Allison Way) at Rochester Ave – Two-way Stop Controlled

The development is expected to be fully built out and occupied by the year 2026. Therefore, the year 2026 was used for future analysis. The analysis has been performed for the existing conditions, 2026 baseline conditions, and 2026 future with development conditions during the AM and PM peak hours. Traffic counts were collected at the existing study intersections by WDD, on Wednesday, March 2, 2022, for both the AM and PM peak hours of Rochester Avenue traffic.

The 2026 baseline turning movements were calculated by applying an annually-compounding growth rate of 1% to the existing turning movement volumes. The 1% growth rate is based on conversations by WDD staff with Iowa City staff. The 2026 future with development turning movements have been calculated by adding the development's trips to the 2026 baseline turning movements.

The peak-hour level of service (LOS) analysis was completed using the *Synchro 11* software. This software applies the operational analysis methodology of the current *Highway Capacity Manual (HCM)*. Traffic congestion is generally measured in terms of level of service. In accordance with the HCM 6th Edition, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service criteria is summarized in Table 1 on the following page. The level of service at two-way stop-controlled intersections is based on the average delay of the worst approach. The level of service at signalized and all-way stop-controlled intersections is based on the average delay for all approaches. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values.

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SITE DATA

DEVELOPMENT DATA

SINGLE-FAMILY HOME SITES (LOTS 1- 65, 68)	66 UNITS
LOT 66	
SENIOR DUPLEX	6 UNITS
SENIOR MULTI-FAMILY	110 UNITS
SUBTOTAL	116 UNITS
TOTAL	182 UNITS

NO.	REVISION	DATE

Shoemaker Haaland

CLIENT: NELSON CONSTRUCTION & DEVELOPMENT

PROJECT: LOT 66 MONUMENT HILLS

SHEET TITLE: OVERALL DEVELOPMENT PLAN

EXHIBIT 1

PROJECT NUMBER: 24317

ISSUED DATE: 05-07-2025
DRAWN BY:
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER: 1

REV

Z:\2024\24418\PRAWINGS\24418 TRAFFIC STUDY CONCEPT.DWG, TRAFFIC STUDY MAP 5/12/2025 10:59:47 AM

Table 1: Level of Service Criteria for Intersections

Level of [1] Service	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	**Signalized** Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

The acceptable level of service for intersections within Iowa City is LOS C/D and the significance of impacts on intersections operating at LOS E or LOS F is taken on a case-by-case basis.

[1] **Source:** *Highway Capacity Manual, 6th Edition.*

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).

LOS B: Generally stable traffic flow conditions.

LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.

LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e., vehicles delayed one cycle or less at signal).

LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.

LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

Trip Generation, Distribution, and Assignment

Trip generation calculations for the Monument Hills development are based on national statistics contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition (2021)*. The average trip generation rates for the ITE Land Use Code (LUC) 210 – Single-Family Detached Housing; LUC 251 – Senior Adult Housing, Single-Family; and LUC 252 – Senior Adult Housing, Multi-Family have been used. There are a total of 66 single-family detached residences (65 proposed residences and 1 existing residence), 6 senior single-family dwelling units, and 110 senior multi-family dwelling units.

The Monument Hills development is anticipated to generate 1,004 new weekday daily trips, 69 new AM peak-hour trips and 92 new PM peak-hour trips. The trip generation is summarized in Table 2.

Table 2: Trip Generation Summary

Land Uses		Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
		Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
LUC 210 – Single-Family Detached 66 Units	Generation Rate	9.43 Trips per Unit			0.70 Trips per Unit			0.94 Trips per Unit		
	Splits	50%	50%	100%	25%	75%	100%	63%	37%	100%
	Trips	311	311	622	12	34	46	39	23	62
LUC 251 – Senior Single-Family, 6 Units	Generation Rate	4.31 Trips per Unit			0.24 Trips per Unit			0.30 Trips per Unit		
	Splits	50%	50%	100%	33%	67%	100%	61%	39%	100%
	Trips	13	13	26	0	1	1	1	1	2
LUC 252 – Senior Multi-Family, 110 Units	Generation Rate	3.24 Trips per Unit			0.20 Trips per Unit			0.25 Trips per Unit		
	Splits	50%	50%	50%	34%	66%	100%	56%	44%	100%
	Trips	178	178	356	7	15	22	16	12	28
TOTAL		**502**	**502**	**1004**	**19**	**50**	**69**	**56**	**36**	**92**

The trip generation calculations are included in the attachments.

Trip distribution and traffic assignments for the development are based on the existing turning movement counts. It is anticipated that 75% of the development traffic will travel to and from the west on Rochester Avenue and 25% will travel to and from the east on Rochester Avenue. Of the 25% of trips traveling to and from the east, 5% of these trips are anticipated to travel to and from the north along Scott Boulevard, 5% are anticipated to travel to and from the south on Scott Boulevard, and 15% are anticipated to continue traveling to and from the east along Rochester Avenue.

Based on the proposed layout of the development's street network and residential lots and the fact that motorists will generally seek to minimize their travel distance and travel time, it was assumed that:

- Residents of approximately 53% of the development's single-family detached housing (35 of the 66 lots) will use the site's west access drive, Allison Way, to exit and enter the development;
- Residents of approximately 47% of the development's single-family detached housing (31 of the 66 lots) will use the site's east access drive, Heron Drive, to exit and enter the development; and
- Residents of all 6 senior adult single-family housing units and all 110 senior adult multi-family housing units, located in the east corner of the development, will use the site's east access drive, Heron Drive, to exit and enter the development.

The development trips are included in the turning movement sheets for the AM and PM peak hours.

Intersection Capacity and Level of Service Analysis

The existing lane configurations at the study intersections, as well as the existing peak-hour factors, were utilized in performing the intersection capacity and level of service (LOS) analysis. The turning movements are included in the attachments. The level of service analysis for the normalized existing, 2026 baseline, and 2026 future with development conditions is summarized in Table 3.

Table 3: Intersection Level of Service Summary

Intersection	Time Period	2022 Existing Conditions		2026 Baseline Conditions		2026 Future with Development Conditions	
		LOS	Delay	LOS	Delay	LOS	Delay
1. Scott Boulevard at Rochester Avenue	AM	B	13.0 sec	B	13.6 sec	B	13.9 sec
	PM	C	15.6 sec	C	16.7 sec	C	17.2 sec
2. Heron Circle at Rochester Avenue	AM	B	10.7 sec	B	10.8 sec	B	11.6 sec
	PM	B	11.1 sec	B	11.2 sec	B	12.5 sec
3. Amhurst Street at Rochester Avenue	AM	B	11.0 sec	B	11.2 sec	B	11.5 sec
	PM	B	11.5 sec	B	11.7 sec	B	12.2 sec
4. Teton Circle at Rochester Avenue	AM	B	12.2 sec	B	12.4 sec	B	13.1 sec
	PM	B	12.3 sec	B	12.6 sec	B	13.4 sec
5. Allison Way (New Access) at Rochester Avenue	AM	---	---	---	---	B	10.7 sec
	PM	---	---	---	---	B	10.4 sec

The study intersections are expected to operate at an acceptable LOS C or better in the 2022 existing, 2026 baseline and 2026 future with development conditions during both the AM and PM peak hours.

Crash Data Analysis

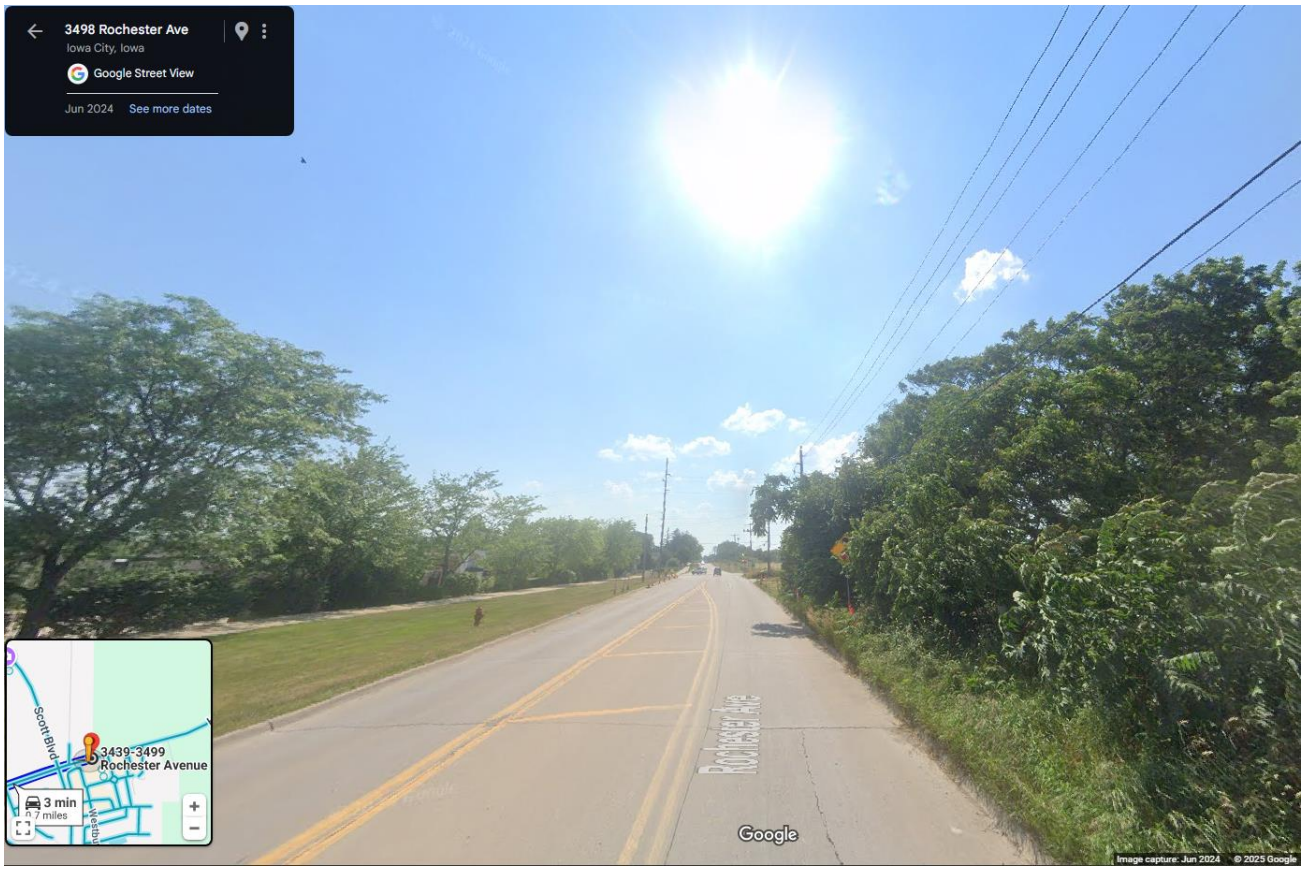
Crash data was compiled for the five-year period from 2020 through 2024 using data from the Iowa Department of Transportation's (DOT's) Iowa Crash Analysis Tool (ICAT) for the four existing study intersections. During this time, there were six crashes (five broadside and one sideswipe) at the intersection of North Scott Boulevard and Rochester Avenue; one crash (with an animal) just west of the intersection of Heron Circle and Rochester Avenue; and one crash (with an animal) at the intersection of Teton Circle and Rochester Avenue. All but one of these eight crashes resulted in property damage only with no reported injuries. One crash, a broadside crash in 2024 at the Rochester Avenue / North Scott Boulevard intersection, was identified as a suspected minor injury crash resulting in one suspected minor/non-incapacitating injury.

There were no other crashes at the study intersections including the location where the development's new access drive, Allison Way, is to be constructed on the north side of Rochester Avenue approximately midway between the Teton Circle and Amhurst Street intersections with Rochester Avenue.

Based on the review, there is no significant crash history associated with the geometry of the road network at the study intersections. One crash trend was identified, however. Four of the five broadside crashes occurring at the Rochester Avenue / North Scott Boulevard intersection during the five-year analysis period involved a westbound vehicle on Rochester Avenue and either a northbound or southbound vehicle on North Scott Boulevard.

This may be happening because 1) this is the first controlled intersection approach (by either a stop sign or a traffic signal) that westbound motorists on Rochester Avenue encounter upon entering the City limits, and 2) the Stop Ahead symbol warning sign for westbound Rochester Avenue traffic may be obstructed by vegetation during certain times of the year. This is shown in Exhibit 2 below. This exhibit is a screen capture taken from a June 2024 Google Maps Street View of the westbound approach of Rochester Avenue at a point approximately 400 feet east of the centerline of the North Scott Boulevard intersection. A crash diagram, a crash detail report, and a crash summary for the Rochester Avenue / North Scott Boulevard intersection are included in the attachments.

Exhibit 2. June 2024 Google Maps Street View Screen Capture of Westbound Approach of Rochester Avenue Approximately 400 Feet East of North Scott Boulevard Centerline



Access Analysis

The Overall Development Plan for the Monument Hills development provides two accesses to Rochester Avenue. One of the proposed accesses, Heron Drive, is located opposite an existing public street, Heron Circle. Construction of this access drive will convert an existing T-intersection into a four-legged intersection. Construction of the second access drive, Allison Way, will create a new T-intersection with Rochester Avenue. This T-intersection will be located approximately 507 feet east of Teton Circle and approximately 555 feet west of Amhurst Street. This access spacing exceeds the existing public road access spacing for Amhurst Street and Heron Circle, which is approximately 308 feet.

Sight distance analysis for the new site access, Allison Way, was performed as part of the original traffic impact study conducted by WDD in Spring 2022. This analysis was conducted for stopping sight distance along Rochester Avenue, the major road, and intersection sight distance for the new site access, Allison Way, the minor road. The posted speed limit along Rochester Avenue is 35 mph.

Per AASHTO guidelines, this would require 250 feet of stopping sight distance for passenger cars on Rochester Avenue, assuming a level roadway. Since the grade for the east approach of Rochester Avenue east of the new site access, Allison Way, is approximately a 2.1% downgrade, the required stopping sight distance for westbound passenger car traffic approaching the new site access, Allison Way, rounded up to the nearest five feet, would be 255 feet.

Per AASHTO guidelines, with a posted speed limit of 35 mph along Rochester Avenue, the required intersection sight distance for motorists in passenger cars stopped on the new site access, Allison Way, would be 390 feet, assuming the approach grade of the new site access, Allison Way, does not exceed 3%. According to the original 2022 traffic impact study, there is clear stopping sight distance and intersection sight distance of more than 400 feet to the east and west of the proposed Allison Way access.

Left-turn lane warrant analysis was performed for PM peak hour traffic on Rochester Avenue, assuming full build-out of the new development. This was done to determine if a dedicated left-turn lane is warranted for eastbound Rochester Avenue traffic at either of the development's two proposed access drives, Allison Way or Heron Drive. The need for a dedicated left-turn lane at these two intersections has been evaluated using the Missouri DOT's (MoDOT's) online *Engineering Policy Guide*, specifically, *Figure 940.9.1, Left Turn Lane Guidelines for Two-Lane Roads less than or equal to 40 mph.* These two left-turn lane warrant analysis figures are included in the attachments.

MoDOT's *Figure 940.9.1* is a reproduction of *Figure 2-5(a), Guideline for determining the need for a major road left-turn bay at a two-way stop-controlled intersection*, found on Page 22 of the *National Cooperative Highway Research Program (NCHRP) Report 457, Engineering Study Guide for Evaluating Intersection Improvements. NCHRP Report 457* was authored by James A. Bonneson, P.E. and Michael D. Fontaine of the Texas Transportation Institute at Texas A&M University in College Station, Texas in 2001.

The analysis shows that the small number of eastbound left-turning vehicles on Rochester Avenue at both evaluated intersections does not reach the percentage threshold to warrant the addition of a dedicated left-turn lane at either intersection.

Conclusion

This updated traffic impact study finds that:

- The study intersections are expected to operate at an acceptable LOS C or better in the 2022 existing, 2026 baseline and 2026 future with development conditions during both the AM and PM peak hours.
- The proposed Allison Way access location exceeds the existing public street separation distance along Rochester Avenue.
- Sight distance requirements are met for the proposed Allison Way access location.
- There is no significant crash history at the study intersections.
- A dedicated eastbound left-turn lane on Rochester Avenue is not warranted at either proposed development access drive – Allison Way or Heron Drive.

Based on these findings, from a traffic impact viewpoint, there is no reason not to approve the proposed access locations shown in the Overall Development Plan for the proposed Monument Hills residential development.

Attachments

Trip Generation	A-1 to A-5
Traffic Counts	B-1 to B-8
Turning Movements	C-1 to C-10
Level of Service Calculations	D-1 to D-26
Crash Data	E-1 to E-11
Left-Turn Lane Warrant	F-1 to F-2

ATTACHMENTS

Monument Hills
WHA #1296C25

Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached	35 units	210	9.43	50%	50%	330	0%	0.00	330	0%	0	0%	0	330	0	0	0	0	165	165
Single-Family Detached	31 units	210	9.43	50%	50%	292	0%	0.00	292	0%	0	0%	0	292	0	0	0	0	146	146
Senior Single-Family	6 units	251	4.31	50%	50%	26	0%	0.00	26	0%	0	0%	0	26	0	0	0	0	13	13
Senior Multi-Family	110 units	252	3.24	50%	50%	356	0%	0.00	356	0%	0	0%	0	356	0	0	0	0	178	178
Total						1004		0.00	1004		0		0	1004	0	0	0	0	502	502

Monument Hills
WHA #1296C25

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached	35 units	210	0.70	26%	74%	24	0%	0.00	24	0%	0	0%	0	24	0	0	0	0	6	18
Single-Family Detached	31 units	210	0.70	26%	74%	22	0%	0.00	22	0%	0	0%	0	22	0	0	0	0	6	16
Senior Single-Family	6 units	251	0.24	33%	67%	1	0%	0.00	1	0%	0	0%	0	1	0	0	0	0	0	1
Senior Multi-Family	110 units	252	0.20	34%	66%	22	0%	0.00	22	0%	0	0%	0	22	0	0	0	0	7	15
Total						69		0.00	69		0		0	69	0	0	0	0	19	50

Monument Hills
WHA #1296C25

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached	35 units	210	0.94	63%	37%	33	0%	0.00	33	0%	0	0%	0	33	0	0	0	0	21	12
Single-Family Detached	31 units	210	0.94	63%	37%	29	0%	0.00	29	0%	0	0%	0	29	0	0	0	0	18	11
Senior Single-Family	6 units	251	0.30	61%	39%	2	0%	0.00	2	0%	0	0%	0	2	0	0	0	0	1	1
Senior Multi-Family	110 units	252	0.25	56%	44%	28	0%	0.00	28	0%	0	0%	0	28	0	0	0	0	16	12
Total						92		0.00	92		0		0	92	0	0	0	0	56	36

Monument Hills
WHA #1296C25

AM Peak-Hour

%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	1004	19	50	69.00
1%	10.04	0.19	0.50	0.69
2%	20.08	0.38	1.00	1.38
3%	30.12	0.57	1.50	2.07
4%	40.16	0.76	2.00	2.76
5%	**50.20**	**0.95**	**2.50**	**3.45**
6%	60.24	1.14	3.00	4.14
7%	70.28	1.33	3.50	4.83
8%	80.32	1.52	4.00	5.52
9%	90.36	1.71	4.50	6.21
10%	**100.40**	**1.90**	**5.00**	**6.90**
11%	110.44	2.09	5.50	7.59
12%	120.48	2.28	6.00	8.28
13%	130.52	2.47	6.50	8.97
14%	140.56	2.66	7.00	9.66
15%	**150.60**	**2.85**	**7.50**	**10.35**
16%	160.64	3.04	8.00	11.04
17%	170.68	3.23	8.50	11.73
18%	180.72	3.42	9.00	12.42
19%	190.76	3.61	9.50	13.11
20%	**200.80**	**3.80**	**10.00**	**13.80**
21%	210.84	3.99	10.50	14.49
22%	220.88	4.18	11.00	15.18
23%	230.92	4.37	11.50	15.87
24%	240.96	4.56	12.00	16.56
25%	**251.00**	**4.75**	**12.50**	**17.25**
26%	261.04	4.94	13.00	17.94
27%	271.08	5.13	13.50	18.63
28%	281.12	5.32	14.00	19.32
29%	291.16	5.51	14.50	20.01
30%	**301.20**	**5.70**	**15.00**	**20.70**
31%	311.24	5.89	15.50	21.39
32%	321.28	6.08	16.00	22.08
33%	331.32	6.27	16.50	22.77
34%	341.36	6.46	17.00	23.46
35%	**351.40**	**6.65**	**17.50**	**24.15**
36%	361.44	6.84	18.00	24.84
37%	371.48	7.03	18.50	25.53
38%	381.52	7.22	19.00	26.22
39%	391.56	7.41	19.50	26.91
40%	**401.60**	**7.60**	**20.00**	**27.60**
41%	411.64	7.79	20.50	28.29
42%	421.68	7.98	21.00	28.98
43%	431.72	8.17	21.50	29.67
44%	441.76	8.36	22.00	30.36
45%	**451.80**	**8.55**	**22.50**	**31.05**
46%	461.84	8.74	23.00	31.74
47%	471.88	8.93	23.50	32.43
48%	481.92	9.12	24.00	33.12
49%	491.96	9.31	24.50	33.81
50%	**502.00**	**9.50**	**25.00**	**34.50**

%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	1004	19	50	69
51%	512.04	9.69	25.50	35.19
52%	522.08	9.88	26.00	35.88
53%	532.12	10.07	26.50	36.57
54%	542.16	10.26	27.00	37.26
55%	**552.20**	**10.45**	**27.50**	**37.95**
56%	562.24	10.64	28.00	38.64
57%	572.28	10.83	28.50	39.33
58%	582.32	11.02	29.00	40.02
59%	592.36	11.21	29.50	40.71
60%	**602.40**	**11.40**	**30.00**	**41.40**
61%	612.44	11.59	30.50	42.09
62%	622.48	11.78	31.00	42.78
63%	632.52	11.97	31.50	43.47
64%	642.56	12.16	32.00	44.16
65%	**652.60**	**12.35**	**32.50**	**44.85**
66%	662.64	12.54	33.00	45.54
67%	672.68	12.73	33.50	46.23
68%	682.72	12.92	34.00	46.92
69%	692.76	13.11	34.50	47.61
70%	**702.80**	**13.30**	**35.00**	**48.30**
71%	712.84	13.49	35.50	48.99
72%	722.88	13.68	36.00	49.68
73%	732.92	13.87	36.50	50.37
74%	742.96	14.06	37.00	51.06
75%	**753.00**	**14.25**	**37.50**	**51.75**
76%	763.04	14.44	38.00	52.44
77%	773.08	14.63	38.50	53.13
78%	783.12	14.82	39.00	53.82
79%	793.16	15.01	39.50	54.51
80%	**803.20**	**15.20**	**40.00**	**55.20**
81%	813.24	15.39	40.50	55.89
82%	823.28	15.58	41.00	56.58
83%	833.32	15.77	41.50	57.27
84%	843.36	15.96	42.00	57.96
85%	**853.40**	**16.15**	**42.50**	**58.65**
86%	863.44	16.34	43.00	59.34
87%	873.48	16.53	43.50	60.03
88%	883.52	16.72	44.00	60.72
89%	893.56	16.91	44.50	61.41
90%	**903.60**	**17.10**	**45.00**	**62.10**
91%	913.64	17.29	45.50	62.79
92%	923.68	17.48	46.00	63.48
93%	933.72	17.67	46.50	64.17
94%	943.76	17.86	47.00	64.86
95%	**953.80**	**18.05**	**47.50**	**65.55**
96%	963.84	18.24	48.00	66.24
97%	973.88	18.43	48.50	66.93
98%	983.92	18.62	49.00	67.62
99%	993.96	18.81	49.50	68.31
100%	**1004.00**	**19.00**	**50.00**	**69.00**

Monument Hills
WHA #1296C25

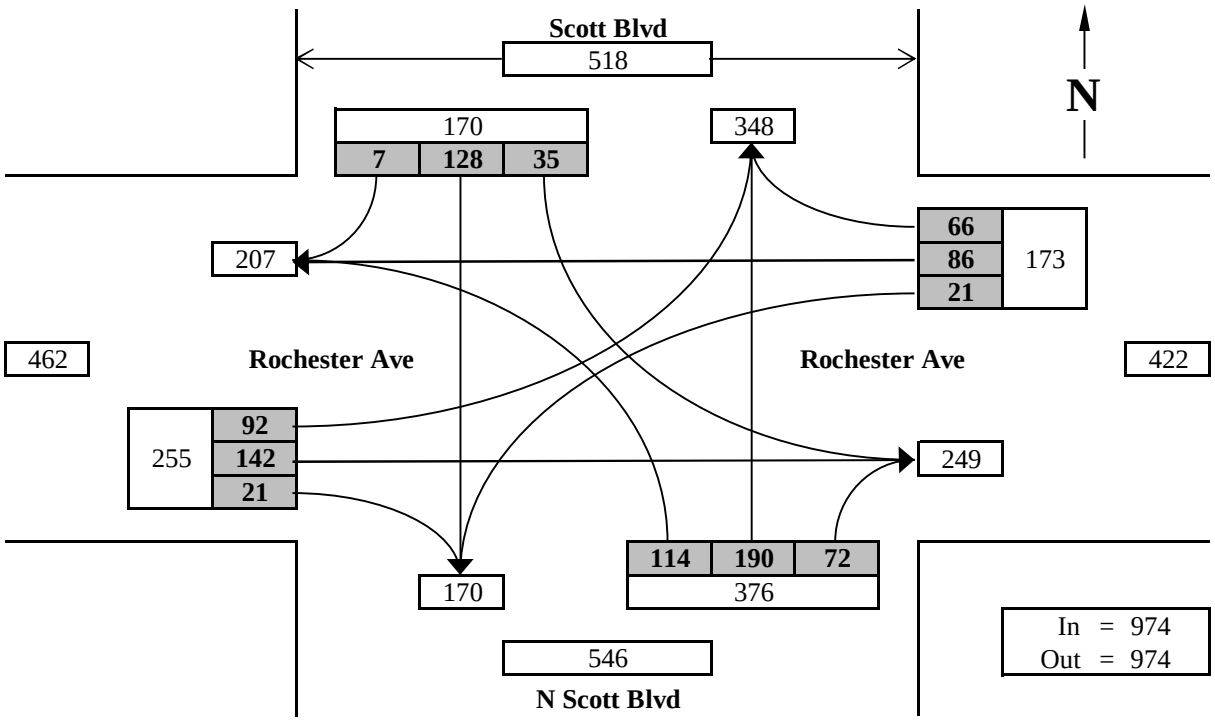
PM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	1004	56	36	92.00
1%	10.04	0.56	0.36	0.92
2%	20.08	1.12	0.72	1.84
3%	30.12	1.68	1.08	2.76
4%	40.16	2.24	1.44	3.68
5%	**50.20**	**2.80**	**1.80**	**4.60**
6%	60.24	3.36	2.16	5.52
7%	70.28	3.92	2.52	6.44
8%	80.32	4.48	2.88	7.36
9%	90.36	5.04	3.24	8.28
10%	**100.40**	**5.60**	**3.60**	**9.20**
11%	110.44	6.16	3.96	10.12
12%	120.48	6.72	4.32	11.04
13%	130.52	7.28	4.68	11.96
14%	140.56	7.84	5.04	12.88
15%	**150.60**	**8.40**	**5.40**	**13.80**
16%	160.64	8.96	5.76	14.72
17%	170.68	9.52	6.12	15.64
18%	180.72	10.08	6.48	16.56
19%	190.76	10.64	6.84	17.48
20%	**200.80**	**11.20**	**7.20**	**18.40**
21%	210.84	11.76	7.56	19.32
22%	220.88	12.32	7.92	20.24
23%	230.92	12.88	8.28	21.16
24%	240.96	13.44	8.64	22.08
25%	**251.00**	**14.00**	**9.00**	**23.00**
26%	261.04	14.56	9.36	23.92
27%	271.08	15.12	9.72	24.84
28%	281.12	15.68	10.08	25.76
29%	291.16	16.24	10.44	26.68
30%	**301.20**	**16.80**	**10.80**	**27.60**
31%	311.24	17.36	11.16	28.52
32%	321.28	17.92	11.52	29.44
33%	331.32	18.48	11.88	30.36
34%	341.36	19.04	12.24	31.28
35%	**351.40**	**19.60**	**12.60**	**32.20**
36%	361.44	20.16	12.96	33.12
37%	371.48	20.72	13.32	34.04
38%	381.52	21.28	13.68	34.96
39%	391.56	21.84	14.04	35.88
40%	**401.60**	**22.40**	**14.40**	**36.80**
41%	411.64	22.96	14.76	37.72
42%	421.68	23.52	15.12	38.64
43%	431.72	24.08	15.48	39.56
44%	441.76	24.64	15.84	40.48
45%	**451.80**	**25.20**	**16.20**	**41.40**
46%	461.84	25.76	16.56	42.32
47%	471.88	26.32	16.92	43.24
48%	481.92	26.88	17.28	44.16
49%	491.96	27.44	17.64	45.08
50%	**502.00**	**28.00**	**18.00**	**46.00**

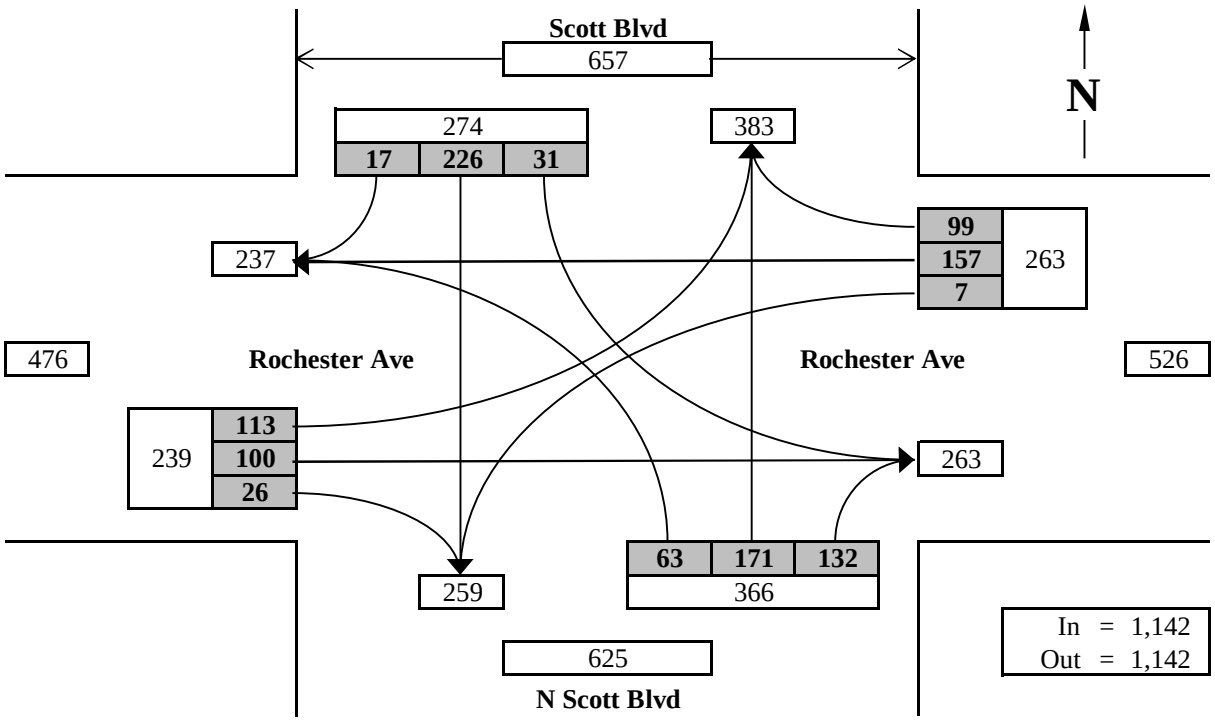
%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	1004	56	36	92
51%	512.04	28.56	18.36	46.92
52%	522.08	29.12	18.72	47.84
53%	532.12	29.68	19.08	48.76
54%	542.16	30.24	19.44	49.68
55%	**552.20**	**30.80**	**19.80**	**50.60**
56%	562.24	31.36	20.16	51.52
57%	572.28	31.92	20.52	52.44
58%	582.32	32.48	20.88	53.36
59%	592.36	33.04	21.24	54.28
60%	**602.40**	**33.60**	**21.60**	**55.20**
61%	612.44	34.16	21.96	56.12
62%	622.48	34.72	22.32	57.04
63%	632.52	35.28	22.68	57.96
64%	642.56	35.84	23.04	58.88
65%	**652.60**	**36.40**	**23.40**	**59.80**
66%	662.64	36.96	23.76	60.72
67%	672.68	37.52	24.12	61.64
68%	682.72	38.08	24.48	62.56
69%	692.76	38.64	24.84	63.48
70%	**702.80**	**39.20**	**25.20**	**64.40**
71%	712.84	39.76	25.56	65.32
72%	722.88	40.32	25.92	66.24
73%	732.92	40.88	26.28	67.16
74%	742.96	41.44	26.64	68.08
75%	**753.00**	**42.00**	**27.00**	**69.00**
76%	763.04	42.56	27.36	69.92
77%	773.08	43.12	27.72	70.84
78%	783.12	43.68	28.08	71.76
79%	793.16	44.24	28.44	72.68
80%	**803.20**	**44.80**	**28.80**	**73.60**
81%	813.24	45.36	29.16	74.52
82%	823.28	45.92	29.52	75.44
83%	833.32	46.48	29.88	76.36
84%	843.36	47.04	30.24	77.28
85%	**853.40**	**47.60**	**30.60**	**78.20**
86%	863.44	48.16	30.96	79.12
87%	873.48	48.72	31.32	80.04
88%	883.52	49.28	31.68	80.96
89%	893.56	49.84	32.04	81.88
90%	**903.60**	**50.40**	**32.40**	**82.80**
91%	913.64	50.96	32.76	83.72
92%	923.68	51.52	33.12	84.64
93%	933.72	52.08	33.48	85.56
94%	943.76	52.64	33.84	86.48
95%	**953.80**	**53.20**	**34.20**	**87.40**
96%	963.84	53.76	34.56	88.32
97%	973.88	54.32	34.92	89.24
98%	983.92	54.88	35.28	90.16
99%	993.96	55.44	35.64	91.08
100%	**1004.00**	**56.00**	**36.00**	**92.00**

KIMLEY-HORN AND ASSOCIATES, INC.

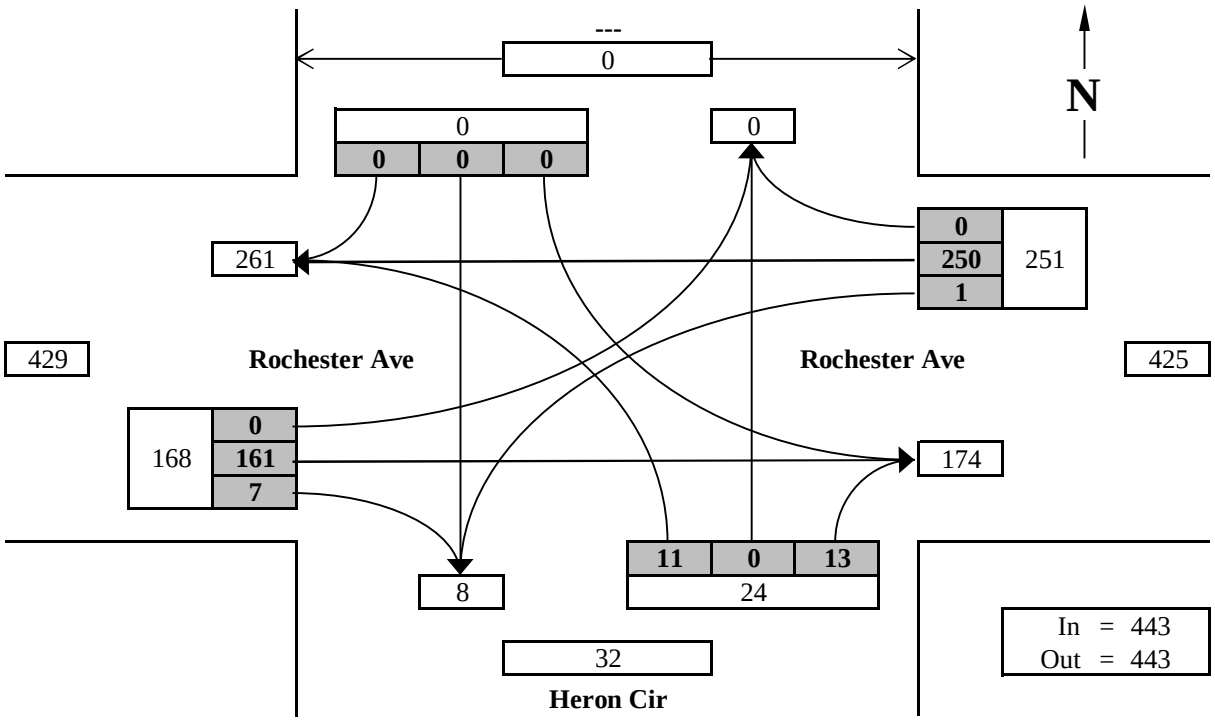
EXISTING PEAK HOUR: 7:30 AM to 8:30 AM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	N Scott Blvd	Scott Blvd	
Peak Hour Factor (PHF)	0.77	0.72	0.78	0.92	**0.89**
% of Heavy Vehicles	0.0%	0.0%	0.0%	0.0%	



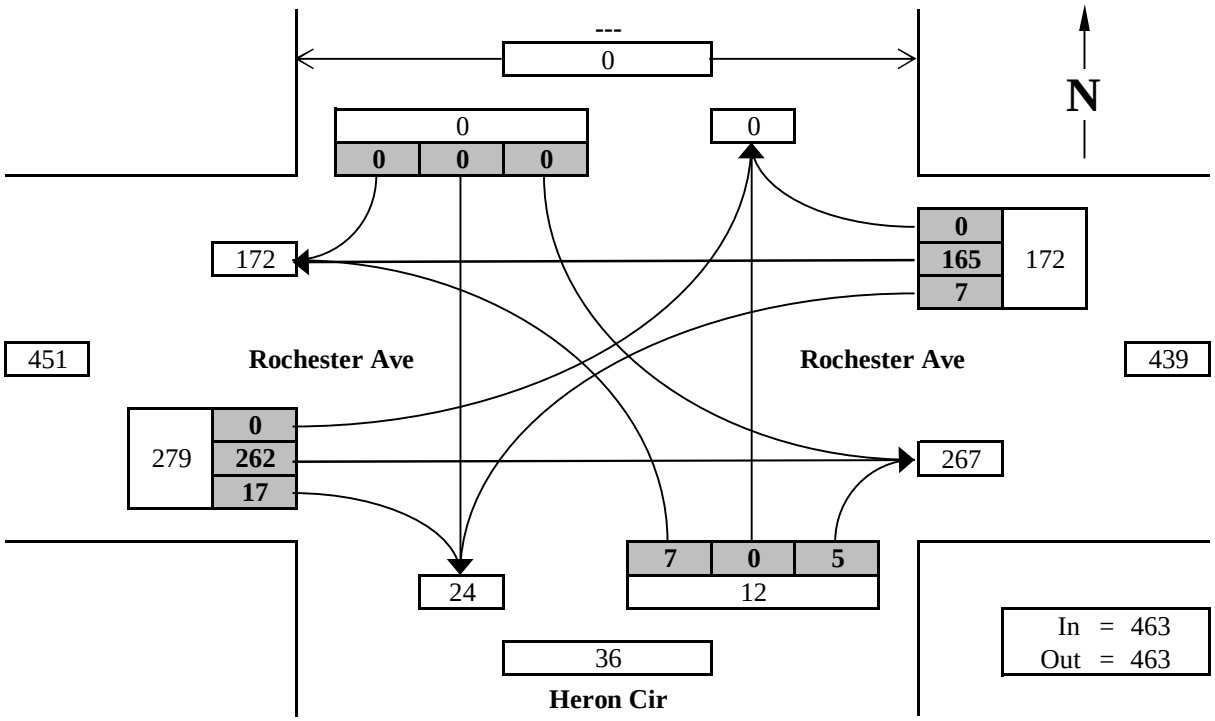
EXISTING PEAK HOUR: 4:30 PM to 5:30 PM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	N Scott Blvd	Scott Blvd	
Peak Hour Factor (PHF)	0.85	0.87	0.86	0.86	**0.97**
% of Heavy Vehicles	0.0%	0.0%	0.0%	0.0%	



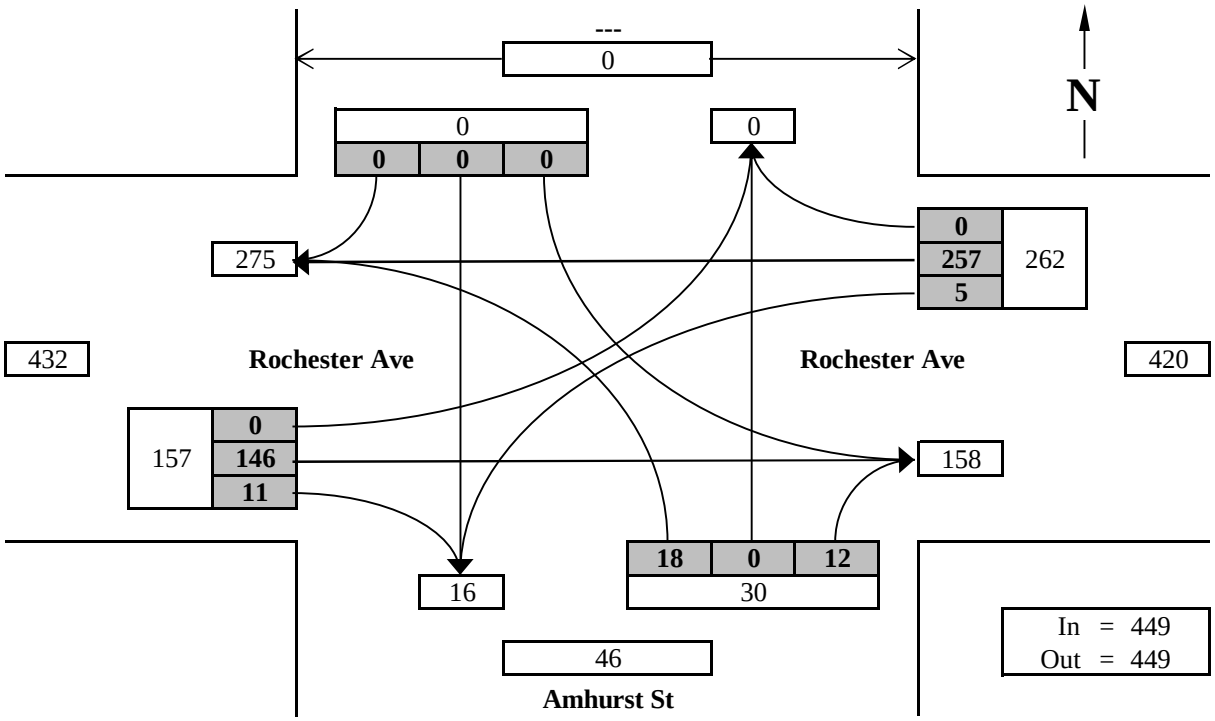
EXISTING PEAK HOUR: 7:30 AM to 8:30 AM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Heron Cir	---	
Peak Hour Factor (PHF)	0.78	0.79	0.75	#DIV/0!	**0.83**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



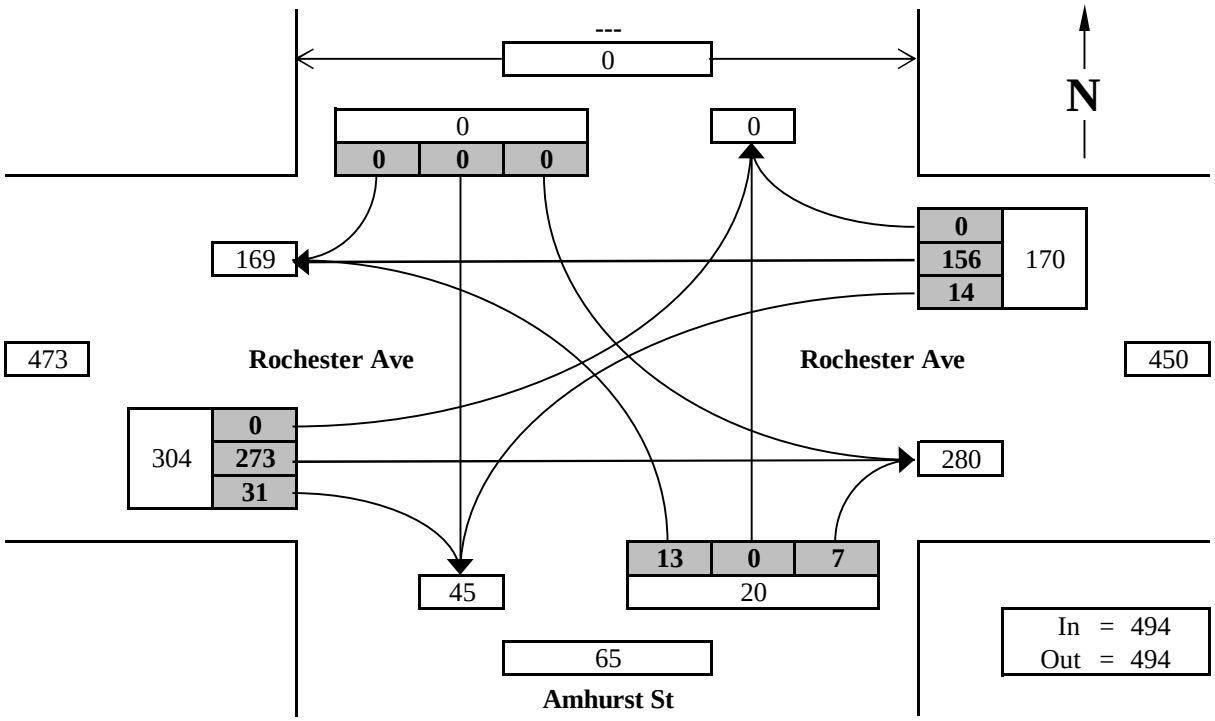
EXISTING PEAK HOUR: 4:30 PM to 5:30 PM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Heron Cir	---	
Peak Hour Factor (PHF)	0.91	0.93	0.60	#DIV/0!	**0.92**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



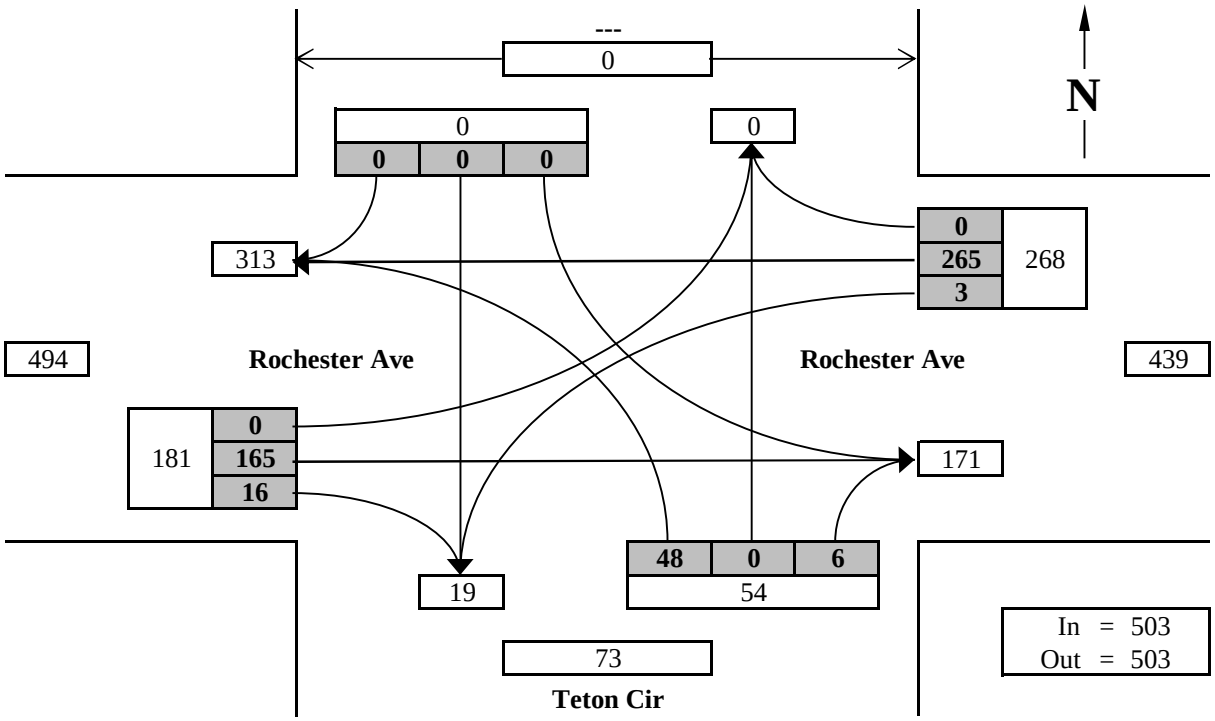
EXISTING PEAK HOUR: 7:30 AM to 8:30 AM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Amhurst St	---	
Peak Hour Factor (PHF)	0.79	0.80	0.75	#DIV/0!	**0.86**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



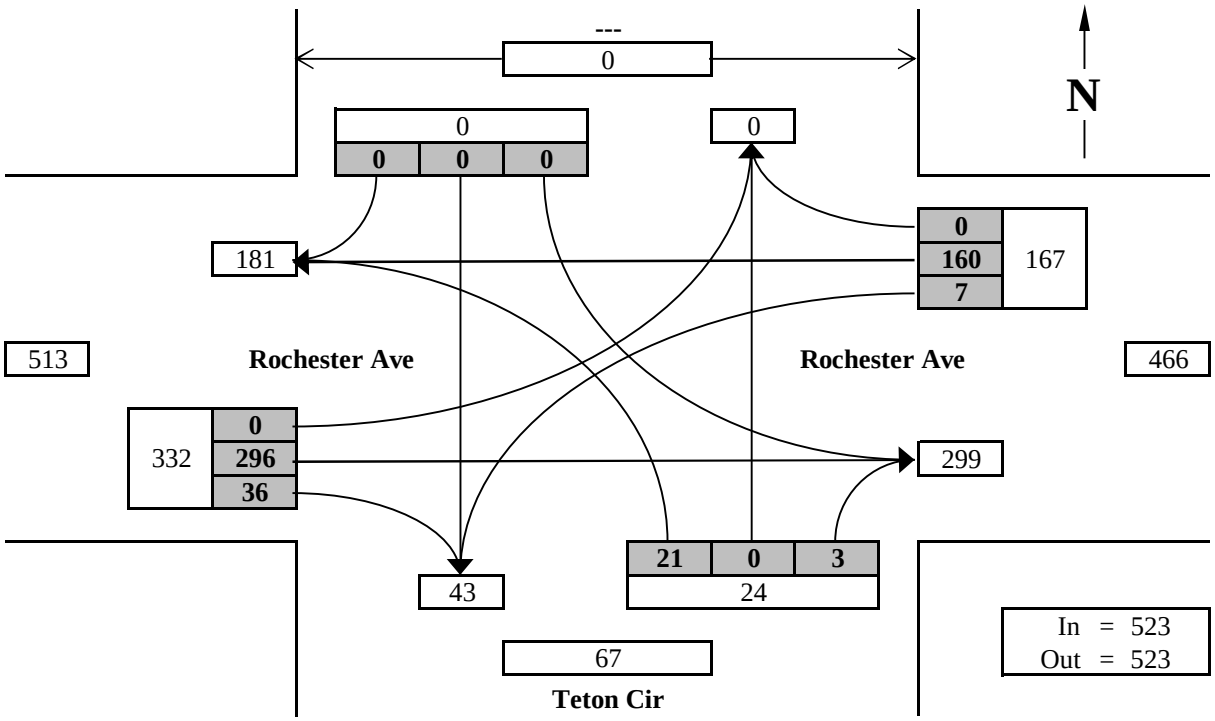
EXISTING PEAK HOUR: 4:30 PM to 5:30 PM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Amhurst St	---	
Peak Hour Factor (PHF)	0.92	0.90	0.71	#DIV/0!	**0.93**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



EXISTING PEAK HOUR: 7:30 AM to 8:30 AM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Teton Cir	---	
Peak Hour Factor (PHF)	0.73	0.89	0.71	#DIV/0!	**0.91**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



EXISTING PEAK HOUR: 4:30 PM to 5:30 PM, Wednesday, 3-2-2022					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	Rochester Ave	Rochester Ave	Teton Cir	---	
Peak Hour Factor (PHF)	0.86	0.87	0.67	#DIV/0!	**0.91**
% of Heavy Vehicles	0.0%	0.0%	0.0%	#DIV/0!	



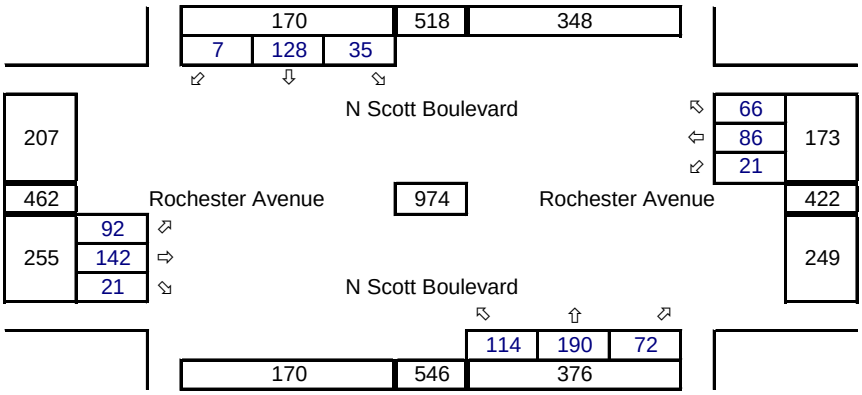
1 N Scott Blvd @ Rochester Ave

Synchro ID: 1

Existing
Average Weekday
AM Peak Hour

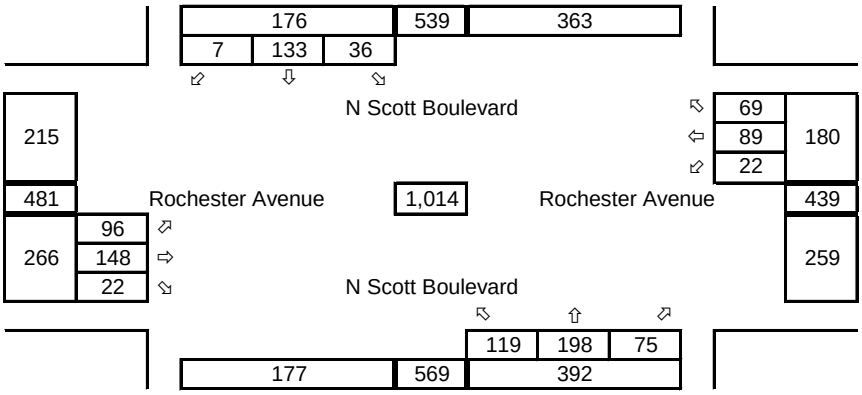
Year: **3/2/22**

Data Source: Welch Design Development

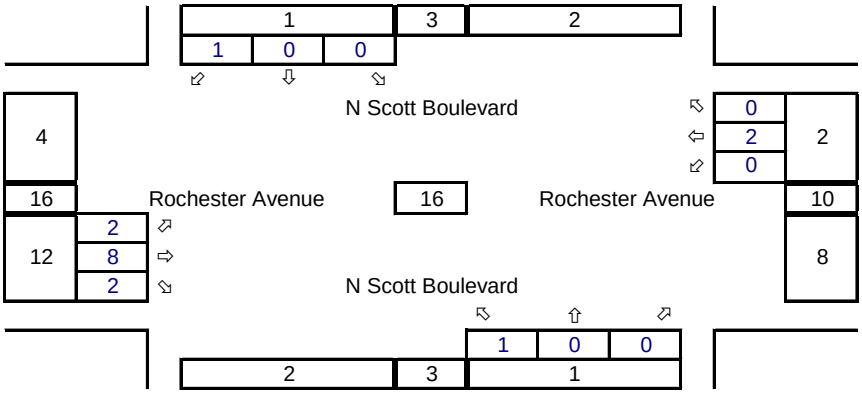


Future without Project
Average Weekday
AM Peak Hour

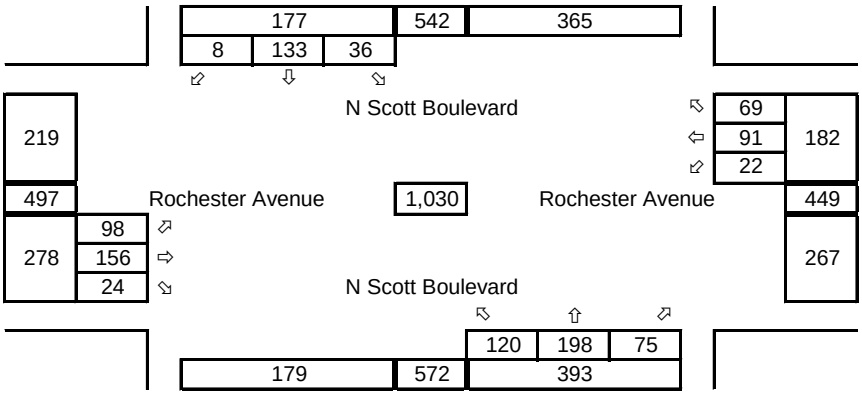
Year: 2026
Growth Rate = 1.0%
Years of Growth = 4
Total Growth = 1.0406



Total Project Trips
Average Weekday
AM Peak Hour



Future with Project
Average Weekday
AM Peak Hour



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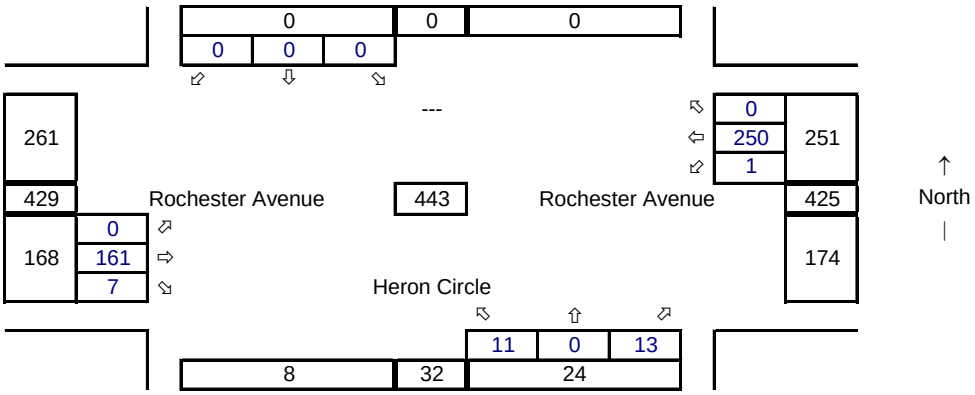
2 Heron Cir @ Rochester Ave

Synchro ID: 2

Existing
Average Weekday
AM Peak Hour

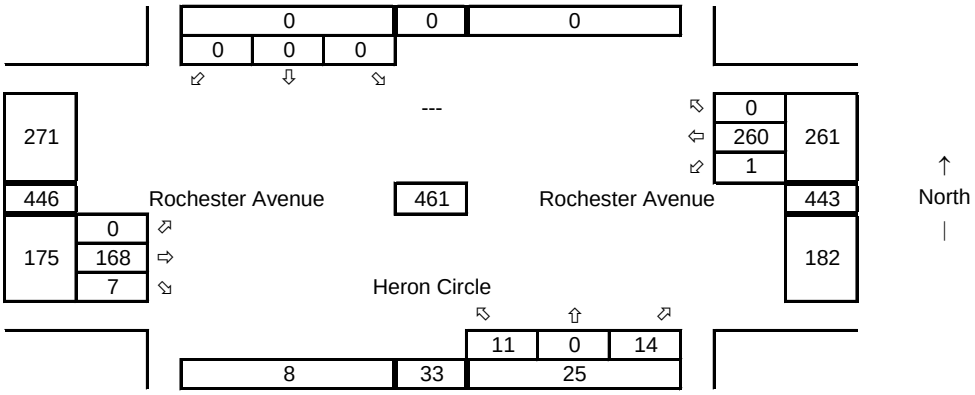
Year: **3/2/22**

Data Source:
Welch Design
Development

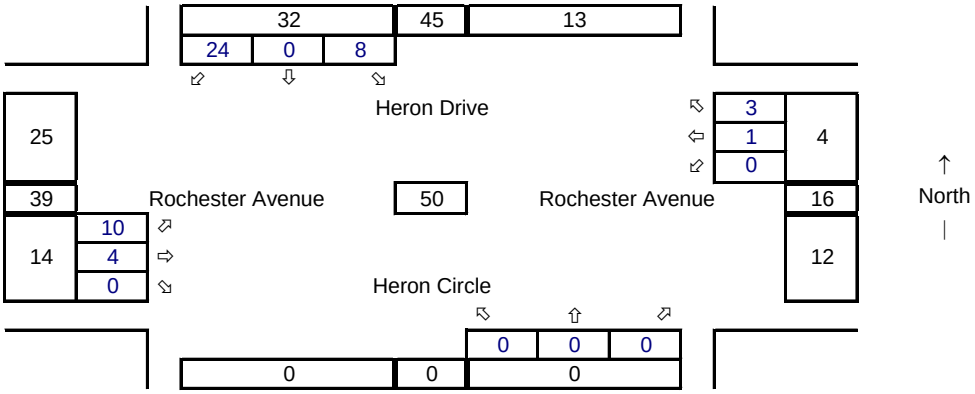


Future without Project
Average Weekday
AM Peak Hour

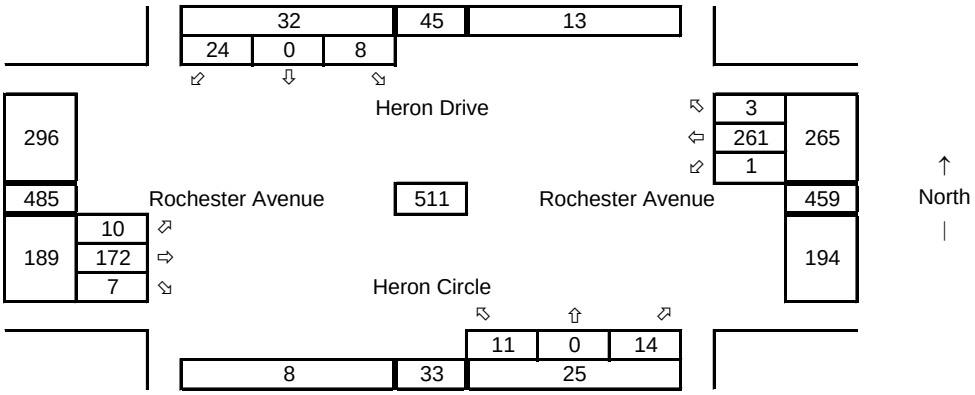
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Total Project Trips
Average Weekday
AM Peak Hour



Future with Project
Average Weekday
AM Peak Hour



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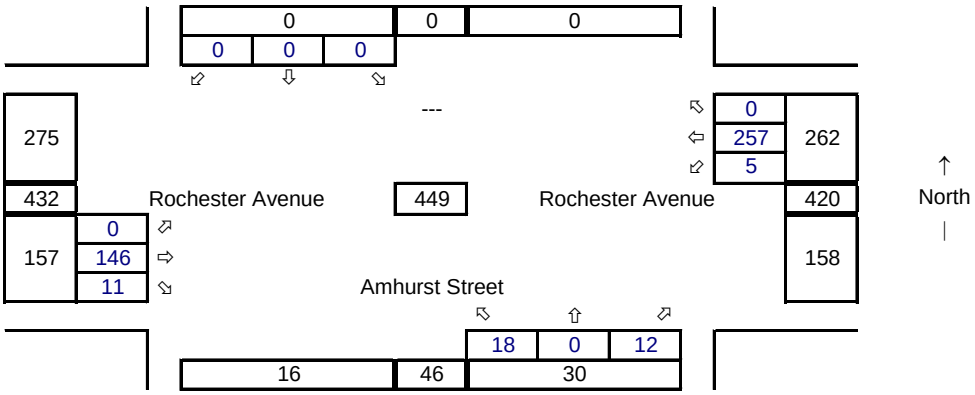
3 Amhurst St @ Rochester Ave

Synchro ID: 3

Existing
Average Weekday
AM Peak Hour

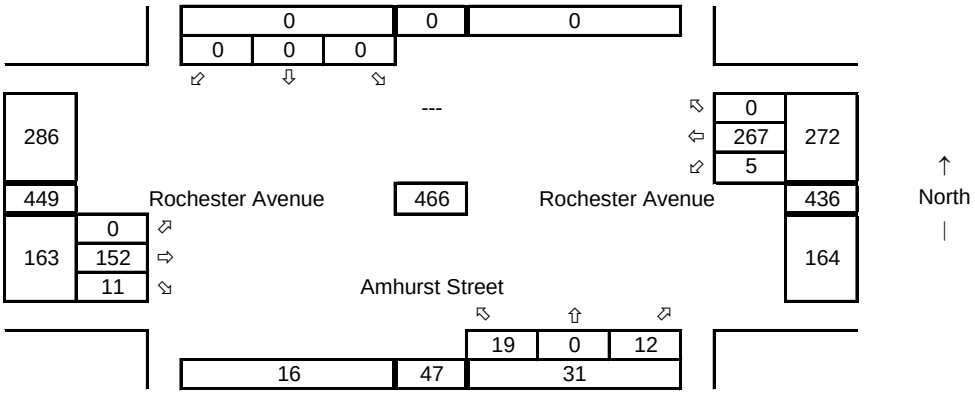
Year: **3/2/22**

Data Source: Welch Design Development

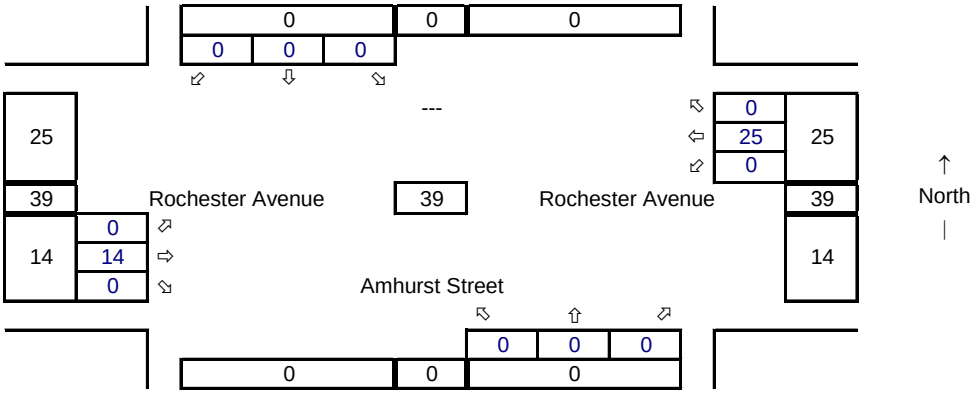


Future without Project
Average Weekday
AM Peak Hour

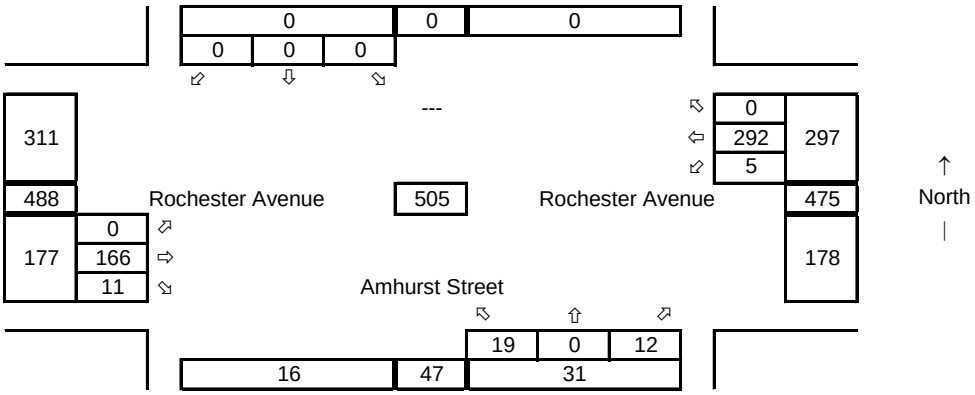
Year: 2026
Growth Rate = 1.0%
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Total Growth = 1.0406



Total Project Trips
Average Weekday
AM Peak Hour



Future with Project
Average Weekday
AM Peak Hour



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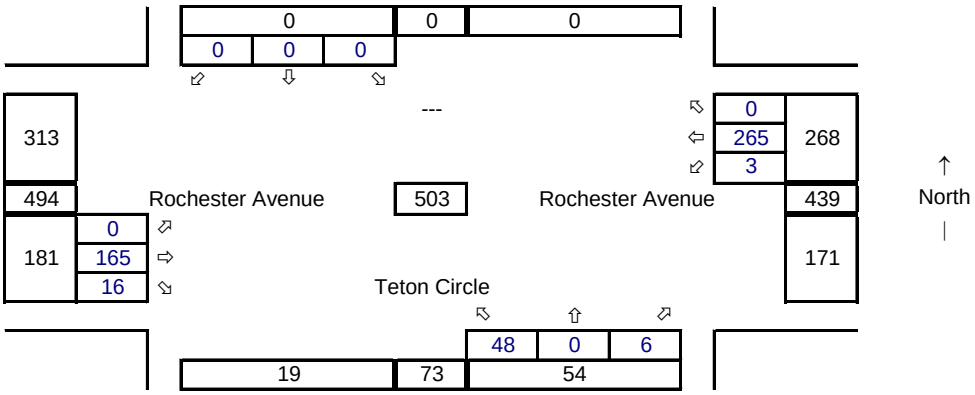
4 Teton Cir @ Rochester Ave

Synchro ID: 4

Existing
Average Weekday
AM Peak Hour

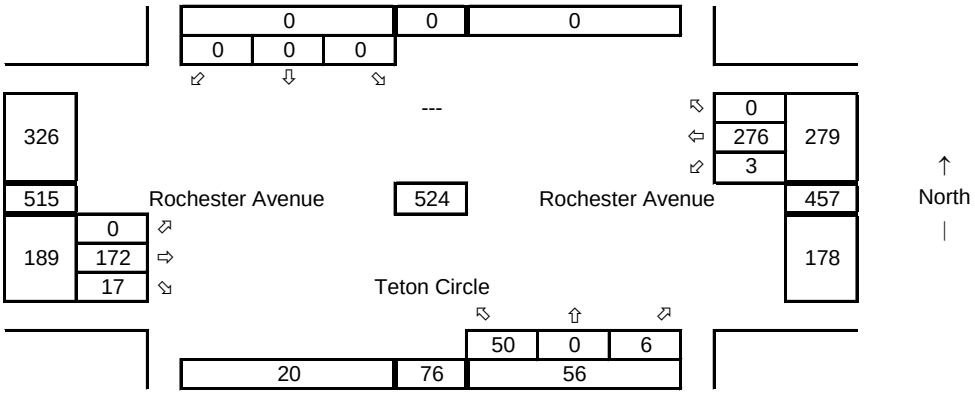
Year: **3/2/22**

Data Source: Welch Design Development

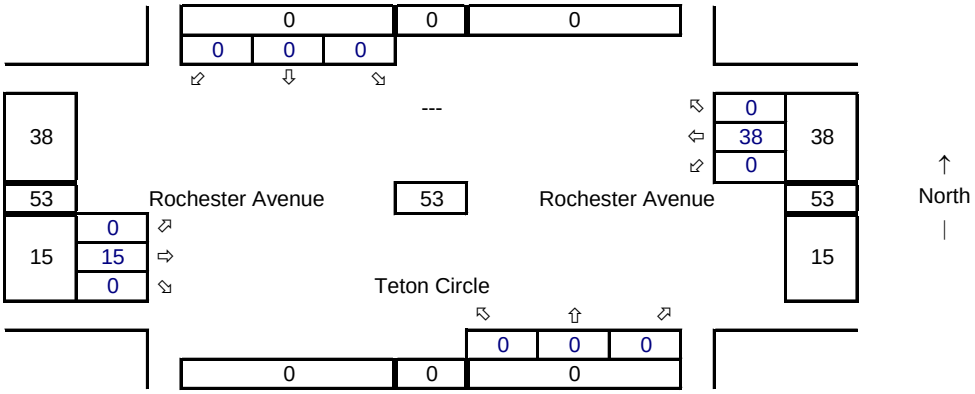


Future without Project
Average Weekday
AM Peak Hour

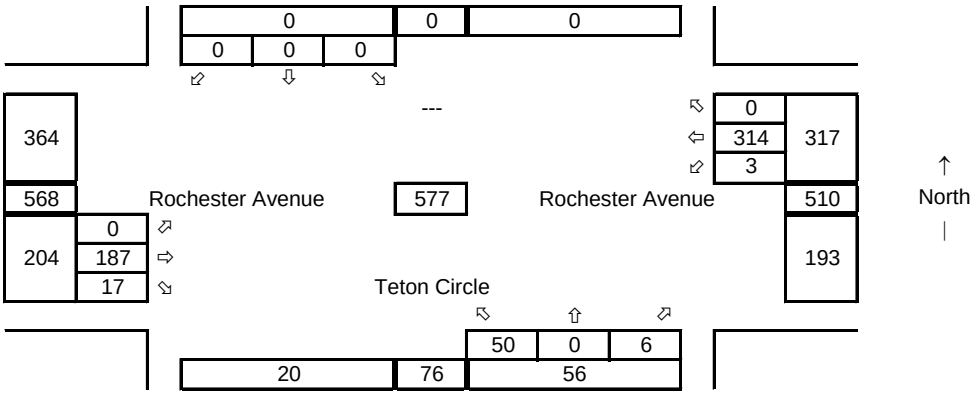
Year: 2026
Growth Rate = 1.0%
Years of Growth = 4
Total Growth = 1.0406



Total Project Trips
Average Weekday
AM Peak Hour



Future with Project
Average Weekday
AM Peak Hour



5 Site Access @ Rochester Ave

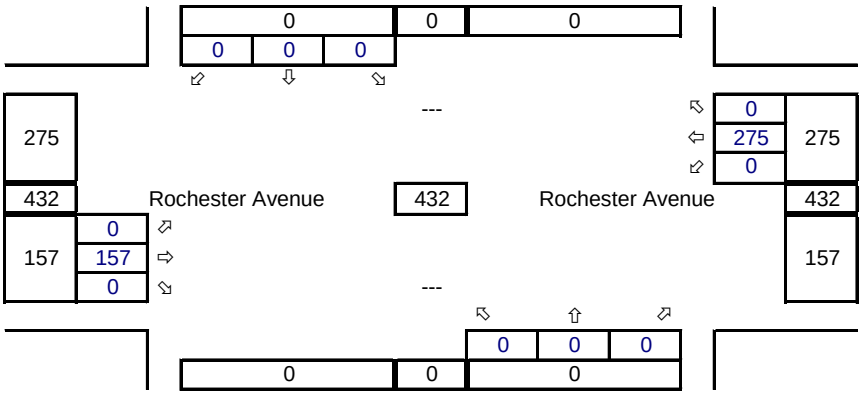
Synchro ID: 5

Existing
Average Weekday
AM Peak Hour

Year: **3/2/22**

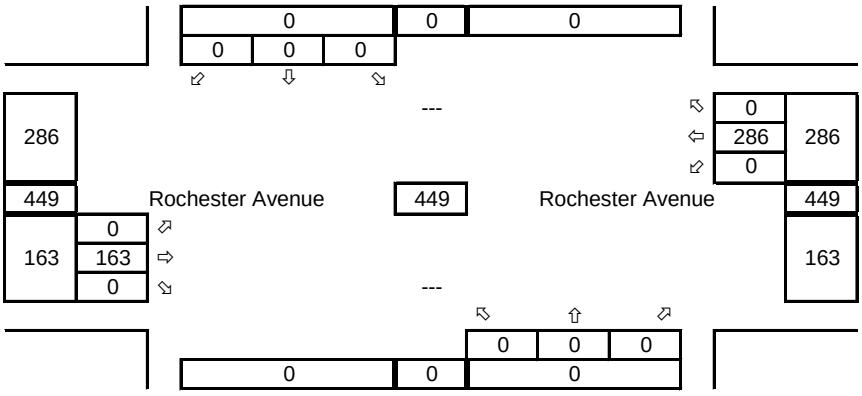
Data Source: Welch Design Development

Volumes extrapolated form west leg of Amhurst St at Rochester Ave.

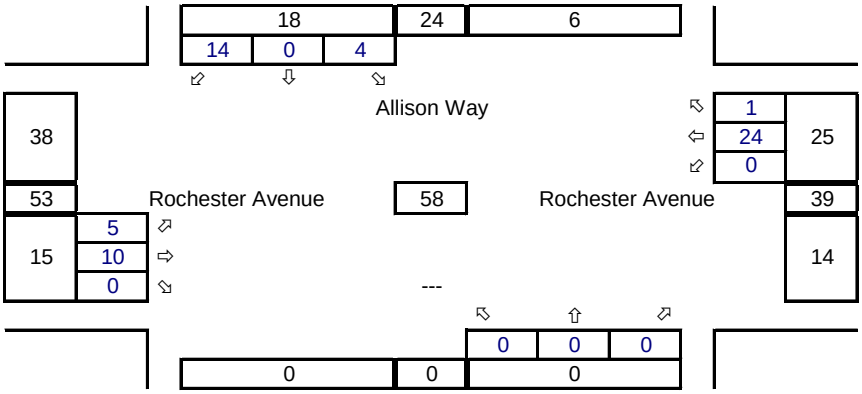


Future without Project
Average Weekday
AM Peak Hour

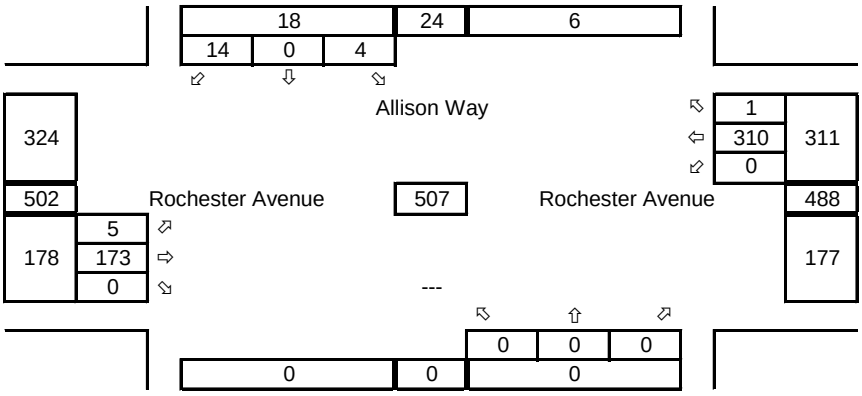
Year: 2026
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Years of Growth = 4
Total Growth = 1.0406



Total Project Trips
Average Weekday
AM Peak Hour



Future with Project
Average Weekday
AM Peak Hour



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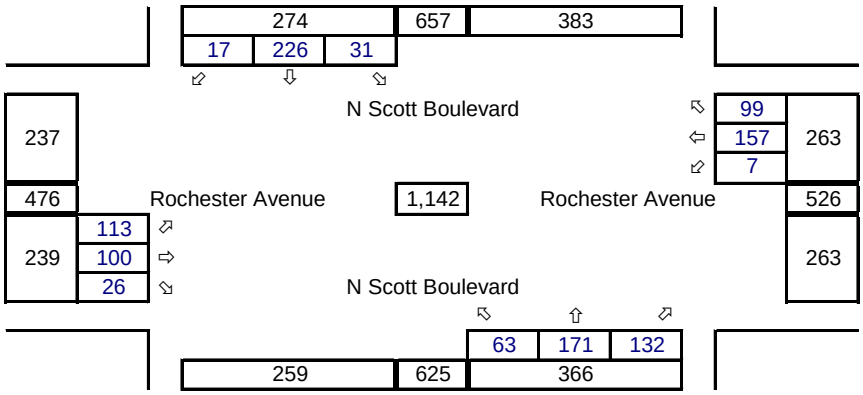
1 N Scott Blvd @ Rochester Ave

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

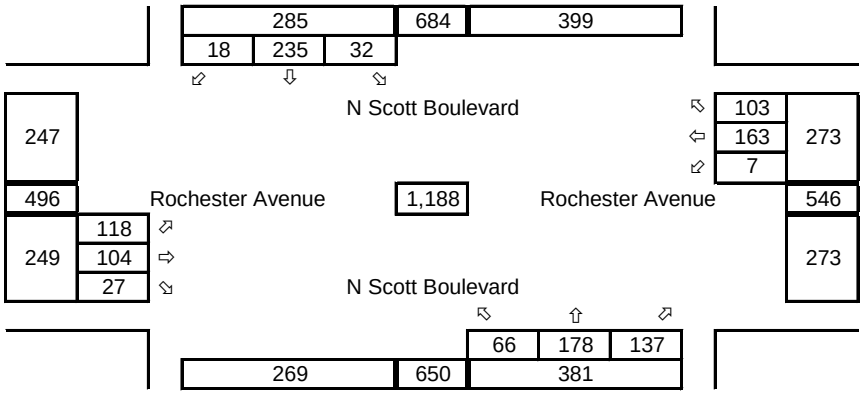
Year: **3/2/22**

Data Source: Welch Design Development

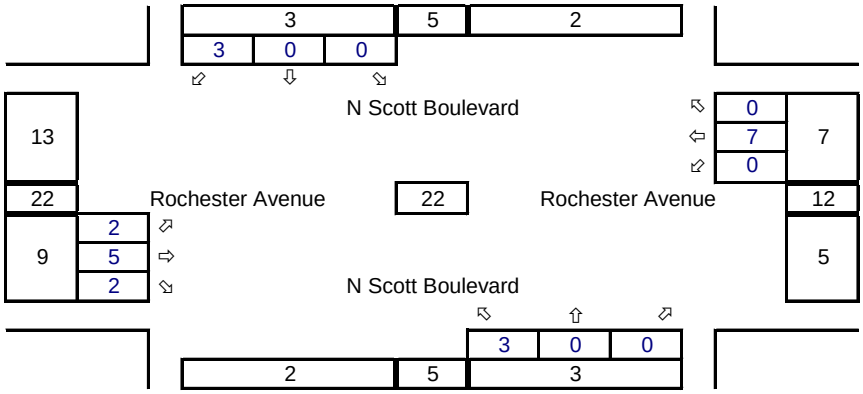


Future without Project
Average Weekday
PM Peak Hour

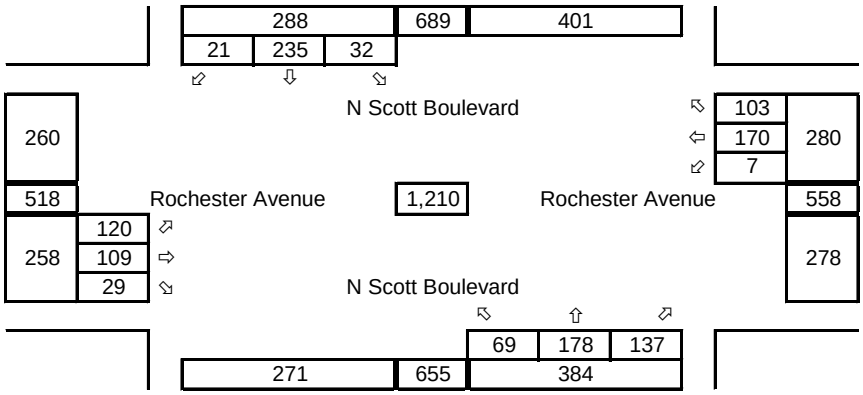
Year: 2026
Growth Rate = 1.0%
Years of Growth = 4
Total Growth = 1.0406



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



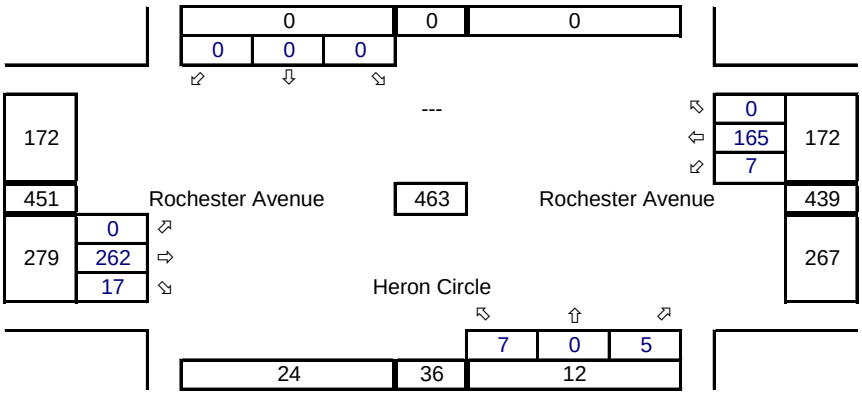
2 Heron Cir @ Rochester Ave

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

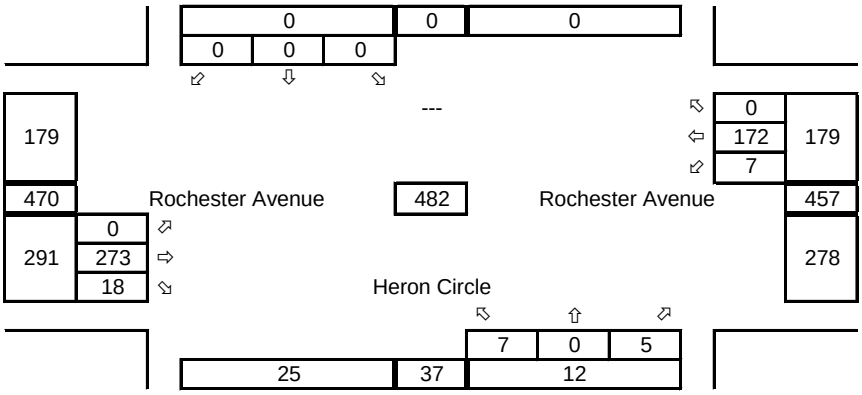
Year: **3/2/22**

Data Source: Welch Design Development

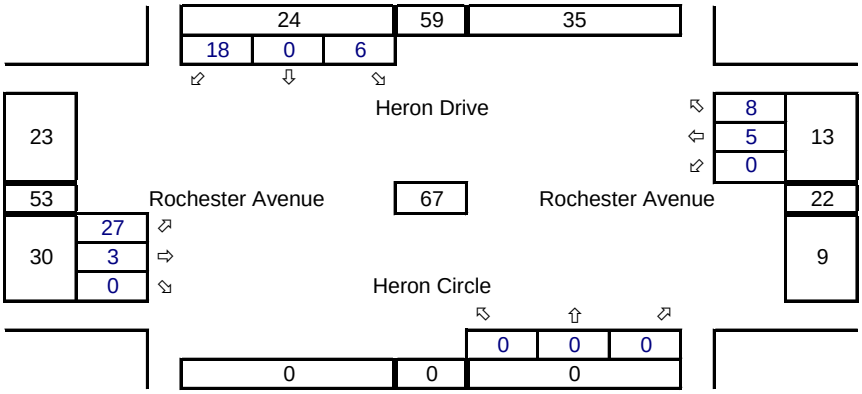


Future without Project
Average Weekday
PM Peak Hour

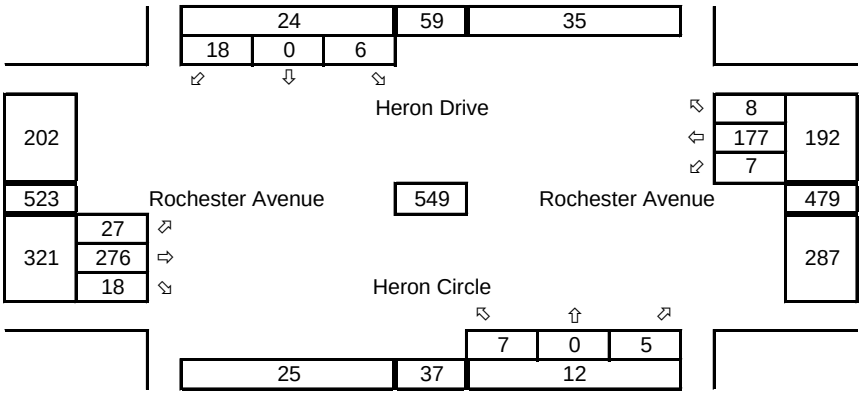
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Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



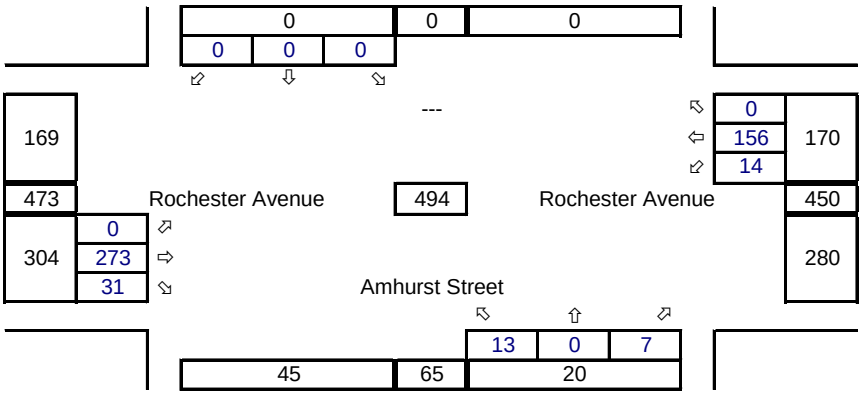
3 Amhurst St @ Rochester Ave

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

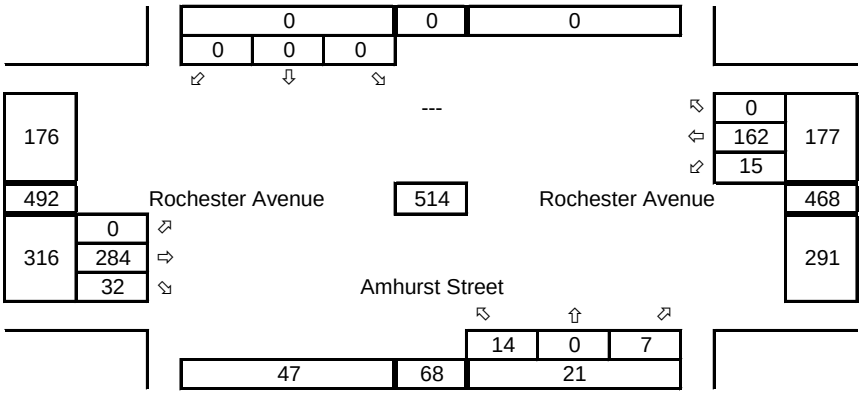
Year: **3/2/22**

Data Source: Welch Design Development

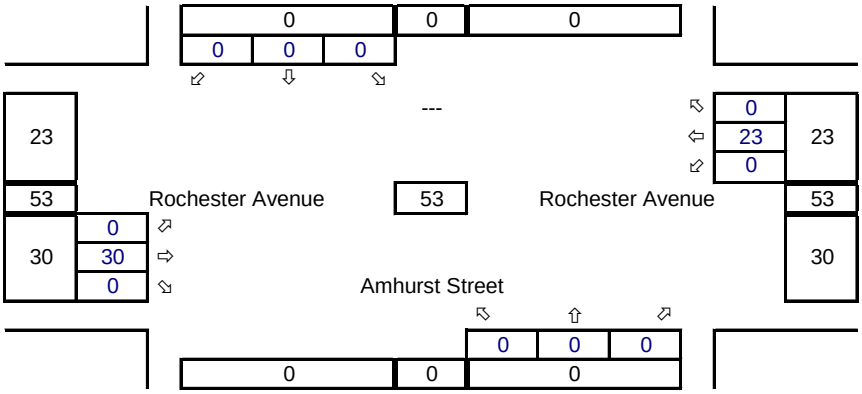


Future without Project
Average Weekday
PM Peak Hour

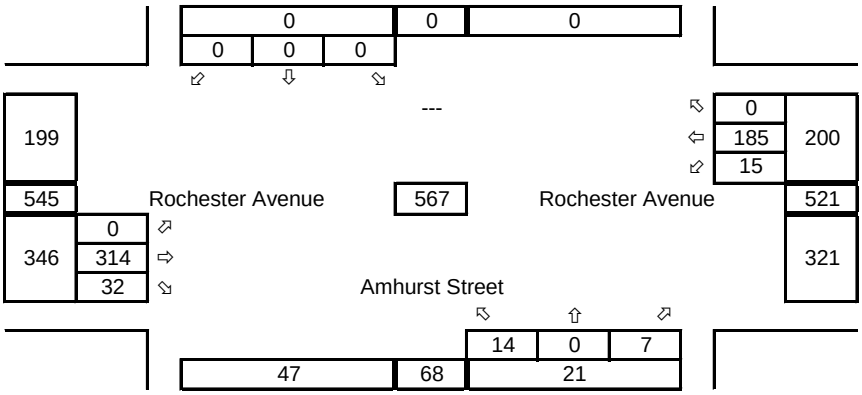
Year: 2026
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Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



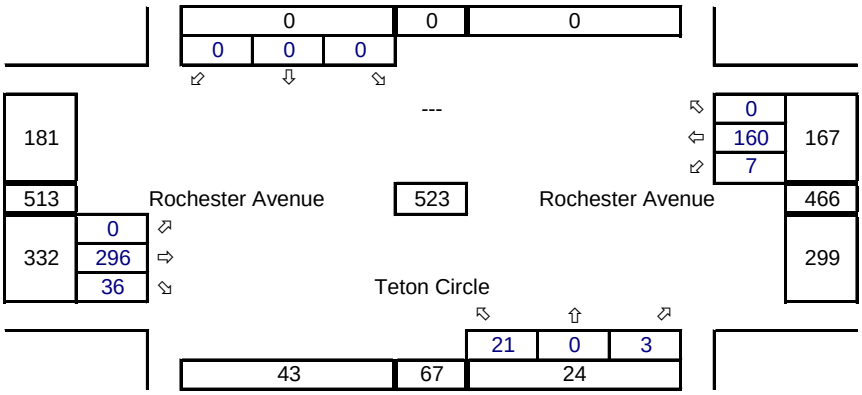
4 Teton Cir @ Rochester Ave

Synchro ID: 4

Existing
Average Weekday
PM Peak Hour

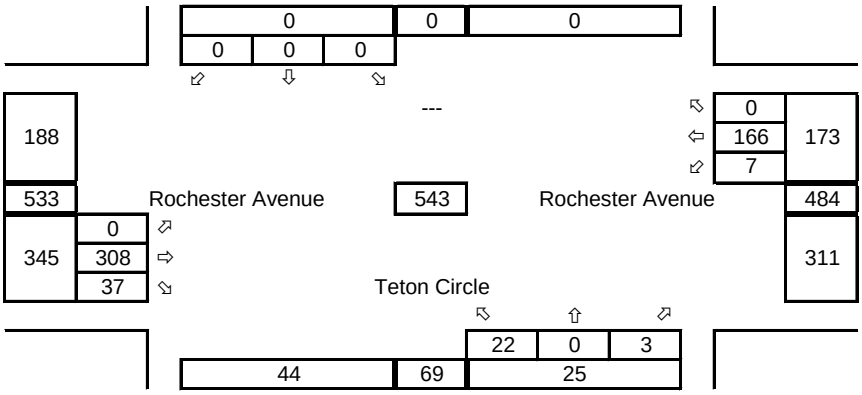
Year: **3/2/22**

Data Source:
Welch Design
Development

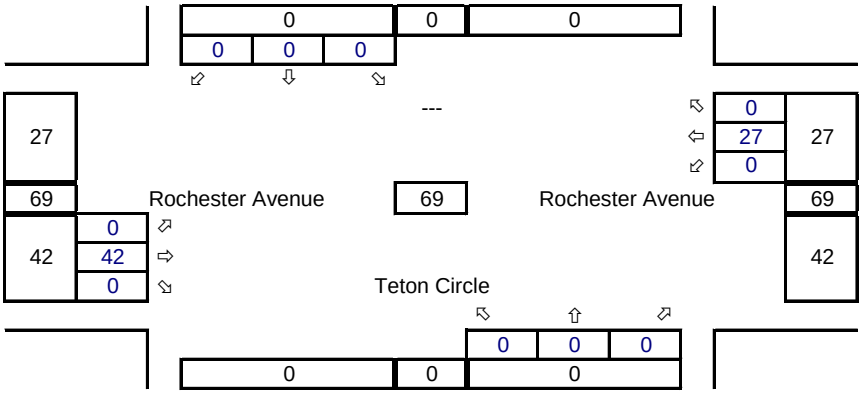


Future without Project
Average Weekday
PM Peak Hour

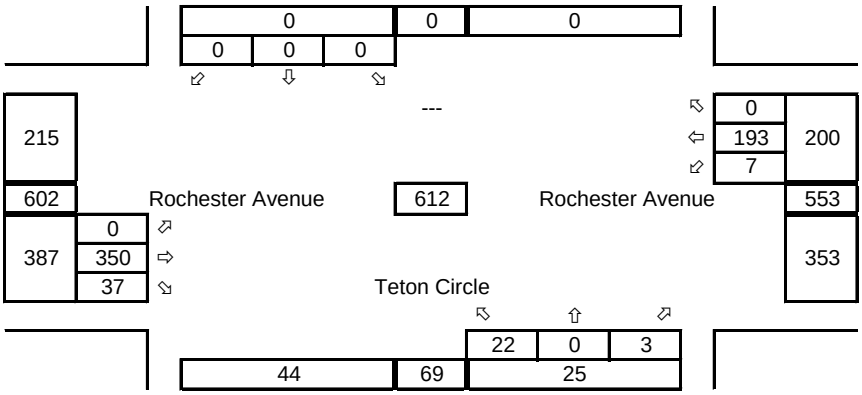
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Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



5 Site Access @ Rochester Ave

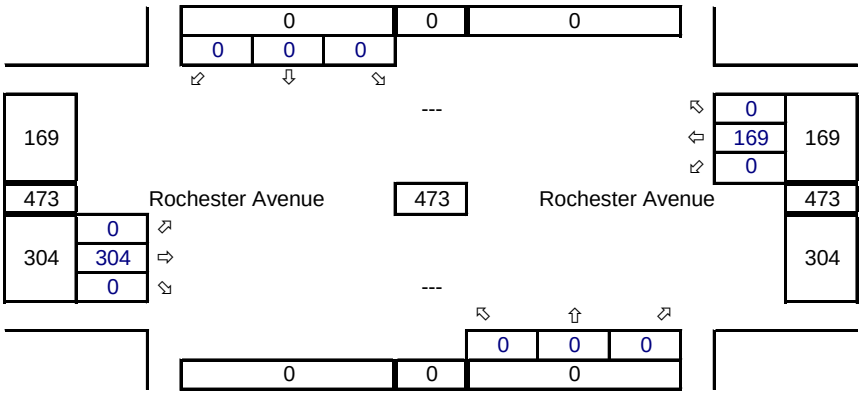
Synchro ID: 5

Existing
Average Weekday
PM Peak Hour

Year: **3/2/22**

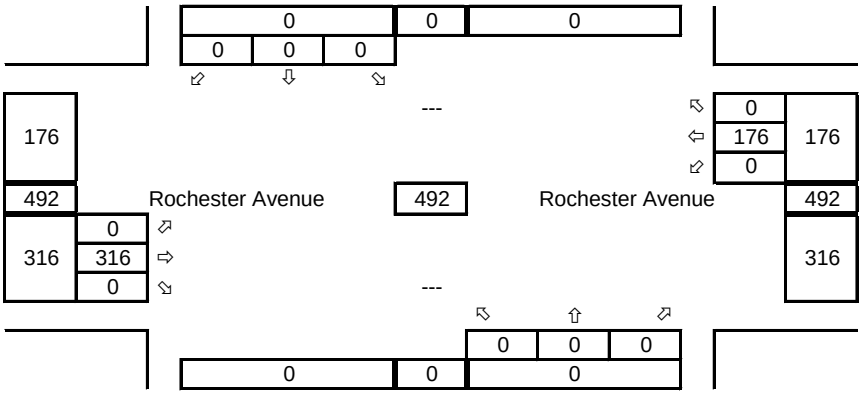
Data Source: Welch Design Development

Volumes extrapolated form west leg of Amhurst St at Rochester Ave.

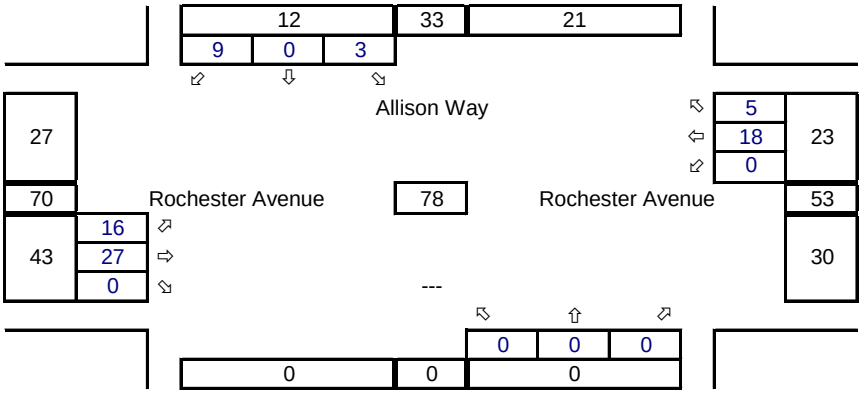


Future without Project
Average Weekday
PM Peak Hour

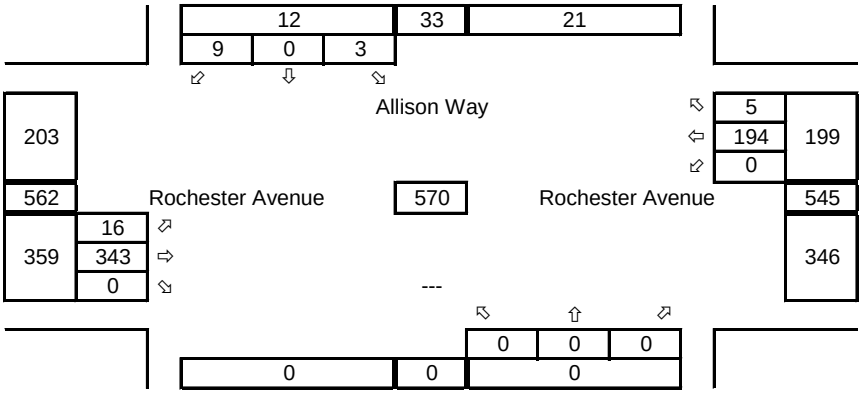
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Years of Growth = 4
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Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Intersection	
Intersection Delay, s/veh	13
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	92	142	21	21	86	66	114	190	72	35	128	7
Future Vol, veh/h	92	142	21	21	86	66	114	190	72	35	128	7
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	103	160	24	24	97	74	128	213	81	39	144	8
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	12.4	12.2	14.2	11.9
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	73%	0%	87%	0%	57%	0%	95%
Vol Right, %	0%	27%	0%	13%	0%	43%	0%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	114	262	92	163	21	152	35	135
LT Vol	114	0	92	0	21	0	35	0
Through Vol	0	190	0	142	0	86	0	128
RT Vol	0	72	0	21	0	66	0	7
Lane Flow Rate	128	294	103	183	24	171	39	152
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.245	0.506	0.207	0.336	0.048	0.312	0.079	0.283
Departure Headway (Hd)	6.895	6.192	7.213	6.612	7.394	6.574	7.269	6.722
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	519	580	495	540	482	543	490	531
Service Time	4.667	3.964	4.993	4.391	5.181	4.36	5.056	4.509
HCM Lane V/C Ratio	0.247	0.507	0.208	0.339	0.05	0.315	0.08	0.286
HCM Control Delay	11.9	15.2	11.9	12.7	10.6	12.4	10.7	12.2
HCM Lane LOS	B	C	B	B	B	B	B	B
HCM 95th-tile Q	1	2.8	0.8	1.5	0.2	1.3	0.3	1.2

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	161	7	1	250	11	13
Future Vol, veh/h	161	7	1	250	11	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	194	8	1	301	13	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	202	0	501	198
Stage 1	-	-	-	-	198	-
Stage 2	-	-	-	-	303	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1370	-	530	843
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	749	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1370	-	529	843
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	748	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	663	-	-	1370	-
HCM Lane V/C Ratio	0.044	-	-	0.001	-
HCM Control Delay (s)	10.7	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	146	11	5	257	18	12
Future Vol, veh/h	146	11	5	257	18	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	170	13	6	299	21	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	183	0	488	177
Stage 1	-	-	-	-	177	-
Stage 2	-	-	-	-	311	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1392	-	539	866
Stage 1	-	-	-	-	854	-
Stage 2	-	-	-	-	743	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1392	-	536	866
Mov Cap-2 Maneuver	-	-	-	-	536	-
Stage 1	-	-	-	-	854	-
Stage 2	-	-	-	-	739	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	632	-	-	1392	-
HCM Lane V/C Ratio	0.055	-	-	0.004	-
HCM Control Delay (s)	11	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	1.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	165	16	3	265	48	6
Future Vol, veh/h	165	16	3	265	48	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	181	18	3	291	53	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	199	0	487	190
Stage 1	-	-	-	-	190	-
Stage 2	-	-	-	-	297	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1373	-	540	852
Stage 1	-	-	-	-	842	-
Stage 2	-	-	-	-	754	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1373	-	538	852
Mov Cap-2 Maneuver	-	-	-	-	538	-
Stage 1	-	-	-	-	842	-
Stage 2	-	-	-	-	752	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	561	-	-	1373	-
HCM Lane V/C Ratio	0.106	-	-	0.002	-
HCM Control Delay (s)	12.2	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Intersection Delay, s/veh	15.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	113	100	26	7	157	99	63	171	132	31	226	17
Future Vol, veh/h	113	100	26	7	157	99	63	171	132	31	226	17
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	116	103	27	7	162	102	65	176	136	32	233	18
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	12.8	16.5	16.8	15.7
HCM LOS	B	C	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	56%	0%	79%	0%	61%	0%	93%
Vol Right, %	0%	44%	0%	21%	0%	39%	0%	7%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	63	303	113	126	7	256	31	243
LT Vol	63	0	113	0	7	0	31	0
Through Vol	0	171	0	100	0	157	0	226
RT Vol	0	132	0	26	0	99	0	17
Lane Flow Rate	65	312	116	130	7	264	32	251
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.134	0.573	0.252	0.258	0.015	0.508	0.067	0.488
Departure Headway (Hd)	7.421	6.599	7.798	7.137	7.721	6.932	7.577	7.015
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	483	547	460	503	463	520	473	514
Service Time	5.167	4.345	5.55	4.889	5.471	4.681	5.326	4.764
HCM Lane V/C Ratio	0.135	0.57	0.252	0.258	0.015	0.508	0.068	0.488
HCM Control Delay	11.3	17.9	13.2	12.4	10.6	16.7	10.9	16.3
HCM Lane LOS	B	C	B	B	B	C	B	C
HCM 95th-tile Q	0.5	3.6	1	1	0	2.8	0.2	2.6

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	262	17	7	165	7	5
Future Vol, veh/h	262	17	7	165	7	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	18	8	179	8	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	303	0	489	294
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	195	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1258	-	538	745
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	838	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1258	-	534	745
Mov Cap-2 Maneuver	-	-	-	-	534	-
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	832	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	11.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	605	-	-	1258	-
HCM Lane V/C Ratio	0.022	-	-	0.006	-
HCM Control Delay (s)	11.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	273	31	14	156	13	7
Future Vol, veh/h	273	31	14	156	13	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	294	33	15	168	14	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	327	0	509	311
Stage 1	-	-	-	-	311	-
Stage 2	-	-	-	-	198	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1233	-	524	729
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	835	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1233	-	517	729
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	824	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	576	-	-	1233	-
HCM Lane V/C Ratio	0.037	-	-	0.012	-
HCM Control Delay (s)	11.5	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	296	36	7	160	21	3
Future Vol, veh/h	296	36	7	160	21	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	325	40	8	176	23	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	365	0	537	345
Stage 1	-	-	-	-	345	-
Stage 2	-	-	-	-	192	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1194	-	505	698
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	841	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1194	-	501	698
Mov Cap-2 Maneuver	-	-	-	-	501	-
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	12.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	519	-	-	1194	-
HCM Lane V/C Ratio	0.051	-	-	0.006	-
HCM Control Delay (s)	12.3	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Intersection Delay, s/veh	13.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	96	148	22	22	89	69	119	198	75	36	133	7
Future Vol, veh/h	96	148	22	22	89	69	119	198	75	36	133	7
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	108	166	25	25	100	78	134	222	84	40	149	8
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	12.9	12.6	15	12.3
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	73%	0%	87%	0%	56%	0%	95%
Vol Right, %	0%	27%	0%	13%	0%	44%	0%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	119	273	96	170	22	158	36	140
LT Vol	119	0	96	0	22	0	36	0
Through Vol	0	198	0	148	0	89	0	133
RT Vol	0	75	0	22	0	69	0	7
Lane Flow Rate	134	307	108	191	25	178	40	157
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.26	0.536	0.219	0.357	0.052	0.335	0.083	0.304
Departure Headway (Hd)	6.998	6.294	7.431	6.829	7.625	6.801	7.507	6.95
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	509	567	486	529	472	533	480	519
Service Time	4.794	4.09	5.131	4.529	5.325	4.501	5.207	4.66
HCM Lane V/C Ratio	0.263	0.541	0.222	0.361	0.053	0.334	0.083	0.303
HCM Control Delay	12.3	16.2	12.2	13.3	10.7	12.9	10.9	12.7
HCM Lane LOS	B	C	B	B	B	B	B	B
HCM 95th-tile Q	1	3.2	0.8	1.6	0.2	1.5	0.3	1.3

Intersection						
Int Delay, s/veh	0.6					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	168	7	1	260	11	14
Future Vol, veh/h	168	7	1	260	11	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	8	1	313	13	17

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	210	0	521	206
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	315	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1361	-	516	835
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1361	-	515	835
Mov Cap-2 Maneuver	-	-	-	-	515	-
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	739	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	656	-	-	1361	-
HCM Lane V/C Ratio	0.046	-	-	0.001	-
HCM Control Delay (s)	10.8	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	152	11	5	267	19	12
Future Vol, veh/h	152	11	5	267	19	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	177	13	6	310	22	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	190	0	506	184
Stage 1	-	-	-	-	184	-
Stage 2	-	-	-	-	322	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1384	-	526	858
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	735	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1384	-	523	858
Mov Cap-2 Maneuver	-	-	-	-	523	-
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	731	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	616	-	-	1384	-
HCM Lane V/C Ratio	0.059	-	-	0.004	-
HCM Control Delay (s)	11.2	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	1.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	172	17	3	276	50	6
Future Vol, veh/h	172	17	3	276	50	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	189	19	3	303	55	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	208	0	508	199
Stage 1	-	-	-	-	199	-
Stage 2	-	-	-	-	309	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1363	-	525	842
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	745	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1363	-	523	842
Mov Cap-2 Maneuver	-	-	-	-	523	-
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	743	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	545	-	-	1363	-
HCM Lane V/C Ratio	0.113	-	-	0.002	-
HCM Control Delay (s)	12.4	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Intersection Delay, s/veh	16.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	118	104	27	7	163	103	66	178	137	32	235	18
Future Vol, veh/h	118	104	27	7	163	103	66	178	137	32	235	18
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	122	107	28	7	168	106	68	184	141	33	242	19
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.2	17.7	18.1	16.8
HCM LOS	B	C	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	57%	0%	79%	0%	61%	0%	93%
Vol Right, %	0%	43%	0%	21%	0%	39%	0%	7%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	66	315	118	131	7	266	32	253
LT Vol	66	0	118	0	7	0	32	0
Through Vol	0	178	0	104	0	163	0	235
RT Vol	0	137	0	27	0	103	0	18
Lane Flow Rate	68	325	122	135	7	274	33	261
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.143	0.609	0.269	0.274	0.016	0.54	0.071	0.52
Departure Headway (Hd)	7.573	6.75	7.969	7.308	7.883	7.092	7.738	7.174
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	473	533	450	490	453	507	462	501
Service Time	5.329	4.505	5.734	5.072	5.641	4.85	5.498	4.934
HCM Lane V/C Ratio	0.144	0.61	0.271	0.276	0.015	0.54	0.071	0.521
HCM Control Delay	11.6	19.5	13.7	12.8	10.8	17.9	11.1	17.5
HCM Lane LOS	B	C	B	B	B	C	B	C
HCM 95th-tile Q	0.5	4	1.1	1.1	0	3.2	0.2	3

Intersection						
Int Delay, s/veh	0.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	273	18	7	172	7	5
Future Vol, veh/h	273	18	7	172	7	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	297	20	8	187	8	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	317	0	510	307
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	203	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1243	-	523	733
Stage 1	-	-	-	-	746	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1243	-	519	733
Mov Cap-2 Maneuver	-	-	-	-	519	-
Stage 1	-	-	-	-	746	-
Stage 2	-	-	-	-	825	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	591	-	-	1243	-
HCM Lane V/C Ratio	0.022	-	-	0.006	-
HCM Control Delay (s)	11.2	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	0.7					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	284	32	15	162	14	7
Future Vol, veh/h	284	32	15	162	14	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	305	34	16	174	15	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	339	0	528	322
Stage 1	-	-	-	-	322	-
Stage 2	-	-	-	-	206	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1220	-	511	719
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1220	-	503	719
Mov Cap-2 Maneuver	-	-	-	-	503	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	817	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	11.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	559	-	-	1220	-
HCM Lane V/C Ratio	0.04	-	-	0.013	-
HCM Control Delay (s)	11.7	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	308	37	7	166	22	3
Future Vol, veh/h	308	37	7	166	22	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	338	41	8	182	24	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	379	0	557	359
Stage 1	-	-	-	-	359	-
Stage 2	-	-	-	-	198	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1179	-	491	685
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	835	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1179	-	487	685
Mov Cap-2 Maneuver	-	-	-	-	487	-
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	828	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	504	-	-	1179	-
HCM Lane V/C Ratio	0.055	-	-	0.007	-
HCM Control Delay (s)	12.6	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	98	156	24	22	91	69	120	198	75	36	133	8
Future Vol, veh/h	98	156	24	22	91	69	120	198	75	36	133	8
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	110	175	27	25	102	78	135	222	84	40	149	9
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.3	12.8	15.5	12.5
HCM LOS	B	B	C	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	73%	0%	87%	0%	57%	0%	94%
Vol Right, %	0%	27%	0%	13%	0%	43%	0%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	120	273	98	180	22	160	36	141
LT Vol	120	0	98	0	22	0	36	0
Through Vol	0	198	0	156	0	91	0	133
RT Vol	0	75	0	24	0	69	0	8
Lane Flow Rate	135	307	110	202	25	180	40	158
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.268	0.55	0.228	0.385	0.053	0.342	0.085	0.309
Departure Headway (Hd)	7.16	6.456	7.465	6.859	7.67	6.85	7.567	7.015
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	504	561	482	526	467	525	474	513
Service Time	4.874	4.169	5.183	4.578	5.409	4.588	5.306	4.754
HCM Lane V/C Ratio	0.268	0.547	0.228	0.384	0.054	0.343	0.084	0.308
HCM Control Delay	12.5	16.8	12.4	13.8	10.8	13.1	11	12.9
HCM Lane LOS	B	C	B	B	B	B	B	B
HCM 95th-tile Q	1.1	3.3	0.9	1.8	0.2	1.5	0.3	1.3

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	10	172	7	1	261	3	11	0	14	8	0	24
Future Vol, veh/h	10	172	7	1	261	3	11	0	14	8	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	207	8	1	314	4	13	0	17	10	0	29

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	318	0	0	215	0	0	568	555	211	562	557	316
Stage 1	-	-	-	-	-	-	235	235	-	318	318	-
Stage 2	-	-	-	-	-	-	333	320	-	244	239	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1242	-	-	1355	-	-	434	440	829	438	439	724
Stage 1	-	-	-	-	-	-	768	710	-	693	654	-
Stage 2	-	-	-	-	-	-	681	652	-	760	708	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1242	-	-	1355	-	-	413	435	829	425	434	724
Mov Cap-2 Maneuver	-	-	-	-	-	-	413	435	-	425	434	-
Stage 1	-	-	-	-	-	-	760	702	-	685	653	-
Stage 2	-	-	-	-	-	-	653	651	-	736	700	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0	11.6	11.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	574	1242	-	-	1355	-	-	616
HCM Lane V/C Ratio	0.052	0.01	-	-	0.001	-	-	0.063
HCM Control Delay (s)	11.6	7.9	0	-	7.7	0	-	11.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.2

Intersection						
Int Delay, s/veh	0.8					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	166	11	5	292	19	12
Future Vol, veh/h	166	11	5	292	19	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	193	13	6	340	22	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	206	0	552	200
Stage 1	-	-	-	-	200	-
Stage 2	-	-	-	-	352	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1365	-	495	841
Stage 1	-	-	-	-	834	-
Stage 2	-	-	-	-	712	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1365	-	493	841
Mov Cap-2 Maneuver	-	-	-	-	493	-
Stage 1	-	-	-	-	834	-
Stage 2	-	-	-	-	708	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	587	-	-	1365	-
HCM Lane V/C Ratio	0.061	-	-	0.004	-
HCM Control Delay (s)	11.5	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	1.3					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	187	17	3	314	50	6
Future Vol, veh/h	187	17	3	314	50	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	205	19	3	345	55	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	224	0	566	215
Stage 1	-	-	-	-	215	-
Stage 2	-	-	-	-	351	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1345	-	486	825
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	713	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1345	-	485	825
Mov Cap-2 Maneuver	-	-	-	-	485	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	711	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	507	-	-	1345	-
HCM Lane V/C Ratio	0.121	-	-	0.002	-
HCM Control Delay (s)	13.1	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection						
Int Delay, s/veh	0.5					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	173	310	1	4	14
Future Vol, veh/h	5	173	310	1	4	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	188	337	1	4	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	338	0	-	0	536	338
Stage 1	-	-	-	-	338	-
Stage 2	-	-	-	-	198	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1221	-	-	-	505	704
Stage 1	-	-	-	-	722	-
Stage 2	-	-	-	-	835	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	502	704
Mov Cap-2 Maneuver	-	-	-	-	502	-
Stage 1	-	-	-	-	718	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1221	-	-	-	646
HCM Lane V/C Ratio	0.004	-	-	-	0.03
HCM Control Delay (s)	8	0	-	-	10.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Intersection Delay, s/veh	17.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	120	109	29	7	170	103	69	178	137	32	235	21
Future Vol, veh/h	120	109	29	7	170	103	69	178	137	32	235	21
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	124	112	30	7	175	106	71	184	141	33	242	22
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.5	18.5	18.6	17.2
HCM LOS	B	C	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	57%	0%	79%	0%	62%	0%	92%
Vol Right, %	0%	43%	0%	21%	0%	38%	0%	8%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	69	315	120	138	7	273	32	256
LT Vol	69	0	120	0	7	0	32	0
Through Vol	0	178	0	109	0	170	0	235
RT Vol	0	137	0	29	0	103	0	21
Lane Flow Rate	71	325	124	142	7	281	33	264
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.151	0.617	0.276	0.291	0.016	0.56	0.072	0.532
Departure Headway (Hd)	7.663	6.839	8.039	7.374	7.949	7.164	7.831	7.259
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	467	526	445	485	449	501	457	496
Service Time	5.423	4.599	5.809	5.143	5.713	4.928	5.594	5.022
HCM Lane V/C Ratio	0.152	0.618	0.279	0.293	0.016	0.561	0.072	0.532
HCM Control Delay	11.8	20.1	13.9	13.2	10.8	18.7	11.2	18
HCM Lane LOS	B	C	B	B	B	C	B	C
HCM 95th-tile Q	0.5	4.1	1.1	1.2	0	3.4	0.2	3.1

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	27	276	18	7	177	8	7	0	5	6	0	18
Future Vol, veh/h	27	276	18	7	177	8	7	0	5	6	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	300	20	8	192	9	8	0	5	7	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	201	0	0	320	0	0	591	585	310	584	591	197
Stage 1	-	-	-	-	-	-	368	368	-	213	213	-
Stage 2	-	-	-	-	-	-	223	217	-	371	378	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1371	-	-	1240	-	-	419	423	730	423	420	844
Stage 1	-	-	-	-	-	-	652	621	-	789	726	-
Stage 2	-	-	-	-	-	-	780	723	-	649	615	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1371	-	-	1240	-	-	399	409	730	409	406	844
Mov Cap-2 Maneuver	-	-	-	-	-	-	399	409	-	409	406	-
Stage 1	-	-	-	-	-	-	635	605	-	768	721	-
Stage 2	-	-	-	-	-	-	757	718	-	627	599	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.3	12.5	10.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	492	1371	-	-	1240	-	-	667
HCM Lane V/C Ratio	0.027	0.021	-	-	0.006	-	-	0.039
HCM Control Delay (s)	12.5	7.7	0	-	7.9	0	-	10.6
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.1

Intersection						
Int Delay, s/veh	0.7					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	314	32	15	185	14	7
Future Vol, veh/h	314	32	15	185	14	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	338	34	16	199	15	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	372	0	586	355
Stage 1	-	-	-	-	355	-
Stage 2	-	-	-	-	231	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1186	-	473	689
Stage 1	-	-	-	-	710	-
Stage 2	-	-	-	-	807	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1186	-	466	689
Mov Cap-2 Maneuver	-	-	-	-	466	-
Stage 1	-	-	-	-	710	-
Stage 2	-	-	-	-	795	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	522	-	-	1186	-
HCM Lane V/C Ratio	0.043	-	-	0.014	-
HCM Control Delay (s)	12.2	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	0.6					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	350	37	7	193	22	3
Future Vol, veh/h	350	37	7	193	22	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	385	41	8	212	24	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	426	0	634	406
Stage 1	-	-	-	-	406	-
Stage 2	-	-	-	-	228	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1133	-	443	645
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	810	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1133	-	439	645
Mov Cap-2 Maneuver	-	-	-	-	439	-
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	804	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	456	-	-	1133	-
HCM Lane V/C Ratio	0.06	-	-	0.007	-
HCM Control Delay (s)	13.4	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	16	343	194	5	3	9
Future Vol, veh/h	16	343	194	5	3	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	373	211	5	3	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	216	0	-	0	621	214
Stage 1	-	-	-	-	214	-
Stage 2	-	-	-	-	407	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1354	-	-	-	451	826
Stage 1	-	-	-	-	822	-
Stage 2	-	-	-	-	672	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1354	-	-	-	444	826
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	672	-

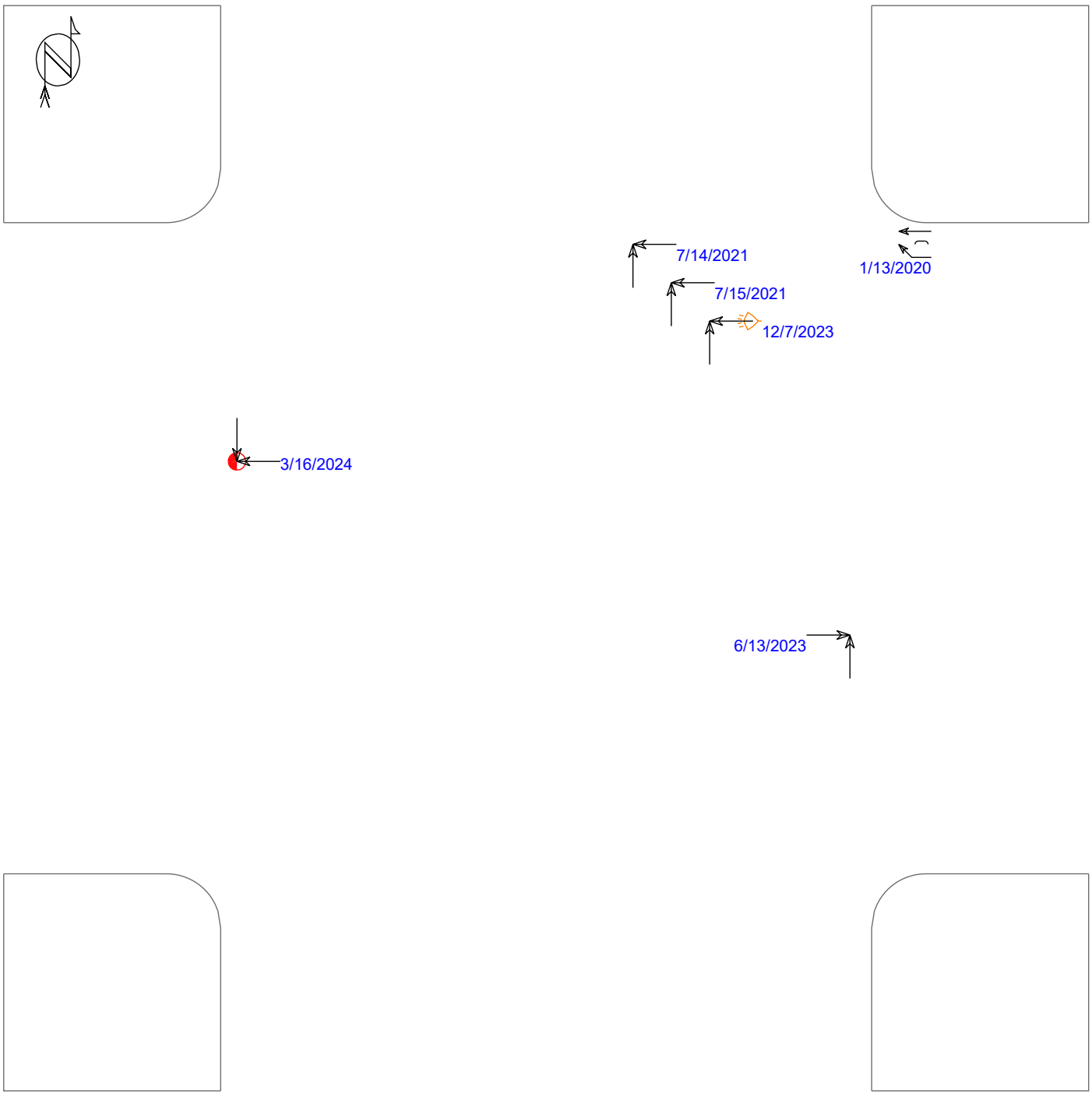
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1354	-	-	-	680
HCM Lane V/C Ratio	0.013	-	-	-	0.019
HCM Control Delay (s)	7.7	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Rochester Ave at N Scott Blvd Collision Diagram (2020-2024)

6 Crashes

Clear



Straight
Stopped
Unknown
Backing
Overtaking
Sideswipe

Parked
Erratic
Out of control
Right turn
Left turn
U-turn

Fatal
Major
Minor
Injury
Pedestrian
Bicycle

Fixed objects:
General
Signal
Tree
Pole
Curb
Animal
DUI
3rd vehicle
Nighttime

Crash Magic Online 4/21/2025

Crash Magic Online

Crash Detail Report

20201156632	01/13/2020 09:49	ROCHESTER AVE AND N SCOTT BLVD
County: Johnson	City: Iowa City	

Major Cause: Made improper turn

Roadway Type: Feature: Non-junction/no special feature

Severity:: Property Damage Only **Manner of Crash:** Sideswipe (same direction)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Daylight

Minor Injuries: 0 **Weather Conditions:** Clear

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Property Damage Only **Property Damage:** $10,500 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	West	West	
Veh Action:	Turning right	Movement essentially straight	
Configuration:	Tractor/semi-trailer	Sport utility vehicle	
Driver Age:	45	25	
Driver Gender:	M	F	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	Made improper turn	No improper action	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

20211250984	07/14/2021 13:38	ROCHESTER AVE AND N SCOTT BLVD
County: Johnson	City: Iowa City	

Major Cause: Other

Roadway Type: Intersection: Four-way intersection

Severity:: Property Damage Only **Manner of Crash:** Broadside (front to side)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Daylight

Minor Injuries: 0 **Weather Conditions:** Clear

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Property Damage Only **Property Damage:** $7,000 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	North	West	
Veh Action:	Movement essentially straight	Movement essentially straight	
Configuration:	Passenger car	Sport utility vehicle	
Driver Age:	70	64	
Driver Gender:	F	F	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	No improper action	Other	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

Crash Detail Report

20211251015	07/15/2021 11:32	N SCOTT BLVD
County: Johnson	City: Iowa City	

Major Cause: Unknown

Roadway Type: Intersection: Four-way intersection

Severity:: Property Damage Only **Manner of Crash:** Broadside (front to side)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Daylight

Minor Injuries: 0 **Weather Conditions:** Cloudy

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Property Damage Only **Property Damage:** $9,000 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	West	North	
Veh Action:	Movement essentially straight	Movement essentially straight	
Configuration:	Four-tire light truck (pick-up)	Passenger car	
Driver Age:	53	25	
Driver Gender:	M	M	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	Unknown	Unknown	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

20231366058	06/13/2023 17:53	ROCHESTER AVE
County: Johnson	City: Iowa City	

Major Cause: Unknown

Roadway Type: Intersection: Four-way intersection

Severity:: Property Damage Only **Manner of Crash:** Broadside (front to side)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Daylight

Minor Injuries: 0 **Weather Conditions:** Clear

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Property Damage Only **Property Damage:** $7,500 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	East	North	
Veh Action:	Movement essentially straight	Movement essentially straight	
Configuration:	Sport utility vehicle	Passenger car	
Driver Age:	75	80	
Driver Gender:	M	F	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	Unknown	Unknown	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

Crash Detail Report

20231396828	12/07/2023 06:50	SCOTT BLVD AND ROCHESTER AVE
County: Johnson	City: Iowa City	

Major Cause: FTYROW: From stop sign

Roadway Type: Intersection: Four-way intersection

Severity:: Property Damage Only **Manner of Crash:** Broadside (front to side)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Dawn

Minor Injuries: 0 **Weather Conditions:** Clear

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Property Damage Only **Property Damage:** $6,000 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	West	North	
Veh Action:	Starting in road	Starting in road	
Configuration:	Sport utility vehicle	Passenger car	
Driver Age:	50	63	
Driver Gender:	F	M	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	FTYROW: From stop sign	No improper action	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

20241413567	03/16/2024 21:02	ROCHESTER AVE AND SCOTT BLVD
County: Johnson	City: Iowa City	

Major Cause: Unknown

Roadway Type: Intersection: Four-way intersection

Severity:: Suspected Minor Injury **Manner of Crash:** Broadside (front to side)

Fatalities: 0 **Surface Conditions:** Dry

Major Injuries: 0 **Light Conditions:** Dark - unknown roadway lighting

Minor Injuries: 1 **Weather Conditions:** Cloudy

Possible Injuries: 0 **Drug/Alc Involved:** None Indicated

Severity:: Suspected Minor Injury **Property Damage:** $7,000 **Number of Vehicles:** 2

	Unit 1	Unit 2	Unit
Init Trav Dir:	South	West	
Veh Action:	Movement essentially straight	Movement essentially straight	
Configuration:	Passenger car	Sport utility vehicle	
Driver Age:	65	37	
Driver Gender:	M	F	
Driver Cond:	Apparently normal	Apparently normal	
Driver Contr 1:	Unknown	Unknown	
Driver Contr 2:	Not reported	Not reported	
Fixed Object:	None (no fixed object struck)	None (no fixed object struck)	

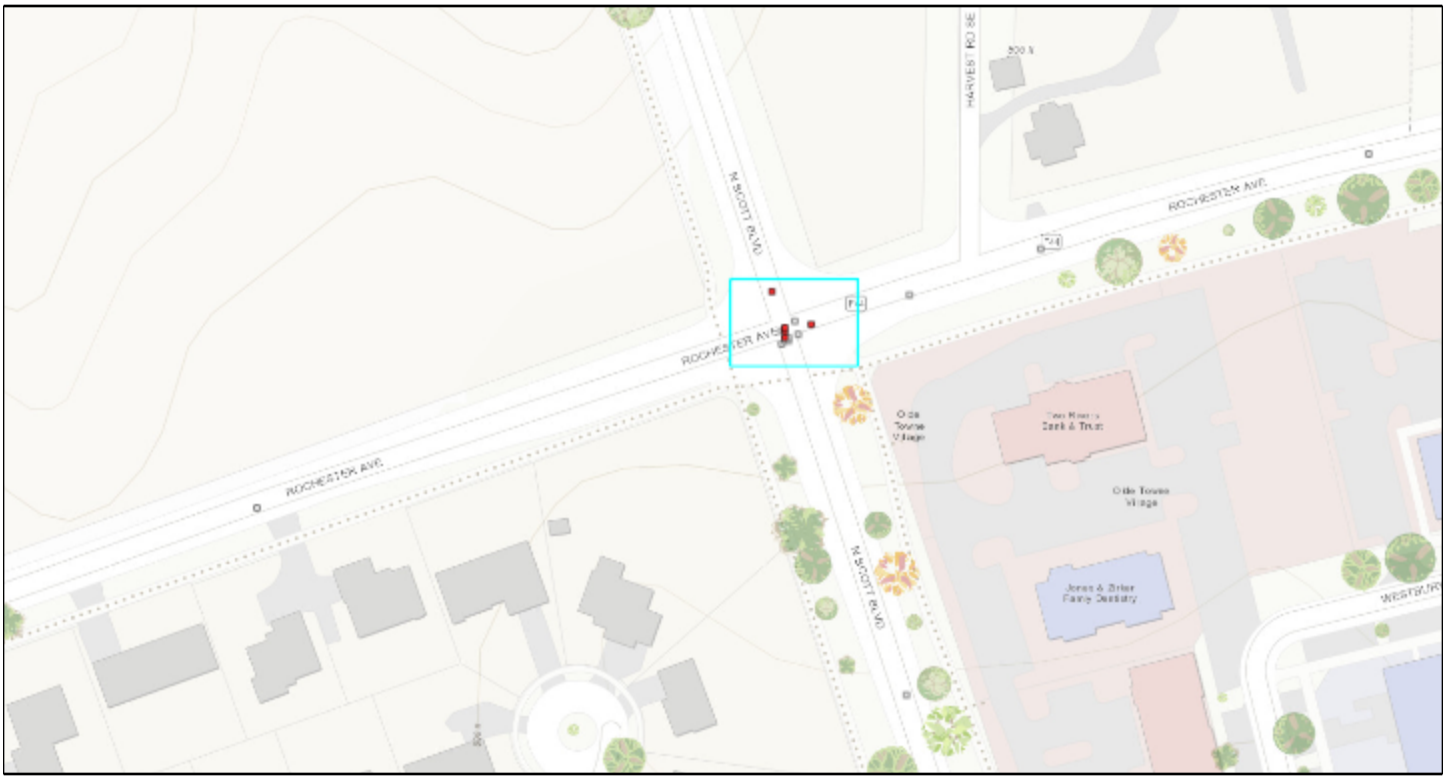
Iowa Crash Analysis Tool
Quick Report
2020-2024

Crash Severity	**6**
Fatal Crash	0
Suspected Serious Injury Crash	0
Suspected Minor Injury Crash	1
Possible/Unknown Injury Crash	0
Property Damage Only	5

Injury Status Summary	**1**
Fatalities	0
Suspected serious/incapacitating	0
Suspected minor/non-incapacitating	1
Possible (complaint of pain/injury)	0
Uninjured	0
Unknown	0
Not Reported	0

Property/Vehicles/Occupants	
Property Damage Total (dollars):	47,000.00
Average (per crash dollars):	7,833.33
Total Vehicles:	12.00
Average (per crash):	2.00
Total Occupants:	19.00
Average (per crash):	3.17

Average Severity	
Fatalities/Fatal Crash:	0.00
Fatalities/Crash:	0.00
Injuries/Crash:	0.17
Major Injuries/Crash:	0.00
Minor Injuries/Crash:	0.17
Possible/Unknown Injuries/Crash:	0.00



Major Cause			6
Animal	0	Ran traffic signal	0
Ran stop sign	0	Failed to yield to emergency vehicle	0
FTYROW: At uncontrolled intersection	0	FTYROW: Making right turn on red signal	0
FTYROW: From stop sign	1	FTYROW: From yield sign	0
FTYROW: Making left turn	0	FTYROW: From driveway	0
FTYROW: From parked position	0	FTYROW: To pedestrian	0
FTYROW: Other	0	Drove around RR grade crossing gates	0
Disregarded RR Signal	0	Crossed centerline (undivided)	0
Crossed median (divided)	0	Traveling wrong way or on wrong side of road	0
Aggressive driving/road rage	0	Driving too fast for conditions	0
Exceeded authorized speed	0	Improper or erratic lane changing	0
Operating vehicle in an reckless/erratic/care...	0	Followed too close	0
Passing: On wrong side	0	Passing: Where prohibited by signs/markings	0
Passing: With insufficient distance/inadequa...	0	Passing: Through/around barrier	0
Passing: Other passing	0	Made improper turn	1
Driver Distraction: Manual operation of an e...	0	Driver Distraction: Talking on a hand-held d...	0
Driver Distraction: Talking on a hands free ...	0	Driver Distraction: Adjusting devices (radio...	0
Driver Distraction: Other electronic device ...	0	Driver Distraction: Passenger	0
Driver Distraction: Unrestrained animal	0	Driver Distraction: Reaching for object(s)/f...	0
Driver Distraction: Inattentive/lost in thou...	0	Driver Distraction: Other interior distracti...	0
Driver Distraction: Exterior distraction	0	Ran off road - right	0
Ran off road - straight	0	Ran off road - left	0
Lost control	0	Swerving/Evasive Action	0
Over correcting/over steering	0	Failed to keep in proper lane	0
Failure to signal intentions	0	Traveling on prohibited traffic way	0
Vehicle stopped on railroad tracks	0	Other: Vision obstructed	0
Other: Improper operation	0	Other: Disregarded warning sign	0
Other: Disregarded signs/road markings	0	Other: Illegal off-road driving	0
Downhill runaway	0	Separation of units	0
Towing improperly	0	Cargo/equipment loss or shift	0
Equipment failure	0	Oversized load/vehicle	0
Other: Getting off/out of vehicle	0	Failure to dim lights/have lights on	0
Improper backing	0	Improper starting	0
Illegally parked/unattended	0	Driving less than the posted speed limit	0
Operator inexperience	0	Other	1
Unknown	3	Not reported	0
Other: No improper action	0		

Time of Day/Day of Week

Day of Week	12 AM to 2 AM	2 AM to 4 AM	4 AM to 6 AM	6 AM to 8 AM	8 AM to 10 AM	10 AM to Noon	Noon to 2 PM	2 PM to 4 PM	4 PM to 6 PM	6 PM to 8 PM	8 PM to 10 PM	10 PM to 12 AM	Not reported	**Total**
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monday	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Tuesday	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Wednesday	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Thursday	0	0	0	1	0	1	0	0	0	0	0	0	0	2
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	0	0	0	1	1	1	1	0	1	0	1	0	0	6

Manner of Crash Collision	**6**
Non-collision (single vehicle)	0
Head-on (front to front)	0
Rear-end (front to rear)	0
Angle (oncoming left turn)	0
Broadside (front to side)	5
Sideswipe (same direction)	1
Sideswipe (opposite direction)	0
Rear to rear	0
Rear to side	0
Not reported	0
Other	0
Unknown	0

Surface Conditions	**6**
Dry	6
Wet	0
Ice/frost	0
Snow	0
Slush	0
Mud/dirt	0
Water (standing or moving)	0
Sand	0
Oil	0
Gravel	0
Not reported	0
Other	0
Unknown	0

Fixed Object Struck			**12**
Bridge overhead structure	0	Bridge pier or support	0
Bridge/bridge rail parapet	0	Curb/island/raised median	0
Ditch	0	Embankment	0
Ground	0	Culvert/pipe opening	0
Guardrail - face	0	Guardrail - end	0
Concrete traffic barrier (median or right sid...	0	Other traffic barrier	0
Cable barrier	0	Impact attenuator/crash cushion	0
Utility pole/light support	0	Traffic sign support	0
Traffic signal support	0	Other post/pole/support	0
Fire hydrant	0	Mailbox	0
Tree	0	Landscape/shrubbery	0
Snow bank	0	Fence	0
Wall	0	Building	0
Other fixed object	0	None (no fixed object struck)	12

Driver Age/Driver Gender					
Driver Age - 5 year Bins	Female	Male	Not reported	Unknown	**Total**
< 14	0	0	0	0	0
= 14	0	0	0	0	0
= 15	0	0	0	0	0
= 16	0	0	0	0	0
= 17	0	0	0	0	0
= 18	0	0	0	0	0
= 19	0	0	0	0	0
= 20	0	0	0	0	0
>= 21 and <= 24	0	0	0	0	0
>= 25 and <= 29	1	1	0	0	2
>= 30 and <= 34	0	0	0	0	0
>= 35 and <= 39	1	0	0	0	1
>= 40 and <= 44	0	0	0	0	0
>= 45 and <= 49	0	1	0	0	1
>= 50 and <= 54	1	1	0	0	2
>= 55 and <= 59	0	0	0	0	0
>= 60 and <= 64	1	1	0	0	2
>= 65 and <= 69	0	1	0	0	1
>= 70 and <= 74	1	0	0	0	1
>= 75 and <= 79	0	1	0	0	1
>= 80 and <= 84	1	0	0	0	1
>= 85 and <= 89	0	0	0	0	0
>= 90 and <= 94	0	0	0	0	0
>= 95	0	0	0	0	0
Not reported	0	0	0	0	0
Unknown	0	0	0	0	0
Total	6	6	0	0	12

Drug/Alcohol Related	**6**
Drug	0
Alcohol (< Statutory)	0
Alcohol (Statutory)	0
Drug and Alcohol (< Statutory)	0
Drug and Alcohol (Statutory)	0
Refused	0
Under Influence of Alcohol/Drugs/Medications	0
None Indicated	6

Alcohol Test Given	**12**
None	12
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	0

Drug Test Given	**12**
None	12
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	0

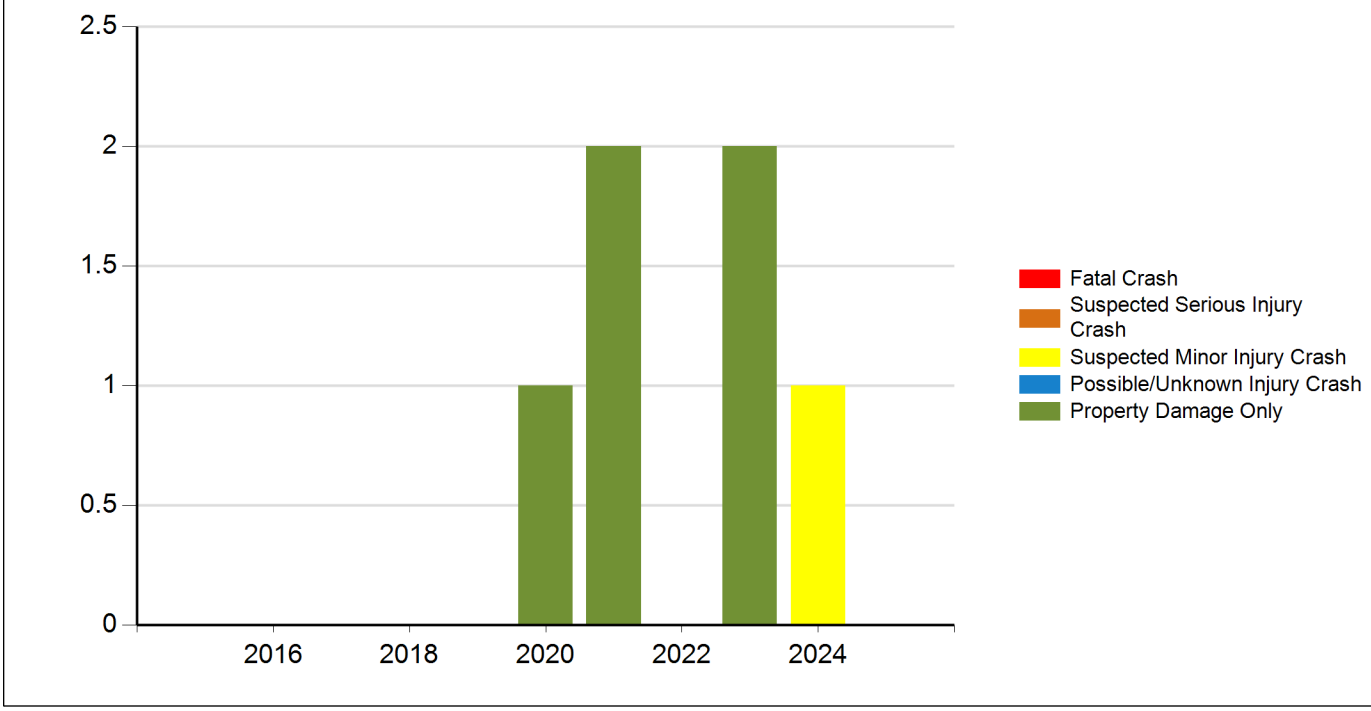
Drug Test Result	**12**
Negative	0
Cannabis	0
Central Nervous System depressants	0
Central Nervous System stimulants	0
Hallucinogens	0
Inhalants	0
Narcotic Analgesics	0
Dissociative Anesthetic (PCP)	0
Prescription Drug	0
Not reported	12
Other	0

Iowa Crash Analysis Tool
Quick Report
2020-2024

Crash Severity - Annual

Crash Year	Fatal Crash	Suspected Serious Injury Crash	Suspected Minor Injury Crash	Possible/Unknown Injury Crash	Property Damage Only	**Total**
2015	0	0	0	0	0	0
2016	0	0	0	0	0	0
2017	0	0	0	0	0	0
2018	0	0	0	0	0	0
2019	0	0	0	0	0	0
2020	0	0	0	0	1	1
2021	0	0	0	0	2	2
2022	0	0	0	0	0	0
2023	0	0	0	0	2	2
2024	0	0	1	0	0	1
2025	0	0	0	0	0	0
Total	0	0	1	0	5	6

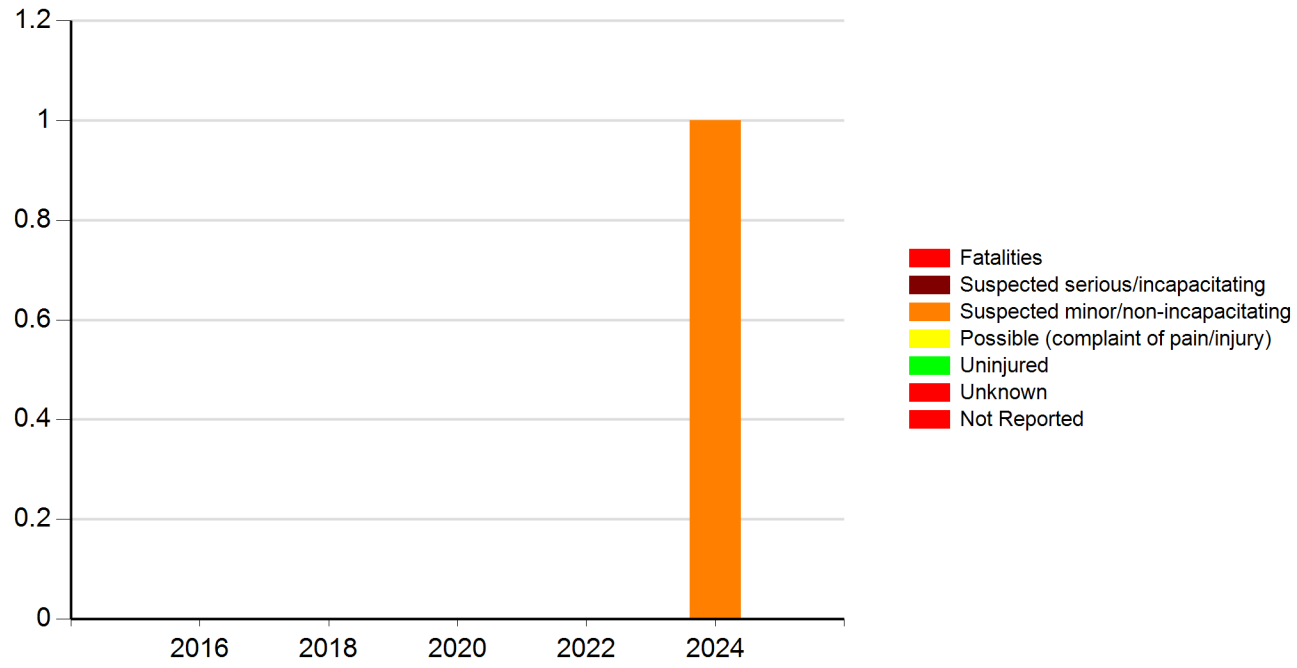
Severity/Year



Injury Status - Annual

Crash Year	Fatalities	Suspected serious/incapacitating	Suspected minor/non-incapacitating	Possible (complaint of pain/injury)	Uninjured	Unknown	Not Reported	**Total**
2015	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0
2024	0	0	1	0	0	0	0	1
2025	0	0	0	0	0	0	0	0
Total	0	0	1	0	0	0	0	1

Injury Status/Year



Meeting the following criteria

Jurisdiction: Cities (Iowa City)
Year: 2020, 2021, 2022, 2023, 2024
Map Selection: Yes
Filter: None

Analyst Information

Rochester Ave at N Scott Blvd (2020-2024)

Rochester Avenue at Allison Way (2026 Future with Development Conditions: PM Peak Hour)

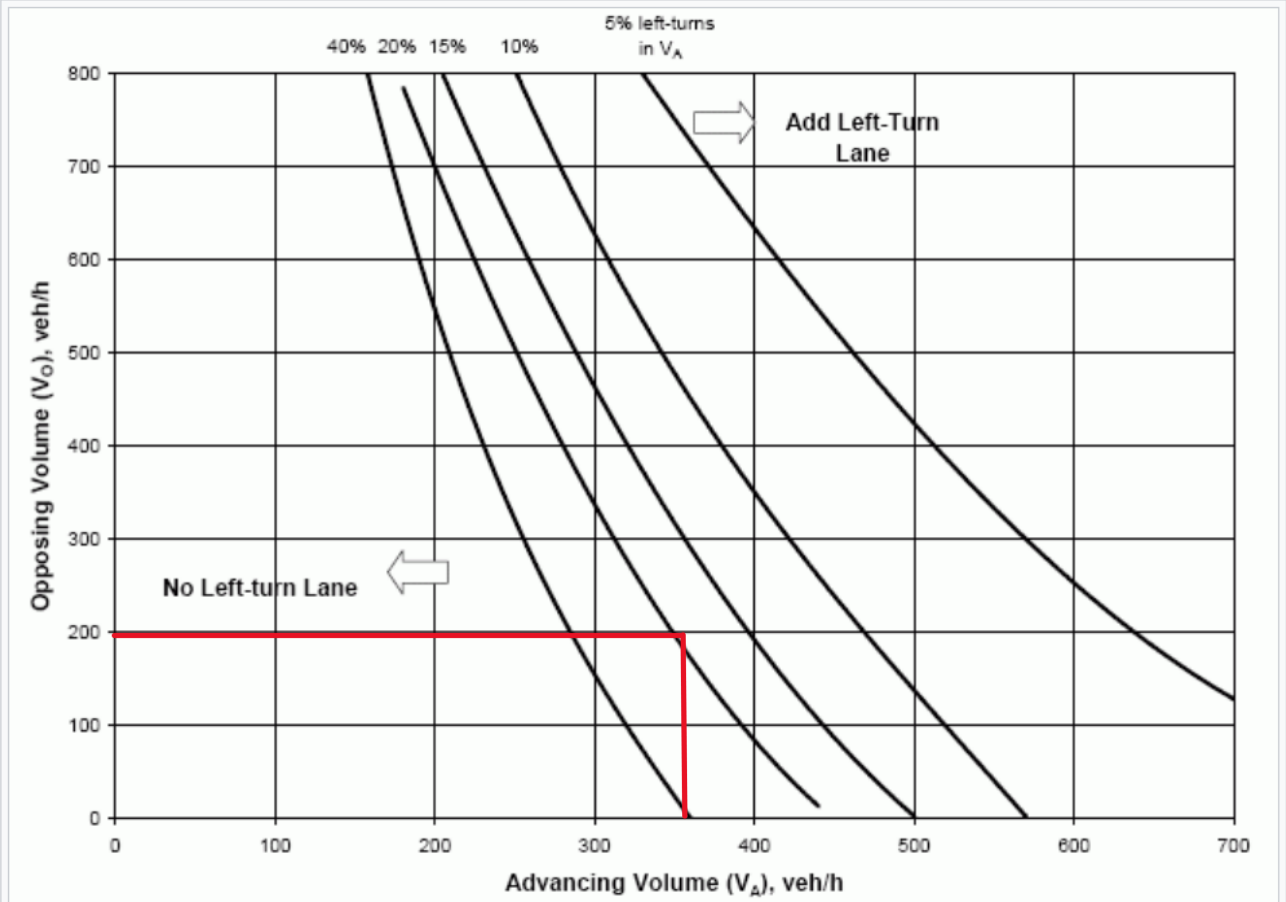


Figure 940.9.1, Left Turn Lane Guidelines for Two-Lane Road less than or equal to 40 mph

The following data are required:

1. Opposing Volume (veh/hr) - VO - The opposing volume is to include only the right-turn and through movements in the opposite direction of the left-turning vehicle. [**199**]
2. Advancing Volume (veh/hr) - VA - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the left-turning vehicle. [**359**]
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed. [**35 mph**]
4. Percentage of left turns in VA. [**16 / 359 = 4.5%]**

Left turn lane is not needed for left turn volume less than 10 vph. However, criteria other than volume, such as crash experience, may be used to justify a left turn lane.

The appropriate trend line is identified on the basis of the percentage of left-turns in the advancing volume, rounded up to the nearest percentage trend line. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn lane is appropriate.

Source: Missouri DOT (MoDOT) *Engineering Policy Guide* Website [https://epg.modot.org/index]

Rochester Avenue at Heron Drive (2026 Future with Development Conditions: PM Peak Hour)

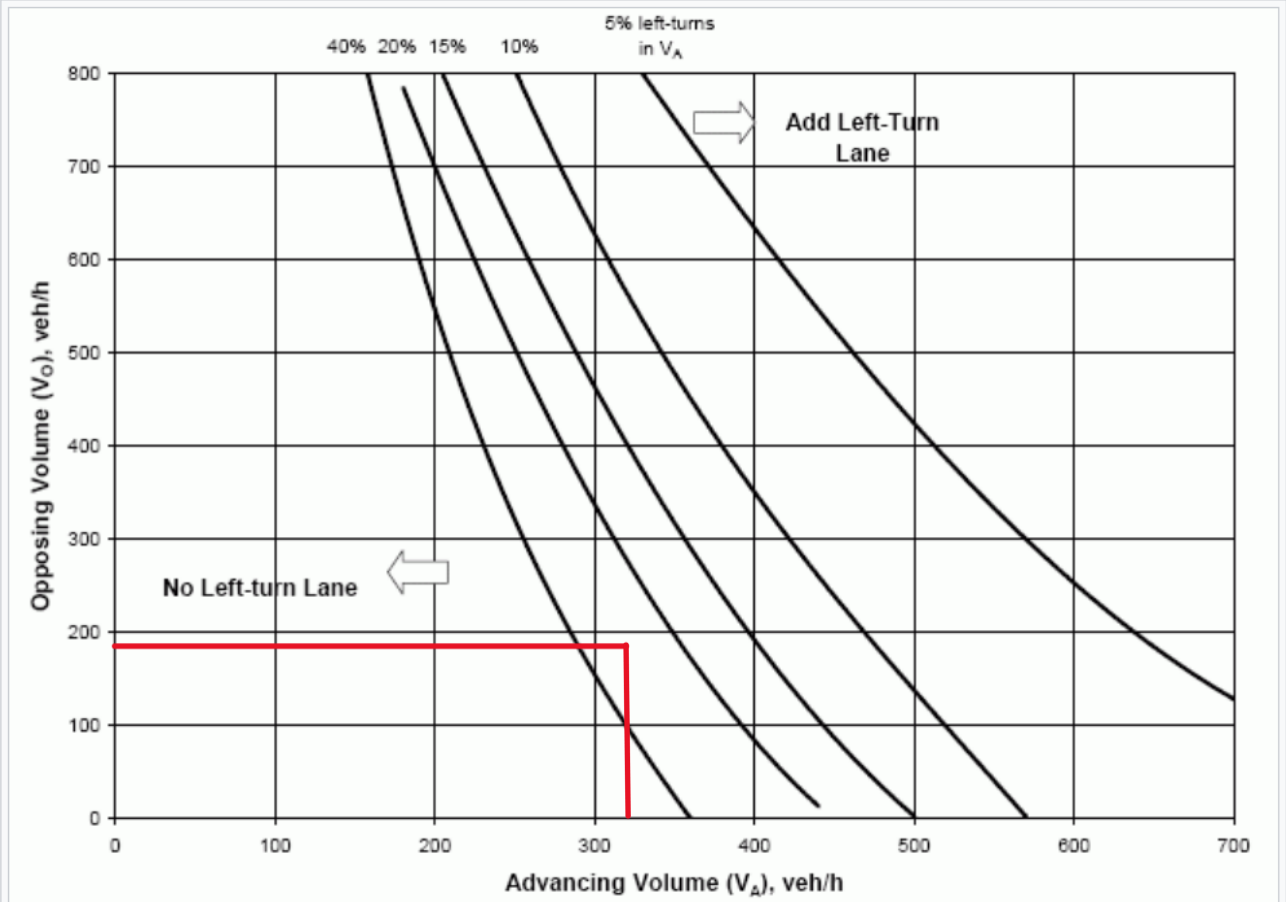


Figure 940.9.1, Left Turn Lane Guidelines for Two-Lane Road less than or equal to 40 mph

The following data are required:

1. Opposing Volume (veh/hr) - VO - The opposing volume is to include only the right-turn and through movements in the opposite direction of the left-turning vehicle. [**185**]
2. Advancing Volume (veh/hr) - VA - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the left-turning vehicle. [**321**]
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed. [**35 mph**]
4. Percentage of left turns in VA. [**27 / 321 = 8.4%]**

Left turn lane is not needed for left turn volume less than 10 vph. However, criteria other than volume, such as crash experience, may be used to justify a left turn lane.

The appropriate trend line is identified on the basis of the percentage of left-turns in the advancing volume, rounded up to the nearest percentage trend line. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn lane is appropriate.

Source: Missouri DOT (MoDOT) *Engineering Policy Guide* Website [https://epg.modot.org/index]

ATTACHMENT 7

Good Neighbor Meeting Summary

Summary Report for Good Neighbor Meeting

CITY OF IOWA CITY

Project Name: Lot 66 Monument Hills Rezoning Project Location: Lot 66 Monument Hills

Meeting Date and Time: Thursday June 5, 2025 - 6:00pm - 7:30pm

Meeting Location: FeatherStone Assisted Living, 2450 Hickory Trail, Iowa City

Names of Applicant Representatives attending: Michael Welch, - Shoemaker and Haaland

Jacob Wolfgang - Nelson, Evan Shaw, Invision

Names of City Staff Representatives attending: Madison Conley & Parker Walsh

Number of Neighbors Attending: 5 Sign-In Attached? Yes X No _____

General Comments received regarding project (attach additional sheets if necessary)-

An overview of the proposed rezoning request was presented to attendees. We explained how this request differed from the previous proposal originally presented with the Monument Hills rezoning. We presented an overview of the general features of the proposal and then opened the meeting to questions.

Concerns expressed regarding project (attach additional sheets if necessary) -

Neighbors immediately across the street (Rochester Ave) expressed concerns about the change to their view looking north from their homes. The impact of the additional traffic at the intersection of Heron Drive and Rochester Avenue was also a primary concern. Residents indicated that traffic on Rochester often travels faster than the posted speed limit and that there are delays for traffic turning onto Rochester Avenue from Heron Circle during peak traffic times. Some residents were concerned that the rents in the building would be market-rate rather than "affordable". The size of the building and number of units was a concern from some neighbors.

Will there be any changes made to the proposal based on this input? If so, describe:

Not specifically; however, the applicant previously reduced the size of the proposed building from 130+ units down to 103 units during prior reviews with Iowa City staff. The applicant also included a revised traffic study with the rezoning submittal at staff's request.

Staff Representative Comments

Late Correspondence

From: John & Canice Treangen <jctreangen@gmail.com>
Sent: Saturday, June 14, 2025 10:09 PM
To: Madison Conley
Subject: REZ25-0007 Lot 66 Monument Hills

Follow Up Flag: Follow up
Flag Status: Flagged



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Dear Ms. Conley,

Thank you for your letter dated June 10th regarding the proposed rezoning of Lot 66 in the Monument Hills development. We are John & Canice Treangen and we are currently building our home at 969 Allison Way in the Monument Hills development. Our home is scheduled for completion on July 15, 2025, and we anticipate moving in shortly thereafter.

Unfortunately, due to our current location in Michigan, we are unable to attend the meeting scheduled for June 18th. We are, however, concerned about this proposed rezoning and will make every effort to attend any future meetings regarding this proposal. As requested in your letter, we are writing to make you aware of our concerns and to seek any further information that can be provided regarding this proposed rezoning.

When we purchased our two lots in Monument Hills and began construction of our new "forever home," we did so with the understanding and expectation that the previously approved RS-5/OPD development standards would remain in place. The new, higher-density proposal is therefore a significant concern for us. Our home is in close proximity to Lot 66, and we are worried that increasing the size and capacity of the development would negatively affect our quality of life and property values. Specifically, we are concerned about potential impacts on our views (e.g. a high rise development would be looking straight into our backyard), increased noise, and additional traffic—particularly if the number of residents and guests at Lot 66 increases so substantially over the current RS-5/OPD zoning. We believe these changes could also reduce property values for our home and neighboring properties, compared to what would be expected under the current RS-5/OPD zoning. My hope would be to keep the zoning as originally planned. However, any further information that could be provided that might help to alleviate my concerns would be appreciated.

Thank you very much for your attention and consideration.

Sincerely,

John & Canice Treangen

(989-600-0490)

Late Correspondence

From: Larry & Barbara Luebbert <lhluebbert@mchsi.com>
Sent: Sunday, June 15, 2025 10:39 PM
To: Madison Conley
Subject: REZ25-0007 Lot 56 Monument Hills
Attachments: We sent you safe versions of your files; June_15_2.jpg; Speed Log Sheet.xlsx

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

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During the Good Neighbor Meeting of June 5, 2025 at Featherstone Assisted Living Community on Hickory Trail off 1st Ave I expressed concerns about the proposed rezoning from RS-5/OPD (Low-Density, Single-Family) to RM-12/OPD (Low-Density, Multi-Family Residential) zoning with 100 units versus the original 47 units of the 2022 plan due to existing traffic issues. Comments were offered by the presenters that a traffic study had been completed on the intersection of Rochester and Scott Blvd and that existing volumes were well within allowances. I asked for a copy of this study, a nice young lady saying they were there from your office ask for my email and indicated I would get a copy within a couple days. I've not received a copy nor a follow-up email, I did not get her business card so couldn't follow up. I would like a copy and will pay for it as I did for a long-range plan of the area North of Rochester now known as Monument Hills and Harvest Preserve in 1999. That report showed the subject property from Rochester North to Rawson Creek "not suitable" for development due to "unstable and steep" terrain!! I built this house on that basis.

The current proposal more than doubles the density of the 2022 proposal and makes no adjustments to the street configuration to handle the additional traffic. Questions about traffic impact were brought up at the prior discussions also. Given there are 66 lots in the current Monument Hills development with; possibly, 1 (one!) appearing to be occasionally occupied the ACTUAL impact on Rochester traffic is unknown. Given the amount of large vehicle traffic into and out of Heron Drive for the 3 houses current under construction and watching their waiting times I saw the future.

During these 25 years I've seen the traffic density continually increase to the current level of seeing cars stack up at times on Heron Circle to exit left (West) on Rochester and well as stack up making left turns onto Heron Circle. Our first surprise after moving in was how much traffic came and went on Heron. There are 39 single family houses served on these dead-end streets system with the average age well above 50 yr with many retired. Monument Hills has 66 lots and looking at a combination of terrain and general street shape it likely that as many as 50-55 will use Heron Drive. The number of "waits" could easily double, now add some percentage of the 100 new units!

Second concern: Speeding! We now have a SIGNED crosswalk across Rochester from Heron Circle to Heron Drive. I dare you to come out and try to cross Rochester in this crosswalk from 3 -5 PM on a weekday. Attached is small speed study taken on a "quiet" yesterday afternoon. Speeds of 45-50 mph in this 35-mph speed limit are common. A couple days ago I clocked a 60 mph directly in front of the house. Don't take my word, talk with any family along Rochester. I've asked the city twice to put up a speed sensing and recording system. Guess where it was put - just East of Larch Lane.

Third concern: Visibility. Attached are two photos taken a max of two seconds apart tonight standing in Heron Drive, facing East like I would if making a left turn out onto Rochester. Look very carefully at photo 1 just to the left of the utility pole you will see a faint yellow spot. Look at the second photo taken a maximum of 2 seconds later (per my Nikon D850 professional digital SLR that records in seconds). That post is 140-150

feet from the left curb of Heron Drive. Per the Iowa DOT Project TR-455, dated Nov. 2002 entitled "Handbook of Simplified Practice for Traffic Studies" the stopping distance for a normal vehicle traveling at 35 mph is 250 feet. A pedestrian not seeing this vehicle or the driver not seeing the pedestrian behind the 15 inch plus diameter of this 35-foot-tall utility pole in the foreground would probably result in severe injuries and possibly death. At the more common speed of 40 mph seen yesterday afternoon stopping distance becomes 305 feet - more than half the additional distance between the next pole to the East! At 45 mph its 360 feet! As you can see in the data, I clocked a car doing 55 mph in the short time I watched. This is more common than East bound because the visibility of the street forward to the 4-way stop at Scott is level and straight, plus there is no place for a radar trap. Coming from the other direction the cars have to accelerate the 564 feet from Scott to the utility pole I was using as the timing start point. Of course, that speed is the mathematical average speed across the 320-foot timing base. Exit speed could be significantly faster than the data shows and in many cases it was.

Fourth concern: Traffic volume. Just in the hour and 40 minutes yesterday I recorded an average of 111 vehicles per hour. I'm confident I missed half because many times I was timing a West bound while many times more were traveling the opposite direction at the same time. Secondly, most of time I clocked only the first vehicle in the stream as I couldn't be sure the following one was either slowing or speeding up. Therefore, I'm pretty confident this rate is probably 1/2 of actual - on a quiet Saturday afternoon. We'll see what Tuesday and Wednesday show - if I have time.

Understand you are busy so I can just pick up the study when it's ready. Advise primarily via text to 319-621-3277 or reply to this email if not available until Tuesday or Wednesday.

Larry Luebbert
3269 Rochester Avenue
Iowa City, IA 52245


FOR SALE
Ask me about ImOn!
AWESOME INTERNET
IS HERE!


FOR SALE
Ask me about ImOn!
AWESOME INTERNET

Rochester Avenue Speed Test Base - 320 feet Rate in mph=(320/Time)*360 Factor= 218.18

Time -sec	Speed - mph	East	West	3:40 PM	5:20 PM	1 hr 40 Min
3.0	72.7					
3.1	70.4					
3.2	68.2					
3.3	66.1					
3.4	64.2					
3.5	62.3					
3.6	60.6					
3.7	59.0					
3.8	57.4					
3.9	55.9					
4.0	54.5	1				
4.1	53.2					
4.2	51.9					
4.3	50.7	1	1			
4.4	49.6					
4.5	48.5					
4.6	47.4	1				
4.7	46.4	1				
4.8	45.5					
4.9	44.5					
5.0	43.6	1	2			
5.1	42.8	2	2			
5.2	42.0	3	1			
5.3	41.2		1			
5.4	40.4	1	1			
5.5	39.7	3	6			
5.6	39.0	1	2			
5.7	38.3	4	11			
5.8	37.6	2	3			
5.9	37.0	1	12			
6.0	36.4	4	2			
6.1	35.8	6	6			
6.2	35.2	1	4			
6.3	34.6	9	6			
6.4	34.1	3	2			
6.5	33.6	10	4			
6.6	33.1	7	4			
6.7	32.6	5	7			
6.8	32.1		2			
6.9	31.6	2	2			
7.0	31.2	4	4			
7.1	30.7	2	2			
7.2	30.3	4	1			
7.3	29.9	3	2			
7.4	29.5					
7.5	29.1	4				
7.6	28.7					
7.7	28.3	2				
7.8	28.0	1				
7.9	27.6					
8.0	27.3	3	3			
Totals		92	93			

Both directions together 111.4/hr

Late Correspondence

From: Anne Russett
Sent: Monday, June 16, 2025 8:56 AM
To: Larry & Barbara Luebbert
Cc: Madison Conley
Subject: RE: REZ25-0007 Lot 56 Monument Hills

Hi, Larry -

The traffic study is included in the agenda packet that we published last Friday. You can access it here: https://www.icgov.org/government/boards-commissions-and-committees/planning-and-zoning-commission

Would you like us to share your correspondence with the Planning & Zoning Commission?

Thanks, Anne

-----Original Message-----
From: Larry & Barbara Luebbert <lhluebbert@mchsi.com>
Sent: Sunday, June 15, 2025 11:31 PM
To: Anne Russett <ARussett@iowa-city.org>
Subject: Fwd: REZ25-0007 Lot 56 Monument Hills

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I just received an auto reply that Madison Conley is out of the office until Tuesday. As indicated in the below email I'm trying to get a copy of a traffic study done at the intersection of Rochester Ave and Scott Blvd as it relates to the above rezoning proposal. I would like to have time to understand prior to the meeting this Wednesday (June 18th).

I was able to fix the photo that is referenced in this original email but sent in a second email to him as I was having problems with Mediacom email. It is now attached.

The comments relating to the location of a traffic monitor requested in the past are about placing this device at least 1/2-mile WEST of my request. That location is the beginning in the "S" curve portion of Rochester just East of 1st Avenue and is completely different that the straight run of Rochester starting at Windmill Place all the way East to Scott.

Larry

----- Forwarded Message -----
From: "Larry & Barbara Luebbert" <lhluebbert@mchsi.com>
To: "mconley" <mconley@iowa-city.org>
Sent: Sunday, June 15, 2025 10:38:30 PM
Subject: REZ25-0007 Lot 56 Monument Hills

During the Good Neighbor Meeting of June 5, 2025 at Featherstone Assisted Living Community on Hickory Trail off 1st Ave I expressed concerns about the proposed rezoning from RS-5/OPD (Low-Density, Single-

Family) to RM-12/OPD (Low-Density, Multi-Family Residential) zoning with 100 units versus the original 47 units of the 2022 plan due to existing traffic issues. Comments were offered by the presenters that a traffic study had been completed on the intersection of Rochester and Scott Blvd and that existing volumes were well within allowances. I asked for a copy of this study, a nice young lady saying they were there from your office ask for my email and indicated I would get a copy within a couple days. I've not received a copy nor a follow-up email, I did not get her business card so couldn't follow up. I would like a copy and will pay for it as I did for a long-range plan of the area North of Rochester now known as Monument Hills and Harvest Preserve in 1999. That report showed the subject property from Rochester North to Rawson Creek "not suitable" for development due to "unstable and steep" terrain!! I built this house on that basis.

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Larry Luebbert
3269 Rochester Avenue
Iowa City, IA 52245

From: Anne Russett
Sent: Monday, June 16, 2025 1:42 PM
To: Madison Conley
Subject: FW: REZ25-0007 Lot 56 Monument Hills

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Larry & Barbara Luebbert <lhluebbert@mchsi.com>
Sent: Monday, June 16, 2025 11:24 AM
To: Anne Russett <ARussett@iowa-city.org>
Subject: Re: REZ25-0007 Lot 56 Monument Hills

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Thanks for advising where to find the traffic study. I exited the June 6th meeting understanding there was a current study, this one is 2022.

The traffic volume for the intersections of Heron Circle/Drive fairly compared to the informal calculation I did late afternoon last Thursday, I also clocked a vehicle doing 60 mph West bound that afternoon. However, the "heavy vehicles %" is no longer accurate - it is higher. For example, the Rochester Bus route now goes out past Scott, in 2022 I'm think it turned at Amhurst. Concrete trucks, gravel trucks, large semi's of earth moving equipment, etc are a regular occurrence all day and they are all going through the new crosswalk. Again only 3 houses are currently under construction and given the number of sold tags on the Monument Hills displays I expect this to double in the next year and last for at least 5 years.

My laymen's brain is trying to understand the volume of statistics in this report. Especially how they came up with a Highway Capacity Model (HCM) value of 1355 veh/h West Bound in the data on Heron Circle/Heron Drive & Rochester Avenue. That calculates to 23 vehicles/min - a vehicle every 134 feet. Almost a vehicle every two seconds! There would be no way anyone could enter the flow. Did not see any measures of actual speeds as I sent with my email which would make the above even more concerning. Suspect the "HCM Lane LOS" rating relates theoretical to actual in some manner and a rating of B rather than A is meaningful.

I've found the forms commonly used for these types of studies and will do some data gathering tomorrow and Wednesday has I have time and will bring to the Wednesday meeting. Will also be studying to get a better understanding of the statistics in this report.

Yes, sharing with the commission is definitely my intent. I'm also hearing a lot of neighborhood concerns about traffic density. That's why I'm trying to get a better understanding and have current data - not just opinions.

Larry

June 23, 1925

City Council
410 E Washington Street
Iowa City, IA 52245

2025 JUN 30 AM 10
CITY CLERK
IOWA CITY, IOWA

RE: REZ25-0007 Lot 66 Monument Hills – Public Safety Concerns

This is a third effort to convey my lifelong obligation as a Registered Professional Engineer in the State of Missouri (E15800) to "Hold paramount the safety, health, and welfare of the public", the first fundamental Canon in the Code of Ethics of the Missouri statute. I am now retired and reside at 3269 Rochester Avenue (SE immediate corner of Heron Circle and Rochester Ave). My wife and I moved into this custom-built home in June 2000. During this period, vehicle traffic increased annually, while pedestrian and bicycle traffic, particularly families with small children both walking and bicycling, grew more rapidly than traffic after restaurants, especially an ice cream shop, opened at the SE of the Rochester/Scott Blvd intersection.

The summary report presented to the Planning and Zoning Commission on June 18, 2025, did not address the following concerns:

- This report states it is updating the Traffic Impact Study (TIS) for the Rochester Corridor from the original study dated June 30, 2022. Digging deeper into this original study found that observation data for traffic flows and "sight distance" measures were performed about March 2, 2022. No data was taken relating to pedestrians, bicycle flow direction and volume or vehicle speeds in this 35-mph zone. The updated study states this TIS and sight distance data was not updated to reflect the physical conditions of May, 2025. Obviously, very early March would not be representative of walking and bicycling spanning the period from mid-March to mid-November. No speed data has been provided in either report, but a speed profile study on the afternoon of June 14th was supplied to staff at a meeting on the 17th. No one expressed surprise at speeds exceeding 50 mph in this 35-mph zone; look at photo #2.

- Assuming the sight distances were recorded at the same time as traffic count, the area viewed was a grassy field with an overgrown, brushy fence near Rochester's curb extending to Scott Blvd. This entire area has been extensively altered with the insertion of the Heron Drive roadbed and very large mounds of soil. This roadbed location required modifications of the overhead large electrical distribution lines via a much larger, taller pole (35 feet above ground) positioned 3 ½ feet North of the Rochester curb and 6 ½ feet East of the crosswalk concrete.

Enclosed are a page image and photographs with explanations to further explain these concerns.

Lawrence (Larry) H Luebbert Jr.
3269 Rochester Ave
Iowa City, IA 52245
(cell) 319-621-3277
lhluebbert@mchsi.com

Lawrence H Luebbert Jr



Attachments:

1) Image of page 16-1 of the 2010 HCM discussing streets that have multiple travel modes. Newer versions of this HCM cost $450 and must be ordered, this version is downloadable from the Internet. The Iowa Dept of Transportation 2023-2024 "Iowa Bicycle Map" details a bicycle route from 1st Ave East to Scott. It crosses Scott to the North which goes through the crosswalk at the Rochester/Scott 4 way stop on approx. 2 miles to Dodge Street. Software supporting this HCM as well as references on the Internet by Toronto, Canada of the Synchro 11 software speak to processing these multiple street travel modes.

2025 JUL 30 AM 10
CITY CLERK
CITY, IOWA

1. INTRODUCTION

Chapter 16, Urban Street Facilities, describes an integrated multimodal methodology for evaluating the quality of service provided to road users traveling along an urban street. An urban street is unique among road types because it typically serves multiple travel modes. Four of the more common urban street travel modes include automobile, pedestrian, bicycle, and transit. Travelers associated with each of these modes use different criteria to evaluate the service provided to them when they travel along an urban street. This integrated multimodal approach allows analysts to analyze urban streets from a "complete streets" perspective.

VOLUME 3: INTERRUPTED FLOW
16. Urban Street Facilities
17. Urban Street Segments
18. Signalized Intersections
19. TWSC Intersections
20. AWSC Intersections
21. Roundabouts
22. Interchange Ramp Terminals
23. Off-Street Pedestrian and Bicycle Facilities

The following photographs were taken with a professional Nikon digital camera (full frame 45 MP) had a lens set to 50mm to emulate the vision field of the human eye.

2) Photo #1, _SPT4853 – 9:05 AM, June 18, 2025, likely Regina High School track team out for morning training run.
3) Photo #2, _SPT4852 – 10:49 AM, June 17, 2025, Look carefully at photo. How many seconds did it take you to see a pedestrian? The approximate distance is 150 feet. The US recommended design stopping distance at 35 mph is 250 feet, 40 mph - 305 feet, 45 mph – 360 feet!
4) Photo #3, _SPT4894 - Taken at 2:37 pm on June 23, 2025, on Allison Way, near the area where the street passes over a small stream. Lot #1 starts at about end of sidewalk on right of crosswalk sign.
5) Photo #4, _SPT4865 – 2:39 pm, June 23, 2025, approximately ½ way up this 12% slope again looking South. A second raised crosswalk can now be seen at the top but seeing a vehicle coming is questionable. The crosswalk is near the boundary between lots 5 and 6. There are a total of 15 lots adjacent to this street, which has two crosswalks! An excellent example of construction that would significantly improve the crossing safety of pedestrian in photo #2.
6) Photo #5, _SPT4891 – 2:08 PM, June 23, 2025, standing on the crosswalk red pad looking East to estimate traffic distance and speed. The base diameter of this post at my eye level is approximately 14 inches. Wiring guards increase the vision blockage.
7) Photos #5 & 6 _SPT4849 and 4850 – 7:26 PM, June 15, 2025, standing in Heron Drive at about location of a vehicle driver stopped before crossing East/West crosswalk lines. Yes, grass is high (about 37-40 inches), I can easily produce historical images of snow building up on the shoulder out front to 50+ inches after multiple plowings and drifting via strong North winds.



D950 80-70mm 1:28 E ED 1/70 SEC f11 ISO 64


PHOTO #2
FILED



PHOTO #3


FOR SALE
FOR SALE
2025 JUN 30 AM 10:57
CITY CLERK
IOWA CITY, IOWA

PHOTO #4

PHOTO #5

Hidden Car



Two Seconds Later



PHOTOS #5 & 6

Item Number: 7.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the FY25 CDBG Fairmeadows Sidewalk Improvements Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By:	Josh Slattery – Senior Engineer
Reviewed By:	Jason Havel – City Engineer Juli Seydell Johnson – Parks and Recreation Director Ron Knoche – Public Works Director Geoff Fruin – City Manager
Fiscal Impact:	$94,000 available in the FY25 CDBG Fairmeadows Sidewalk Improvements account #S3989.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item begins the bidding process for the FY25 CDBG Fairmeadows Sidewalk Improvements Project. This project generally includes the construction of 5-foot wide sidewalk around the cul-de-sac of Western Road, a 10-foot wide shared use path between Western Road and Union Road within Fairmeadows Park, and another 10-foot wide shared use path connecting the aforementioned shared use path with a 10-foot wide sidewalk along the parking lot in Fairmeadows Park, south of the Western Road cul-de-sac.

Background / Analysis:
The project is part of the City's Neighborhood Improvements Program, which utilizes Community Development Block Grant (CDBG) funds. CDBG funds are designed to improve the quality of life for residents, particularly those with low-to-moderate income. The project is located in a CDBG-eligible area and was selected to increase connectivity and walkability near Grant Wood Elementary. Currently the existing sidewalks on Western Road and Union Road end at Fairmeadows Park. This project will extend the sidewalk on Western Road around the existing cul-de-sac and will provide a 10' wide shared use path connection through Fairmeadows Park between Union Road and Western Road.

Project Timeline:
Public Hearing / Approve Project Manual: August 5, 2025
Bid Letting: August 26, 2025
Contract Award: September 2, 2025
Construction: October 2025 to May 2026

Prepared by: Josh Slattery, Engineering Division, 410 E. Washington St., Iowa City, IA 52240, (319)356-5149

Resolution No. _____

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the FY25 CDBG Fairmeadows Sidewalk Improvements Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the FY25 CDBG Fairmeadows Sidewalk Improvements account # S3989.

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

1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 5th day of August, 2025, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.

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

3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest: _____ _____
City Clerk City Attorney's Office

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

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

Item Number: 7.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the Iowa River Powerhouse Dam Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By:	Alin Dumachi – Senior Engineer
Reviewed By:	Jason Havel – City Engineer Ron Knoche – Public Works Director Geoff Fruin – City Manager
Fiscal Impact:	$675,000 available in the Iowa River Powerhouse Dam Repair Project account #W3328.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item begins the bidding process for the Iowa River Powerhouse Dam Repair Project. This project generally includes concrete surface repairs to the upstream and downstream sections of the dam and pier footing repairs.

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

Project Timeline:
Set Public Hearing – July 8, 2025
Hold Public Hearing – August 5, 2025
Bid Letting – August 28, 2025
Award Date – September 2, 2025
Construction – September 2025 to November 2026

Prepared by: Alin Dumachi, Engineering Division, 410 E. Washington St., Iowa City, IA 52240, (319)356-5143

Resolution No. _____

Resolution setting a public hearing on August 5, 2025 on project manual and estimate of cost for the construction of the Iowa River Powerhouse Dam Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

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

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

1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 5th day of August, 2025, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.

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

3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 2025.

_____
Mayor

Approved by

Attest: _____ _____
City Clerk City Attorney's Office

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

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

Item Number: 7.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution setting a public hearing for August 5, 2025, to approve a purchase agreement with PJP Holdings, LLC for the eastern approximate one-half of Outlot C in Iowa City Industrial Campus and to consider a proposal to convey said property.

Prepared By:	Susan Dulek, First Ass't. City Attorney
Reviewed By:	Geoff Fruin, City Manager
Fiscal Impact:	The final sale amount is subject to future platting. The price of $1.25 per square foot. Staff estimates the final sale price to be approximately $1,089,000 (assuming 20 acres).
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution Purchase Agreement

Executive Summary:
Iowa City Industrial Campus is a shovel-ready parcel for industrial use located on 420th Street. City staff has negotiated a purchase agreement, contingent on City Council approval, for the eastern approximate one-half of Outlot C (approximately 20 acres) to PJP Holdings, LLC for $1.25 per square foot. This resolution sets a public hearing for Aug. 5 on the proposed conveyance.

Background / Analysis:
For approximately fifteen years, the City has owned and marketed industrial property in in the 420th Street corridor. The City bought the property and invested in utility, roadway and railroad infrastructure in an attempt to expand our industrial sector, protect and add employment opportunities, and increase our tax base for the benefit of the entire community. The City has approximately forty acres remaining for sale and this agreement is expected to result in the sale of approximately twenty of those acres. Outlot C will need to be re-subdivided to create a lot consisting of the eastern approximate one-half of Outlot C.

The sale of the land is to PJP Holdings, based out of Ohio. PJP is expected to build a rail-served facility that will operate in the packaging industry and serve local and regional customers including Procter & Gamble here in Iowa City. The sale of this land and construction of the manufacturing facility will expand the City's tax base, boost local employment, and further benefit existing employers in the region.

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

Resolution No. _____

Resolution setting a public hearing for August 5, 2025, to approve a purchase agreement with PJP Holdings, LLC for the eastern approximate one-half of Outlot C in Iowa City Industrial Campus and to consider a proposal to convey said property.

Whereas, Iowa City Industrial Campus is a shovel-ready parcel for industrial use located on 420th Street, which the City has been marketing since 2008; and

Whereas, City staff has negotiated the attached purchase agreement, contingent on City Council approval, for the eastern approximate one-half of Outlot C (approximately 20 acres) to PJP Holdings, LLC for $1.25 per square feet; and

Whereas, Outlot C will need to be re-subdivided into two or more lots, one lot of which will be the eastern approximate one-half to be conveyed to PJP Holdings, LLC; and

Whereas, City Council should hold a public hearing on the proposed conveyance.

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

1. The City Council does hereby declare its intent to convey the eastern approximate one-half of Outlot C in Iowa City Industrial Campus to PJP Holdings, LLC pursuant to the attached purchase agreement for $1.25 per square foot.

2. A public hearing on said proposed agreement should be and is hereby set for August 5, 2025 at 6:00 p.m. in Emma J. Harvat Hall of City Hall, 410 E. Washington Street, Iowa City, Iowa or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk. The City Clerk is hereby directed to cause notice of public hearing to be published as provided by law.

Passed and approved this _____ day of July, 2025.

_____
Mayor

Approved by

Attest:_____ _____
City Clerk City Attorney's Office

REAL ESTATE PURCHASE AGREEMENT

TO: City of Iowa City (Seller)

PJP Holdings, LLC, an Ohio limited liability company (Buyer), hereby offers to buy, and the undersigned Seller, by its acceptance of this Agreement, agrees to sell approximately 20 acres (dimensions approximately 750 feet east/west and 1,192 feet north/south) of real property situated in the eastern approximate one-half of Outlot C, Iowa City Industrial Campus according to the Corrected Final Plat thereof recorded in Book 63, Page 42 Plat Records of Johnson County, Iowa, as generally depicted and identified as "Lot 5" and "Lot 7" on the attached Exhibit A, together with all the Seller's right, title and interest in all buildings and improvements, if any, located on the above-described real estate, and subject to any easements and appurtenant servitudes for the benefit of the Seller, free and clear of all liens, encumbrances, reservations, exceptions and modifications, except for the Permitted Exceptions, as defined below. The entirety of the above-described interests being conveyed shall hereinafter be referred to as the "Property". The final legal description for the Property shall be determined in accordance with Paragraph 12A below, and this Agreement amended accordingly at that time to include the final legal description of the Property

The Property shall be conveyed with good, clear and marketable title, subject to the following Permitted Exceptions:

1. Zoning and building laws and ordinances; and
2. Covenants, restrictions, reservations and easements of record approved by Buyer.

In consideration of the covenants and obligations contained herein, the Seller and Buyer agree as follows:

1. PURCHASE PRICE. The Purchase Price for the Property shall be **$1.25 per square foot**, to be paid in full at the time of closing, all title objections being corrected to show marketable title. The final Purchase Price will not be known until the final survey legal description is completed as provided in Paragraph 12A below at which time the parties shall amend this Agreement to provide for the exact Purchase Price.

2. REAL ESTATE TAXES. Seller shall pay its prorated share, based upon the date of closing, of the real estate taxes for the fiscal year in which closing occurs, due and payable in the subsequent fiscal year, and all unpaid taxes for prior years. The amount shall be calculated based upon the assessed valuation, legislative tax rollback and real estate tax exemptions that may be applicable to and used for the calculation of taxes payable in the fiscal year commencing July 1, 2024. If, at the time of closing, the tax rate has not been certified, then the most current certified tax rate shall be used. Buyer shall be given a credit for such proration at closing.

3. SPECIAL ASSESSMENTS. Seller shall pay all installments of special assessments which have been certified to the Johnson County Treasurer for collection before the Closing date. All charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after closing, shall be paid by Sellers. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by Seller through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Seller.

4. STATUS QUO MAINTAINED. The Property shall be preserved in its present condition and Seller shall deliver it intact at the time possession to the Buyer is given. All risk of loss or damage to the Property is on Seller until the Buyer takes possession. Prior to possession by the Buyer, Seller shall promptly give written notice to the Buyer of any loss or damage to the Property. In the event of loss, damage or destruction of all or part of the Property, the Buyer shall have the option to terminate this Agreement effective immediately. However, in the case of loss, damage or destruction of all or part of the Property from causes covered by insurance, the Buyer shall have the option to either: (1) take possession of the Property and accept an assignment of all Buyer's right, title and interest in and to any claims Buyer has under the insurance policies covering the Property; or (2) terminate this Agreement effective immediately. Buyer shall be permitted to make a walk through inspection of the property prior to possession and closing, in order to determine that there has been no material change in the condition of the property except those mutually agreed upon.

5. POSSESSION AND CLOSING. Possession of the Property shall be delivered to buyer at closing; possession of the Property shall be delivered to Buyer within 30 days of the Iowa City City Council approving the re-subdivision of Outlot C, Industrial Campus, Iowa City, Iowa as described in Paragraph 12A below and after approval of title by Buyer's attorney. The parties agree to schedule a closing promptly after said subdivision is approved and all provisions of this Agreement have been satisfied.

6. ABSTRACT AND TITLE. Seller, at its expense, shall obtain an abstract of title to the Property continued through the City Council approval of the re-subdivision of Outlot C and deliver it to Buyer's attorney for examination within 5 days of the recording of the City Council resolution approving said re-subdivision. It shall show merchantable title in Seller in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. If closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of Buyer when the purchase price is paid in full. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assignees. In lieu of or in addition to the abstract review by an attorney, Buyer may elect to obtain an owner's title insurance policy or a certificate from Iowa Title Guaranty, in which case Buyer shall pay the cost thereof; however, Seller agrees to cooperate with any reasonable requirement imposed by the title company or Iowa Title Guaranty in connection with the issuance of such policy or certificate.

7. ENVIRONMENTAL MATTERS. (a) Seller warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos or urea-formaldehyde foam insulation which require remediation under current governmental standards, and Seller has done nothing to contaminate the Property with hazardous wastes or substances. Seller warrants that the Property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks.

(b) Seller hereby grants the Buyer its officers, agents, employees and independent contractors, the right to enter upon the Property at reasonable times upon reasonable notice, oral or written, from time to time for the purposes of investigating, inspecting and performing inventories of the Property and to determine if there are any environmental deficiencies, including hazardous materials, substances, conditions, or waste. The Buyer shall indemnify and hold harmless Seller from and against any and all expenses, claims, or losses arising from or in connection with any activities of the Buyer, its officers, agents, employees, or contractors on the Property prior to the Closing Date, including without limitation, any attorney's fees or court costs occasioned by such claims. The Buyer may notify Seller in writing of any such deficiency. Failure to do so shall be deemed a waiver of the Buyer's inspection and repair rights.

In the event of any claim or demand by the Buyer as a result of inspections, Seller shall declare and commence one of the following options: (a) curing the deficiency, or (b) amending this agreement by giving the Buyer a credit for the cost of curing the deficiency, or (c) canceling this agreement. If prior to the Closing Date Seller does not promptly cure all such deficiencies in a manner mutually agreeable to the Seller and Buyer, then the Buyer may declare this offer null and void.

8. DEED. Upon payment of the purchase price, Seller shall convey the Property to Buyer by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except for Permitted Exceptions. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by Buyer.

9. REMEDIES OF THE PARTIES. A. If Buyer fails to timely perform this Agreement, Seller may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of Buyer's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter this agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If Seller fails to timely perform this Agreement, Buyer has the right to have all payments made returned to them.

C. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

10. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt requested, addressed to the parties at the following addresses: Seller: City of Iowa City, City Attorney, 410 E. Washington, Iowa City, Iowa 52240; Buyer: 9005 Smith's Mill Road North, New Albany, Ohio 43054, Attn: Ven Bhindwallam.

11. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

12. ADDITIONAL PROVISIONS:

A. FINAL PLAT (RE-SUBDIVISION OF OUTLOT C). Seller intends to prepare a Final Plat in order for the Iowa City City Council to re-subdivide the area known as Outlot C, Iowa City Industrial Campus, Iowa City, Iowa into two or more lots, one lot of which is generally depicted and identified as "Lot 5" and "Lot 7" on the attached Exhibit A. Seller shall provide a copy of this Final Plat depicting and describing the legal description of the Property to Buyer to be included in the deed for the Property. Seller will have the Final Plat recorded prior to closing. This Agreement is contingent upon Buyer approving the Final Plat and approving the final

purchase price, and if not so approved, Buyer may declare this Agreement null and void and the earnest money shall be returned to Buyer. Seller anticipates it will take approximately 60 days from the date a complete Final Plat application is received by the City to the date the Final Plat is presented to the Iowa City City Council for approval. Seller will promptly take the necessary actions to submit the Final Plat application.

B. CITY COUNCIL APPROVAL. This Agreement is subject to approval by the City Council of Iowa City.

C. EARNEST MONEY. Buyer shall tender One Hundred Thousand Dollars ($100,000.00) as earnest money to be deposited in the trust account of Lepic-Kroeger Realtors within five (5) business days of execution of this Agreement. The earnest money shall be applied to the Purchase Price at closing in accordance with the terms of this Agreement and shall be delivered to Seller upon performance of Seller's obligations and satisfaction or waiver of Buyer's contingencies. The earnest money will be returned to Buyer if Buyer timely terminates this Agreement for any reason before the end of the Due Diligence Period. The balance of the Purchase Price shall be paid by Buyer at the time of closing.

D. RAILROAD SPUR. Seller shall cooperate with, but will provide no financial assistance to, Buyer in the construction of the railroad and crossing from the existing spur, across 420th Street and into the Property.

E. FARM TENANT/CROPS. Outlot C is subject to a farm lease with Phil Prybil. Seller shall attempt to negotiate a termination of said farm lease with the tenant effective on or before closing, and if Seller is unsuccessful in such negotiation, Seller shall provide the tenant with a written termination notice pursuant to Section 562.6 of the Iowa Code terminating said farm lease effective March 1, 2026, and provide Buyer a copy of said notice. Seller shall provide Buyer with a copy of such farm lease within 10 days of the execution of this Agreement.

F. BROKER AND REAL ESTATE AGENT COMMISSION. The Listing and Selling Agents/Brokers are agents of the parties hereto as outlined below, and their fiduciary duties of loyalty and faithfulness are owned to the party they represent; however, they must treat the other party with honesty and fairness. Seller is represented by Jeff Edburg/Lepic Kroeger, Realtors, and Buyer is represented by Mark Lynch of Skogman Realty. Each Party hereby agrees to indemnify, defend and hold the other harmless from and against any and all claims, causes of action, losses, damages, liabilities, judgments, settlements and expenses (including, without limitation, attorneys' fees) that the other may sustain or incur by reason of its breach of the foregoing representation and warranty. The provisions of this Section 13 shall survive the Closing or termination of this Agreement.

G. UTILITIES. Water and sanitary service are available along 420th Street, and Buyer shall extend water and sanitary service to the limits of the subdivision. Buyer shall be responsible for the tap on fees to the City of Iowa City water main (currently $539.42/acre) and City of Iowa City sewer (currently $1,698.18/acre). Buyer shall be responsible for providing gas, electricity, phone, fiber, and cable to the Property.

H. STORM WATER MANAGEMENT. Buyer shall be responsible for storm water management as regulated by the Iowa City City Code.

I. CERTIFICATION. Seller certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury

Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Seller hereby agrees to defend, indemnify and hold harmless the Buyer from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

J. BUYER'S DUE DILIGENCE. This Agreement is contingent upon Buyer's satisfactory (to Buyer) due diligence investigation into Buyer's development plans and costs associated with the subject property to be completed within 45 days of execution of this Agreement ("Due Diligence Period"). During the Due Diligence Period, Seller shall provide Buyer with reasonable access to the Property. Buyer's investigation includes, but is not limited to, undertaking soil tests and environmental studies. Within 10 days of execution of this Agreement, Seller shall provide Buyer will any existing site reports or studies, title work, environmental reports, all information relating to soil borings, easements, and the location of utilities. If this contingency has not been released within 10 days of expiration of the Due Diligence Period, either party may declare this Agreement null and void and the earnest money shall be returned to Buyer.

13. ACCEPTANCE. When accepted, this Agreement shall become a binding contract.

This Offer is presented to the Seller on this 20th day of June, 2025.

PJP HOLDINGS, LLC, as Buyer

BY: _____

Name: VEN BHINDWALLA

Accepted this 1st day of July, 2025..

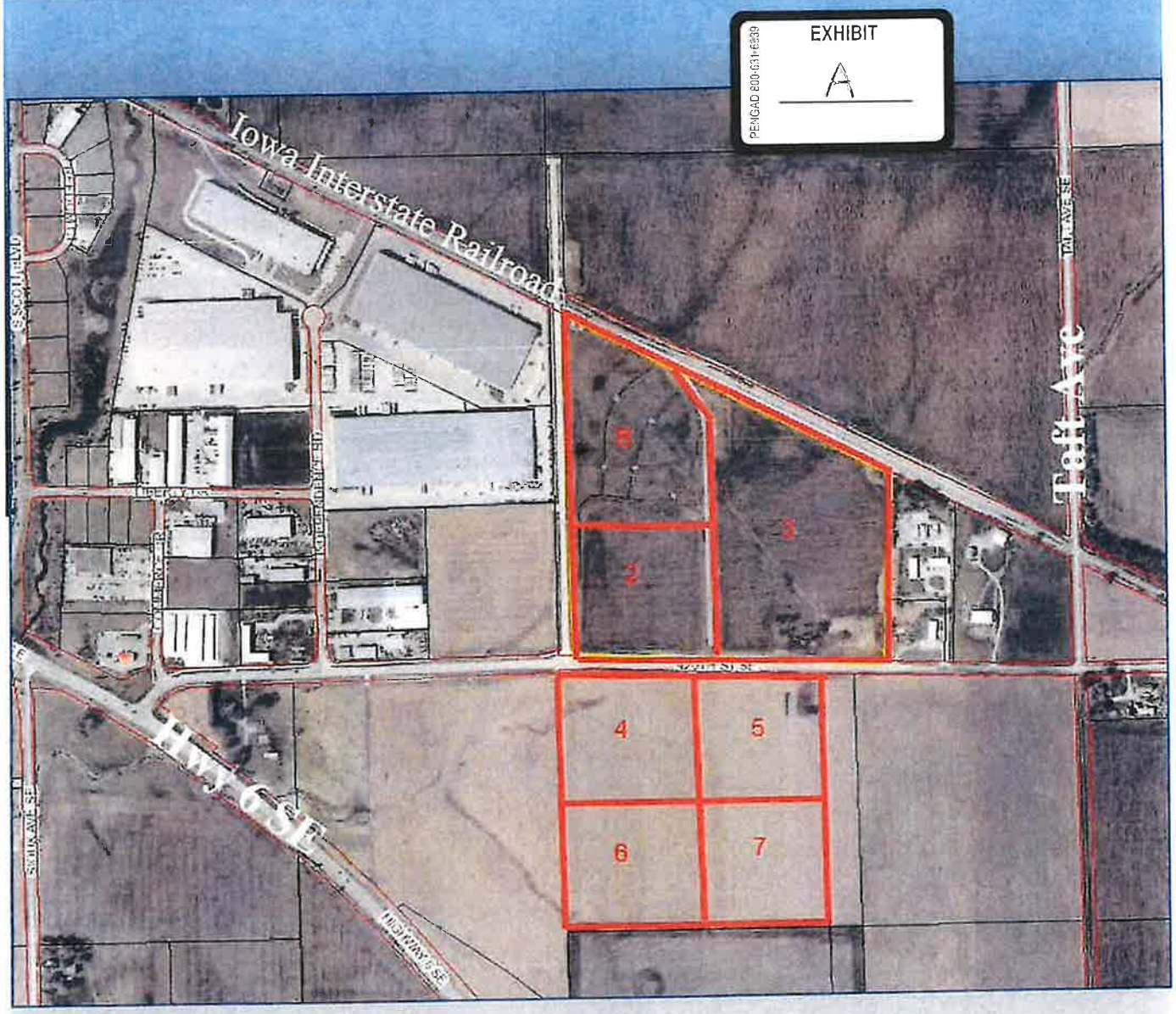
CITY OF IOWA CITY, as Seller

_____

By: Geoff Fruin, City Manager

4748 420th St, Iowa City, Iowa City Iowa

9.2 - 75.5 Acre Commercial Lots for Sale



JEFF EDBERG
CCIM, SIOR
319.331.6187
jeff@lepickrealestate.com
www.jeffedberg.com

LKR
Lepic-Kroeger, REALTORS®
www.lepickroeger.com

Item Number: 7.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution setting a public hearing for August 5, 2025 on a proposal to convey Lot 10, Lindemann Subdivision - Part Eight located on Kenneth Drive.

Prepared By:	Tracy Hightshoe, Neighborhood & Development Services Director
Reviewed By:	Geoff Fruin, City Manager Susan Dulek, First Ass't. City Attorney
Fiscal Impact:	City will use budgeted Opportunity Funds of $270,000 as a grant to DVIP for the land acquisition costs. There will be no impact on the general fund for ongoing operational expenses.
Staff Recommendation:	Approval
Commission Recommendations:	NA
Attachments:	Purchase Agreement Resolution

Executive Summary:
On July 8, 2025, City Council will be asked to set a public hearing for August 5, 2025, to consider a resolution authorizing the conveyance of Lot 10, Lindemann Subdivision - Part Eight (located at the intersection of Kenneth Dr. and York Place) to the Domestic Violence Intervention Program (DVIP). Up to six townhomes can be constructed on the lot.

The proposed conveyance supports a partnership between the City and DVIP to develop affordable housing for individuals and families fleeing domestic violence. In 2024, DVIP was awarded $2,488,733 in HOME-American Rescue Plan (HOME-ARP) funds from the Iowa Finance Authority (IFA) to construct and operate six townhomes on the Kenneth Drive lot. The grant also includes funding for supportive services and operational costs.

Background / Analysis:

The City originally acquired the Kenneth Drive lot in 2018 using former land banking funds to preserve opportunities for future affordable housing development. Over several years, various development concepts were considered, but none advanced to implementation. Up to six townhomes may be constructed on the lot.

In 2021 the HOME American Rescue Plan (HOME-ARP) program was created as part of the American Rescue Plan Act to address homelessness and related needs resulting from the

COVID-19 pandemic. In 2024, the Iowa Finance Authority (IFA) announced a competitive HOME-ARP funding round, allocating $3.7 million statewide. The City partnered with DVIP on a successful application, committing to contribute the land, assessed at $270,000, toward the required 25% project match.

City Contribution and Agreement Terms

In February 2024, Council authorized the City Manager to execute a grant agreement for $270,000 in Affordable Housing Funds contingent on DVIP's receipt of HOME-ARP funds. The agreement will provide:

- A conditional occupancy loan, at 0% interest, of $270,000 (the land value);
- A 20-year affordability period. The loan is forgiven if compliance is maintained;
- A requirement that DVIP maintain affordable rents for households earning at or below 60% of area median income; and
- A mortgage on the property to secure compliance throughout the affordability period.

Once DVIP executes a grant agreement with IFA, the City will proceed with closing and convey the lot to DVIP.

PURCHASE AGREEMENT

TO: City of Iowa City, Iowa (Seller)

Domestic Violence Intervention Program ("Buyer") hereby offers to buy, and the undersigned Seller, by its acceptance of this Agreement, agrees to sell the real property situated in Iowa City, Johnson County, Iowa, locally known as **Lot 10, Lindemann Subdivision-Part Eight, Iowa City, Iowa, according to the plat thereof recorded in Book 62, Page 200, Plat Records of Johnson County, Iowa** together with all the Seller's right, title and interest in all buildings and improvements, if any located on the above-described real estate, and subject to any easements and appurtenant servitudes for the benefit of the Seller, free and clear of all liens, encumbrances, reservations, exceptions and modifications, except for the Permitted Exceptions, as defined below. The entirety of the above-described interests being conveyed shall hereinafter be referred to as the "Property".

The Property shall be conveyed with good, clear and marketable title, subject to the following Permitted Exceptions:

1. Zoning and building laws and ordinances; and
2. covenants, restrictions, reservations and easements of record approved by Buyer.

In consideration of the covenants and obligations contained herein, the Seller and Buyer agree as follows:

1. PURCHASE PRICE. The Purchase Price for the Property shall be **$270,000**, to be paid in full at the time of closing, all title objections being corrected to show marketable title.

2. REAL ESTATE TAXES. Seller shall pay the prorated share, based upon the date of closing, of the real estate taxes for the fiscal year in which closing occurs, due and payable in the subsequent fiscal year, and all unpaid taxes for prior years. The amount shall be calculated based upon the assessed valuation, legislative tax rollback and real estate tax exemptions that may be applicable to and used for the calculation of taxes payable in the fiscal year commencing July 1, 2024. If, at the time of closing, the tax rate has not been certified, then the most current certified tax rate shall be used.

3. SPECIAL ASSESSMENTS. Seller shall pay all installments of special assessments which have been certified to the Johnson County Treasurer for collection before the Closing date. All charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after closing, shall be paid by Buyer. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by Buyer through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Buyer.

4. RISK OF LOSS AND INSURANCE. Seller shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. Seller agrees to maintain existing insurance until closing or possession, whichever first occurs. Buyer may also insure the Property prior to closing or possession. The Property shall be preserved in its present condition, ordinary wear and tear excepted, and Seller shall deliver it intact at the time the Buyer takes possession. Prior to the Buyer taking possession, Seller shall promptly give written notice to the Buyer of any loss or damage to the Property. In the event of loss, damage or destruction of all or part of the Property, the Buyer shall have the option to terminate

this Agreement effective immediately. However, in the case of loss, damage or destruction of all or part of the Property from causes covered by insurance, the Buyer shall have the option to either 1) take possession of the Property and accept an assignment of all Seller's right, title and interest in and to any claims Seller has under the insurance policies covering the Property; or 2) terminate this Agreement effective immediately.

5. POSSESSION AND CLOSING. If Seller timely performs all obligations, possession of the Property shall be delivered to Buyer within six (6) months following the IFA HOME round closing, which the parties estimate to be September 1, 2024, and any adjustments of rent, insurance, taxes, interest and all charges attributable to the Seller's possession shall be made as of the date of closing. Closing shall occur after approval of title by Buyer's attorney and vacation of the Property by Seller. Seller agrees to permit Buyer to inspect the Property within 48 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession.

6. FIXTURES. Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached, such as: fencing, gates, bushes, trees, shrubs and plants.

7. ABSTRACT AND TITLE. Seller, at its expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to Buyer's attorney for examination. It shall show merchantable title in Seller in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. If closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of Buyer when the purchase price is paid in full. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assignees.

8. SURVEY. Buyer, at Buyer's expense, may have the Property surveyed and certified by a Registered Land Surveyor. If the survey shows any encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect. If the survey is required under Chapter 354, Buyer shall pay the cost thereof.

9. ENVIRONMENTAL MATTERS. (a) Seller warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos or urea-formaldehyde foam insulation which require remediation under current governmental standards, and Seller has done nothing to contaminate the Property with hazardous wastes or substances. Seller warrants that the Property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. (b) Buyer may, at its expense, within 10 days after the date of acceptance, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property and the cost to remove them is in excess of $5,000.00, Buyer shall have the option to terminate this Agreement effective immediately. In the event the cost to remove the hazardous materials, substances, conditions or wastes on the Property is $5,000.00 or less, the cost to remove them shall be borne solely by Buyer.

10. DEED. Upon payment of the purchase price, Seller shall convey the Property to Buyer by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this

Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by Buyer.

11. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

12. REMEDIES OF THE PARTIES. A. If Buyer fails to timely perform this Agreement, Seller may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of Buyer's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter this agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If Seller fails to timely perform this Agreement, Buyer has the right to have all payments made returned to them.

C. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

13. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt requested, addressed to the parties at the following addresses: Seller, City of Iowa City, City Clerk, 410 E. Washington, Iowa City, Iowa 52240; Buyer, DVIP, 1105 S. Gilbert Ct., Iowa City, IA 52240.

14. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

15. CITY COUNCIL APPROVAL. This agreement is subject to approval by the City Council of Iowa City as required by Section 364.7 of the Code of Iowa.

16. FINANCING. This Agreement is subject to Buyer obtaining State HOME ARP funding and additional financing on terms acceptable to Buyer.

17. AFFORDABLE HOUSING. This Agreement is subject to Buyer signing an agreement with Seller, which is secured by a mortgage, that requires the Property to be used exclusively for affordable housing for a period of twenty (20) years. Said agreement will further provide the maximum income limits of the occupants and how rent will be established. Buyer shall construct a minimum of four affordable housing units on the Property and obtain a certificate of occupancy for said units within two years of closing.

18. CERTIFICATION. Buyer and Seller certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control;

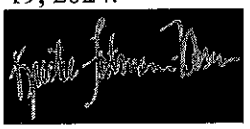
and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

19. ADDITIONAL PROVISIONS: (Put "N/A" below if there are no additional provisions.)

N/A

20. ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to Seller on or before February 20, 2023 at 5:00 pm, this Agreement shall be null and void and all payments made shall be returned immediately to Buyer.

This Offer is presented to the Seller on February 19, 2024.

BUYER 

BY: _____
Kristie Fortmann-Doser, Executive Director

Accepted this 19th day of February, 2024.

_____
Geoff Fruin
City Manager (SELLER)

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

Resolution No. _____

Resolution setting a public hearing for August 5, 2025 on a proposal to convey Lot 10, Lindemann Subdivision - Part Eight located on Kenneth Drive.

Whereas, the HOME-ARP program was created to address homelessness and related needs related from the COVID-19 pandemic; and

Whereas, the Iowa Finance Authority awarded the Domestic Violence Intervention Program, Inc. (DVIP) $2,488,733 in HOME-ARP funds to develop and manage up to six units of affordable housing for those individuals and families fleeing domestic violence; and

Whereas, the City purchased the vacant lot on Kenneth Drive with former land banking funds for a future affordable housing opportunity; and

Whereas, City staff has negotiated a purchase agreement for the sale of the lot to DVIP for $270,000 contingent of City Council approval; and

Whereas, this sale would provide affordable rental housing to individuals and families fleeing domestic violence for a period of 20 years; and

Whereas, this sale is conditioned on DVIP entering a HOME-ARP agreement with the Iowa Finance Authority for development, support services and operations funding to support up to six housing units.

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

1. The City Council does hereby declare its intent to convey Lot 10, Lindemann Subdivision - Part Eight for the sum of $270,000.

2. A public hearing on said proposal should be and is hereby set for August 5, 2025, at 6:00 p.m. in Emma J. Harvat Hall of the Iowa City City Hall, 410 East Washington Street, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk, and that the City Clerk be and is hereby directed to cause notice of said public hearing to be published as provided by law.

Passed and approved this _____ day of July, 2025.

_____
Mayor

Approved by:

_____
City Attorney's Office

Attest: _____
City Clerk

Item Number: 8.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Establish traffic control and parking prohibitions for the Cardinal Heights - Parts One and Two Subdivision

Prepared By:	Emily Bothell, Senior Associate Transportation Planner
Reviewed By:	Kent Ralston, Transportation Planner Jason Havel, City Engineer Tracy Hightshoe, Neighborhood and Development Services Director
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A

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

Pursuant to Section 9-1-3A (5,12); Establish "Yield" control for Maclan Circle and Maclan Court at the intersection with Deer Creek Road. Establish "Stop" control for Deer Creek Road at the intersection with Camp Cardinal Boulevard. Establish a "No Parking Any Time" parking prohibition on the inside of Maclan Circle and the south side of Deer Creek Road between Camp Cardinal Boulevard and Camp Cardinal Road.

Background / Analysis:
This action is being taken to establish traffic control and implement parking prohibitions in the Cardinal Heights - Parts One and Two Subdivision. The resolution to accept the completion of public improvements, including the storm sewer, water main, and paving for the subdivision, was approved at the City Council meeting on June 17, 2025.

Item Number: 8.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Prohibit parking on the southwest side of the 2100 block of Willenbrock Circle

Prepared By:	Emily Bothell, Senior Associate Transportation Planner
Reviewed By:	Kent Ralston, Transportation Planner Jason Havel, City Engineer Tracy Hightshoe, Neighborhood and Development Services Director
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A

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

Pursuant to Section 9-1-3A (10); Establish a "No Parking Any Time" parking prohibition on the southwest side of the 2100 block of Willenbrock Circle from the end of the street to a point approximately 75 feet northwest.

Background / Analysis:
This action is being taken to improve driveway access to the multi-family units at the end of the 2100 block of Willenbrock Circle. When vehicles park on the southwest side of Willenbrock Circle, it becomes difficult for large trucks to access the rear of the building, resulting in ongoing rutting in the right-of-way. City staff notified the Peninsula Neighborhood Architectural Review Board of the proposed parking change.

Item Number: 10.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Ordinance amending Title 1, entitled “Administration,” to establish the Civil Service Commission. (First Consideration)

Prepared By:	Susan Dulek, First Ass't. City Attorney
Reviewed By:	Chris O'Brien, Deputy City Manager Eric Goers, City Attorney Kellie Grace, City Clerk Karen Jennings, Human Resources Administrator
Fiscal Impact:	none
Staff Recommendation:	Approval
Commission Recommendations:	none
Attachments:	Ordinance

Executive Summary:
Recently passed SF 311 requires the City establish by ordinance a Civil Service Commission of not less than 5 and not more than 7 persons. State law currently requires Council to appoint 3 members to serve without the necessity of establishing the commission by ordinance, and the City's current Civil Service Commission was never established by ordinance or resolution. Staff recommends a commission of 5 members.

Background / Analysis:
SF 311, signed by the Governor on May 19, 2025, amends, in part, Section 400.1 of the Iowa Code to require cities with a population of more than 50,000 to establish by ordinance a Civil Service Commission of not less than 5 and not more than 7 persons. SF 311 goes into effect on August 16, 2025. Currently Section 400.1 provides Council is to appoint 3 members to serve on the Civil Service Commission in cities having a population of 8,000 with no requirement the commission be established by ordinance.

Under State law, the terms are required to be 4 years and expire the first Monday in April. The 3 current commissioners have the following terms ending:

April 2026
April 2028
April 2029

In order to stagger the terms, staff recommends appointing one new member to serve a term ending April 2027 and one new member to serve a term ending April 2029. At the end of the terms of the 2 new members, their successors will serve 4 year terms.

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

Ordinance No. _____

Ordinance amending Title 1, entitled “Administration,” to establish the Civil Service Commission.

Whereas, SF 311, signed by the Governor on May 19, 2025, amends, in part, Section 400.1 of the Iowa Code to require cities with a population of more than 50,000 to establish by ordinance a Civil Service Commission of not less than five (5) and not more than seven (7) persons; and

Whereas, SF 311 goes into effect on August 16, 2025; and

Whereas, currently Section 400.1 provides Council is to appoint three (3) members to serve on the Civil Service Commission in cities having a population of 8,000 with no requirement the commission be established by ordinance; and

Whereas, the City’s present Civil Service Commission was not established by ordinance; and

Whereas, the three (3) current members of the Civil Service Commission appointed previously by City Council should continue to serve on the newly established Civil Service Commission; and

Whereas, the Civil Service Commission should consist of five (5) members.

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

Section I. Amendments.

1. Title 1, entitled, “Administration,” is amended by adding the following new Chapter 10, entitled “Civil Service Commission”:
    1. The Civil Service Commission is established.
    2. The Civil Service Commission shall consist of five (5) members.
    3. The members of the Civil Service Commission serving upon enactment of this ordinance shall continue to serve their existing terms.
    4. In order to stagger the four (4) year terms when increasing the commission from three (3) members to five (5) members, one person shall be appointed to serve a term ending April 4, 2027, and one person shall be appointed to serve a term ending April 1, 2029, whose successors shall be appointed for a term of four years.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this _____ day of _____, 2025.

_____
Mayor

Attest:_____
City Clerk

Approved by

_____
City Attorney's Office

Item Number: 10.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Ordinance amending Title 12, Chapter 5, Franchise Fees to repeal the one percent (1%) franchise fee and enact a two percent (2%) franchise fee on the gross revenue derived from the distribution, delivery, and retail sale of electricity and natural gas by franchisees including MidAmerican Energy Company, or other natural gas providers utilizing the distribution system of MidAmerican, to customers within the current or future corporate limits of the City of Iowa City, and to describe the purpose for the revenue collected. (Second Consideration)

Prepared By:	Kirk Lehmann, Assistant City Manager
Reviewed By:	Susan Dulek, First City Attorney Geoff Fruin, City Manager
Fiscal Impact:	Increased revenue from electric and gas franchise fees
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Ordinance

Executive Summary:
Iowa City's gas and electric franchises with MidAmerican Energy Company reserve to the City the right to impose a franchise fee on MidAmerican's gross revenue from the sale of electricity and natural gas. Iowa City currently has a 1% franchise fee enacted in 2010 for inspecting, supervising and otherwise regulating the MidAmerican Energy Company's gas and electric franchises, public safety including the equipping of fire, police and emergency services, and public infrastructure to support commercial and industrial economic development (Ordinance No. 10-4374, codified at Sections 12-5-1 and 12-5-2 of the City Code). To update the franchise fee rate ordinance, the City must hold a public hearing and publish a Revenue Purpose Statement specifying the purposes for which the revenue collected from the franchise fee will be expended. This item consists of a public hearing to consider increasing the franchise fee from 1% to 2% and to modify the Revenue Purpose Statement to align with the uses allowable in State Code. The Revenue Purpose Statement was published in the Press Citizen on June 10, 2025.

Background / Analysis:
Iowa City's current gas and electric franchises with MidAmerican Energy Company reserve to the City the right to impose a franchise fee on MidAmerican's gross revenue from the sale of electricity and natural gas. Code of Iowa Section 384.3A allows for the collection of franchise fees in an amount not to exceed 5% of a franchisee’s gross revenues. State Code generally restricts revenues to the following purposes:

- Property tax relief.
- The repair, remediation, restoration, cleanup, replacement, and improvement of existing

public improvements and other publicly owned property, buildings, and facilities.
- Projects designed to prevent or mitigate future disasters.
- Energy conservation measures for low-income homeowners, low-income energy assistance programs, and weatherization programs.
- Public safety, including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments.
- The establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems.
- The construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds, and the acquisition of real estate needed for such purposes.
- Property tax abatements, building permit fee abatements, and abatement of other fees for property damaged by a disaster.
- Economic development activities and projects.
- Any other lawful purpose.

To adopt or update a franchise fee rate ordinance, the City must hold a public hearing and prepare and publish a Revenue Purpose Statement specifying the purposes for which the revenue collected from the franchise fee will be expended. Iowa City enacted a 2% franchise fee to be effective April 1, 2010 (Ordinance No. 09-4374) to allow for inspecting, supervising and otherwise regulating the MidAmerican Energy Company's gas and electric franchises, public safety including the equipping of fire, police and emergency services, and public infrastructure to support commercial and industrial economic development. It was reduced it to 1% effective June 1, 2010 (Ordinance No. 10-4382, codified at Sections 12-5-1 and 12-5-2 of the City Code) while maintaining the same purposes.

City Council's Strategic Plan for Fiscal Years 2023-2028 proposes considering alternative revenue sources including franchise fees to help achieve strategic plan goals. One of Council's mobility strategies is "to enhance mobility by expanding the access and convenience of environmentally friendly and regionally connected public transit." Since August 1, 2023, Council implemented a fare-free transit pilot, supported by American Rescue Plan Act dollars. In FY 2025, Council increased several parking-related fees and citations to help support continuation of fare-free transit. Increasing the 1% gas and electric franchise fee increase to 2% further supports continuation of this service.

In order to use franchise fees for transportation-related expenses, the Revenue Purpose Statement must be updated. Staff recommends expanding the scope of the City’s Revenue Purpose Statement to align with the allowable uses in State Code to maximize flexibility in addressing Council's strategic priorities. The current Revenue Purpose Statement is Section 12-5-4 of the City Code, and the expanded Revenue Purpose Statement is stated in the ordinance.

The City's franchise agreement with MidAmerican Energy requires 90 days notice of any franchise fee put into effect by the City. With this public hearing on June 17, 2025, an updated franchise fee could become effective November 15, 2025.

Prepared by Kirk Lehmann, Assistant City Manager, 410 E. Washington St., Iowa City, IA (319)356-5014

Ordinance No._____

Ordinance amending Title 12, Chapter 5, Franchise Fees to repeal the one percent (1%) franchise fee and enact a two percent (2%) franchise fee on the gross revenue derived from the distribution, delivery, and retail sale of electricity and natural gas by franchisees including MidAmerican Energy Company, or other natural gas providers utilizing the distribution system of MidAmerican, to customers within the current or future corporate limits of the City of Iowa City, and to describe the purpose for the revenue collected.

Whereas, Iowa City has current gas and electric franchises with MidAmerican Energy Company that reserve to the City the right to impose a franchise fee on the franchisee's gross revenue from the sale of electricity and natural gas; and

Whereas, Iowa Code section 364.2(4)(f)(2) requires the City, prior to adopting a franchise fee rate ordinance, to prepare and publish a Revenue Purpose Statement specifying the purpose or purposes for which the revenue collected from the franchise fee will be expended; and

Whereas, by Ordinance No. 09-4374 the City Council adopted a 2% franchise fee to be effective April 1, 2010; and

Whereas, by Ordinance No. 10-4382 (codified at Sections 12-5-1 and 12-5-2 of the City Code) the City Council repealed the 2% franchise fee and imposed a 1% franchise fee to be effective June 1, 2010; and

Whereas, the City's current Revenue Purpose Statement for the franchise fees in Section 12-5-4 of the City Code is to utilize funds for inspecting, supervising, and otherwise regulating the MidAmerican Energy Company's gas and electric franchises, for public safety including the equipping of fire, police and emergency services, and for public infrastructure to support commercial and industrial economic development; and

Whereas, the City Council's Strategic Plan for Fiscal Years 2023-2028 updated December 2024 proposes considering alternative revenue sources including franchise fees to help achieve strategic plan goals; and

Whereas, the Strategic Plan includes a strategy to enhance mobility by expanding the access and convenience of environmentally friendly and regionally connected public transit; and

Whereas, increasing the franchise fee from 1% to 2% would allow the City to support mobility initiatives including but not limited to its fare-free Transit program; and

Whereas, expanding the scope of the City's Revenue Purpose Statement to align with State Code allows the City to continue meeting City Council's strategic priorities while providing enhanced flexibility to do so; and

Whereas, the City's franchise agreement with MidAmerican Energy requires 90 days' notice of any franchise fee put into effect by the City; and

Whereas, the Revenue Purpose Statement and notice of public hearing on this ordinance was published on June 10, 2025; and

Whereas, it is in the best interest of the City of Iowa City to repeal said 1% franchise fee and adopt, in lieu thereof, a 2% franchise fee effective November 15, 2025.

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

Section I. Amendments.
Title 12, Chapter 5, entitled "Franchise Fees" is hereby amended by repealing Sections 12-5-1 entitled "Electric Franchise Fee", 12-5-2 entitled "Gas Franchise Fee", and 12-5-4 "Revenue Purpose Statement", and substituting the following sections in-lieu-thereof.

12-5-1 Electric Franchise Fee:
Pursuant to section 12-1-16 of the City's franchise agreement with MidAmerican Energy Company (hereinafter "company"), there is hereby imposed upon the company a franchise fee in an amount equal to two percent (2%) of the gross revenue of the company, minus uncollectible accounts, derived from the distribution, delivery and retail sale of electricity by the company to customers within the current or future corporate limits of the City, commencing with gross revenue received on or after November 15, 2025.

12-5-2 Gas Franchise Fee:
Pursuant to section 12-2-13 of the City's franchise agreement with company, there is hereby imposed upon the company a franchise fee in an amount equal to two percent (2%) of the gross revenue of the company, minus uncollectible accounts, derived from the distribution, delivery and retail sale of natural gas by the company or other natural gas providers utilizing the distribution system of the company, to customers within the current or future corporate limits of the City, commencing with gross revenue received on or after November 15, 2025.

12-5-4 Revenue Purchase Statement:
The revenue collected from said franchise fees will be expended for any of the following purposes:

A. Inspecting, supervising and otherwise regulating the MidAmerican Energy Company's gas and electric franchises.
B. Property tax relief.
C. The repair, remediation, restoration, cleanup, replacement, and improvement of existing public improvements and other publicly owned property, buildings, and facilities.
D. Projects designed to prevent or mitigate future disasters.
E. Energy conservation measures for low-income homeowners, low-income energy assistance programs, and weatherization programs.
F. Public safety, including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments.

G. The establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems.
H. The construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds, and the acquisition of real estate needed for such purposes.
I. Property tax abatements, building permit fee abatements, and abatement of other fees for property damaged by a disaster.
J. Economic development activities and projects.
K. Any other lawful purpose.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be effective upon publication.

Passed and approved this _____ day of _____, 2025.

_____
Mayor

Approved by:

Attest:_____
City Clerk

_____
City Attorney's Office
(Sue Dulek – 06/11/2026)

First Consideration: June 17, 2025

Vote for passage:

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

NAYS: None

ABSENT: None

Second Consideration: _____

Vote for passage:

AYES: _____

NAYS: _____

ABSENT: _____

Pass and Adopt:

It was moved by _____, and seconded by _____, that the ordinance as read be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
_____	_____	_____	Alter
_____	_____	_____	Bergus
_____	_____	_____	Harmsen
_____	_____	_____	Moe
_____	_____	_____	Salih
_____	_____	_____	Teague
_____	_____	_____	Weilein

Date published: _____

Item Number: 10.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution Adopting the Human Rights Grant Allocations for Fiscal Year 2025.

Prepared By:	Stefanie Bowers, Human Rights Coordinator
Reviewed By:	Geoff Fruin, City Manager Sue Dulek, First Assistant City Attorney
Fiscal Impact:	$100,000.00
Staff Recommendation:	No recommendation
Commission Recommendations:	The Human Rights Commission by a 5-0 vote approved the recommendations.
Attachments:	minutes 5 13 25 Resolution Exhibit for Human Rights Grant

Executive Summary:
The Human Rights Commission recommends funding for Bike Library, Community Inclusion Club, The Dream Center, Escucha Mi Voz, Greater Iowa City, Inc., Great Plains Action Society, Immigration Welcome Network of Johnson County, Mogul Consulting, Restorative Community Works, Wright House of Fashion.

Background / Analysis:
The Human Rights Grant Program was available for Iowa City organizations to apply for from March 1 to April 1, 2025. To qualify, projects must meet at least one of the following criteria: build capacity to organize communities around human rights, strengthen the ability to mobilize communities in support of human rights, and educate the public on human rights, such as by organizing or facilitating educational public forums.

CITY OF IOWA CITY
MEMORANDUM

Date: May 13, 2025

To: Mayor and City Council

From: Stefanie Bowers, Human Rights Coordinator

Re: Recommendation from Human Rights Commission

At its special meeting of May 13, 2025, the Human Rights Commission made the following recommendation to the City Council:

The Human Rights Commission recommends funding for Bike Library, Community Inclusion Club, The Dream Center, Escucha Mi Voz, Greater Iowa City, Inc., Great Plains Action Society, Immigration Welcome Network of Johnson County, Mogul Consulting, Restorative Community Works, Wright House of Fashion.

Additional action (check one)

_____ No further action needed

_____Board or Commission is requesting Council direction

__X__ Agenda item will be prepared by staff for Council action

S:RECform.doc

Approved Minutes
Human Rights Commission
May 13, 2025
Emma J. Harvat Hall

Commissioners present: Kelsey Paul Shantz, Viana Qadoura, Mark Pries.

Commissioners on Zoom: Emily Harkin, Doug Kollasch.

Commissioners absent: Lubna Mohamed, Roger Lusala, Elizabeth Mendez-Shannon.

Staff present: Stefanie Bowers.

Recommendation to City Council: Yes.

Meeting called to order: 5:35 PM.

Native American Land Acknowledgement: Pries read the Land Acknowledgement.

Public Comment of Items not on the Agenda: None.

Ames to Host Conference for Commissioners: The conference will be held June 7, 2025, from 10 AM- 3 PM. It was undecided who will attend. Paul Shantz suggested reviewing the details of the event in case someone can attend and plans to check her own calendar to potentially attend the conference.

Youth Awards Update and Details: Staff asked for commissioners to arrive a little before 6:00. Staff informed the commission there will be 37 recipients and the order of the event will go as follows:

- Opening: Paul Shantz
- Brief Remarks: Mayor Teague
- Announcements of Honorees: Kollasch
    - Awards: Lusala & Mendez-Shannon
- Closing Remarks: Pries

Human Rights Grant: The commission discussed each application and their thoughts on each one. Paul Shantz provided a breakdown of each organization's average score (given from commissioner's reviews), and a ranking of the total averages.

- **Open Heartland:** Open Heartland's application focuses on their ID Program which seeks to support immigrant families in Johnson County by offering workshops, trainings, activities, resources, etc. The program empowers immigrant communities to champion their rights. **The requested amount is $12,644.** Commissioners noted their confidence and admiration in the work of the organization, however there were concerns about the sensitivity of the data on immigrants that would result from a membership-based program. It was also expressed that the organization has seen a decrease in participation due to recent federal action taken against immigrants. The commission discussed that the group received the highest approval score amongst applicants. It was also noted the group has received Human Rights Grant funding in previous years (2021, 2022, 2024). Partial funding was agreed on for a grant of $4,000. After being revisited, it was noted there are additional funding initiatives such as driving safety pamphlets, health record form copies, and

translation button for website update. **It was agreed to increase the funding to a partial funding total of $6,400.**

- **Requested: $12,644.00**
- **Recommended: $6,400.00**

- **Escucha Mi Voz:** Escusha Mi Voz has requested funding for their Know Your Rights Workshops for immigrants and allies, provisions for direct legal aid and housing support to immigrant families and the training of immigrant leaders in rights-based advocacy and organizing. **The requested amount is $20,000.** Commissioners discussed the immediate need for support amongst immigrant communities within Iowa City. It was noted that Escucha Mi Voz has created strong relationships that allow them to successfully achieve meaningful aid to immigrant families and their need for legal assistance, housing, and other resources. It was also noted they have funding from other outside organizations and have been a recipient of the grant in previous years. Partial funding was suggested due to overlapping efforts, however this overlap was discussed with a focus on Escucha Mi Voz's connections and ability to successfully provide aid where it is needed. It was also discussed that by funding these efforts it may lead to more exposure and opportunity for Know Your Rights workshops. **Full funding was agreed on for the request of $20,000.**
  - **Requested: $20,000.00**
  - **Recommended: $20,000.00**

- **Great Plains Action Society:** Great Plains Action Society is requesting grant funding for a project that would convene the annual Truthsgiving celebration to educate on harmful colonialist myths on indigenous history and culture, to garner media advocacy, and promote mutual aid development and delivery. **The requested amount is $20,000.** Commissioners noted they have funded Truthsgiving before and the Great Plains Action Society has received funding from the Human Rights Grant in previous years (2022 and 2023), highlighting the idea that commissioners don't want organizations to become reliant on the Commission's grant. The budget was discussed amongst commissioners where they considered the group's need for exposure within the community. Some partial funding was suggested with a focus on the group's efforts to have a presence in the Englert Theatre. There was a discussion on the necessity of the content from the programming as the exposure to Indigenous history will allow for a sense of belonging and understanding amongst the Iowa City community. Commissioners agreed it is admirable the event is growing, and they want to help fund that expansion. There was also recognition of the Land Acknowledgement read at the beginning of each Human Rights Commission meeting that states the need for reparations, which this grant can contribute to. Partial funding was agreed on for a grant of $10,000. The commission revisited the Great Plains Action Society application with remaining funds. It was suggested to allocate the remaining funds to Great Plains Action Society's Truthsgiving event. After reviewing the budget an increased funding of $12,500 was agreed on in order to cover the costs of the Englert Theatre. After reviewing applicants, the remaining funds were granted to Great Plains Action Society. **It was agreed to increase the funding to a partial funding total of $15,415.**
  - **Requested: $20,000.00**
  - **Recommended: $15,415.00**

- **Wright House of Fashion:** The Wright House of Fashion is requesting proceeds that would go toward Black student unions in High Schools in the Iowa City community in effort to build community and support change within those spaces and the community as a whole. **The requested amount is $14,754**. Commissioners stated their admiration of fashion and art to facilitate community. There was also admiration for the organization's focus of 10 youth apprentices and their potential to expand this sense of community across all Black Student Unions throughout neighboring schools. Regarding budget, it was noted that the organization received grant money of $100,000 from an outside organization (ARPA) as well. During the discussion of budget, staff clarified that "artist fees" are eligible to be covered by grant funding if it is an artist's performance, however an artist consultant may not be the City Attorney would have the final say. The commission discussed the longevity of the project and considered how it may operate in the years following. The discussion concluded that while the project may be a one-time effort it is still beneficial for the Commission to contribute to in order to see the impact of their contribution. The commission's previous contributions to this organization were considered. However, this application is unique in its representation, as no other applicants represent Iowa City's Black youth and their efforts. Partial funding was suggested in support of the field trip opportunity. **Partial funding was agreed on for a grant of $10,000.** Additional funding was proposed to cover the full cost of the field trip. It was reviewed that the field trip was covered by the already allocated funds.
    - **Requested: $14,754.00**
    - **Recommended: $10,000.00**

- **Bike Library:** The Iowa City Bike Library is requesting funding for a project to expand the outdoor courtyard of the bike library to improve its functionality and comfort as well as connection through community and educational events. **The requested amount is $20,000.** It was noted that the creation of public goods and a third space for patrons provides a unique value to the Iowa City community. It was noted the Bike Library has received funding from the Commission's grant program in 2021. There was a collective confidence in the Bike Library's ability to make this project happen as well as in their affiliation with partnering community organizations. It is reflected in their budget, that the requested amount is a portion of their project costs. It was noted that the efforts of the Bike Library not only meet the commission's goals, but also the City's goals in the way it impacts climate and community. The consideration of funding a physical project versus efforts towards a greater impact was discussed amongst commissioners. Partial funding was proposed considering potential restrictions and delays in construction. **Partial funding was agreed on for a grant of $10,000.**
    - **Requested: $20,000.00**
    - **Recommended: $10,000.00**

- **Dream City:** Dream City is requesting funding for a project that will develop a community strategic plan, a roadmap that outlines collaborative strategies, and a Community Conversation series. **The requested amount is $15,000.** In their application, both climate and community are highlighted in their intended strategic plan, which not only answers to the Commission's goals, but the City's as well. It was agreed this project is a great outreach effort and can help shift powers in the community by informing leaders of individual's own lived experience and interest. When discussing the budget, it was noted some details were left out with some catch-all categories listed. Due to this, a partial funding was suggested with a focus on the community and planning aspects of the

proposal. **Partial funding was agreed on for a grant of $7,500.** It was recommended to increase the partial funding from $7,500 to $9,000 as previously discussed. The commission agreed to **increase the funding to a Partial funding total of $9,000.**

- **Requested: $15,000.00**
- **Recommended: $9,000.00**

- **Greater Iowa City Inc.:** Greater Iowa City is requesting funding to support the inclusive economic development collaboration created by and grounded in local, community-centered lived experience. **The requested amount is $3,000.** Highlights from this application included their coalition building aspects as well as the partner-centric model of working will well-placed, relevant community groups. There was also an appreciation for the community-centered conversations which will allow for a shared understanding and approach towards improvement. When discussing their budget, the Commission noted budget restrictions regarding facilitators and how much of the project the Commission would be allowed to fund. It was also noted there are no specifications on dates or deadlines for the project. It was clarified that the grant runs for a year, so they have one year to spend their money. It was also clarified that funds could be redirected if declared necessary by City Council. **Full funding was agreed on for the request of $3,000.**
  - **Requested: $3,000.00**
  - **Recommended: $3,000.00**

- **Immigrant Welcome Network of Johnson County:** The Welcome Network is requesting funding for their monthly community event Voices of Resilience that allows immigrant stories and voices to be heard and to raise awareness about the systemic barriers faced by immigrants. As well as for the purchase of a seven-passenger van for the transport of immigrant and refugee families to critical services across Iowa City, Coralville, and Cedar Rapids. **The requested amount is $20,000**. It was noted this request is a repeat request from last year's Grant applicants and was denied due to the idea of providing funding for a van due to unforeseeable issues with the vehicle. It was suggested to stick with that decision but to go forward with funding the conversation series. **Partial funding was agreed on for a grant of $7,000.**
  - **Requested: $20,000.00**
  - **Recommended: $7,000.00**

- **Unity Exchange (Mogul Consulting):** Unity Exchange is requesting funds for four community marketplace events that offer vending opportunities for entrepreneurs from marginalized communities. These events will feature cultural performances, community conversations and structural educational elements. **The requested amount is $20,000.** It was discussed that the events proposed duplicate some of the other proposed efforts amongst this year's applications. There was also concern of conflicts with other significant community events. When discussing the budget, it was noted there are some proposed allocations that are not eligible for funding. Highlights of the application are the cultural and celebratory aspects of the market. Partial funding was recommended for the event costs while avoiding funding the vendor support. Another shared concern is the outcome of participants due to the target demographic being immigrants and minority communities during a time of uncertainty for these groups. **Partial funding was agreed on for a grant of $6,000.**

- **Requested: $20,000.00**
- **Recommended: $6,000.00**

- **Restorative Community Works:** Restorative Community Works is requesting funding for their project of a public story telling initiative that centers the experiences of adults in Iowa City who have impacted by the judicial system. This event includes a story preparation workshop as well as the public forum where the stories will be shared. **The requested amount is $20,000.** The structure of the proposal was appreciated by commissioners, and it was noted the breakdown of the event as well as the future impact was helpful. It was also shared that the story telling initiative is very powerful as it provides the space, the time, and the tools that provide awareness and lead to change. There were concerns regarding the budget, noting questionable expenses under the permissions of the grant allocation as well as saving opportunities by outsourcing resources. It was noted this is a project with a unique voice (formerly incarcerated individuals) and it has a protentional for longevity, as it can be repeated and extended to a broader audience. **Partial funding was agreed on for a grant of $12,000.**
  - **Requested: $20,000.00**
  - **Recommended: $12,000.00**

- **Community Inclusion Club:** Community Inclusion Club is requesting funds for their efforts to empower Iowa City community members with intellectual and developmental disabilities (IDD). The project supports these individuals by developing the knowledge and skillset to voice their concerns at the State and national level to collectively stand up for their rights. **The requested amount is $1,185**. It was clarified the group would be creating a conversation that is informed by the IDD community in order to foster advocacy and raise awareness to general audiences. It was unanimously agreed that full funding would be granted. There was a note that due to the bulk of the budget going towards T-shirts the organization could create a design they could use in the future rather than for a one-time event. **Full funding was agreed on for the request of $1,185.**
  - **Requested: $1,185.00**
  - **Recommended: $1,185.00**

- **BIPOC Healing Collective:** The BIPOC Healing Collective is requesting funds to provide unique mental health needs to BIPOC and minoritized individuals and communities. This would happen through a combination of direct services, educational outreach, and advocacy. The project notes 16 therapy sessions to 40 clients totaling $80,000. **The requested amount is $20,000.** It was noted, in support of the initiative, that systems work against the BIPOC population, referring to systemic racism, so this is an opportunity for those communities to talk to someone. There were concerns of limited access assuming there is one provider for all clients. There was uncertainty amongst commissioners regarding where the funding is directed and if the grant restriction permit said funding. While it was agreed this project is a commendable effort that is needed in the community, due to uncertainty in funding and lack of details in the application the Commission agreed **there will not be funding for this project.** While the Commission cannot provide funding, it was suggested they provide resources and connection to the group so they can further their efforts.
  - **Requested: $20,000.00**

- **Recommended: $0.00**

- **Home 4 My Peeps:** Home 4 My Peeps is requesting funds to establish a sustainable community on 50 acres of lands which integrate housing, regenerative agriculture, and renewable energy systems. **The requested amount is $20,000.** It was noted there is support for the dream behind this effort, with a focus on the effort towards housing. Conceptually, the project has more of a focus on sustainability rather than human rights. It was also noted the application could have benefitted from more details regarding the intended outcome behind each aspect proposed. Due to a lack of details in the application and uncertainty behind certain efforts the Commission agreed **there will not be funding for this project.** However, the applicant is encouraged to apply again next year after taking into account the missing details in their application and making more of a connection between their process, the outcome, and human rights.
    - **Requested: $20,000.00**
    - **Recommended: $0.00**

With funds remaining, the commission revisited previous applications they noted could benefit from additional funding:

- Open Heartland
- Great Plains Action Society
- Wright House of Fashion

It was noted that these organizations being revisited are previous recipients of the grant.

Adjourned: 8:31 PM.

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

Human Rights Commission
ATTENDANCE RECORD
YEAR 2024/2025

(Meeting Date)

NAME	TERM EXP.	1/23	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
Jahnavi Pandya	2024	X	X	X	X	X	X	X	X	A	A	-	-	-	-	-	-
Emily Harkin	2027	-	-	-	-	-	-	-	-	-	P	-	P	P	X	P	Z
Doug Kollasch	2027	X	X	X	X	X	X	Z	X	X	P	-	P	P	X	P	Z
Viana Qadoura	2025	X	X	X	X	X	X	X	X	X	P	-	A	A	X	P	P
Idriss Abdullahi	2025	-	-	-	-	X	Z	X	Z	A	P	-	P	A	A	Z	-
Mark Pries	2025	X	A	X	X	X	X	X	X	X	P	-	A	P	X	P	P
Roger Lusala	2026	X	X	X	A	X	X	X	X	X	P	-	P	P	A	A	A
Kelsey Paul Shantz	2026	X	X	X	X	Z	X	X	A	X	P	-	P	A	X	P	P
Liz Mendez-Shannon	2026	X	X	X	A	Z	X	X	A	X	A	-	P	P	X	A	A
Lubna Mohamed	2027	-	-	-	-	-	-	-	-	-	-	-	Z	A	Z	Z	A

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

Prepared by: Stefanie Bowers, Human Rights Coordinator, Office of Human Rights, 410 E. Washington St., Iowa City, IA 52240 (319) 356- 5022.

Resolution No. _____

Resolution Adopting the Human Rights Grant Allocations for Fiscal Year 2025

Whereas, the City Council approved funding in the fiscal year 2025 budget for the Human Rights Grants for community-based organizations to educate the public on human rights, such as organizing and facilitating educational public forums that address one or more of the broad range of topics included within the rubric of human rights; and

Whereas, the City has disseminated the Human Rights Grant applications to Iowa City organizations; and

Whereas, the City has received 13 submissions for the Human Rights Grant for fiscal year 2025; and

Whereas, the Human Rights Commission held a meeting to discuss and review applications regarding the allocation of funds for the grants for fiscal year 2025; and

Whereas, the Human Rights Commission has recommended that the attached Exhibit A be approved; and

Whereas, the City Council finds that the Human Rights Grant allocations have a public purpose and the public interest will be served by the adoption of the fiscal year 2025 Human Rights Grant allocations.

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

1. The allocation of fiscal year 2025 Human Rights Grant funds attached hereto as Exhibit A is hereby approved and adopted.
2. The City Manager or designee is hereby authorized to execute, terminate, or amend Human Rights Grant agreements consistent with Exhibit A.

Passed and approved this_____day of_____, 2025

_____
Mayor

Approved by

Attest: _____
City Clerk

_____
City Attorney's Office

It was moved by_____and seconded by_____the Resolution be adopted, and upon roll call there were:

Ayes:	Nays:	Absent:
_____	_____	_____Alter
_____	_____	_____Bergus
_____	_____	_____Harmsen
_____	_____	_____Moe
_____	_____	_____Salih
_____	_____	_____Teague
_____	_____	_____Weilein

Organization	HRC Approved Amount
Our Kids DBA Open Heartland	$6,400.00
Escucha Mi Voz Iowa	$20,000.00
Great Plains Action Society	$15,415.00
Wright House of Fashion	$10,000.00
Bike Library	$10,000.00
The Dream Center DBA Dream City	$9,000.00
Greater Iowa City, Inc.	$3,000.00
Immigrant Welcome Network of Johnson County	$7,000.00
Mogul Consulting	$6,000.00
Restorative Community Works	$12,000.00
Community Inclusion Club	$1,185.00
Total	$100,000.00

Item Number: 10.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution approving Substantial Amendment #1 to City Steps 2030 which includes the FY26 Annual Action Plan.

Prepared By:	Erika Kubly, Neighborhood Services Coordinator
Reviewed By:	Tracy Hightshoe, Neighborhood and Development Services Director
Fiscal Impact:	The City anticipates receiving $741,332 in CDBG funds and $378,560.15 in HOME funds from HUD for FY26 which will be used in conjunction with program income and any uncommitted or returned funds.
Staff Recommendation:	Approval
Commission Recommendations:	The Housing and Community Development Commission recommended approval at their June 16, 2025 meeting with a vote of 6-0.

Attachments: HCDC 6.16.25 draft minutes
Resolution
Appendix A

Executive Summary:
A public meeting and resolution considering approval of Substantial Amendment #1 to City Steps 2030 will be held on July 8, 2025. City Steps 2030 was adopted by City Council on January 21, 2025 for City fiscal years 2026-2030. The amendment will incorporate the FY26 Annual Action Plan, which describes the projects and activities proposed for funding in the fiscal year, into City Steps 2030. The amendment will also incorporate CDBG and HOME funding allocations into the plan as well as ensure consistency with current federal regulations. The previously approved City Steps 2030 plan and the proposed amendment draft can be found on the City website at www.icgov.org/actionplan.

Background / Analysis:
As an entitlement community, Iowa City receives Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds annually from the U.S. Department of Housing and Urban Development (HUD) to carry out housing and community development activities serving low-income residents of the community. For FY26, the City has been allocated $741,332 in CDBG and $378,560.15 in HOME funds. To receive these funds, the City must submit an Annual Action Plan describing the projects and activities proposed for funding for the upcoming year. The FY26 Annual Action Plan will be submitted to HUD as part of City Steps 2030, therefore the adoption of the plan requires a Substantial Amendment to City Steps.

In FY26, the following activities will be funded:

- Public services ($124,000)
- Owner-occupied rehab ($250,000)
- Rental rehab ($75,000)
- Down Payment Assistance ($240,000)
- Tenant Based Rental Assistance ($200,000)
- Community Housing Development (CHDO) Operations and Reserve Activities ($118,260.15)
- Competitive Rental Acquisition ($214,132)
- Competitive Public Facilities ($150,000)
- Planning and Administrative Costs ($198,500)

The total investment for FY26 is budgeted at $1,569,892. This includes the current allocation as well as program income and any uncommitted or returned funds. Additional information on beneficiaries can be found in Appendix A attached to the resolution.

Additional revisions to the previously adopted City Steps 2030 have been made to ensure the City is in compliance with current federal regulations. Since the adoption of the plan in January, several Executive Orders have been issued that impact federal funding. In order to receive CDBG and HOME funding, the City must demonstrate compliance with all applicable Executive Orders. Staff have been working with the City Attorney's office, HUD, and other entitlement communities to understand the new regulations and best position ourselves to meet the requirements. At this time staff do not anticipate any substantial changes to CDBG and HOME activity outcomes in FY26 based on these new regulations.

The draft Substantial Amendment #1 to City Steps 2030 including the FY26 Annual Action Plan was made available for public comment beginning on June 16, 2025. HCDC reviewed the draft and recommended approval at their June 16, 2025 meeting with a vote of 6-0. At the time of this submission, no public comments have been received. The plan is due to HUD on July 18, 2025.

MINUTES **DRAFT**

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
JUNE 16, 2025 – 6:30 PM
FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT:	Horacio Borgen, Maryann Dennis, Amos Kiche, George Kivarkis (via zoom), Karol Krotz, Kyle Vogel
MEMBERS ABSENT:	None
STAFF PRESENT:	Brianna Thul
OTHERS PRESENT:	None

RECOMMENDATIONS TO CITY COUNCIL:

Dennis moved to recommend approval of the substantial amendment to City Steps 2030 which includes the FY26 Annual Action Plan to City Council. Krotz seconded the motion and a vote was taken and the motion passed 6-0.

Dennis moved to recommend approval of the substantial amendment to the Citizen Participation Plan to City Council. Kiche seconded the motion, a vote was taken and it passed 6-0.

CALL MEETING TO ORDER:

Vogel called the meeting to order at 6:30 PM.

CONSIDERATION OF MEETING MINUTES: MAY 19, 2025:

Krotz moved to approve the minutes of May 19, 2025. Kiche seconded the motion. A vote was taken and the minutes were approved 5-0 (Borgen not present for vote).

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

REVIEW AND CONSIDER RECOMMENDATION TO CITY COUNCIL ON APPROVAL OF THE SUBSTANTIAL AMENDMENT TO CITY STEPS 2030 WHICH INCLUDES THE FY26 ANNUAL ACTION PLAN:

Thul explained the five-year City Steps 2030 plan sets the goals and strategies for what Iowa City is going to do in this period. The Annual Action Plan says what specific activities they're going to undertake that year to work towards the goals. City Steps 2030 was approved in January. The first year of the planning period is a little unique in that the Annual Action Plan is technically a part of the City's five-year plan. In years two through five, the Commission will see the Action Plan come to them as a separate document. She explained that because the year one Action Plan is part of City Steps, this is technically called an amendment. The Annual Action Plan shows the programming of the HUD funds into the specific activities that will be done in FY26. The amendment includes updates to the document to be consistent with final award amounts, it incorporates the Annual Action Plan as mentioned, and it ensures consistency with a lot of rapidly changing regulations. As an example, Thul noted one thing that has changed is HUD has

eliminated the Affirmatively Furthering Fair Housing requirement to do an Analysis of Impediments study. There were portions of that study that were incorporated into City Steps and that's no longer a requirement. Therefore, staff deleted some of that language just to be consistent with some of the new regulations. Thul stated the structure of these planning documents are very prescribed by HUD and typically the Commission is most interested in the specific projects that the City is going to undertake that are listed in a summary located in the appendix. She continued that dollars programmed in this plan will fund the different City programs such as homeowner rehab, a new pilot rental rehab program, the City's down payment assistance program, and tenant based rental assistance. It will also support local nonprofit agencies through the CDBG portion that goes to Aid to Agencies and through Community Housing Development Organizations, which are special nonprofits that can undertake housing activities. The City is required to set a percentage of the HOME funds aside for CHDO activities. The City will also do a competitive funding round. Thul noted that the Commission will see that funding round coming soon.

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Dennis moved to recommend approval of the substantial amendment to City Steps 2030 which includes the FY26 Annual Action Plan to City Council. Krotz seconded the motion and a vote was taken and the motion passed 6-0.

REVIEW AND CONSIDER RECOMMENDATION TO CITY COUNCIL ON APPROVAL OF THE SUBSTANTIAL AMENDMENT TO THE CITIZEN PARTICIPATION PLAN:

Thul stated the next document is called the Citizen Participation Plan which is a HUD requirement that guides how cities gain input for planning documents. It directs things like when staff brings things to HCDC and how long the public comment period should be. Again, this updates is technically called a substantial amendment to the plan that was last updated in 2020. They try to do a general update every five years with the consolidated planning process. With this amendment they are modernizing the methods of input, they are ensuring consistency with current regulations, adding provisions for disasters and emergencies, increasing the clarity and the input for the approval process for each plan and any associated amendments. Thul acknowledged the process for input is generally the same, but this amendment is breaking out each plan to add clarity. Additionally, it makes clear that staff will attempt input from HCDC but that staff would proceed with the process if a Commission meeting is canceled. If there are deadlines for plans staff needs to be able to proceed with the process to submit on time.

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Dennis moved to recommend approval of the substantial amendment to the Citizen Participation Plan to City Council. Kiche seconded the motion, a vote was taken and it passed 6-0.

STAFF & COMMISSION UPDATES:

Thul noted that at a previous meeting someone had asked about narrative accomplishments for Aid to Agencies project so Sam Turnbull, the City's Grants Specialist, prepared a memo which was included in the packet. They also included the 2024 Neighborhood and Development Services Annual Report. Thul also noted the Council passed the amendment to the by-laws and that they all have received a copy of the newly revised by-laws.

Thul announced that the FY26 Non-Legacy Aid to Agencies application opened today. Applications will be due July 16 at noon.

Krotz noted they have a couple of Commissioners whose terms expire at the end of this month and wondered if there were any updates? Thul stated new Commissioner appointments are on the City Council agenda for tomorrow and noted that Dennis has reapplied for the Commission, but Borgen has not. Vogel thanked Borgen for his service and commitment.

Kivarkis noted he's been offered a career opportunity in the city of Chicago, and unfortunately his permanent residence in Iowa City will be expiring August 1 and he will be forced to resign from the Commission. He wanted to take a moment to thank the City staff and the entire Commission as it's been an honor working them during his limited time on HCDC, he generally feels that he learned a lot and that they were able to make their process a little more efficient. He is happy with the direction they moved in his time on the Commission.

Kiche congratulated Kivarkis and said that it has been encouraging to have a young person and a student as a role model on the Commission.

Borgen thanked staff and City Council for the opportunity to serve. He hopes that there will continue to be Latino representation on the Commission. He feels that is important for the Latino community in Iowa City.

Thul thanked Borgen and Kivarkis for their service to the Commission. She also noted that they hope to see Dennis back in July, but just in case she also wanted to say thank you to Dennis for her service as well.

Thul noted sometimes the Commission takes a summer break and asked if Commissioners would like to meet July 21. All decided they would be willing to meet.

Vogel would like to have a future agenda item about the start times for HCDC meetings. He asked if a 5:30 meeting start would be difficult for people or would everyone be willing to change? Commissioners agreed.

Krotz asked how much advanced notice they need to give to the public that the meeting times are changing.

Thul stated they would put it on the next agenda for discussion and a vote. The next meeting would still be at 6:30, but it could change after that if approved.

ADJOURNMENT:

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

DRAFT

Housing and Community
Development Commission
Attendance Record 2024-2025

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

Key:

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

DRAFT

Prepared by: Erika Kubly, Neighborhood Services, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5230

Resolution No. _____

Resolution approving Substantial Amendment #1 to City Steps 2030 which includes the FY26 Annual Action Plan

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires the City of Iowa City, Iowa, to prepare and submit a Consolidated Plan every five years to plan the use of federal funds to assist lower income residents with housing, jobs, public facilities, and public services; and

Whereas, on January 21, 2025 the City Council of Iowa City adopted the Iowa City Consolidated Plan for Fiscal Years 2025-2030, known as City Steps 2030, in Resolution 25-29; and

Whereas, City Steps 2030 should be amended to ensure consistency with current regulations, to include the FY26 Annual Action Plan following the announcement of federal Community Development Block Grant and HOME Investment Partnership Program allocations, and to update City Steps 2030 with final allocation amounts; and

Whereas, the City has disseminated information, solicited public input, and held a public meeting on the substantial amendment to City Steps 2030, which is summarized in the attached Appendix A; and

Whereas, on June 16, 2025 the Iowa City Housing and Community Development Commission recommended approval of the substantial amendment to City Steps 2030; and

Whereas, the City Council finds that the public interest will be served by the approval of the substantial amendment to City Steps 2030 and submission to the U.S. Department of Housing and Urban Development.

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

1. City Steps 2030, including the FY26 Annual Action Plan which is summarized in the attached Appendix A, as amended, is hereby approved and adopted.

2. The City Council authorizes the City Manager to submit to HUD all necessary certifications or documents related to the submission of City Steps 2030.

Passed and approved this 8th day of July, 2025.

_____
Mayor

Attest: _____
City Clerk

_____
City Attorney's Office

FY26 Annual Action Plan - Project Summary

	Funding Source		Beneficiaries
Public Services	**CDBG**	**HOME**	**Target**
Aid to Agencies (CDBG Portion)	$124,000.00	NA	1000 individuals
Affordable Housing	**CDBG**	**HOME**	**Target**
City Owner-Occupied Rehab	$250,000.00	$0.00	8 owner units
City Rental Rehab	$75,000.00	$0.00	2 rental units
City Downpayment Assistance	$0.00	$240,000.00	9 owner units
City Tenant Based Rental Assistance	NA	$200,000.00	45 renter households
CHDO Reserve Activities	NA	$99,360.15	1 rental unit
CHDO Operations	NA	$18,900.00	NA
Competitive Rental Acquisition	$214,132.00	NA	1 rental unit
Public Facilities	**CDBG**	**HOME**	**Target**
Competitive Public Facility	$150,000.00	NA	1 facility
Admin	**CDBG**	**HOME**	**Target**
Planning and Administration	$153,200.00	$45,300.00	NA
Total	**$966,332.00**	**$603,560.15**	

Item Number: 10.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Resolution approving a Substantial Amendment to the Citizen Participation Plan and Rescinding Resolution No. 20-11.

Prepared By:	Erika Kubly, Neighborhood Services Coordinator
Reviewed By:	Tracy Hightshoe, Neighborhood and Development Services Director
Fiscal Impact:	No Impact
Staff Recommendation:	Approval
Commission Recommendations:	The Housing and Community Development Commission recommended approval by a vote of 6-0 at their June 16, 2025 meeting.

Attachments: HCDC 6.16.25 minutes-draft
Resolution
Citizen Participation Plan-Draft for public comment June 2025

Executive Summary:
The Citizen Participation Plan sets forth the policies and procedures for public participation and seeks to help residents participate in the development of and amendments to various plans required for federal CDBG and HOME funding. The purpose of this amendment is to modernize methods of input, ensure consistency with current regulations, add provisions for disasters and emergencies, and increase clarity in the input and approval process for each plan. The proposed amendment as well as the current plan can be found online at www.icgov.org/actionplan.

Background / Analysis:
Iowa City's Citizen Participation Plan is a requirement established by the U.S. Department of Housing and Urban Development (HUD) to ensure that residents, especially low- and moderate-income individuals, have a meaningful role in the development and implementation of federally funded housing and community development programs. Locally, the Citizen Participation Plan outlines policies and procedures for public participation related to federal entitlement funds including Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

Iowa City works to engage the public, especially those who are typically underrepresented or affected most by policy decisions. The consolidated planning process provides the most extensive outreach efforts to determine funding priorities for the next five years. The City Steps 2030 outreach process included stakeholder sessions, public meetings held in low-income neighborhoods, meetings in partnership with service providers, surveys, and social media posts. Flyers and surveys were translated into Arabic, French, Spanish and

Mandarin.

The Citizen Participation Plan also guides participation surrounding the City's Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), fair housing plans, as well as the Citizen Participation Plan itself. Any time a new plan is created or a substantial change is made to one of these documents, staff go through a public process to ensure transparency and opportunity for input. This public process typically involves a public notice, a 15- or 30-day public comment period, review by the Housing and Community Development Commission (HCDC), and a public meeting with City Council.

The 2025 Citizen Participation Plan update revises the plan to include reference to virtual public input options consistent with current public meeting practices, adds provisions for disasters and emergencies in the event of another public health emergency, ensures consistency with current regulations, and increases clarity in the input and approval process for each plan. The most substantial change is to clarify that staff can proceed to City Council in the event that HCDC is unable to meet or cannot reach a quorum to make a recommendation. In this situation staff would provide commissioners with an opportunity to provide input on the item individually. The purpose of this change is to ensure that the City is able to meet HUD funding deadlines. Standard practice will be to continue to include HCDC in review of CDBG and HOME plans and activities.

A 30-day public comment period for the Citizen Participation Plan began on June 6, 2025. As of the date of this submission, no public comments have been received. The Plan will take effect upon Council approval and will be used in conjunction with City Steps 2030 beginning in FY26.

MINUTES **DRAFT**

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
JUNE 16, 2025 – 6:30 PM
FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT:	Horacio Borgen, Maryann Dennis, Amos Kiche, George Kivarkis (via zoom), Karol Krotz, Kyle Vogel
MEMBERS ABSENT:	None
STAFF PRESENT:	Brianna Thul
OTHERS PRESENT:	None

RECOMMENDATIONS TO CITY COUNCIL:

Dennis moved to recommend approval of the substantial amendment to City Steps 2030 which includes the FY26 Annual Action Plan to City Council. Krotz seconded the motion and a vote was taken and the motion passed 6-0.

Dennis moved to recommend approval of the substantial amendment to the Citizen Participation Plan to City Council. Kiche seconded the motion, a vote was taken and it passed 6-0.

CALL MEETING TO ORDER:

Vogel called the meeting to order at 6:30 PM.

CONSIDERATION OF MEETING MINUTES: MAY 19, 2025:

Krotz moved to approve the minutes of May 19, 2025. Kiche seconded the motion. A vote was taken and the minutes were approved 5-0 (Borgen not present for vote).

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

REVIEW AND CONSIDER RECOMMENDATION TO CITY COUNCIL ON APPROVAL OF THE SUBSTANTIAL AMENDMENT TO CITY STEPS 2030 WHICH INCLUDES THE FY26 ANNUAL ACTION PLAN:

Thul explained the five-year City Steps 2030 plan sets the goals and strategies for what Iowa City is going to do in this period. The Annual Action Plan says what specific activities they're going to undertake that year to work towards the goals. City Steps 2030 was approved in January. The first year of the planning period is a little unique in that the Annual Action Plan is technically a part of the City's five-year plan. In years two through five, the Commission will see the Action Plan come to them as a separate document. She explained that because the year one Action Plan is part of City Steps, this is technically called an amendment. The Annual Action Plan shows the programming of the HUD funds into the specific activities that will be done in FY26. The amendment includes updates to the document to be consistent with final award amounts, it incorporates the Annual Action Plan as mentioned, and it ensures consistency with a lot of rapidly changing regulations. As an example, Thul noted one thing that has changed is HUD has

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ADJOURNMENT:

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Key:

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

DRAFT

Prepared by: Erika Kubly, Neighborhood Services, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5230

Resolution No. _____

Resolution approving a Substantial Amendment to the Citizen Participation Plan and Rescinding Resolution No. 20-11

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires the City of Iowa City, Iowa to prepare and submit a Citizen Participation Plan to meet HUD's basic requirements for resident participation in preparing the Consolidated Plan, Annual Action Plan, Performance Report, and any associated amendments; and

Whereas, the Citizen Participation Plan has been revised to modernize methods of input, ensure consistency with current regulations, add provisions for disasters and emergencies, and increase clarity in the input and approval process for each plan and any associated amendments; and

Whereas, said Citizen Participation Plan replaces the plan adopted by City Council on January 7, 2020 in Resolution No. 20-11; and

Whereas, the City has disseminated information, solicited public input, and held a public meeting on the substantial amendment to the Citizen Participation Plan, which is attached; and

Whereas, on June 16, 2025 the Iowa City Housing and Community Development Commission recommended approval of the substantial amendment to the Citizen Participation Plan; and

Whereas, the City Council finds that the public interest will be served by the approval of the substantial amendment to the Citizen Participation Plan and submission to the U.S. Department of Housing and Urban Development.

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

1. The attached Citizen Participation Plan, as amended, is hereby approved and adopted.

2. City Council Resolution No. 20-11 is rescinded.

3. The City Council authorizes the City Manager to submit to HUD all necessary certifications or documents related to the submission of the Citizen Participation Plan.

4. The City Manager is hereby designated as the Chief Executive Officer and authorized to act on behalf of the City of Iowa City in connection with the Citizen Participation Plan.

Passed and approved this 8th day of July, 2025.

_____
Mayor

Attest: _____ _____

City Clerk City Attorney's Office

CITIZEN PARTICIPATION PLAN

PUBLIC COMMENT DRAFT









The United States Department of Housing and Urban Development requires the City to have a plan for involving residents in the programming of federal funds including CDBG and HOME. The plan describes how residents can provide input and is formally known as a Citizen Participation Plan. While the federal regulation uses the term "Citizen," this plan is meant to encourage all residents and stakeholders to participate.

CITY OF IOWA CITY

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1. Introduction

Purpose

The City of Iowa City is an Entitlement Grantee under the federal Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME). The City's Neighborhood and Development Services (NDS) Department is responsible for the statutory and regulatory requirements for each of these programs and is also the program administrator.

The United States Department of Housing and Urban Development (HUD) requires the City to have a plan for involving residents in the programming of federal funds including CDBG and HOME. The plan describes how residents can provide input and is formally known as a Citizen Participation Plan (CPP). While the federal regulation uses the term "Citizen," this plan is meant to encourage all residents and stakeholders to participate.

The CPP presents the City's intent for encouraging all residents to participate in the development, revision, amendment, adoption, and implementation of the following HUD required plans:

- Citizen Participation Plan
    - As described above, the CPP outlines how the City will engage and involve community members in decision-making processes to ensure voices are heard.
- The Consolidated Plan (known as City Steps)
    - The Consolidated Plan explains how the City will use federal CDBG and HOME funds to address housing and community development needs in Iowa City.
- The Annual Action Plan
    - The Annual Action Plan provides the allocation of federal funds, project goals, and timelines to address housing and community development needs within the community for the upcoming year.
- The Consolidated Annual Performance and Evaluation Report (CAPER)
    - The CAPER provides a detailed account of how federal funds were spent, the outcomes achieved, and whether the housing and development goals were met during the program year.

Lead Agency

NDS is the lead entity responsible for the administration of the CDBG and HOME programs for the City of Iowa City.

Designated Contact Person

All communication regarding the documents covered by the CPP, comments, complaints, reasonable accommodation for individuals with disabilities, translation services, or other elements shall be directed to the Neighborhood Services Coordinator or their designee:

Neighborhood Services Coordinator
410 E Washington St.
Iowa City, IA 52240
Phone: (319) 356-5121
Email: ekubly@iowa-city.org

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Effective Date

Upon approval by City Council, the CPP shall be effective until it is amended or otherwise replaced.

2. Encouragement of Participation

General

The City provides for and encourages all residents to participate in the development, revision, amendment, adoption and implementation of its planning documents related to CDBG and HOME funds. The City will take appropriate actions to encourage the participation of all residents, including, but not limited to, those that are non-English speakers, individuals with disabilities, and those that meet the income guidelines for the programs[1] (generally those below 80% of Area Median Income).

Non-English-Speaking Residents

The City has a significant population of non-English speakers. Other than English, the most common languages in Iowa City according to census information are Arabic, Spanish, French, and Chinese. To encourage non-English speaking residents to participate in planning processes, the City will translate marketing materials for public input opportunities into these languages. For example, flyers for stakeholder sessions to gather input for a Consolidated Plan will be available in English, Arabic, Spanish, French, and Chinese.

Individuals with Disabilities

Individuals with disabilities requiring special accommodations to participate in public meetings should call the designated contact person no later than three (3) business days prior to the day of a meeting. The City will conduct all public meetings in locations that are accessible to individuals with disabilities, when available. If requested, the City will mail copies of public meeting notices to persons who are homebound and request such accommodation no less than seven days prior to the public meeting.

All advertisements for public meetings will indicate such and include the following:

> *The City of Iowa City will make reasonable accommodations and services necessary for individuals with disabilities at the public meeting. Additionally, translation and interpretation services may be offered upon request and availability. Persons requiring such accommodations should contact the City of Iowa City's Department of Neighborhood and Development Services at least three business days in advance of the meeting at (designated contact's email) or (designated contact phone number).*

Upon request, the City will provide plans covered in this document in a format accessible to individuals with disabilities (e.g., providing a large print copy of a plan for someone with a visual impairment).

[1] Federal income guidelines vary by funding source and activity type. Income limits are established annually by HUD for Iowa City.

Residents that Meet Federal Income Eligibility Guidelines

To encourage residents of Iowa City that meet the federal income eligibility guidelines to attend and participate, staff will make an effort to ensure public meetings are held at times that are convenient for those potential and actual beneficiaries who are most likely to be affected by the proposed actions.

Residents of public and assisted housing are encouraged to participate. The City will provide information about the Consolidated Plan activities and other relevant information to the Iowa City Housing Authority to share with program participants.

Organizations and Agencies

The City encourages the participation of local and regional institutions, the Balance of State Continuum of Care (planning body that coordinates funding and delivery of housing and services for people experiencing homelessness), businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing, revising, amending, adopting and implementing all documents covered by this plan. This will be achieved through stakeholder interviews, focus groups, public comments, and/or public meetings.

Public Notices

Public review/comment periods and public meetings held in the process of developing, revising, amending, adopting and implementing the documents covered by this plan shall be advertised in the *Iowa City Press-Citizen* and/or online at icgov.org no less than one day before the public review and comment period commences and no less than seven calendar days before a public meeting is held.

Minimum number of days for public display and comment:

Document	**Minimum Number of Calendar Days**
Citizen Participation Plan	30
Consolidated Plan	30
Annual Action Plan	30
CAPER	15
Substantial Amendments to the Consolidated Plan, Annual Action Plan, and Citizen Participation Plan	30

Public Meetings

All public meetings will be scheduled at times and locations that are reasonably convenient for potential and actual program beneficiaries, and with reasonable accommodations as requested.

The City may, at times, hold public meetings virtually through Zoom or a similar platform. In these instances, instructions for participating virtually will be included in all public notices.

In order to encourage greater input from the public, the City typically has virtual access available for in-person public meetings. Staff recommend in-person participation due to the potential for technological

issues during virtual public meetings. In the event of loss of virtual access during a meeting, the meeting will continue in-person as quorum levels allow.

In general, the public meetings held through the program year address the following minimum requirements:

- Housing and community development needs
- Development of proposed activities
- Proposed strategies and actions related to fair housing consistent with current federal regulations
- Review of program performance
- Receiving comments, input, and feedback related to each plan and/or report

Document Access

The City will post copies of all documents covered by this plan on its website accessible at: www.icgov.org

- Most documents are available at www.icgov.org/actionplan
- City Steps 2030 is available at www.icgov.org/2030

Members of the public that experience any difficultly locating the documents covered by this plan may contact Neighborhood and Development Services staff at 319-356-5230 for assistance or to make an open records request.

Other Engagement Techniques

The CPP may be amended as the City continues to gain access to technology that improves the avenues of participation by its residents.

3. The Citizen Participation Plan

CPP Development

The City shall use the following procedure when developing its CPP.

a. Public Meeting

The City will hold a public meeting to accept comments on the CPP, or any substantial amendments thereto, prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the substantial amendment will be considered by City Council.

The City will provide the Housing and Community Development Commission with the opportunity to make comments on the plan draft at their public meetings and/or in writing. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

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b. Public Display and Comment Period

The draft CPP will be made available for public review for a 30-day period prior to City Council adoption and may be done concurrently with the public review and comment process for the Consolidated Plan. Copies of the draft CPP will be made available for review at the following locations:

- City website: www.icgov.org.
- At a minimum, print copies will be available at City Hall, 410 E Washington St. Iowa City, IA 52240 in the Neighborhood and Development Services Department and/or the Iowa City Housing Authority. The City may also make documents available at the Iowa City Public Library, 123 S Linn St., Iowa City, IA 52240.

In addition, the City will make available a reasonable number of free copies to residents and groups that request them in writing.

c. Comments Received on the Draft Plan

Written comments will be accepted by the designated contact person during the 30-day public comment period. The City will consider any comments or views of residents received in writing, or orally at the public meeting, in the final plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final plan for submission to HUD.

d. City Council Action

The plan will be presented to City Council for consideration and formal action. A summary of all written comments and those received orally during the Housing and Community Development Commission meeting (if applicable), as well as the City's responses to all written comments, will be attached to the plan prior to submission to City Council. City Council may approve the document as presented, or City Council may approve the plan with amendments as they see fit.

e. Submission to HUD

The plan will be approved as a stand-alone document and submitted to HUD with a summary of all written comments and those received orally during the public meeting, as well as the City's responses to written comments and proof of compliance with the 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD as well.

Amendments to the Approved CPP

The City shall use the following procedure to amend its approved CPP, as needed.

a. Amendment Considerations

The City will amend the plan, as necessary, to ensure adequate engagement and involvement of the public in making decisions related to its HUD programs. Substantial amendments to the CPP may be required should a provision of the plan be found by the City to conflict with HUD regulations, or when changes in HUD regulations occur. Edits to the CPP that only include

updated contact information or editorial changes for clarity will not be placed for a formal public review and comment period, nor will a public meeting or City Council action be required.

b. Public Display and Comment Period

- When a substantial amendment is required to the CPP, the City will generally follow the same process identified above under CPP Development (items b-e).
- Only one public meeting is required for a substantial amendment. The City will hold a public meeting to accept comments on the draft substantial amendments prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the substantial amendment will be considered by City Council.
- The City may also provide the Housing and Community Development Commission with the opportunity to make comments on the substantial amendment at their public meetings. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

In the Event of a Disaster or Emergency

In the event of a local, state or federally declared disaster or emergency where public places may be closed to the public or in-person participation may not be feasible or large gatherings may be considered a public health risk, the City may opt to forgo the public meeting for substantial amendments to its CPP. The length of public comment for amendments to the CPP shall be no less than five (5) days. Draft documents for public comment and review will be made available on the City's website at www.icgov.org. Copies of the draft documents will be mailed or e-mailed upon request, if possible.

4. The Consolidated Plan

Consolidated Plan Development

The City will follow the process and procedures described below in the development of its Consolidated Plan.

a. Stakeholder Consultation and Resident Outreach

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies/entities. These may include letters, phone calls, virtual or in-person interviews, surveys, internet-based feedback, focus groups, and/or consultation workshops. In the development of the Consolidated Plan, the City will consult with public and private agencies that may include, but is not limited to, the following:

- Assisted housing providers

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- Social service providers including those focusing on services to underrepresented groups, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
- Continuum of Care that serves the jurisdiction
- Community-based and regionally based organizations that represent protected class members and organizations that enforce fair housing laws
- Business and civic leaders
- Organizations promoting economic and/or workforce development
- Regional government agencies involved in metropolitan-wide planning and transportation responsibilities
- Broadband internet service providers, organizations engaged in narrowing the digital divide
- Agencies whose primary responsibilities include the management of flood prone areas, public land or water resources
- Emergency management agencies
- Adjacent local governments
- Local or state health and child welfare agencies to examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead-poisoned.
- Other related organizations and agencies

b. Public Meeting

The City will conduct at least two public meetings during the development of the Consolidated Plan.

- The first public meeting will be conducted before the draft Consolidated Plan is developed. The purpose of the public meeting is to gather community input on housing and community development needs in Iowa City. This meeting will be held in a neighborhood in Iowa City where at least 51% of persons are below 80% of Area Median Income.
- The City will hold a second public meeting to accept comments on the draft Consolidated Plan prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the substantial amendment will be considered by City Council.
- The City may also provide the Housing and Community Development Commission with the opportunity to make comments on the plan at their public meetings. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

c. Public Display and Comment Period

The draft Consolidated Plan will be placed on display for a period of no less than 30 days to encourage public review and comment. The public notice shall include:

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- A brief summary and purpose of the Consolidated Plan
- The anticipated amounts of funding (including program income, if any)
- Proposed activities likely to result in displacement (if any)
- Plans for minimizing the displacement of persons as a result of CDBG and HOME activities (if any)
- Plans to assist persons actually displaced by the project (if any)
- Dates of the public display and comment period
- Locations where copies of the draft Consolidated Plan can be examined
- How comments will be accepted
- When the document will be considered for action by City Council
- The anticipated submission date to HUD

Copies of the draft Consolidated Plan will be made available for review at the following locations:

- City website: www.icgov.org/2030
- At a minimum, print copies will be available at City Hall, 410 E Washington St. Iowa City, IA 52240 in the Neighborhood and Development Services Department and/or the Iowa City Housing Authority. The City may also make documents available at the Iowa City Public Library, 123 S Linn St. Iowa City, IA 52240.

In addition, the City will make available a reasonable number of free copies of the draft document to residents and groups that request them in writing.

d. Comments Received on the Draft Plan

Written comments will be accepted by the designated contact person during the 30-day public comment period. The City will consider any comments or views of residents received in writing, or orally at the public meeting, in the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final plan for submission to HUD.

e. City Council Action

The plan will be presented to City Council for consideration and formal action. A summary of all written comments and those received orally during the Housing and Community Development Commission meeting (if applicable), as well as the City's responses to all written comments, will be attached to the plan prior to submission to City Council. City Council may approve the document as presented, or City Council may approve the plan with amendments as they see fit.

f. Submission to HUD

The Consolidated Plan will be approved as a stand-alone document and submitted to HUD with a summary of all written comments and those received orally during the public meeting as well as the City's responses to written comments and proof of compliance with the 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD as well. The Consolidated Plan will be submitted to HUD no less than 45 days before the start of the City's five-year program cycle, or at such time as instructed by HUD.

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Amendments to the Consolidated Plan

The City shall follow the following procedure to revise its Consolidated Plan, as needed.

a. Minor Amendments and Substantial Amendments

There are two types of amendments that may occur with the Consolidated Plan, minor amendments and substantial amendments. An amendment to the approved Consolidated Plan is considered substantial when it proposes to:

- Make a change in its allocation priorities.
- Make a change in the method of distribution of funds.
- Carry out a project using funds from any program covered by the Consolidated Plan not previously described in the Annual Action Plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD).
- Change use of federal funds from one eligible activity to another.
- Change the location of a project that is "neighborhood specific" or in a designated urban revitalization area (e.g., to eliminate slum and blight) to areas beyond that neighborhood.
- Change the purpose of a project with respect to the objectives as originally described, such as a change in the type of project or its ultimate objective (e.g., canceling a public facility project and allocating those funds to a housing project).
- Increase a project budget by more than $50,000 or by more than 25% of the original budget allocations, whichever is greater.
- Reduce the number of assisted beneficiaries or affordable housing units by more than fifteen (15) or by more than 25% of the original number, whichever is greater.

All other changes that do not meet the criteria defined above will be considered minor amendments will be reviewed and approved by the Neighborhood and Development Services Director and City Manager and will not be subject to public comments. These changes will be fully documented in writing. Examples of a minor amendments may include:

- Canceling an existing activity or program if no funds were expended.
- Updating the amount of prior year HOME or CDBG program income, which was unknown at the time of drafting the APP.
- Transferring a funded activity from one approved grant year to another to facilitate the efficient use of CDBG and HOME funds (e.g., using uncommitted FY2022 CDBG grant funds to fund an activity that was awarded FY2023 CDBG grant funds).
- Funding activities for administration, public services, TBRA, downpayment assistance, Community Housing Development Organizations, or housing rehab.
- Amending existing agreements with grant recipients, so long as they do not trigger a need for a substantial amendment.
- Changing the location of a project that is not "neighborhood specific" or in a designated urban revitalization area.
- Changing the purpose of an activity with respect to the objectives as originally described in the Annual Action Plan or funding application.

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- Increasing a project budget by $50,000 or less or by 25% or less of the original budget allocation, whichever is greater.
- Reducing the number of beneficiaries or housing units being assisted by fifteen (15) or less or by 25% or less, whichever is greater.
- Decreasing a project budget if the work is completed or increasing the number of beneficiaries or housing units being assisted.
- Making typographical, grammatical, clarificatory, or technical corrections that do not trigger a substantial amendment.
- Modifying the document per HUD's requests following submission to HUD, so long as it does not trigger a substantial amendment.

All amendments, substantial and minor, will be submitted to HUD via the IDIS.

c. Public Display and Comment Period

- When a substantial amendment is required to the plan, the City will generally follow the same process identified above under Consolidated Plan Development (items c-f).
- Only one public meeting is required for a substantial amendment The City will hold a public meeting to accept comments on the draft substantial amendments prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the substantial amendment will be considered by City Council.
- The City may also provide the Housing and Community Development Commission with the opportunity to make comments on the substantial amendment at their public meetings. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

In the Event of a Disaster or Emergency

In the event of a local, state or federally declared disaster or emergency where public places may be closed to the public or in-person participation may not be feasible or large gatherings may be considered a public health risk, the City will conduct public meetings exclusively via virtual methods such as conference call or live web-streaming with the ability to ask questions in real time. Accommodations will be made for persons with disabilities and non-English speaking persons upon request, such as sign language or language interpretation services. Documents for public review will be shared via the City's website. Copies of the document may be mailed or e-mailed upon request.

Additionally, where program funds covered by this plan may be expended to carry out eligible activities to address the City's disaster response, the City's requirements under this plan will be streamlined to include:

a. A 5-day public display and comment period to amend the Consolidated Plan or a period of public as outlined and directed by HUD or the State of Iowa.

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b. A minimum of one public meeting shall be held to receive comments on the revised Consolidated Plan.

c. The amended Consolidated Plan will be presented to City Council for public comment and consideration and formal action. The Housing and Community Development Commission may also hold a public meeting to accept comments.

d. The amended Consolidated Plan will be submitted to HUD upon City Council approval.

5. The Annual Action Plan

The Annual Action Plan is a component of the Consolidated Plan, and it describes the City's proposed use of available federal and other resources to address the priority needs and specific objectives in the Consolidated Plan for each program year, the City's method for distributing funds, and the geographic areas of the City to which it will direct assistance.

Annual Action Plan Development

The City will follow the process and procedures described below in the development of its Annual Action Plan.

a. Activities to Be Undertaken

The Annual Action Plan includes activities to be undertaken with CDBG and HOME funds. The City follows the framework identified in the Consolidated Plan to establish the annual budget for programs and activities. A portion of CDBG funds is typically made available to eligible nonprofit agencies to undertake specific projects including rental acquisition and public facility activities (subject to availability). Funds are awarded through a competitive process that generally includes the following elements:

- Funds that are available for the competitive round will be announced via a news release.
- Information related to the opportunity including the amount of funds available, eligible activities, and timeline will be posted on the City's website.
- An applicant guide and an applicant workshop are provided by staff to assist those interested in applying. All potential applicants (including groups representative of residents that meet federal income eligibility guidelines) are strongly encouraged to contact the designated contact person for technical assistance before initiating a funding request application.
- City staff provide analysis of proposals and funding recommendation to the Housing and Community Development Commission.
- The Housing and Community Development Commission reviews proposals, staff analysis/recommendations, and makes funding recommendations to City Council at a public meeting.
- City Council determines final budget allocations and approves the corresponding Annual Action Plan.

b. Public Meeting

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The City will conduct at least two public meetings during the development of Annual Action Plan.

- The first public meeting will be conducted before the draft Annual Action Plan is developed. The City will address housing and community development needs, development of proposed activities, the amount of assistance the City expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit residents that are income eligible, and a review of program performance. This public meeting is typically held through the Housing and Community Development Commission but may be conducted independently of the commission if needed to encourage additional participation from the public.
- The City will hold a second public meeting to accept comments on the draft Annual Action Plan prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the Annual Action Plan will be considered by City Council.
- The City will provide the Housing and Community Development Commission with the opportunity to make comments on the plan draft at their public meetings and/or in writing. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

c. Public Display and Comment Period

The draft Annual Action Plan will be placed on display for a period of no less than 30 days to encourage public review and comment. The public notice shall include a brief summary of the Annual Action Plan , the anticipated amounts of funding (including program income, if any), the dates of the public display and comment period, the locations where copies of the draft Annual Action Plan can be examined, how comments will be accepted, when the document will be considered for action by City Council and the anticipated submission date to HUD.

Copies of the draft Annual Action Plan will be made available for review at the following locations:

- City website: www.icgov.org/actionplan.
- At a minimum, print copies will be available at City Hall, 410 E Washington St. Iowa City, IA 52240 in the Neighborhood and Development Services Department and/or the Iowa City Housing Authority. The City may also make documents available at the Iowa City Public Library, 123 S Linn St., Iowa City, IA 52240.

In addition, the City will make available a reasonable number of free copies to residents and groups that request them in writing.

d. Comments Received on the Draft Annual Action Plan

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Written comments will be accepted by the designated contact person during the 30-day public comment period. The City will consider any comments or views of residents received in writing, or orally at the public meeting, in the final Annual Action Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final plan for submission to HUD.

e. City Council Action

The plan will be presented to City Council for consideration and formal action. A summary of all written comments and those received orally during the Housing and Community Development Commission meeting (if applicable), as well as the City's responses to all written comments, will be attached to the plan prior to submission to City Council. City Council may approve the document as presented, or City Council may approve the plan with amendments as they see fit.

f. Submission to HUD

The Annual Action Plan will be approved as a stand-alone document and submitted to HUD with a summary of all written comments and those received orally during the public meeting as well as the City's responses to written comments and proof of compliance with the 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD as well. The Annual Action Plan will be submitted to HUD no less than 45 days before the start of the City's program cycle, or at such time as instructed by HUD.

Amendments to the Annual Action Plan

The City shall follow the following procedure to amends its approved Annual Action Plan, as needed.

a. Minor Amendments and Substantial Amendments

There are two types of amendments that may occur with the Annual Action Plan, minor amendments and substantial amendments. An amendment to the approved Consolidated Plan is considered substantial when the amendment proposes to:

- Make a change in its allocation priorities or a change in the method of distribution of funds.
- Carry out a project using funds from any program covered by the Consolidated Plan not previously described in the AAP (including program income, reimbursements, repayment, recaptures, or reallocations from HUD).
- Change use of federal funds from one eligible activity to another
- Change the location of a project that is "neighborhood specific" or in a designated urban revitalization area (e.g., to eliminate slum and blight) to areas beyond that neighborhood.
- Change the purpose of a project with respect to the objectives as originally described in City Steps, such as a change in the type of project or its ultimate objective (e.g., canceling a public facility project and allocating those funds to a housing project).
- Increase a project budget by more than $50,000 or by more than 25% of the original budget allocations, whichever is greater.

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- Reduce the number of assisted beneficiaries or affordable housing units by more than fifteen (15) or by more than 25% of the original number, whichever is greater

All other changes that do not meet the criteria defined above will be considered minor amendments, will be reviewed and approved by the Neighborhood and Development Services Director and City Manager and will not be subject to public comments. These changes will be fully documented in writing. Examples of a minor amendments may include:

- Canceling an existing activity or program if no funds were expended.
- Updating the amount of prior year HOME or CDBG program income, which was unknown at the time of drafting the APP.
- Transferring a funded activity from one approved grant year to another to facilitate the efficient use of CDBG and HOME funds (e.g., using uncommitted FY2022 CDBG grant funds to fund an activity that was awarded FY2023 CDBG grant funds).
- Funding activities for administration, public services, TBRA, downpayment assistance, Community Housing Development Organizations, or housing rehab.
- Amending existing agreements with grant recipients, so long as they do not trigger a need for a substantial amendment.
- Changing the location of a project that is not "neighborhood specific" or in a designated urban revitalization area.
- Changing the purpose of an activity with respect to the objectives as originally described in the Annual Action Plan or funding application.
- Increasing a project budget by $50,000 or less or by 25% or less of the original budget allocation, whichever is greater.
- Reducing the number of beneficiaries or housing units being assisted by fifteen (15) or less or by 25% or less, whichever is greater.
- Decreasing a project budget if the work is completed or increasing the number of beneficiaries or housing units being assisted.
- Making typographical, grammatical, clarificatory, or technical corrections that do not trigger a substantial amendment.
- Modifying the document per HUD's requests following submission to HUD, so long as it does not trigger a substantial amendment.

All amendments, substantial and minor, will be submitted to HUD via the IDIS.

d. Public Display and Comment Period

- When a substantial amendment is required to the plan, the City will generally follow the same process identified above under Annual Action Plan Development (items c-f).
- Only one public meeting is required for a substantial amendment The City will hold a public meeting to accept comments on the draft substantial amendments prior to its approval and submittal to HUD. Public comments will be accepted at any time during the public comment period and at the City Council meeting at which the substantial amendment will be considered by City Council.
- The City may also provide the Housing and Community Development Commission with the opportunity to make comments on the substantial amendment at their public

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meetings. If a public meeting of the Housing and Community Development Commission is scheduled and is canceled due to lack of quorum or other reasons, the plan will proceed to City Council in order to not delay any planning processes and/or submissions to HUD. Members of the Commission may make comments on the proposed amendment at any time during the public comment period.

In the Event of a Disaster or Emergency

In the event of a local, state or federally declared disaster or emergency where public places may be closed to the public or in-person participation may not be feasible or large gatherings may be considered a public health risk, the City will conduct public hearings and meetings exclusively via virtual methods such as conference call or live web-streaming with the ability to ask questions in real time. Accommodations will be made for persons with disabilities and non-English speaking persons upon request, such as sign language or language interpretation services. Documents for public review will be shared via the City's website. Copies of the document may be mailed or e-mailed upon request.

Additionally, where program funds covered by this plan may be expended to carry out eligible activities to address the City's disaster response, the City's requirements under this plan will be streamlined to include:

a. A 5-day public display and comment period to amend the Annual Action Plan or a period of public as outlined and directed by HUD or the State of Iowa.

b. A minimum of one public meeting shall be held to receive comments on the revised Annual Action Plan.

c. The amended Annual Action Plan will be presented to City Council for public comment and consideration and formal action. The Housing and Community Development Commission may also hold a public meeting to accept comments.

d. The amended Annual Action Plan will be submitted to HUD upon City Council approval.

6. The Consolidated Annual Performance and Evaluation Report

CAPER Development

The City shall follow the following procedure in the development of its Consolidated Annual Performance and Evaluation Report (CAPER).

a. Report Considerations

The City will evaluate and report the accomplishments and expenditures of the previous program year for CDBG and HOME and draft the CAPER in accordance with HUD requirements.

b. Public Display and Comment Period

Copies of the draft CAPER will be made available for review at the following locations:

- City website: www.icgov.org/actionplan

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- At a minimum, print copies will be available at City Hall, 410 E Washington St. Iowa City, IA 52240 in the Neighborhood and Development Services Department and/or the Iowa City Housing Authority. The City may also make documents available at the Iowa City Public Library, 123 S Linn St., Iowa City, IA 52240.

In addition, the City will make available a reasonable number of free copies to residents and groups that request them in writing.

c. Public Meetings

Although a public meeting is not required for the CAPER, City staff typically present the annual accomplishments to the Housing and Community Development Commission each year during a public meeting.

d. Comments Received on the Draft CAPER

Written comments will be accepted by the designated contact person during the 15-day public display and comment period. The City will consider any comments or views of City residents received in writing in preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final CAPER for submission to HUD.

d. Submission to HUD

The CAPER will be submitted to HUD within 90 days following the end of the City's program year.

7. Other Administrative Topics

Potential Displacement of Persons

Although the City does not anticipate any residential displacement to occur in the foreseeable future, it is required to describe its plans to minimize the displacement of persons and to assist any persons displaced. When displacement is unavoidable on a temporary or permanent basis, the City will comply with the federal Uniform Relocation Act. Should displacement of residents be necessary as a result of the use of funds covered by this Plan, the City will compensate as required by the URA and implementing regulations.

Complaints

a. General Complaints

Residents may register complaints regarding any aspect of the CDBG and HOME program by contacting the designated contact person. All written complaints received will be addressed in writing within 15 business days.

b. Objections to the Consolidated Plan

Residents wishing to object to HUD approval of the final Consolidated Plan may send written objections to:

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Des Moines Field Office
210 Walnut Street
Room 937
Des Moines, IA 50309-2155
Phone: (515) 284-4512

Objections should be made within 30 days after the City has submitted the Consolidated Plan to HUD. Any objections should be based on the following reasons:

- The applicant's description of needs and objectives is plainly inconsistent with available facts and data
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant
- The application does not comply with the requirements of the CDBG programs or other applicable laws
- The application proposed activities which are otherwise ineligible under the program regulations.

Objections shall include both an identification of requirements not met and available facts.

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Item Number: 11.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Community Police Review Board - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Jerri MacConnell resigned). Staff is requesting deferral to August 19, 2025.

Attachments:
Vacancy Notice
Board Demographics
Attendance Sheet
Application Coversheet
McCann, Mary - Application
Neipp, Dave - Application
Rauch, Kevin - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING BOARD:

COMMUNITY POLICE REVIEW BOARD

One Vacancy: Unexpired term, upon appointment – June 30, 2027

- Duties of the Community Police Review Board include Reviewing Police Department investigations into allegations of misconduct lodged against police officers; conducting further investigation of the complaint when the Board deems it necessary, and issuing a public report which explains why and the extent to which the complaint is sustained or not sustained;

- Maintaining a central registry of complaints against sworn police officers and issuing annual reports regarding the disposition of the complaints to the City Council;

- Reviewing police policies and practices from time-to-time and recommending changes to the City Council when the Board deems it appropriate.

- The Community Police Review Board meets the second Tuesday of each month at 5:30 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, July 1, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Community Police Review Board should be directed to Connie McCurdy, City Clerk's office at (319) 356-5043.

Community Police Review Board (CPRB) Demographic Report

Name	Category	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Melissa Jensen		Full	1	6/30/2029	25 years	Public Safety, Emergency Management	Female	65	United States	F				F	W
Audrey Moeller		Full	1	6/30/2029	<1 year	Attorney	Female	33							
Maurine Braddock		Unexpired	Partial	6/30/2026	71 years	Retired	Female	71	United States	Opposite Sex	Humanist	No	Northern European	Female	Caucasian
Jessica Hobart-Collis		Unexpired	Partial	6/30/2026			Female								
VACANT		Unexpired	Partial	6/30/2027											
Colette Atkins		Full	1	6/30/2028	1 mth	Administration at College	Female	50	USA			No	White	Female	
David Schwindt	Former IC Police Officer	Full	1	6/30/2028	22 years	Senior Consultant for Data Analytics	Male								

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

Community Police Review Board
Attendance Record
Year 2024-2025

Name	Term Expires	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	06/10/25
Colette Atkins	06/30/28	X	X	X	X	X	X	X	X	X	O/E	X	X
Maurine Braddock	06/30/26	---	---	---	---	---	---	---	---	---	X	X	X
Ricky Downing	06/30/26	X	X	X	O/E	O/E	O/E	O/E	---	---	---	---	---
Jessica Hobart-Collis	06/30/26	X	X	X	X	O/E	X	X	X	X	X	X	X
Melissa Jensen	06/30/25	X	O/E	X	O/E	X	X	X	X	X	O/E	X	X
Jerri MacConnell	06/30/27	O/E	X	X	X	X	X	O/E	X	O/E	X	---	---
Saul Mekies	06/30/25	X	O/E	X	X	X	O/E	X	X	X	X	X	O/E
David Schwindt	06/30/28	O/E	X	X	O/E	X	X	X	O/E	X	X	X	X

Key:

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

Board/Commission Application Coversheet

Board/Commission*: Community Police Review Board*

One vacancy to fill an unexpired term, upon appointment – June 30, 2027

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 05/20/2025
Application Deadline: 07/01/2025
Council Appointment Date: 07/08/2025

Name and Address
McCann, Mary **558 Westside Dr** **Iowa City IA 52246**
Neipp, Dave **847 Pepper Dr** **Iowa City IA 52240**
Rauch, Kevin **4145 Ruth St** **Iowa City IA 52245**

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Mary
First Name

Middle Initial

Mccann
Last Name

First Name (Phonetic spelling)

3195945542

Last Name (Phonetic spelling)

3195945542

558 Westside Drive
Home Address

Suite or Apt

Iowa City
City

IA
State

52246
Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

8.5 Months

Mobile: (319) 594-5542
Primary Phone

Home: 3195945542
Alternate Phone

mmccann8@outlook.com
Email Address

Retired
Occupation

Boards & Commissions

Mary Mccann

Which Boards would you like to apply for?

Community Police Review Board (CPRB) Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am a member of an every generation law enforcement and military family. That is a bias that I watch, but my expectations for law enforcement are very high because each any negative behaviors impacts everyone on the job. My volunteer work has focused on working with minority youths who are at-risk. I moved to Johnson County in 2008, worked for SEIU, and participated in political work, as I learned about Johnson County. In 2020, I established an group called Truth Download 2020Vision where parents and black at risk youths with histories of violence could discuss and process the challenges they faced in schools. I was deeply concerned about the rage and violence increasing so, we developed functional tools and goals. I was and still am available to them any time - even tutoring in the middle of the night. I had to cap the number of teens at fourteen. Five of them are in college now and all fourteen have remained non-violent. In 2023, I began attending the Coralville Policing Advisory Board to understand more about circumstances young people were experiencing in Johnson County. I had many questions about how review boards function. I also found that I could receive excellent advice and understanding of Iowa Laws from the Coralville Police Chief. He made an invaluable advice for the young people in TD2020Vision. If he didn't have an answer he would direct me to the people who would have more insight. When I moved to Iowa City and settled in, I began attending the Iowa City Police Review Board meetings. I was impressed with the earnest nature of every member of the Review Board. I believe they have had experiences and knowledge of the application of laws that would benefit the young people I support.

What is your present knowledge of each advisory board you are interested in?

I have attended each Board meeting since last September and have studied the differences between Coralville's Policing Advisory Board and Iowa City's Review Board Codes and functions.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

**I volunteer in the Black Voices Project, but am not paid for that participation. **I was paid a stipend to reimburse my expenses during the last election for local candidates. **The young people and parents of Truth Download 2020Vision do not pay for any service and support I offer them.

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

73

Country of Origin

US

Sexual Orientation

heterosexual

Religion

Unitarian Universalist

Do you have a disability

No

Ethnicity

1st Generation American - Irish/French/Russian

Race

White

Gender Identity

Cisgender

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Mary Mccann

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Mary Mccann

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Dave (First Name) | H (Middle Initial) | Neipp (Last Name)

First Name (Phonetic spelling)

3194712410

Last Name (Phonetic spelling)

n

847 pepper drive, (Home Address) | (Suite or Apt)

iowa city (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

36 years

Mobile: (319) 471-2410 (Primary Phone) | (Alternate Phone)

dneipp@gmail.com (Email Address)

retired (Occupation)

Boards & Commissions

Dave H Neipp

Which Boards would you like to apply for?

Community Police Review Board (CPRB) Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have worked extensively with many in the Asian community by teaching English and helping them with various issues. I am a Vietnam Vet, which gives me a unique experience dealing with people. I have also traveled extensively south of our US border for business and pleasure, which has helped me make many friends in the Hispanic community. (both legal and not legal). Being in management for most of my life, I have realized the importance of being fair and just with that responsibility.

What is your present knowledge of each advisory board you are interested in?

I have some knowledge of the position only from what I have read in the newspaper.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

74

Country of Origin

United States

Sexual Orientation

heterosexual

Dave H Neipp

Religion

Christian

Do you have a disability

no

Ethnicity

human

Race

white

Gender Identity

male

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Dave H Neipp

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Kevin
First Name

Middle Initial

Rauch
Last Name

First Name (Phonetic spelling)

3193517059

Last Name (Phonetic spelling)

ROW -- rhymes with now

4145 Ruth St.
Home Address

Suite or Apt

IOWA CITY
City

IA
State

52245
Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

20 years

Mobile: (319) 351-7059
Primary Phone

Alternate Phone

kjryankee@gmail.com
Email Address

Retired
Occupation

Boards & Commissions

Kevin Rauch

Which Boards would you like to apply for?

Community Police Review Board (CPRB) Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have served on other volunteer boards at my church and various communities that I have lived in over the years. Over 40 years of work experience often required me to be part of a committee or work with a committee to get things accomplished.

What is your present knowledge of each advisory board you are interested in?

I have to be honest and say that my knowledge of the CPRB is very limited. Based on the information I have read and viewed I believe it serves an important purpose in the community.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Kevin Rauch

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

None

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

66

Country of Origin

United States

Sexual Orientation

Religion

Kevin Rauch

Do you have a disability

Ethnicity

Race

Gender Identity

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Kevin Rauch

Item Number: 11.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Historic Preservation Commission (Summit St) - One vacancy to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Nicole Villanueva).

Attachments:
Vacancy Notice
Board Demographics
Attendance Sheet
Application Coversheet
Villanueva, Nicole - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

HISTORIC PRESERVATION COMMISSION

One Vacancy: Three-Year Term
July 1, 2025 – June 30, 2028

(1) Summit St Representative

- Duties of the Historic Preservation and Land Marks Commission include conducting studies for the identification and designation of Historic Districts; reviewing and acting upon all applications for Certificate of Appropriateness; cooperating with property owners and city agencies regarding remedy of dangerous conditions.

- Furthering the efforts of historic preservation in the City by making recommendations on preservation issues, when appropriate, by encouraging the historical, architectural or cultural value, and by encouraging persons and organizations to become involved in preservation activities.

- Applicants for district representatives to the Historic Preservation Commission must reside in the district that is specified.

- This Commission meets the second Thursday of each month at 5:30 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, May 13, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Historic Preservation Commission should be directed to Jessica Bristow at (319) 356-5483.

Historic Preservation Commission Demographic Report

Name	Category	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Austin Curfman	At-Large	Full	1	6/30/2028	2 years	Project Manager of Peters Construction	Male	28	United States	Straight	Christian	No	White, some African American & some Native American heritage	Male	White
VACANT	Summit St.	Full	1	6/30/2028											
VACANT	Brown St.	Full	1	6/30/2028											
Frank Wagner	At-Large	Full	1	6/30/2026		Self-employed Contracto	Male	57	USA	US	N/A	No	Caucasian		
Andrew Lewis	At-Large	Full	1	6/30/2026	13	Instructional Services Specialist	Male	36	United States	Gay	N/A	No	Non-Hispanic	Male	White
Carl Brown	Longfellow	Full	2	6/30/2026	12 yrs	Operations finance	Male	47				No			
Deanna Thomann	Northside	Full	1	6/30/2026	21 years	copy editor	Female	44	United States			No		female	white
VACANT	Woodlawn	Unexpired+1		6/30/2027											
VACANT	Jefferson St.	Full	1	6/30/2028											
Ryan Russell	E. College St.	Unexpired + 3-year term	1	6/30/2027	9	Office admin & barista	Male	40	India	Gay	Christian-United Methodist			Male	Indian
Kevin Burford	College Green	Full	1	6/30/2027	46	Retired from Univ of IA College of Law Library	Male	74	USA	heterosexual	None	No	White	Male	White
Margaret Beck	At-Large	Full	2	6/30/2027	16 years	Archaeologist & UI faculty member	Female								

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD
2024-2025

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

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

Board/Commission Application Coversheet

Board/Commission*:* ***Historic Preservation Commission (Summit St Representative)***

One vacancy to fill a three-year term (July 1, 2025 – June 30, 2028)

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 04/01/2025
Application Deadline: 05/13/2025
Council Appointment Date: 05/20/2025

Name and Address
Villanueva, Nicole **431 S Summit St** **Iowa City IA 52240**

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Nicole (First Name) | E (Middle Initial) | Villanueva (Last Name)

First Name (Phonetic spelling)

ni-cohl

Last Name (Phonetic spelling)

vee-yah-noo-ay-vah

431 S Summit St. (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

15 Years

Home: (515) 865-5403 (Primary Phone) | (Alternate Phone)

niki.e.villanueva@gmail.com (Email Address)

IT Support Consultant (Occupation)

Boards & Commissions

Nicole E Villanueva

Which Boards would you like to apply for?

Historic Preservation Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Question applies to Historic Preservation Commission Board Member Information

Historic Preservation Commission Category *

☑ Summit St.

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

As a current member of the Historic Preservation Commission, I've gained valuable insight into the importance of protecting our city's historic properties. Since purchasing our historic home in 2020, I've been hands-on in its restoration, deepening my appreciation for the care and commitment preservation requires. I'm passionate about advocating for these buildings—not only for their cultural and historical value but also for their role in environmental sustainability. I've collaborated and met with many local contractors in Iowa City and the surrounding area, which has made me more knowledgeable and invested in supporting the people who help preserve our community's character. Many people don't realize the effort it takes to maintain historic properties, and I believe it's important to be a voice for these structures and the stories they hold.

What is your present knowledge of each advisory board you are interested in?

I have extensive knowledge of the Historic Preservation Commission through my current service on the board. I'm familiar with the commission's guidelines and processes, and I understand how our decisions directly impact the character and integrity of our community. One example I'm especially proud of is voting to preserve the Slezak-Holub-Skarda building this past year—a decision that reflects our commitment to protecting Iowa City's historic fabric. My understanding of these guidelines and procedures has shaped me into a confident commissioner, and I'm proud to have contributed to enhancing historic preservation efforts in our city.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

I am employed by the University of Iowa.

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

34

Country of Origin

United States

Sexual Orientation

Bisexual

Religion

None

Do you have a disability

No

Ethnicity

Caucasian (White)

Race

White

Gender Identity

Female

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Nicole E Villanueva

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Nicole E Villanueva

Item Number: 11.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

July 8, 2025

Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2025 (Idriss Abdullahi resigned).

Attachments:
Vacancy Notice
Board Demographics
Attendance Sheet
Application Coversheet
Bartenhagen, Kate - Application
Bartlett, Jaden - Application
Bender, Barry - Application
Brommel, Kelli - Application
Bultema, Fern - Application
Canales, Yaneli - Application
Fox, Ashley - Application
Gross, Steven - Application
Guo, Rebecca Rong - Application
Hardesty, Eric - Application
Heil, Megan - Application
Heller, Sophia - Application
Johnson, Miranda - Application
Kane, Janine - Application
Koch, Susan - Application
Kraynak, John - Application
Lihs, Molly - Application
Medina, Isaac - Application
Miller, Talya - Application
Nelson, Mathe - Application
Perales, Lorena - Application
Peterson, Katherine - Application
Rodriguez, Suzanna - Application
Ruhrer-Johnson, Estella - Application
Savarese, David - Application
Steger, Deandre - Application
Trainor, N Genevieve - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

HUMAN RIGHTS COMMISSION

One Vacancy: Unexpired term, upon appointment – December 31, 2025

- Duties of the Commission include disseminating information to educate the public on illegal discrimination and civil rights, such as organizing and facilitation educational public forums that address one or more of the broad range of topics included within the rubric of human rights;

- Making recommendations to the City Council for such further legislation concerning discrimination as it may deem necessary and desirable;

- Cooperating within the limits of any appropriations made for its operation with other agencies or organizations both public and private whose purposes are not inconsistent with those of Title 2 of the City Code (Human Rights Ordinance);

- Planning programs and activities designed to eliminate racial, religious, cultural and other intergroup tensions including but not limited to sex, color, creed, disability, gender identity, sexual orientation, marital status, age, and national origin.

- The Human Rights Commission meets the third Tuesday of each month at 5:30 p.m. in the Lobby Conference Room at City Hall, 410 E Washington St.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, July 1, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Human Rights Commission should be directed to Stefanie Bowers, Equity Director at (319) 356-5022.

Human Rights Commission Demographic Report

Name	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Emily Harkin	Unexpired + full 3-yr	1	12/31/2027	4 years	AmeriCorps Member	Female	21	United States	Heterosexual		No	Non-Latino/Hispanic	Female	White
Doug Kollasch	Full	1	12/31/2027		Managing Consultant	Male	44	USA	Gay	None	No		Male	White
Mark Pries	Unexpired		12/31/2025	15 Years	Lutheran Pastor, Retired	Male	73	United States	Heterosexual	Christian	No	German	Male	White
Viana Qadoura	Unexpired		12/31/2025	Almost 8 years	Volunteer job at Al-Iman Center	Female	45	Palestine	Heterosexual	Islam	No	Middle Eastern	Female	White Middle-Eastern
Roger Lusala	Full	3	12/31/2026	22 Years	Dept. of Health & Human Svc., Child Wellbeing Division	Male	38	Democratic Republic of Congo	Straight	None	No	Not Hispanic	Male	Black
Liz Mendez-Shannon	Full	1	12/31/2026	1	Director	Female		Ecuador				Latina	Female	
Kelsey Paul Shantz	Full	1	12/31/2026	6.25 years	Program Officer Mass Violence & Atrocities Prevention, Stanley Center	Female	33	Canada				White Caucasian	Female	
Lubna Mohamed	Full	1	12/31/2027	10 years	Para substitute - Arabic interpreter	Female								
VACANT	Unexpired		12/31/2025											
Please note: The information provided is the information provided on the application at the time of submission.														
* Information is voluntary														

Human Rights Commission
ATTENDANCE RECORD
YEAR 2024/2025

(Meeting Date)

NAME	TERM EXP.	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
Jahnavi 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

Board/Commission Application Coversheet

Board/Commission*:* ***Human Rights Commission***

One vacancy to fill an unexpired term, upon appointment – December 31, 2025

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 05/20/2025
Application Deadline: 07/01/2025
Council Appointment Date: 07/08/2025

Name and Address	Name and Address	Name and Address	Name and Address
Bartenhagen, Kate **1801 Earl Rd** **Iowa City IA 52246**	**Guo, Rebecca Rong** **1940 Plaen View Dr** **Iowa City IA 52246**	**Lihs, Molly** **2632 Pinto Ln** **Iowa City IA 52240**	**Savarese, David** **418 N Gilbert St** **Iowa City IA 52245**
Bartlett, Jaden **319 E Court St Apt 54** **Iowa City IA 52240**	**Hardesty, Eric** **711 Woodside Dr** **Iowa City IA 52246**	**Medina, Isaac** **44 Post Rd** **Iowa City IA 52245**	**Steger, Deandre** **100 Mayflower Hall Rm 227D-1** **Iowa City IA 52242**
Bender, Barry **1010 Scott Park Dr #209** **Iowa City IA 52245**	**Heil, Megan** **406 S Gilbert St Apt 927** **Iowa City IA 52242**	**Miller, Talya** **167 S Scott Blvd** **Iowa City IA 52245**	**Trainor, N Genevieve** **1117 Essex St** **Iowa City IA 52240**
Brommel, Kelli **2 Princeton Ct** **Iowa City IA 52242**	**Heller, Sophia** **19 E Burlington St Apt 107** **Iowa City IA 52240**	**Nelson, Mathe** **965 Longfellow Ct** **Iowa City IA 52240**	
Bultema, Fern **530 E Iowa Ave** **Iowa City IA 52245**	**Johnson, Miranda** **416 Reno St** **Iowa City IA 52245**	**Perales, Lorena** **726 Highland Ave** **Iowa City IA 52240**	
Canales, Yaneli **1830 Hollywood Blvd** **Iowa City IA 52240**	**Kane, Janine** **2608 Catskill Ct** **Iowa City IA 52245**	**Peterson, Katherine** **201 N 1st Ave Apt 405** **Iowa City IA 52245**	
Fox, Ashley **39 Ealing Dr** **Iowa City IA 52246**	**Koch, Susan** **25 Sumac Ct** **Iowa City IA 52246**	**Rodriguez, Suzanna** **405 Reno St** **Iowa City IA 52245**	
Gross, Steven **805 Hudson Ave** **Iowa City IA 52246**	**Kraynak, John** **738 Rundell St** **Iowa City IA 52240**	**Ruhrer-Johnson, Estella** **1010 W Benton St Apt 216F** **Iowa City IA 52246**	

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Kate (First Name) | M (Middle Initial) | Bartenhagen (Last Name)

First Name (Phonetic spelling)

Kate

Last Name (Phonetic spelling)

Bartenhagen

1801 Earl Rd. (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52246 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

1 year recently, 10 years in the 80s

Home: (408) 823-1882 (Primary Phone) | Mobile: (408) 823-1882 (Alternate Phone)

katebartmft@gmail.com (Email Address)

Licensed marriage and family therapist (Occupation)

Gender (*This question is mandatory for the City to comply with the State's gender balance requirement, which treats gender as binary. "Gender Identity" may be provided in the Demographics section of the application below.) *

☑ Female

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

In my work, as a therapist, I work with diverse populations. Also, I lived in Silicon Valley/San Jose for 25 years and have been exposed to an interacted with individuals from all different backgrounds, cultures, and experiences. I have a deep appreciation for and respect of all people.

What is your present knowledge of each advisory board you are interested in?

It is limited; however, I am very interested and excited to learn.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Kate M Bartenhagen

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

None

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Age

60

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

Buddhist

Do you have a disability

No

Ethnicity

European-American

Race

White

Gender Identity

Female

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Kate M Bartenhagen

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Jaden (First Name) | (Middle Initial) | Bartlett (Last Name)

First Name (Phonetic spelling)

Jay-den

Last Name (Phonetic spelling)

Bart-let

319 E Court St. Apt 54 (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

4.5 years

Home: (641) 373-1393 (Primary Phone) | (Alternate Phone)

jadenbartlett29@gmail.com (Email Address)

Legal Clerk (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am a recent graduate of the University of Iowa and earned dual BAs with highest distinction and honors in Political Science and English & Creative Writing. Throughout my undergraduate tenure, I focused on advocating for the rights of marginalized student populations on campus who are often overlooked and disregarded, and did so primarily through the lens of civic engagement. I served as the Executive Director for the organization Hawk the Vote, which aims to empower students, particularly from disenfranchised communities, with the knowledge and education to participate in our democratic system. Necessary for this role was a deep knowledge of human rights issues across local, state, federal, and global jurisdictions, as political voice and the status of human rights protections are often directly interlinked with one another. Additionally, I served three terms on the undergraduate student government; the central focus of my work was advocating for basic needs of students, such as access to a reliable food supply, affordable and safe housing, and strong civil protections within the context of the university and Iowa City community. Service in a role like this requires a nuanced understanding of the various issues facing students and the ways in which many of those issues intersect – this knowledge would be extremely useful on the Human Rights Commission as it relates to recommending policy that impacts our student populations. Lastly, my career goals are to work in public policy law at the local level and create communities that are grounded in mutual aid, no-cost arts and literature programming, and the protection of fundamental civic protections that prioritize the value of each community member regardless of status or affluence. I feel that the Human Rights Commission aligns with these goals and seeks to create a community that places a similar emphasis on providing for one's community, and having the opportunity to serve on the team feels like a natural step for me.

What is your present knowledge of each advisory board you are interested in?

I have ascertained quite a bit of knowledge about the Human Rights Commission as I've gone about researching the work of the commission and asking commissioners and city council members about the charge of the task force. I watched several of the recorded meeting sessions and was impressed with how salient many of the issues they are currently adjudicating are, most notably the funding allocations to programs like the Immigrant Welcome Network of Johnson County and the Restorative Community Works program, among others. Given the current political climate of the country and of the State of Iowa, I find it particularly important that the Human Rights Commission allocate funding to projects like these to ensure that our most vulnerable community members are protected by their local community. Additionally, I know that the commission makes annual recommendations to the City Council, and drafting reports of this nature is something I am familiar with due to my experience presenting reports to university leadership and student government leadership in my role as Internal Affairs committee chair. Lastly, I know that grant application review is a large facet of what the Human Rights Commission does, and I feel equipped to handle this charge given my familiarity with following the city budget and evaluating the needs of local organizations related to human rights and civic engagement initiatives.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

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List your answers here:

N/A

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

- ○ Yes
- ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

22

Country of Origin

United States

Sexual Orientation

Gay

Religion

None

Do you have a disability

no

Ethnicity

Caucasian

Race

White

Gender Identity

Male

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Jaden Bartlett

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Jaden Bartlett

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Barry (First Name) | D (Middle Initial) | Bender (Last Name)

First Name (Phonetic spelling)

3192100099

Last Name (Phonetic spelling)

1010 scott park dr (Home Address) | 209 (Suite or Apt)

IOWA CITY (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

20 yrs

Mobile: (319) 210-0099 (Primary Phone) | (Alternate Phone)

barrybender4@gmail.com (Email Address)

school crossing guard part-time (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

some community organizing in the 70s. Managerial skill for Warner music. MA, political science

What is your present knowledge of each advisory board you are interested in?

outsideer

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

Barry D Bender

List your answers here:

no financial interests

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

79

Country of Origin

United States

Sexual Orientation

straight male

Religion

jewish

Do you have a disability

no

Barry D Bender

Ethnicity

jewish

Race

jewish

Gender Identity

straight male

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Barry D Bender

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Kelli (First Name) | A (Middle Initial) | Brommel (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

2 Princeton Ct. (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52242 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

13 years

Home: (319) 471-5990 (Primary Phone) | (Alternate Phone)

kelli@deadchannel.com (Email Address)

Library Assistant (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have been a teacher and a youth librarian. I'm currently a cataloging library assistant. As a librarian, I am dedicated to providing solid, useful information to the public. I'm a big proponent of the Ad Fontes Media Bias Chart as a tool for examining sources in terms of bias and factuality. In my current role as a cataloger, I have participated in efforts to change subject heading cutters which use outdated and offensive terminology. I go out of my way to learn about life experiences different than my own, from participating in the BUILD courses at the university, to my own personal reading choices. I am aware of the many historical inequities in this country which continue on today, in various insidious forms. I appreciate that Iowa City seeks to work for greater equity and humanity for the community and I would like to be a part of that.

What is your present knowledge of each advisory board you are interested in?

I know very little, but I hope to learn more by taking an active part in the commission. I attended a Lens Series webinar in June that may have been connected to the work of the commission. It was a conversation with Sikowis Nobiss about re-indigenizing the land. She made a very interesting point about not preserving the prairie as some pristine, inaccessible place, but living in and on the prairie by both protecting and utilizing its gifts. This may seem to have more to do with lawns- and perhaps not the purview of this commission- but I would argue that the green spaces of yards and areas around multi-person housing ought to contain native plant life and provide the possibility of gardens. All humans deserve space to grow food, and all deserve healthy green spaces.

Potential Conflicts of Interest

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List your answers here:

I work for the University of Iowa, which is a nonprofit organization. I am not an administrator or executive director of any kind, so I don't raise money for the university or have purchasing power. I'm (currently) a merit level employee, working in the cataloging department of the Main Library.

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

54

Country of Origin

United States

Sexual Orientation

bisexual

Religion

none

Do you have a disability

no

Ethnicity

European American

Race

Caucasian

Gender Identity

female

*NOTE:
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The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Kelli A Brommel

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Kelli A Brommel

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Fern (First Name) | F (Middle Initial) | Bultema (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

530 East Iowa Avenue (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

7 years

Home: (303) 859-6486 (Primary Phone) | (Alternate Phone)

fern-bultema@uiowa.edu (Email Address)

Graduate Student (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have worked as a nursing assistant in an inpatient unit at UIHC for the past 2 years. There I have taken care of many patients from a range of cultural backgrounds, including those who are economically disadvantaged, those who do not speak English and others on the LGBTQIA+ spectrum. The most important thing I have discovered is that no matter the person or the differences in our background is to meet them where they are at. It is imperative to take the time to talk to them, and learn how they want to be supported. The time in the hospital is often one of the most difficult times for not only the patient but their supporters and care that is not just doing a job but wants to help the individual is imperative. It is always a joy when I can have a meaningful conversation with a patient and learn their preferences, the things that are troubling them, and how (if any way) I can help or advocate for them. This also means that if someone is not sufficiently resourced, or does not wish to have that sort of conversation at the moment, respecting that and figuring out how the best way to do my job while respecting their wishes. I also have experience managing student organizations from my time as an Undergraduate, leading organizations ranging from twenty people to over two hundred. The University of Iowa student body is exceptionally diverse, and with that came the wonderful experience of meeting people with experiences vastly different from myself, and working to ensure that these communities were safe and accessible for all who were interested. Finally, I am a transwoman and have been feeling scared of the current political climate we find ourselves in. I have also heard similar fears from many others in the queer community and anxiety at what the future will bring. I want to serve LGBTQIA+ folk in Iowa City, as this community and city has made me feel safe and comfortable for the past seven years, and want to protect this for those that are already out, or are waiting to come out for any reason.

What is your present knowledge of each advisory board you are interested in?

I do not currently know much about the activities of the Human Rights Commission board, but the goals of this board align heavily with my personal interests. I am currently in graduate school for Public Policy Writing and am passionate about discovering ways to best serve my community by innovating ways to make our community more equitable, accessible and safe for all who participate in it. I am also heavily interested in how we can compassionately educate one another on the intricacies of our backgrounds and how to best communicate with one another in order to best understand each other's struggles and truly connect in ways that can support, instead of minimizing or trivializing problems that a group that differs from myself is facing.

Potential Conflicts of Interest

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List your answers here:

I am currently employed at UIHC and a graduate student of Public Policy at the University of Iowa.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

Fern F Bultema

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

25

Country of Origin

United States

Sexual Orientation

Queer

Religion

Spiritual

Do you have a disability

No

Ethnicity

Caucasian

Race

White

Gender Identity

Trans Feminine

*NOTE:
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Fern F Bultema

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You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Fern F Bultema

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Yaneli (First Name) | (Middle Initial) | Canales (Last Name)

First Name (Phonetic spelling)

YA-ne-lee

Last Name (Phonetic spelling)

kuh-NA-luhs

1830 Hollywood Blvd (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

28 years

Mobile: (319) 432-4733 (Primary Phone) | (Alternate Phone)

yaneli.canales1117@gmail.com (Email Address)

Volunteer Coordinator (Occupation)

Boards & Commissions

Yaneli Canales

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I believe my professional and volunteer experiences uniquely position me to serve on the Human Rights Commission of Iowa City. As a bilingual community advocate and public health professional, I have consistently worked at the intersection of equity, justice, and civic engagement. My role as a Community Organizer Intern with Escucha Mi Voz Iowa allowed me to mobilize residents around issues such as immigration reform, affordable housing, and labor rights. I built relationships with community members and collaborated closely with city leaders and local government officials to promote equity-based change. At Johnson County Public Health, I served as Clerk II and co-chaired the Health Equity Workgroup from 2021 to 2024. In that capacity, I helped guide departmental efforts to ensure that public health services were accessible and inclusive. This work deepened my understanding of structural inequities and the importance of policy-level solutions. Additionally, I co-authored research for The Colored Conventions Project, which explored the legacy of Black Iowans in the fight for voting rights—highlighting my commitment to both historical and contemporary human rights advocacy. Fluent in English and Spanish, with extensive experience in legal and public service translation, I bring cultural competency, lived experience, and a strong dedication to justice that align closely with the Commission's mission.

What is your present knowledge of each advisory board you are interested in?

I understand that the Human Rights Commission of Iowa City is dedicated to advancing civil rights and equity within the community. The Commission advises the City Council on human rights issues, investigates complaints of discrimination, and promotes understanding and inclusion through education and outreach. I also know that it plays a key role in upholding the protections outlined in the Iowa City Human Rights Ordinance, which prohibits discrimination in areas such as housing, employment, credit, and public accommodations. In addition, I'm aware that the Commission supports local efforts and events related to social justice and human rights, helping ensure that the voices of historically marginalized communities are heard in city decision-making. I appreciate the balance the Commission holds between community engagement, legal advocacy, and policy recommendations.

Potential Conflicts of Interest

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List your answers here:

I am currently employed at the Iowa City Free Medical & Dental Clinic as a Volunteer and Clinic Coordinator. I am also assisting organize the 2025 Latino Festival of Iowa City.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

31

Country of Origin

USA

Sexual Orientation

Queer

Religion

Christian

Do you have a disability

No

Ethnicity

Hispanic

Race

Unknown

Gender Identity

Female, She/Her Pronouns

*NOTE:
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Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Yaneli Canales

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Yaneli Canales

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Ashley (First Name) | V (Middle Initial) | Fox (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

39 Ealing Drive (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52246 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

5 years

Home: (402) 760-2319 (Primary Phone) | (Alternate Phone)

avfox93@gmail.com (Email Address)

Stay at Home Mom & Adjunct Professor of English (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have spent my entire career in public education in both rural and urban schools. Throughout that time, I have found myself in a position of listening to the stories of others and finding ways to help them through not only their middle school years, but also through some of the most difficult life changes that come with growing up and learning who they are in this world. I think there is great power in knowing and understanding one's rights, and as a mother and an educator, I want to help people do just that and advocate for my community members.

What is your present knowledge of each advisory board you are interested in?

Presently, I know that the Human Rights Commission of Iowa City works to educate the public on their civil rights and works alongside the City Council to address cases of human rights violations.

Potential Conflicts of Interest

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List your answers here:

I currently work as an adjunct professor of English at Kirkwood Community College.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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Gender

☑ Female

Age

32

Country of Origin

United States

Sexual Orientation

straight

Religion

Methodist

Do you have a disability

yes

Ethnicity

Race

white

Gender Identity

female

*NOTE:
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Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Ashley V Fox

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Steven (First Name) | (Middle Initial) | Gross (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

GROWss

805 Hudson Ave (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52246 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

2 months

Mobile: (443) 546-0184 (Primary Phone) | (Alternate Phone)

steven.gross00@gmail.com (Email Address)

Nonprofit Operations Coordinator (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Through any work I do, I am guided by my values which are shaped by my Jewish upbringing and being a student of abolition—being a part of communal and collective efforts to create lasting equity and dismantling systems of oppression. It would be my privilege to bring my experience and perspective as a young, radical, queer, Jewish person to the Humans Rights Commission to contribute to ending discrimination and fostering community in Iowa City. I had the privilege of being a part of the 2022 Gender Justice Giving Project cohort at the Bread & Roses Community Fund. In this cross-class, multi-racial, gender-diverse, intergenerational organizing cohort, we worked together to fundraise for our movement, review grant applications, interview potential grantees, and collectively make decisions on grants based on what we raised. I was deeply motivated by the supportive and collaborative energy of the cohort and was able to work diligently to play my part in our collective efforts. I was thrilled to be able work directly alongside a team with shared values and make sustained impact for the organizations in our community.

What is your present knowledge of each advisory board you are interested in?

I had the chance to read through the current strategic plan for the Human Rights Commission and am excited to be a part of making it come to fruition.

Potential Conflicts of Interest

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Steven Gross

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List your answers here:

Moving Traditions

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

None Selected

Age

24

Country of Origin

Sexual Orientation

Queer

Religion

Jewish

Do you have a disability

Yes

Ethnicity

Race

White

Gender Identity

Non-binary

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Steven Gross

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Rebecca Rong (First Name) | (Middle Initial) | Guo (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1940 Plaen View Drive (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52246 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

20

Mobile: (319) 284-1734 (Primary Phone) | (Alternate Phone)

rongchun_guo@yahoo.com (Email Address)

Project Director of Oncology Trial-CRO company (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have served in the leadership committee and graduate student committee over the last 19 years. I served as a volunteer poll worker for 20 years in Johnson county. Human right and democracy are the foundation of united states of America. It is an honor and privileges' to serve.

What is your present knowledge of each advisory board you are interested in?

I read all the online postings of Human Rights Commission Board. There are always more to learn and I am a believer of life long learning and practitioner of what I learn.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

I am not a city employee.

Rebecca Rong Guo

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

47

Country of Origin

Mongolia

Sexual Orientation

Female

Religion

Open Minded

Do you have a disability

No

Ethnicity

Asia Pacific Islander

Race

Asia Pacific Islander

Gender Identity

female

*NOTE:
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I certify that the information I have given on this application is complete and correct.

☑ I Agree

Rebecca Rong Guo

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Eric
First Name

Middle Initial

Hardesty
Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

711 Woodside Dr
Home Address

Suite or Apt

Iowa City
City

IA
State

52246
Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

1 year

Mobile: (605) 210-0624
Primary Phone

Alternate Phone

erichardesty@icloud.com
Email Address

of Pharmaceutical Care - University of Iowa Hospitals and Clinics
Occupation

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have leadership experience, volunteer experience, organizational experience, and most importantly compassion for all humans. I have a heart that won't quit and a desire to help people. I can devote time and commitment to the board and will be an active community member.

What is your present knowledge of each advisory board you are interested in?

The human rights commission is very important in investigating and mediating complaints of discrimination. They advise to restore justice, mediate community disputes, and stand up for the rights of marginalized and vulnerable members of society.

Potential Conflicts of Interest

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List your answers here:

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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Gender

☑ Male

Age

39

Country of Origin

United States

Sexual Orientation

Gay

Eric Hardesty

Religion

n/a

Do you have a disability

no

Ethnicity

American

Race

White

Gender Identity

Male

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Eric Hardesty

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Megan (First Name) | (Middle Initial) | Heil (Last Name)

First Name (Phonetic spelling)

5635135249

Last Name (Phonetic spelling)

406 S. Gilbert Street (Home Address) | Apartment 927 (Suite or Apt)

Iowa City (City) | IA (State) | 52442 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

(•) Yes ( ) No

How long have you been a resident of Iowa City?

2 years

Mobile: (563) 513-5249 (Primary Phone) | (Alternate Phone)

heilmegan2@gmail.com (Email Address)

Student (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

As a rising third-year student at the University of Iowa, I have been working towards degrees in Ethics & Public Policy and Social Justice, as well as an undergraduate certificate of Human Rights through the College of Law. While pursuing this education, I have volunteered as a Rex Honey intern at the University of Iowa Center for Human Rights. In this position, I transcribed YouTube videos to improve accessibility and learned about a whole host of human rights issues; I also learned about local organizations and efforts dedicated to human rights. At the University, I also helped restart the Students for Human Rights organization, now known as SHRAI. I am the current Vice President of the organization, and have helped plan advocacy initiatives and events for the previous and coming semesters. I have developed connections with faculty at the Center for Human Rights, as well as with other student organization leaders and community organizations. Outside of school, I serve with AmeriCorps at the Immigrant Welcome Network of Johnson County (IWNJC). Here, I have really honed my community outreach skills and event planning abilities. We have communicated and collaborated with numerous rights organizations, such as the Center for Worker Justice, the Housing Fellowship, and crisis services such as CommUnity. I feel greatly connected to the Johnson County community and its resources, and feel confident in my ability to educate others about these resources. I also feel confident in my ability to develop programs and events with other community organizations to improve outreach, inform the community about their rights, and promote human rights as a whole. Through both the university and IWNJC, I have improved my knowledge of state and federal legislation connected to human rights. I can interpret bills and court decisions in order to educate others and use my sociology background to determine how these laws and rulings will affect peoples' lives. I've helped others navigate the bureaucratic system, introducing them to social services, assisting in finding legal employment pathways, and applying for housing programs. I feel very passionate about educating others about their rights and ensuring they are protected in my community and globally.

What is your present knowledge of each advisory board you are interested in?

I know that the Human Rights Commission engages in education and outreach to inform people of their rights and to identify discrimination. I also understand that they build relationships with community organizations to develop programs and events to engage community members.

Potential Conflicts of Interest

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List your answers here:

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Megan Heil

Age

20

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Megan Heil

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Sophia (First Name) | E (Middle Initial) | Heller (Last Name)

First Name (Phonetic spelling)

so-fee-a

Last Name (Phonetic spelling)

hell - ur

Apt. 107 19 E Burlington St (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

4 years

Mobile: (563) 639-4417 (Primary Phone) | (Alternate Phone)

sheller802@gmail.com (Email Address)

Student (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am a human rights certificate student at the University of Iowa and I have taken Stefanie Bowers' class on government and human rights where I learned about the Iowa City Human Rights Commission. In this class, I engaged in discussion with my peers and local government actors on human rights. Through this, I was able to contact Iowa City Recycling about apartments in the area that did not take down their cardboard only signs after the policy was lifted banning other recyclables. I am active locally in human rights through various community organizations where I have volunteered. I also worked for the Iowa City Government as a swim instructor where I taught children of the Iowa City camps in the summer and adults how to swim. Through this experience I really got to know the Iowa City community and interact with the community in a way that University students do not usually experience.

What is your present knowledge of each advisory board you are interested in?

The Human Rights Commission of Iowa City was created in 1964 as a way to deal with discrimination within the community. Now the human rights commission consists of nine residents who serve 3-year terms. The Human Rights commission works on public information campaigns about discrimination and people's rights against discrimination and what might count as discrimination. The Human Rights commission also works on promoting international human rights within the Iowa City community.

Potential Conflicts of Interest

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List your answers here:

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Sophia E Heller

Age

21

Country of Origin

United States

Sexual Orientation

Straight

Religion

Agnostic

Do you have a disability

Temporary Disability

Ethnicity

American of Irish Descent

Race

White

Gender Identity

Woman

*NOTE:
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Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Sophia E Heller

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Sophia E Heller

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Miranda (First Name) | (Middle Initial) | Johnson (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

416 Reno Street (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

Brand new to Iowa City starting 6/6!

Home: (832) 298-7339 (Primary Phone) | (Alternate Phone)

mirjohnson88@gmail.com (Email Address)

Director of People and Culture (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

My career in human resources for over 13 years, has taught me a lot over the years in viewing things from multiple vantage points considering all voices are heard. This can be tough to accomplish at times if wanting to implement change, but looking at things from all angle is crucial in building out programs, initiatives, building community and overall a best practice in being an ethical human being in my eyes. I'm currently part of a leadership team at a non-profit organization in Muscatine in my career but desire to start to be involved more in my local community to give back and find ways to connect with others and help others connect to their community. I believe my overall HR and leadership experience over the years would offer another collaborative voice on this board and I would be thrilled to contribute.

What is your present knowledge of each advisory board you are interested in?

As mentioned above, I think my formal HR experience would be an asset though I would come in as a very open member of the board receptive to all the voices part of the team and not having expectations other than for myself to give it my all in whatever way is helpful/impactful/intentional and collaborative.

Potential Conflicts of Interest

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Miranda Johnson

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List your answers here:

I do not have any financial interest or conflicts of interests as described above.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

36

Country of Origin

US

Sexual Orientation

Religion

Spiritual but not religious in an organized or formal sense

Do you have a disability

ADHD

Ethnicity

Race

Gender Identity

Female

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Miranda Johnson

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Profile

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- Date of Application (Date will be captured on form submission)

Janine (First Name) | (Middle Initial) | Kane (Last Name)

First Name (Phonetic spelling)

/j/ /uh/ /n/ /ee/ /n/

Last Name (Phonetic spelling)

/k/ /ay/ /n/

2608 Catskill Court (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

(•) Yes ( ) No

How long have you been a resident of Iowa City?

8.8 years

Mobile: (563) 599-3230 (Primary Phone) | (Alternate Phone)

janineckane@gmail.com (Email Address)

Retired School Psychologist (Occupation)

Gender (*This question is mandatory for the City to comply with the State's gender balance requirement, which treats gender as binary. "Gender Identity" may be provided in the Demographics section of the application below.) *

☑ Female

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Human Rights

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Human Rights: Throughout my personal life, I have been invested in diversity and equity. I have seen the detriments of segregation in schools and communities, and have witnessed the lifelong benefits of inclusion of all in every setting. I have sought relationships with diverse others in order to increase understanding and use my privileges to advocate accordingly. As a school psychologist, I worked with families from all socioeconomic backgrounds and many cultures and backgrounds, and assured that their rights as student, parent, or guardian were respected and assured, breaking down barriers by establishing trust and lines of communication. I was an active member of GWAEA's Equity Advisory Committee, and upon my retirement, was asked to stay on the committee as a community representative. When teaching students at Loras College, I prioritized diversity in my daily activities on campus, including serving as a member of the Diversity Committee and by providing opportunities for students to learn about the rights of all individuals, especially those who were from underrepresented groups, received special education services, and/or were members of the LGBTQ+ community. Library: I have held a library card and found the library to be a valuable resource since I was 5 years old, in each place I have lived since my childhood. I am currently a school psychologist who will soon retire, and I have also taught in higher education as well as held other paid and volunteer positions including a volunteer adult literacy tutor. As an assistant professor at Loras College for 7 years, I led various courses in the teacher preparation program. My highest priority during these years was to help future teachers understand the importance of literacy and the need to support ALL students regardless of academic ability, socioeconomic status, gender, sexual orientation, or any other categorization that society determines. In the 14 years I have served students and families in two of Iowa's Area Education Agencies, in rural and urban areas, I have continually urged families to utilize the many beneficial services provided by their local libraries. I share my positive perspective of reading, books, and libraries with students, especially those with whom I work who have experienced difficulty learning to read; helping them understand that they are capable and can learn in multisensory ways in addition to reading print materials (as they improve their reading skills) is one of my top goals. In our current political climate, I am increasingly concerned about the limiting of access to information in all formats to the citizens of our Nation and State. Being a member of the ICPL Board of Trustees would provide me with additional opportunities to advocate for free and equitable access to information at the local level and perhaps also serve as an avenue to expand my efforts in promoting the indispensability of public libraries now and in the future. I am proud to say that my daughter, Hannah, is a former employee of ICPL and a graduate of the UI Library and Information Science program. Through her work in public libraries in Wisconsin since her graduation, I have developed knowledge of issues public libraries face, innovative programming ideas, and potential opportunities for additional services to benefit children, youth, and adults.

What is your present knowledge of each advisory board you are interested in?

Human Rights: I have attended and actively participated in events offered by the City that relate to diversity and inclusion. Through conversations that occurred at these events, I have become more aware of challenges that are present in our community regarding civil rights and discrimination, and was encouraged to apply for a position on this committee. I am greatly concerned about the current political climate in our State and Nation, as it appears that human rights are continually debated, not equitably available, and are subject to removal for certain groups. I support our State Motto: liberties are essential for all Iowa and U.S. residents, and believe rights need to not only be maintained but also to be expanded appropriately. I would appreciate the opportunity to apply my experience and knowledge to aid the City in assuring that individuals' rights are not infringed upon. Library: My understanding is that the Library Board of Trustees plans and directs policy and procedures for the Iowa City Public Library. Funding, goal-setting, and employment decisions are important functions of the Board. Members are appointed for six-year terms. If selected to serve, it is my plan to use my knowledge and experiences as I collaborate with members of the Board, library staff, and community stakeholders to positively impact the future of ICPL.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

Grant Wood AEA was my employer until July 31, 2023. To the best of my knowledge, I have no financial interests in any entities that are engaged in contracts with the City of Iowa City.

Janine Kane

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Age

63

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

None

Do you have a disability

Yes

Ethnicity

White

Race

White

Janine Kane

Gender Identity

Female

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Janine Kane

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Susan (First Name) | J (Middle Initial) | Koch (Last Name)

First Name (Phonetic spelling)

Susan

Last Name (Phonetic spelling)

Cook

25 Sumac Court (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52246 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

4 years

Home: (217) 361-5503 (Primary Phone) | Home: (217) 361-5503 (Alternate Phone)

susanj_koch@yahoo.com (Email Address)

retired academic (Occupation)

Boards & Commissions

Susan J Koch

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I spent my career in higher education serving first for over 20 years as a faculty member and teaching in the areas of health and human rights, conflict resolution, and maternal/child health. During my faculty career I was a delegate to the UN Fourth World Conference on Women in China in 1995 and co-authored the book, "Conflict Resolution in the Schools" in 1996. While on the faculty at the University of Northern Iowa I co-founded (with Michele Yehieli) the UNI Global Health Corps with $1 million in funding from a U.S. Public Service Training Grant. The purpose of the GHC was to prepare students to work successfully with diverse and underserved populations both domestically and abroad. During my time serving as Associate Provost and Graduate Dean (University of Northern Iowa), Provost (Northern Michigan University, and Chancellor (University of Illinois at Springfield), I made equity, inclusion and diversity top priorities and advocated for those goals in institutional strategic plans. While serving for nine years as Chancellor at the University of Illinois Springfield (one of three campuses of the University of Illinois System), I led successful efforts to increase the number of students enrolled from underrepresented groups while at the same time significantly increasing fundraising for scholarships to support students. Since retirement I have been a contributing writer for the Chicago Tribune and Des Moines Register. I believe the communication skills I have honed over many years of leadership - listening, speaking and writing - would be a particular value to the Commission and its priorities.

What is your present knowledge of each advisory board you are interested in?

I have reviewed the Human Rights Commission responsibilities, meeting details and 2022 Strategic Plan. I believe my professional background and interest in volunteering to serve on the Commission and contribute to the larger community will provide a strong start. Should I be selected, I look forward to getting to know each member of the Commission, Equity Director, Stephanie Bowers, and any other community members who can contribute to the Commissions important work. Having lived in the community for four years and intending to remain here, I see this opportunity as a way I can contribute to making Iowa City an even better community for everyone.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

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List your answers here:

none

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

75

Country of Origin

U.S.

Sexual Orientation

hetrosexual

Religion

Christian

Do you have a disability

no

Ethnicity

European American

Race

white

Gender Identity

female

*NOTE:
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The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Susan J Koch

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Susan J Koch

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

John (First Name) | J (Middle Initial) | Kraynak (Last Name)

First Name (Phonetic spelling)

J ahn

Last Name (Phonetic spelling)

Kray nak

738 Rundell Street (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

Alexandria

Mobile: (213) 271-0560 (Primary Phone) | (Alternate Phone)

jjkinlaca@gmail.com (Email Address)

Retired (Occupation)

Boards & Commissions

John J Kraynak

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I recently spent 5 years as the Membership Chair for the Sacramento Gay Men's Chorus, ensuring equity, access and belonging in a 40 year old arts non-profit. I also was the Board Chair for the Midtown (Sacramento) Homeless Assistance Resource Team, hosting four weekly drop in centers offing dignity and services to the downtown unhoused community. Making sure folks are seen is a passion for me.

What is your present knowledge of each advisory board you are interested in?

I've been following and watching former meetings and actions.

Potential Conflicts of Interest

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List your answers here:

I'm a giving member of Trinity Episcopal Church

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

59

Country of Origin

United States

Sexual Orientation

Gay

Religion

Christian/Episcopalian

Do you have a disability

Yes

Ethnicity

Race

Gender Identity

Male

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

John J Kraynak

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Molly
First Name

Middle Initial

Lihs
Last Name

First Name (Phonetic spelling)

Mol ee

Last Name (Phonetic spelling)

Liss

2632 Pinto Ln
Home Address

Suite or Apt

Iowa City
City

IA
State

52240
Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

4 years

Mobile: (712) 304-0931
Primary Phone

Alternate Phone

mollylihs03@gmail.com
Email Address

Development, UI Center for Advancement; Non-profit development
Occupation

Boards & Commissions

Molly Lihs

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Human Rights Commission

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I hold degrees in Political Science and English from the University of Iowa, where I was active in several student organizations, including the Veterans Association at Iowa, in which I was elected Secretary for three consecutive years, the Student Advancement Network, and the Students for Human Rights at Iowa. I conducted human rights research as an Academic Research Assistant in the Department of Religious Studies and recently presented at the Iowa Human Rights Research Conference. I bring nearly three years of professional experience from my roles with the Iowa College of Law, where I served as an Alumni Relations Student Associate, and the UI Center for Advancement, where I once served as an intern and now serve as Assistant Director of Development for the Stead Family Children’s Hospital. My interests include politics, humanitarian issues, languages (Spanish, French, and Bosnian, at varying levels), and literature. Experienced communicator and professional, with nearly three years of experience serving as an Alumni Relations Student Associate at the Iowa College of Law, as well as an internship at the UI Center for Advancement, at which I will now begin my career as an Assistant Director of Development for the Stead Family Children's Hospital. Interested in politics, activism, humanitarian issues, languages (I speak Spanish, basic conversational French, and some Bosnian), and literature.

What is your present knowledge of each advisory board you are interested in?

I am deeply interested in the work of the Iowa City Human Rights Commission and follow its initiatives through social media and public communications, including meeting recordings. While I have not yet attended events, I have incredible respect for the commission’s role in advancing equity, respect, and community engagement, and I’m enthusiastic about the opportunity to become more actively involved and contribute meaningfully to its vital mission.

Potential Conflicts of Interest

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List your answers here:

UI Center for Advancement

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

21

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

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You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Molly Lihs

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Isaac (First Name) | (Middle Initial) | Medina (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

44 Post Rd (Home Address) | (Suite or Apt)

Iowa CIty (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

4

Home: (641) 351-9688 (Primary Phone) | (Alternate Phone)

isaacmedina2014@gmail.com (Email Address)

Attorney (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Library Board of Trustees

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am passionate about public libraries and the service that they provide to our communities. I see myself supporting the goals of the Public Library at to make sure that they have the resources they need to reach all members of our community. I am also passionate about human rights and deal a whole lot with issues that intersect with immigrant in our communities. I am currently on my third year of working as an attorney who's primary area of practice is immigration. Being an attorney has allowed me to hone in my critical thinking skills, writing and speaking as well as attention to detail. Given these are transferable skills I am confident that I could put them to use in these boards and commissions.

What is your present knowledge of each advisory board you are interested in?

I have a surface level knowledge of the board and their duties and I am interested in learning more and help support our public library and or the human rights commission.

Potential Conflicts of Interest

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List your answers here:

Malott Law PLC

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

29

Country of Origin

USA

Sexual Orientation

Heterosexual

Religion

Catholic

Do you have a disability

No

Ethnicity

Hispanic/Latino

Race

N/A

Gender Identity

Male

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Isaac Medina

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Talya (First Name) | (Middle Initial) | Miller (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

167 S Scott Blvd (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

Been in the area for over 13 years.

Home: (641) 919-1548 (Primary Phone) | (Alternate Phone)

talya.elaine@gmail.com (Email Address)

Artist, Office Manager, Community Builder (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Human Rights Commission

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Over the last decade, I have had the opportunity to plan, organize, and execute a variety of community events focused around body diversity, LGBTQ+ identities, disability, and art. I worked on events like Flyover, Political Party LIVE, Trans Youth Art Meetup, PrideCon, Your Fat Friend screening, UAY Art Shows, etc. In addition to event planning, I have been a vocal advocate for accessibility and body diversity in our community. I just finished working with The Englert on their accessibility information, which I am super proud of. I am a co-founder of the Liberated Body Society (lbs), an organization hosting community events focused on body and size diversity. I believe that my focus and dedication to creative community building through social justice makes me a great applicant to the Human Rights Commission. As a fat, queer, disabled, neurodivergent human - means that the personal is political. Who I am directly relates to the work I do, but does not limit the communities I hope to support and connect with. Fostering a connected community is something especially dear to me, and is work I will continue to do. My hope is that my unique background in art, marketing, creativity, community building, and accessibility is something that would benefit the Human Rights Commission.

What is your present knowledge of each advisory board you are interested in?

I have followed the Human Rights Commission for a few years. I also work with, and am friends with a few folks who have served on the Commission. (Thank you Jessica Andino and Tashundra Marshall!) I also have attended the Human Rights Commission awards ceremony.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

The Housing Fellowship Liberated Body Society Johnson County Affordable Housing Coalition Ink & Steel Tattoo Studio

---

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

32

Country of Origin

United States

Sexual Orientation

Queer

Religion

N/A

Do you have a disability

Yes

Ethnicity

White/Caucasian

Race

White/Caucasian

Gender Identity

Non-Binary

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Talya Miller

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Talya Miller

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Mathe (First Name) | E (Middle Initial) | Nelson (Last Name)

First Name (Phonetic spelling)

3198539025

Last Name (Phonetic spelling)

965 Longfellow Court (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

9

Mobile: (319) 853-9025 (Primary Phone) | Business: (318) 329-2287 (Alternate Phone)

motivational@immigrantmomsofiowa.org (Email Address)

Founder of IMMIGRANT MOMS OF IOWA (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I bring a diverse background in advocacy, community service, and policy development, each of which has prepared me well to contribute meaningfully to the Human Rights Commission. My commitment to advancing human rights and promoting equity across diverse communities has been demonstrated through both my professional roles and personal dedication.

What is your present knowledge of each advisory board you are interested in?

In my professional career, I have held roles that required in-depth knowledge of public policy and a keen understanding of the social challenges affecting marginalized populations. For example, in my current position at IMMIGRANT MOMS OF IOWA, As the president of Immigrant Moms of Iowa, I have played a crucial leadership role within the organization, overseeing its operations, setting strategic direction, and advocating for the immigrant community, particularly mothers and their families. This role allowed me to directly engage with policy frameworks and collaborate with community organizations, government representatives, and advocacy groups to foster more inclusive environments and address systemic inequities.

Potential Conflicts of Interest

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Mathe E Nelson

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List your answers here:

I work for the Johnson County Public Health and I am currently working on my non-profit organization called IMMIGRANT MOMS OF IOWA. I also have a project that I 'm working on called: Mouna Beauty Supply Store.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

39

Country of Origin

Ivory Coast

Sexual Orientation

Female

Religion

Muslim

Do you have a disability

No

Ethnicity

Not Hispanic or Latino

Race

Black

Gender Identity

Female

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Mathe E Nelson

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Lorena (First Name) | Y (Middle Initial) | Perales (Last Name)

First Name (Phonetic spelling)

Lore-rain-ah

Last Name (Phonetic spelling)

Per-Alice

726 Highland Ave (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

I've been attending school here for 3 years and am beginning to live here full time this year

Home: (712) 204-5647 (Primary Phone) | (Alternate Phone)

lorenaperales05@gmail.com (Email Address)

Student/ Administrator/ Ulowa Faculty/ Team member (Occupation)

Boards & Commissions

Lorena Y Perales

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

As a 21-year-old Social Justice and Criminology major at the University of Iowa with a Human Rights certificate, I've dedicated my academic and professional work to equity, access, and advocacy. I'm involved in the Students for Human Rights club and serve on the Student Advisory Committee on Sexual Misconduct. I work as a Peer Educator at the Women's Resource and Action Center, educating students on sexual violence prevention and related issues, and as a Student as Partner with the Center for Teaching, where I help make classrooms more inclusive. I also serve in the U.S. Air Force as an administrator, bringing a unique perspective as a woman in the military. These roles have given me a strong foundation in human rights work, institutional change, and community leadership.

What is your present knowledge of each advisory board you are interested in?

My current understanding of the Human Rights Commission is that it serves as an advisory body focused on promoting and protecting the rights of all community members, especially those who are historically marginalized or underserved. I know the Commission works to address discrimination, recommend equitable policy changes, and advocate for inclusive practices in areas like housing, employment, education, and public services. As someone deeply engaged in human rights, I'm especially drawn to the Commission's role in the community. I look forward to learning more about its ongoing initiatives and contributing where I can.

Potential Conflicts of Interest

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List your answers here:

Women's Resource Action Center

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

21

Country of Origin

United States

Sexual Orientation

Religion

Agnostic

Do you have a disability

Ethnicity

Hispanic

Race

White

Gender Identity

Female

*NOTE:
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You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Lorena Y Perales

Lorena Y Perales

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Katherine (First Name) | (Middle Initial) | Peterson (Last Name)

First Name (Phonetic spelling)

KATH-er-ine

Last Name (Phonetic spelling)

PEE-ter-sun

201 N 1st Ave (Home Address) | Apt 405 (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

2 years

Home: (630) 352-7708 (Primary Phone) | (Alternate Phone)

katherine.mary.peterson@gmail.com (Email Address)

Metadata librarian (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Human Rights Commission

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

My job involves providing access to eResources by providing robust and accurate descriptions that includes information such as a resource's accessibility features and inclusive subject terms. My job also involves cataloging materials in the Iowa Digital Archives and has made me more familiar with the University of Iowa and Iowa City's history. In 2023, I attained my mental Health First Aid Certification from the National Council for Mental Wellbeing. In 2023, I earned my Building University of Iowa Leadership for Diversity (BUILD) certification. In 2024, I earned my University of Iowa LGBTQ safe zone training. In 2022, I earned a Masters in Library and Information Science from the University of Illinois. From 2020-2022, I was a graduate assistant for the iSchool Help Desk at the University of Illinois where I provided tech support to students, faculty, and staff.

What is your present knowledge of each advisory board you are interested in?

Human Rights Commission: The work of the commission includes advocating for human rights in the capacity of educating the public, partnering with related organizations, and recommending legislation to City Council. The commission has invovlement with awarding the Racial Equity and Social Justice Grant and with awarding Iowa City's Human Rights awards. The commission is also divided into three committees based on the areas of work outlined in the strategic plan, which is currently under review and revision. Climate Action Commission: The work of the commission involves advising City Council on initiatives related to climate action and helping to implement those initiatives if approved. Meetings often involve guest speakers sharing about their projects with commission members. In 2019 the Iowa City City Council declared to reduce carbon emissions by 45% from 2010 levels by 2030 and to reach net zero emissions by 2050. the Accelerating Iowa City's Action Plan was created to reach these goals.

Potential Conflicts of Interest

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List your answers here:

University of Iowa

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

28

Country of Origin

United States

Sexual Orientation

Ace

Religion

Agnostic

Do you have a disability

No

Ethnicity

Race

White

Gender Identity

Woman

*NOTE:
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Katherine Peterson

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Katherine Peterson

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Suzanna (First Name) | M (Middle Initial) | Rodriguez (Last Name)

First Name (Phonetic spelling)

Ssoo - ssah - nah

Last Name (Phonetic spelling)

Rroh - dree - gehs

405 Reno Street (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

life

Home: (312) 339-3272 (Primary Phone) | (Alternate Phone)

rodriguezmsusanna@gmail.com (Email Address)

Coordinator, Institute for International Business UIOWA (Occupation)

Boards & Commissions

Suzanna M Rodriguez

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have co-lead some organizing efforts in the human rights area as an employee resource group at a previous employer and within the City of Chicago when I was living there.

What is your present knowledge of each advisory board you are interested in?

My understanding is that The Human Rights Commission Board organizing ideas and events to bring citizens together to fight discrimination and systemic oppression.

Potential Conflicts of Interest

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Suzanna M Rodriguez

List your answers here:

I work for UIOWA as an admin. I do not really have any financial interest anywhere except to pay bills. I do have a child who attends Willowwind and pay tuition there.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Female

Age

42

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Mexican American

Race

Gender Identity

Non-binary

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Suzanna M Rodriguez

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Estella (First Name) | J (Middle Initial) | Ruhrer-johnson (Last Name)

First Name (Phonetic spelling)

EST-ella

Last Name (Phonetic spelling)

Rue-ER

1010 W Benton st apt 216f Iowa city Iowa (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52262 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

○ Yes ◉ No

How long have you been a resident of Iowa City?

Three years

Home: (712) 577-5385 (Primary Phone) | (Alternate Phone)

ruhrerjohnson@uiowa.edu (Email Address)

Full time student, Part time
Desk clerk at Hillcrest
Residence Hall (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am very excited to be applying for this position. To best organize my advocacy, I will list my activities with small descriptions of my involvement. LGBTQIA+ Constituency Senator for Undergraduate Student Government- Works with the student body to curate an accepting and inclusive environment for queer students to thrive. I was also elected to this role for the 2023-2024 school year but had resigned to serve in the executive cabinet for Justice and Equity. D.E.I Committee Vice Chair for Johnson County Democrats- Works with Johnson County Democrats to uplift and embrace cultural competency. Member of the Council on the Status of Women at the University of Iowa- Attends monthly meetings and vote on initiatives and events that impact Iowa City. IDEA (Inclusion Diversity Equity Access) coordinator for March For Our Lives Iowa State team: Assesses policy plans proposed by March For Our Lives to ensure they are as equitable as possible. President of Iowa Safe Schools Student Leadership Council

What is your present knowledge of each advisory board you are interested in?

To my understanding, the Iowa City Human Rights Commission provides support to underserved communities. Those who hold minority status in Iowa are constantly scrutinized by our state legislators. This commission aims to better serve those with less social mobility. I am extremely well-versed in public advocacy and community organizing, I hope to serve my city in this capacity.

Potential Conflicts of Interest

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List your answers here:

None

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

None Selected

Estella J Ruhrer-johnson

Age

21

Country of Origin

United States

Sexual Orientation

Lesbian

Religion

Non-Religious / Spiritual

Do you have a disability

No

Ethnicity

White

Race

White

Gender Identity

Female/Non-binary

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Estella J Ruhrer-johnson

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Estella J Ruhrer-johnson

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

David (First Name) | J (Middle Initial) | Savarese (Last Name)

First Name (Phonetic spelling)

DJ

Last Name (Phonetic spelling)

Sa Vuh Reese

418 N Gilbert St (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52245 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

July 2017 7+ years

Home: (641) 260-1634 (Primary Phone) | Home: (641) 990-2600 (Alternate Phone)

dj.savarese@gmail.com (Email Address)

FOUNDER & DIRECTOR, THE LIVES-IN-PROGRESS COLLECTIVE (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I work to disrupt ableism as an artful activist, public speaker and scholar, multi-genre writer, teacher and practicing optimist. Co-Chair of The Alliance for Citizen Directed Supports, I designed and direct the Lives-in-Progress Collective, a national, grassroots project focused on expanding and transforming self-direction, particularly for multiply marginalized and/or alternatively communicating people. A 2022-23 Iowa Arts Fellow and Zoeglossia Fellow, he is the author of Swoon, whose title poem is nominated for a Pushcart Prize. He has also published Studies in Brotherly Love, a co-authored chapbook based on the artwork of minimally speaking autist Malcolm Corley, and A Doorknob for the Eye, a poetic series focused on the artwork of 7 autistics. Recent poems have also appeared on Poem-a-Day and The Poetry Foundation website. Co-producer, narrative commentator, and subject of the Peabody Award-winning, Emmy-nominated documentary film Deej: Inclusion Shouldn’t Be a Lottery (2017), he teaches inclusive, multigenerational, global poetry writing classes through Listen2Us and poetry writing courses for alternatively communicating autistics through the LYNX Project in Chicago. An advocate for the communication and literacy-based educational rights of all students, he founded Listen2Us: Writing Our Own Futures as an Open Society Foundations Human Rights Initiative Community Youth Fellow. A Pushcart Prize nominee and a notable essay in Best American Essays (2018), his lyric essay “Passive Plants” disrupts the cultural assumptions underlying communication and movement biases. A public scholar, he teaches and presents nationally on a range of topics, including an NEH-sponsored talk on “Disrupting Ableism Through Artful Activism.” His published scholarship includes an article on multimodal communication, “Disrupting the Garden Wall”; the co-authored essay “Enmeshing Selves, Words and Media, or Two Life Writers in One Family Talk about Art and Disability”; an essay on his embodied experience, “Coming to My Senses,” and “Unearthing the Concepts That Bury Us,” a chapter in the scholarly anthology Disability in Dialogue. One of only two AAC-using American autistics to be fully included from kindergarten through college graduation, he has been actively disrupting the status quo since he left foster care at five and has been successfully designing and completing social justice projects since receiving a Herbert Hoover Uncommon Student Award in 2010. A resident of Grinnell, IA, from 2001- 2012, he graduated from Grinnell High School in 2011. Before moving to Iowa City, DJ graduated with a double major in Anthropology and Creative Writing from Oberlin College in 2017.

What is your present knowledge of each advisory board you are interested in?

I have to confess I'm not very familiar with what the Human Rights Commission Board has been doing in Iowa City, but I believe my lived experience and expertise and engagement with the arts community here as an Iowa Arts Fellow 2022-23 and nationally as an advocate, writer, filmmaker, and former OSF Human Rights Initiative Community Youth Fellow would broaden the commission's perspective and offer the board and city additional ideas and energy.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally–assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

Co-Chair, The Alliance for Citizen Directed Supports (national, based in PA)

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

32

Country of Origin

USA

Sexual Orientation

NA

Religion

NA

Do you have a disability

YES

Ethnicity

American

Race

Caucasian

Gender Identity

NA

*NOTE:
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The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

David J Savarese

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Deandre (First Name) | M (Middle Initial) | Steger (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

100 Mayflower Hall Room 227D-1 (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52242 (Postal Code)

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

1 yr

Home: (319) 804-6477 (Primary Phone) | (Alternate Phone)

deandre-steger@uiowa.edu (Email Address)

Student (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Human Rights Commission!

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

University of Iowa - Food Pantry, Assistant Manager Undergraduate Educational Policy and Curriculum Committee Student Representative Two-Term USG Senator at the University of Iowa Alpha Phi Alpha Fraternity Incorporated - Alpha Theta Chapter Vice President Alpha Phi Alpha Fraternity Incorporated - Past Midwestern Regional Assistant Secretary Honors Diversity, Equity and Inclusion Member Basic Needs at Iowa Student Advisory Board Member Past Dean of Students (DOS) Board Member

What is your present knowledge of each advisory board you are interested in?

The Human Rights Commission Board is responsible for advocacy and service to the community of IC, with a focus on gender, race, psychological, and religious backgrounds, as well as sexual orientation, respectively. It handles grant funding and selection, event promotion, and publicity efforts for the city of Iowa City.

Potential Conflicts of Interest

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Deandre M Steger

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

I'm employed at the University of Iowa in the Food Pantry.

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☑ Male

Age

20

Country of Origin

United States

Sexual Orientation

Bi

Religion

Not sure

Do you have a disability

Yes

Ethnicity

Mixed

Race

Black

Gender Identity

Male

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Deandre M Steger

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**

- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

N
First Name

Genevieve
Middle Initial

Trainor
Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1117 Essex St
Home Address

Suite or Apt

Iowa City
City

IA
State

52240
Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

◉ Yes ○ No

How long have you been a resident of Iowa City?

10 years

Mobile: (319) 651-0519
Primary Phone

Alternate Phone

gennisaisquoi@gmail.com
Email Address

Paratransit Driver
Occupation

Boards & Commissions

Which Boards would you like to apply for?

Human Rights Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Public Space One, Board Member 12/2018 – 12/2023 Fourth Room Theatre, Associate Member Artist 09/2014 – 02/2019 VoiceBox Performance Poetry, Development Team 12/2011 – 03/2016 Johnson Elementary School PTA, Vice President 08/2009 – 06/2014 City Circle Acting Company of Coralville, Board Member-at-Large 05/2011 – 01/2013

What is your present knowledge of each advisory board you are interested in?

I have a general awareness of the Commission's role in advocacy and its partnership with the City Council

Potential Conflicts of Interest

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N Genevieve Trainor

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List your answers here:

I donate semi-regularly to: FilmScene, Public Space One, Englert Theatre I am employed by Johnson County as a paratransit driver for SEATS

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

None Selected

Age

47

Country of Origin

US

Sexual Orientation

pansexual

N Genevieve Trainor

Religion

n/a

Do you have a disability

yes

Ethnicity

Race

biracial

Gender Identity

nonbinary

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You are encouraged to contact individual Council Members to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

N Genevieve Trainor