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**Iowa City  
City Council - Formal Agenda  
Regular Formal Meeting  
June 3, 2025 - 6:00 PM  
Emma J. Harvat Hall  
410 E. Washington St.**



[www.icgov.org](http://www.icgov.org)

City of Iowa City Land Acknowledgment can be found at:  
[icgov.org/landacknowledgement](http://icgov.org/landacknowledgement)

Meeting Rules can be found at: [icgov.org/meetingrules](http://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>
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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](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](mailto:kgrace@iowa-city.org) at least 24 hours before the meeting. Your materials will be presented for you.

**Public Comment for items on the agenda:**

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

1. Call to Order
2. Proclamations
  - 2.a International Domestic Workers Day
  - 2.b Waste and Recycling Workers Week
3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
  - 3.a Work Session Minutes: May 20
  - 3.b Formal Summary of Minutes: May 20
4. Consent Calendar - Receive and File Minutes
  - 4.a Airport Commission: April 10
  - 4.b Community Police Review Board: April 15
  - 4.c Historic Preservation Commission: March 13
  - 4.d Historic Preservation Commission: April 10
  - 4.e Library Board of Trustees: April 24
  - 4.f Public Art Advisory Committee: April 3
  - 4.g Senior Center Commission: April 17
5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
  - 5.a Liquor License - New  
Comment:
    1. Special Class C Retail Alcohol License for Traveling Tapster LLC, dba Traveling Tapster LLC, 26 E. Market St.
    2. Special Class C Retail Alcohol License for Thirsty Pigs LLC, dba thirsty pigs llc, 1222 S. Gilbert Ct.
  - 5.b Liquor License - Renewal
    1. Class C Retail Alcohol License for Iowa Avenue LLC (LC0044529), dba Saint Burch Tavern, 127 Iowa Ave.
    2. Class E Retail Alcohol License for Iowa CVS Pharmacy, LLC (LE0001320), dba CVS #8547, 2425 Muscatine Ave.
    3. Class C Retail Alcohol License for Red Bike Iowa City, L.L.C. (LC0050036),

dba Black Angel, 630 Iowa Ave.

4. Class E Retail Alcohol License for Kum & Go, L.C. (LE0001902), dba Kum & Go #422, 731 S. Riverside Dr.
5. Class B Retail Alcohol License for Basket Cases, LLC (LG0000668), dba The Basket Cases, 601 Saint Thomas Ct.
6. Class C Retail Alcohol License for One Louder LLC (LC0040132), dba Micky's Irish Pub, 11 S. Dubuque St.
7. Class C Retail Alcohol License for Sun Enterprise LLC (LC0043588), dba Oryza Asian Cuisine, 5 Sturgis Corner Dr.

5.c [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 [April 2025 Disbursements](#)

Motion to approve disbursements in the amount of \$13,720,052.90 for the period of April 1 through April 30, 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 [Housing & Community Development Commission By-Laws amendment](#)

Resolution amending the By-Laws of the Housing and Community Development Commission and rescinding Resolution No. 22-214.

Comment: The by-laws of the Housing and Community Development Commission (HCDC) provide for a 9-member commission. Occasionally HCDC has not been able to meet because there were only 4 members present and a quorum is 5. The average attendance through the last 4 years has been 6. HCDC approved amendments to the by-laws to decrease membership from 9 to 7, and the Council Rules Committee has reviewed the proposed amendments and recommended adoption. Because presently there are 2 vacancies on HCDC, no current member is affected by this amendment.

6.c [MidAmerican Energy Company - Transportation of Renewable Gas](#)

Resolution authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement between MidAmerican Energy Company and the City of Iowa City for the Transportation of Renewable Gas.

Comment: The City of Iowa City intends to begin producing pipeline quality renewable gas at the Wastewater Treatment Facility and MidAmerican Energy Company will need to invest in and construct additional facilities in order to deliver the natural gas through their distribution system. This agreement will outline the City's reimbursement of the necessary MidAmerican Energy Company work and funds are available in the Wastewater Digester Gas Improvements account #V3184.

6.d [Rental Inspection Fees](#)

Resolution establishing the fees for rental inspections and rescinding Resolution

No. 15-60.

Comment: This resolution increases rental inspection fees for the first time since 2015. Presently the fees are \$165 per structure, \$17 per unit and \$9 per bedroom. The proposed fee structure would be \$170 per structure, \$20 per unit and \$10 per bedroom. Under the proposed fee structure, fees for a typical 12-unit, 2 bedroom per unit multi-family building would equal a \$0.46 per month, per unit increase. Fees for a typical 3-bedroom single family rental would equal a \$0.92 per month increase. Fees collected directly support the rental inspection program and allow the City to continue to recoup the costs of this public service.

6.e [Procurement of a Case 721G Wheel Loader](#)

Resolution authorizing the procurement of one (1) new Case 721G Wheel Loader for Streets Operations.

Comment: This Resolution will approve the procurement of one (1) new Case 721G wheel loader for Streets Operations. Sourcewell cooperative contract 011723-CNH will be utilized for this procurement. Total purchase price is \$241,250.00 which exceeds the \$200,000.00 spending authority of the City Manager, thereby requiring Council approval.

6.f [Benton Street Rehabilitation Project](#)

Resolution accepting the work for the Benton Street Rehabilitation Project [STP-U-3715(669)--70-52].

Comment: Work on the project was recently completed by Tschiggfrie Excavating, Co. of Dubuque, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report is on file with the City Clerk.

Project Estimated Cost:     \$   4,200,000.00  
Project Bid Received:       \$   3,418,732.80  
Project Actual Cost:        \$   3,438,173.13

6.g [Rundell Street Pump Station Vault Modifications Project](#)

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Rundell Street Pump Station Vault Modifications Project.

Comment: This agenda item awards the Rundell Street Pump Station Vault Modifications Project. Four (4) bids were submitted prior to the May 28, 2025 deadline:

Bidder Name	City	Bid Amount
Minturn, Inc	Brooklyn, Iowa	\$420,400
WRH, Inc.	South Amana, Iowa	\$424,900
Woodruff Construction	Tiffin, Iowa	\$446,200
Tricon General Construction	Cedar Rapids, Iowa	\$508,000

Engineer's Estimate		\$411,000
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Minturn, Inc. of Brooklyn, Iowa submitted the lowest responsive, responsible bid of \$420,400. Staff recommends awarding the contract for the Rundell Street Pump Station Vault Modifications to Minturn, Inc.

## 7. Consent Calendar - Setting Public Hearings

### 7.a [Electric and Gas Franchise Fees](#)

Resolution setting a public hearing for June 17, 2025, on an 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 on a Revenue Purpose Statement specifying the purposes for which the revenue collected from the franchise fees will be expended, and directing the City Clerk to cause notice of said public hearing and said Revenue Purpose Statement to be published as provided by law.

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 (Ordinance No. 10-4374). 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 sets a public hearing for June 17 to consider increasing the franchise fee from 1% to 2% and to modify the Revenue Purpose Statement.

### 7.b [FY26 Stormwater Improvements Project](#)

Resolution setting a public hearing on June 17, 2025 on project manual and estimate of cost for the construction of the FY26 Stormwater 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 agenda item begins the bidding process for the FY26 Stormwater Improvements Project, which includes repairs associated with stormwater infrastructure at various locations throughout Iowa City. The estimated construction cost of \$350,000 is available in the Annual Storm Sewer Improvements, account #M3631.

### 7.c [Iowa City Senior Center BAS Project](#)

Resolution setting a public hearing on June 17, 2025, on project manual and estimate of cost for the construction of the Iowa City Senior Center BAS 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 construction of the Iowa City Senior Center BAS Project. The estimated cost of construction is \$278,000 available in the Upgrade Building BAS Controls account #R4332.

7.d **Mercer Pool Roof Replacement Project**

Resolution setting a public hearing on June 17, 2025, on project manual and estimate of cost for the construction of the Mercer Pool Roof Replacement 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 construction of the Mercer Pool Roof Replacement Project. The estimated cost of construction is \$655,000 available in the Mercer Pool Roof account #R4426.

8. Consent Calendar - Correspondence

8.a **Establish on-street parking from 8:00 AM to 5:00 PM, Monday through Friday, on the east side of the 1000 block of Arthur Street.**

8.b **Establish a "No Parking Any Time" parking prohibition on the 200 Block of Lafayette Street approximately 170 feet east of S Dubuque Street.**

**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](mailto:council@iowa-city.org) or through the City Clerk's Office.*

10. Planning & Zoning Matters

10.a **Rezoning-North of E. Foster Rd.**

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)

Comment: At its meeting on May 7, 2025, the Planning and Zoning Commission recommended approval of REZ25-0005 by a vote of 7-0 subject to the condition recommended by staff regarding approval of the boundary line adjustment prior to issuance of a building permit on Lot 4 Forest Hill Estates. No development will be allowed on the subject property due to an existing conservation easement.

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

10.b [Rezoning-South of E. Foster Rd.](#)

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)

Comment: At its meeting on May 7, 2025 the Planning and Zoning Commission recommended approval of REZ25-0006 by a vote of 7-0. The subject project provides the stormwater management area for the 19 unit multi-family development on Lot 5 Forest Hills Estates.

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

10.c [Rezoning - N. Governor St.](#)

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)

Comment: At its meeting on February 19, 2025 the Planning and Zoning Commission recommended approval of REZ24-0001 by a vote of 6-1 (Townsend dissent) subject to the conditions recommended by staff, as well as one additional condition related to screening the southern retaining wall to at least the S3 standard. Approval of the rezoning would allow the redevelopment of the property located at 911 N. Governor Street. The redevelopment would include the demolition of the vacant office building and the two single-family homes and the construction of two multi-family buildings totaling 84 dwelling units. Applicant is requesting deferral to June 17. Correspondence included in Council packet.

## 11. Regular Formal Agenda

11.a [2025 Water Pavement Patching Project](#)

Resolution approving project manual and estimate of cost for the construction of the 2025 Water Pavement Patching 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.

Comment: This project generally includes pavement repairs associated with water main breaks on various streets throughout Iowa City. The estimated construction cost of \$360,000 is available in the Water Division Operating Budget, account #73730130.

1. Public Hearing
2. Consider a Resolution

- 11.b [Wastewater Treatment Facility Digester Complex Rehabilitation - Phase 1 Project](#)  
Resolution approving plans, specifications and estimate of cost for the construction of the Wastewater Treatment Facility Digester Complex Rehabilitation - Phase 1 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.

Comment: This agenda item begins the bidding process for the Wastewater Treatment Facility Digester Complex Rehabilitation - Phase 1 Project. This project generally includes improvements to the digester complex and a process to produce pipeline quality gas for sale on the renewable fuel market. The estimated construction cost of \$28,200,000 is available in the Digester Complex Rehabilitation fund #V3151 and in the Wastewater Digester Gas Improvements fund #V3184.

1. Public Hearing
2. Consider a Resolution

- 11.c [FY26 Aid to Agencies](#)  
Resolution allocating human services Aid to Agencies funding for Fiscal Year 2026, July 1, 2025 - June 30, 2026.

Comment: The City Council budgets financial aid to human service agencies annually. Legacy Agencies applied for FY2026-2027 funding through the United Way Joint Funding process. Recommendations for FY2026 awards are provided based on the approved scoring criteria.

- 11.d [Tobacco Civil Penalty and Permit Suspension - Almost Paradise](#)  
Resolution finding an employee sold tobacco to a minor and assessing \$1500.00 civil penalty and sixty-day retail cigarette permit suspension against Almost Paradise.

Comment: Iowa Code Section 453A.22(2) provides that, after a hearing, a civil penalty shall be assessed when an employee of a retailer violates Iowa Code Section 453A.2(1) by selling or providing tobacco to a minor. This hearing is the time designated for the Council to determine if a violation occurred and then to consider whether to assess the civil penalty against Almost Paradise, 355 S. Linn St., Iowa City. The civil penalty for a fourth violation within a three-year period is \$1500.00 and a sixty-day retail cigarette permit suspension.

11.e **Tobacco Permit Revocation - Almost Paradise**

Resolution finding an employee sold tobacco to a minor and revoking Almost Paradise's retail cigarette permit.

Comment: Iowa Code Section 453A.22(2) provides that, after a hearing, a civil penalty shall be assessed when an employee of a retailer violates Iowa Code Section 453A.2(1) by selling or providing tobacco to a minor. This hearing is the time designated for the Council to determine if a violation occurred and then to consider whether to assess the civil penalty against Almost Paradise, 355 S. Linn St., Iowa City. The civil penalty for a fifth violation within a four-year period is revocation of the retailer's cigarette permit.

12. **Announcement of Vacancies - Previous**

12.a **Announcement of Vacancies - Previous**

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.**

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

**Applications must be received by 5:00 p.m., Tuesday, June 10, 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.**

13. City Council Information

14. Report on Items from City Staff

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

15. Adjourn