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**Iowa City  
City Council - Formal Agenda  
Special Formal Meeting  
July 8, 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>
- <https://www.youtube.com/user/citychannel4/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 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
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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](mailto: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