



## City Council Information Packet

May 5, 2022

**IP1.** Council Tentative Meeting Schedule

### **Miscellaneous**

**IP2.** Memo from Neighborhood & Development Services Director: Affordable Housing Grant funding (CWJ) Update

**IP3.** Memo from Associate Planner: Analysis of Iowa City's Residential Development in 2021

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**IP5.** Quarterly Investment Report: January - March 2022

**IP6.** Press Release: City's Electric Bus Bash moved to Chauncy Swan Parking Ramp

### **Draft Minutes**

**IP7.** Airport Commission: April 21

**IP8.** Historic Preservation Commission: April 14



May 5, 2022

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## Council Tentative Meeting Schedule

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### **ATTACHMENTS:**

Description

Council Tentative Meeting Schedule



# City Council Tentative Meeting Schedule

*Subject to change*

**May 5, 2022**

<u><b>Date</b></u>	<u><b>Time</b></u>	<u><b>Meeting</b></u>	<u><b>Location</b></u>
Tuesday, May 17, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Wednesday, May 18, 2022	9:30 AM	Work Session - Strategic Planning	East Side Recycling Center 2401 Scott Blvd SE
Monday, June 6, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, June 21, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, July 12, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, July 18, 2022	4:30 PM	Joint Entities Meeting Hosted by City of Coralville	TBD
Tuesday, August 2, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, August 16, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 6, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 20, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, October 3, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, October 17, 2022	4:30 PM	Joint Entities Meeting Hosted by City of Iowa City	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, October 18, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, November 1, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, November 15, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, December 6, 2022	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street



May 5, 2022

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Memo from Neighborhood & Development Services Director: Affordable Housing Grant funding (CWJ) Update

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**ATTACHMENTS:**

Description

Memo from Neighborhood & Development Services Director: Affordable Housing Grant funding (CWJ) Update



# CITY OF IOWA CITY MEMORANDUM

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Date: April 22, 2022

To: Geoff Fruin, City Manager

From: Tracy Hightshoe, Neighborhood Development Services Director

Re: Affordable Housing Emergency Grant funding (Center for Worker Justice) Update

The Center for Worker Justice (CWJ) is a local non-profit that works with workers and families who are low-income. In December of 2021, the City allocated the agency \$12,900 to assist primarily immigrant and refugee families apply for emergency assistance programs, including rent and utility assistance, through trained, temporary, bilingual staff.

The term of the City's agreement for services was from December 1, 2021 to March 31, 2022. By the end of March, the funds were nearly depleted; however, the need was still present. The City entered an agreement with CWJ on April 22, 2022 to provide an additional \$10,850 to continue services through June 30, 2022.

As of March 31<sup>st</sup> the program assisted 213 unique households serving over 680 individuals apply for rent and utility assistance, Johnson County General Assistance, and other financial assistance programs. 90% of the households served to date have been Iowa City residents. The three most common languages utilized were Arabic, English and Spanish.

The total cost of the program from December 1, 2021 through April 2, 2022 was \$23,017.91. Johnson County awarded funds for this program totaling \$23,000 for the period January 1 to June 30, 2022. As of April 2, 2022, the City paid 52% of the total expenses and Johnson County paid 48%.

The City funds will align with the County's funds and expire on June 30, 2022. If you have any questions, I can be reached at 319.356.5244 or [tracy-hightshoe@iowa-city.org](mailto:tracy-hightshoe@iowa-city.org).



May 5, 2022

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Memo from Associate Planner: Analysis of Iowa City's Residential Development in 2021

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**ATTACHMENTS:**

Description

Memo from Associate Planner: Analysis of Iowa City's Residential Development in 2021



# CITY OF IOWA CITY MEMORANDUM

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Date: April 27, 2022  
To: Geoff Fruin, City Manager  
From: Kirk Lehmann, Associate Planner  
Re: Analysis of Iowa City's Residential Development in 2021

## Introduction:

This memo analyzes Iowa City's residential development in 2021. It utilizes data from residential subdivisions and building permits to analyze how Iowa City grew last year, how this compares to the previous 30 years, and its future implications. Key takeaways include:

- 2021 (and 2020) saw some of the lowest levels of residential lot creation in a decade.
- In 2021, building permit activity rebounded somewhat from a recent low in 2020. However, permit activity also outpaced the creation of new lots which diminished the lot supply.
- If residential growth continues at this pace, the City will only accommodate up to 4,973 new residents by 2030, compared to a projected demand of 10,240 new residents.
- While redevelopment can provide additional housing, the City will still likely experience unmet demand and deplete its supply of vacant lots in the process.

Where housing demand remains unmet, the City may see impacts to its population growth and the growth of surrounding communities, which has implications on the City's sustainability and housing affordability goals. One of the fundamental aspects of planning is being able to accommodate new growth. Staff believes it is important to continue encouraging residential development in areas that have access to City services, as well as in the City's growth planned areas.

## Background:

Residential development is the process by which land is prepared for new homes, either through building on vacant land or redeveloping occupied land. It involves a series of steps where each provides more certainty to the size, type, and appearance of the development. This memo focuses on the following two steps towards the end of the land development process:

- **Final Plats:** A type of subdivision, a final plat is a permanent record that delineates the precise location and dimensions of features such as lots, streets, easements, and other elements pertinent to the transfer of property.
- **Building Permits:** Building permits are the final administrative approval of building plans that allow the construction of homes.

While other steps in the process provide insight into future development, such as anticipated build-out based on zoning, these steps provide the best glimpse into expected development in the near future.

## Analysis:

This memo distinguishes between three types of development. Single-family development includes one principal dwelling unit on a lot, though they may be detached or attached (such as townhomes) and may include an accessory dwelling unit. Duplex development includes two principal units on a single lot. Multi-family development includes three or more principal dwelling

units on a single lot, which may include apartments or condominiums. In buildings with a mix of residential and non-residential uses, all dwellings are considered multi-family.

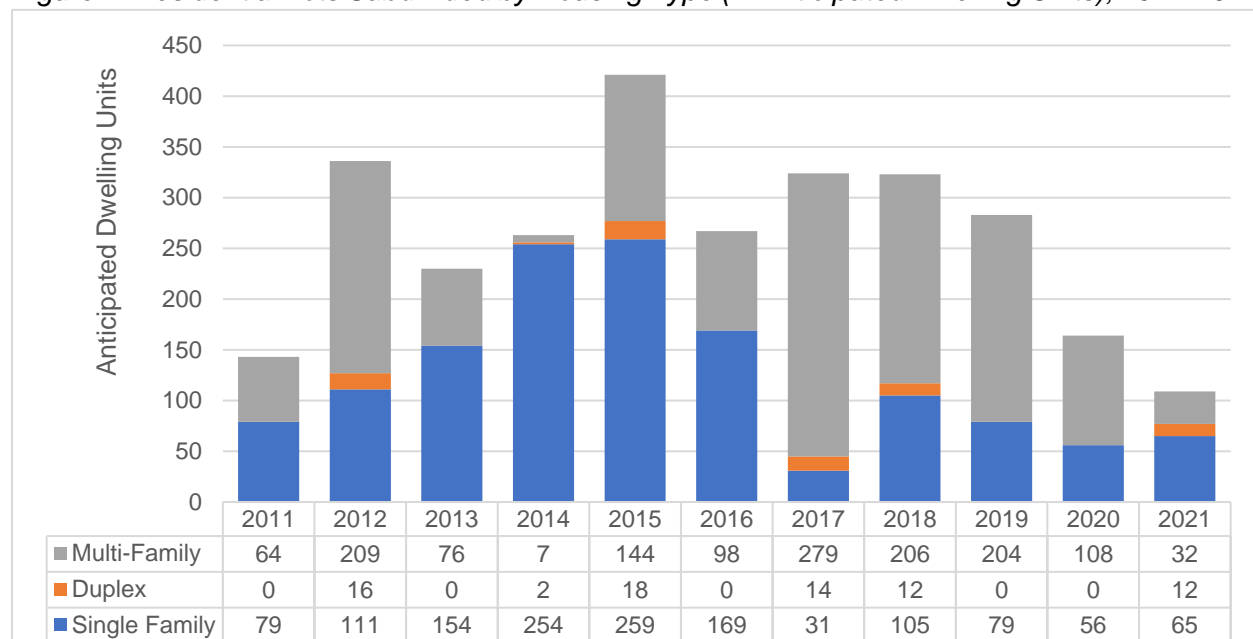
### Final Plat Activity

In 2021, the City Council approved three subdivisions with residential components encompassing 41.2 acres. Residential lots were platted in the east and northwest areas of the City, with a single multi-family lot platted in the northwest. Most new single-family lots are zoned Low Density Single-Family Residential (RS-5) while most new duplex lots are zoned High Density Single-Family Residential (RS-12). The multi-family lot is zoned Low Density Multi-Family Residential (RM-12).

These subdivisions created lots that can accommodate 65 single-family units, 12 duplex units, 32 multi-family dwelling units. It also created one 4.5-acre outlot reserved for future development. However, one of these subdivisions was a replat of an existing subdivision, resulting in a reduction of three units from what was originally platted.

In 2021, the residential lots platted will accommodate the lowest number of anticipated dwelling units since the aftermath of the Great Recession (long-term trends are shown in Attachment 1). On average, lots accommodating 130 single-family units, 6 duplex units, and 140 multi-family units were platted annually from 2011 to 2020. The number of single-family lots platted in 2021 was half this amount and the anticipated number of multi-family dwelling units was less than a quarter of this amount. Figure 1 shows residential lots subdivided by type from 2011 to 2021.

*Figure 1: Residential Lots Subdivided by Housing Type (in Anticipated Dwelling Units), 2011-2021*



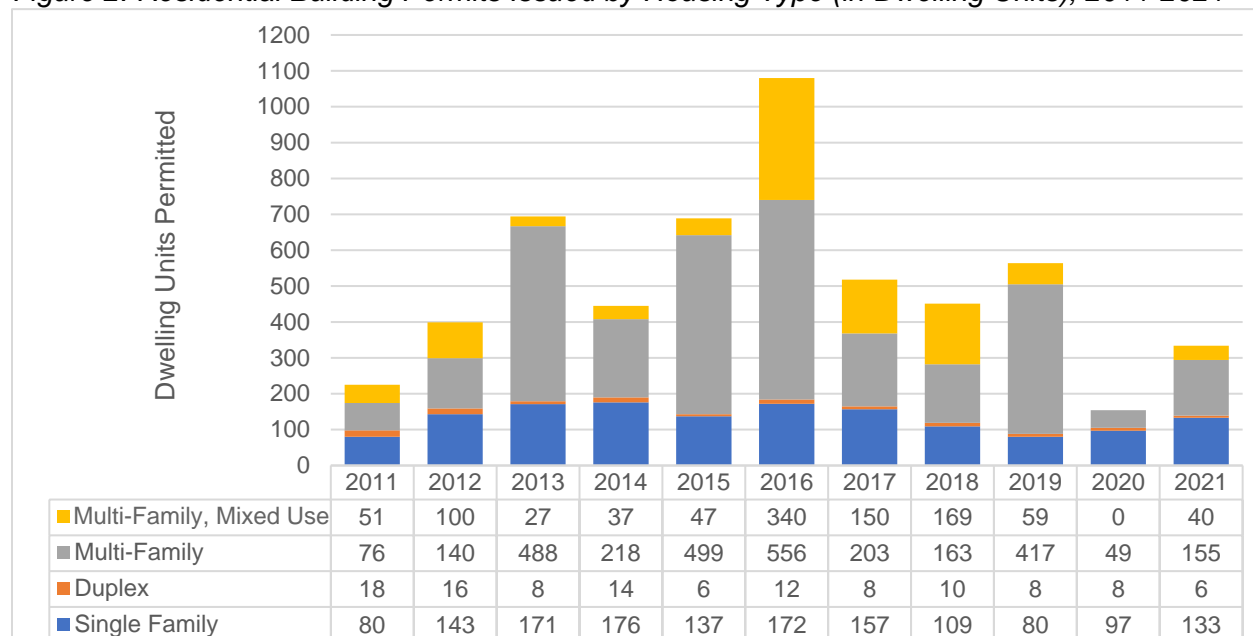
From 1990 to 2020, lots created accommodate an average of 138 single-family units, 10 duplex units, and 124 multi-family units each year. This suggests that the production of single-family and duplex lots has decreased over time, while the production of multi-family lots has increased. However, lot creation tends to occur in cycles lasting about 10 years with a recent peak in 2015, as visible in Attachment 1. The City appears to be in the low point of its development cycle. If past trends hold, development may increase over the next few years to peak around 2025.

### Building Permit Activity

With regards to building activity, the City issued permits for approximately 334 dwelling units in 2021, including 133 single-family units, 6 duplex units, and 195 multi-family units. Figure 2 shows residential building permits issued by type from 2011 to 2021.



Figure 2: Residential Building Permits Issued by Housing Type (in Dwelling Units), 2011-2021



Trends for building permits vary more by type than for subdivisions:

- **Single-Family:** The number of single-family building permits is the highest since 2017 but is only slightly above the 10-year average (132) and is below the long-term average (145).
- **Duplex:** Permits for duplex units are lower than both the 10-year annual average (10) and long-term annual average (22). However, only a small number of duplexes are built each year which causes numbers to fluctuate widely. Prior to the 2005 zoning code update, duplex building permits were approximately twice as common.
- **Multi-Family:** Permits for more multi-family units were issued in 2021 than in 2020, but the number is still below both the 10-year average (379) and long-term average (270).

Attachment 2 shows long-term trends in building permit activity. Similar to platting patterns, single-family and duplex building permits occur in cycles, but they have trended downward the past 30 years. However, multi-family construction has increased over time, especially following the adoption of the *Downtown and Riverfront Crossings Master Plan* in 2012. This led to redevelopment in the Riverfront Crossings District, which is reflected in the recent peak in multi-family permit activity that culminated in nearly 900 multi-family units permitted in 2016 alone.

### Development Potential

Since 1990, the number of new building permits has exceeded the creation of new lots for all development types. Building permits for single-family units exceeded single-family lot creation by 293 and for duplex units exceeded duplex lot creation by 165. As a result, the supply of vacant single-family and duplex lots has trended down over time. These trends are less clear for multi-family, as redevelopment makes it difficult to estimate the number of vacant lots over time.

As of December 31, the City had approximately 460 vacant single-family lots, of which 359 are actively being developed or are available for development. 320 lots were platted in 2014 or later, while another 39 lots are in subdivisions platted before 2014. 20 duplex lots are currently vacant, 16 of which were platted in 2014 or later. Some older residential lots are unlikely to develop as they are owned by adjacent properties owners and act as a single lot. Most single-family vacant lots available for development are in the northeast, southeast, and south portions of the City. Lots in the southwest, northwest, and north tend to have lower rates of vacant lots with only 3.2% to 5.5% of lots platted since 1990 remaining undeveloped.

At the end of 2021, the City also had approximately 20 vacant multi-family lots which are anticipated to accommodate 314 new multi-family units. 16 of these lots were platted in 2014 or later, while the other 4 lots were platted prior to 2014. Currently, undeveloped multi-family lots in the northeast and southeast may accommodate the greatest number of units based on current plats and concept plans.

Based on development trends since 2011, the supply of vacant lots would last around 2.7 years for single-family units, 3.7 years for duplex units, and 1.3 years for multi-family units (though this does not account for redevelopment near downtown, which would extend this timeframe).

### **Discussion:**

Looking back, 2021 (and 2020 before it) marks some of the lowest levels of residential lot creation since the end of the Great Recession. It also reflects broader trends such as building permit activity outpacing the creation of new lots. This has resulted in a diminishing lot supply which does not seem to be keeping up with demand. Ripple effects can include increased competition for a limited supply of residential lots, which increases lot prices. Despite this, the number of dwelling units developed has increased over the past 30 years, primarily due to increased multi-family activity and redevelopment.

Looking forward, the Metropolitan Planning Organization of Johnson County (MPO) projects a demand for 10,240 new residents in Iowa City by 2030. However, if trends from 2020 and 2021 continue, the City would only be able to accommodate new population as follows:

- 3,030 new residents based on residential lot creation trends in 2020 and 2021 (in 605 single-family units, 60 duplex units, and 700 multi-family units); or
- 4,973 new residents based on building permit trends in 2020 and 2021 (in 1,150 single-family, 70 duplex, and 1,020 multi-family dwelling units)

In either case, the City would entirely deplete its current supply of available vacant single-family and multi-family lots and would still only accommodate less than half its projected demand for new housing. While some additional multi-family units may be created through redevelopment, it may not be enough to offset this deficit.

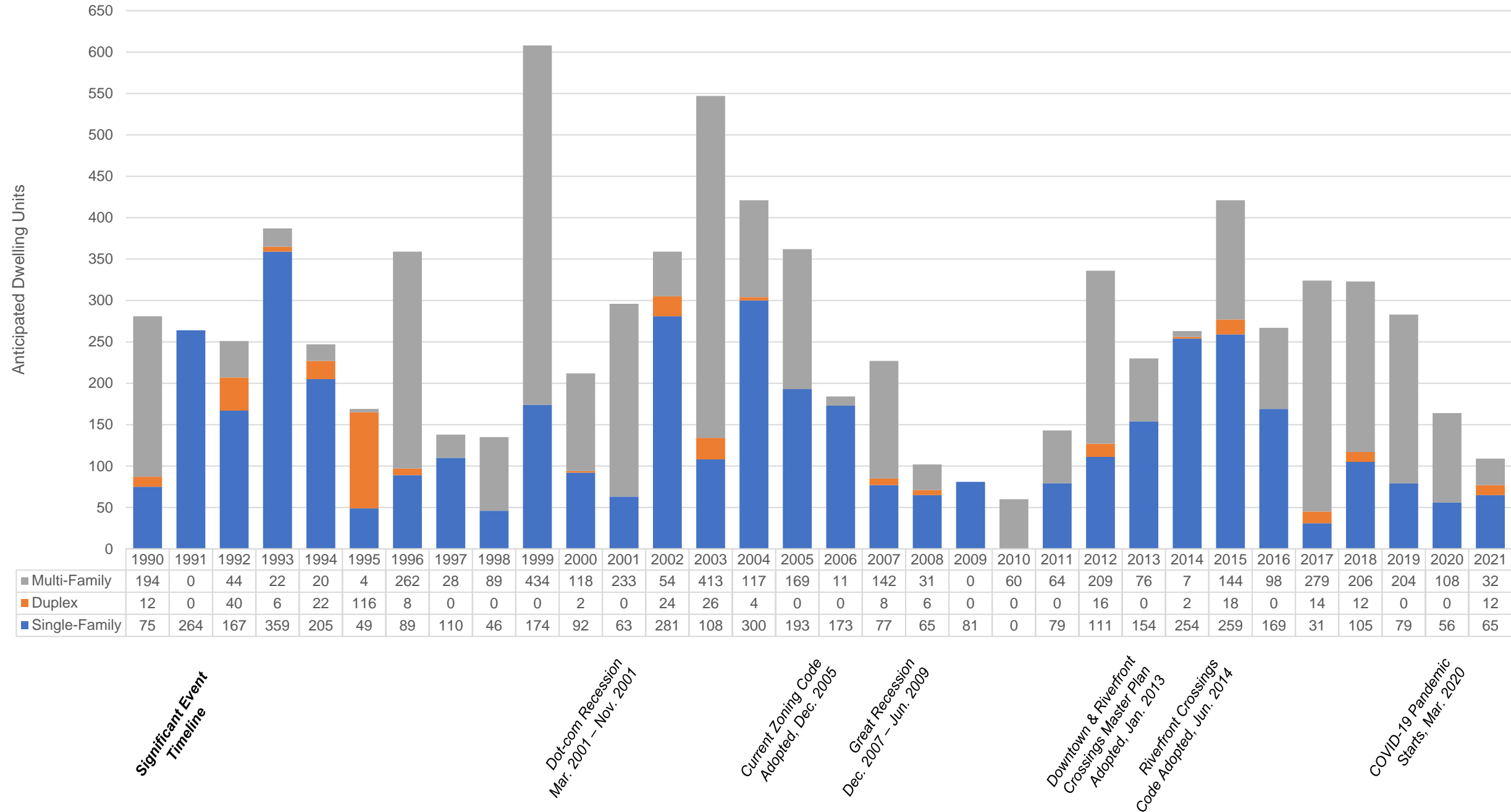
If Iowa City cannot meet its demand for housing, it may see slower population growth along with other repercussions. First, excess demand may locate in nearby cities, such as Tiffin or North Liberty, which have seen a proliferation of new residential lots. This can create negative environmental impacts as homes shift further from employment centers and car dependence and traffic congestion increases. Other impacts include rising housing prices. When supply does not meet demand, Iowa City becomes less affordable. Regardless of the cost when built, the City needs new homes to help meet its housing demand if it is to achieve affordability.

Accommodating new residential growth is a fundamental aspect of planning for the future of Iowa City. Staff believes it is important to continue to encourage residential growth in areas that have access to City services, such as in infill locations, as well as in the City's designated growth areas which are anticipated to become part of the City in the future.

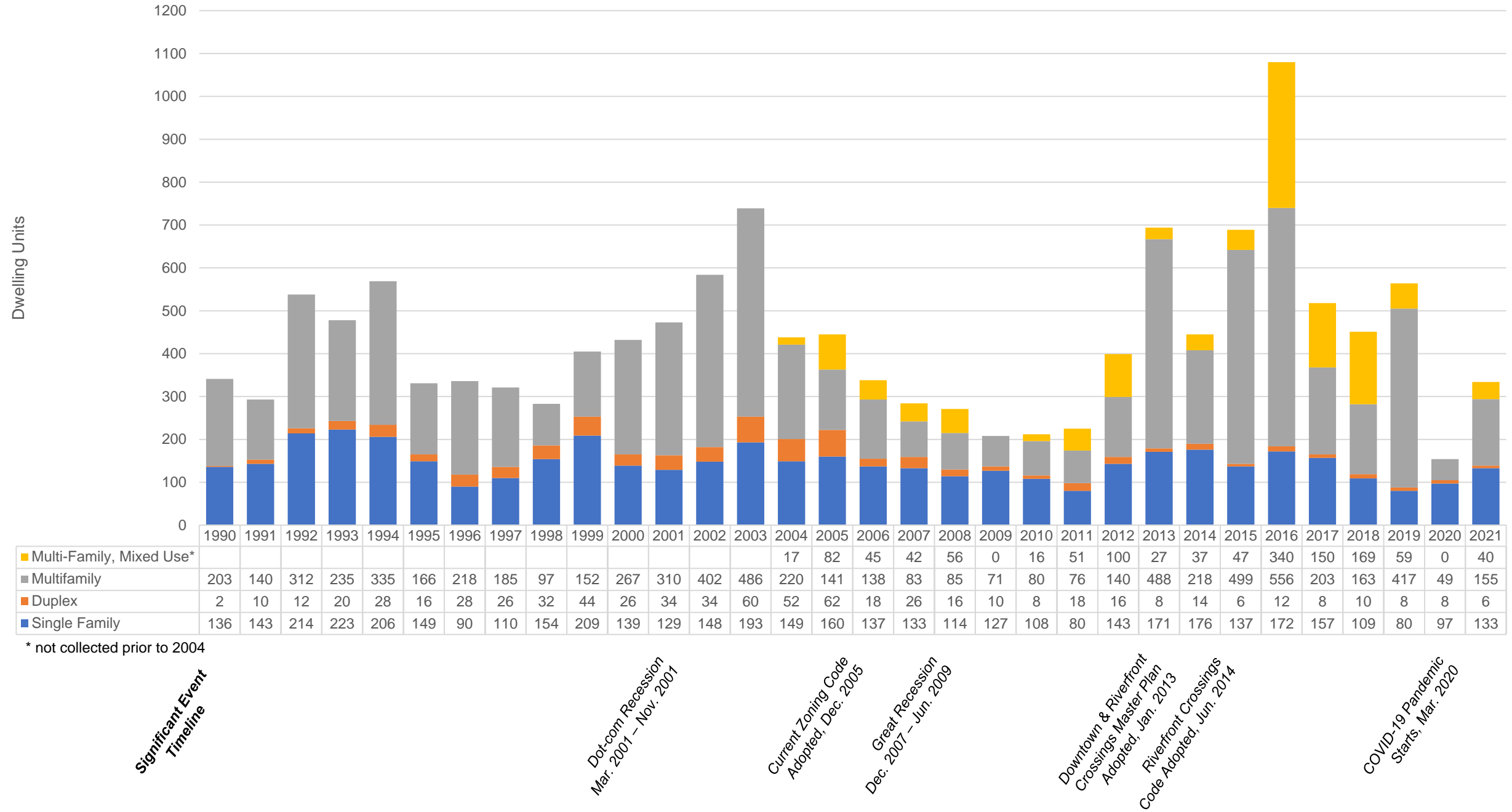
### **Attachments:**

1. Residential Lots Subdivided by Housing Type (in Anticipated Dwelling Units), 1990-2021
2. Residential Building Permits Issued by Housing Type (in Dwelling Units), 1990-2021

# Attachment 1: Residential Lots Subdivided by Housing Type (in Anticipated Dwelling Units), 1990-2021



Attachment 2: Residential Building Permits Issued by Housing Type (in Dwelling Units), 1990-2021





May 5, 2022

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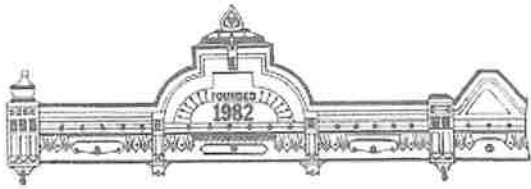
## Memo from Historic Preservation Commission: Montgomery Butler House

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### **ATTACHMENTS:**

Description

Memo from Historic Preservation Commission: Montgomery Butler House



Iowa City  
**Historic Preservation Commission**  
City Hall, 410 E Washington Street, Iowa City, IA, 52240

To City Council and Geoff Fruin, City Manager  
CC Alex Hachtman, Chair, Parks and Recreation Commission  
From Kevin Boyd, Chair, Iowa City Historic Preservation Commission  
RE Montgomery Butler House  
Date April 20, 2022

**The request:** Both the Historic Preservation Commission and the Parks and Recreation Commission are requesting the formation of a working group to investigate possible reuses of the Montgomery-Butler House, that would include appropriate City staff, members of both our commissions, Iowa River Trail and Waterworks Park users, and perhaps other interested members of the public. We ask for support for the working group. The goal would be to explore potential uses and recommend to City leadership a decision of some kind on this property. The Parks and Recreation Commission unanimously supported this idea at their March 9, 2022 meeting. The Historic Preservation Commission also unanimously supported it at their April 14, 2022 meeting.

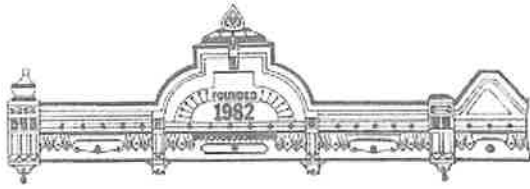
**Background:** The City acquired this historic asset in the 1990s as part of the land acquisitions for the water plant site. Shortly after, the City received a grant to moth-ball the property to preserve it for future use. While it is located in Waterworks Prairie Park, the land surrounding the water treatment facility at the park is maintained by the Public Works Department.

**Previous City leaders made this commitment.** The City acquired a historic asset in the late 1990s as part of the land acquisition for the water plant site. The City received a grant to moth-ball the property for future reuse. As part of the agreement to build the water plant, city staff agreed to find a use for the building "when funds become available."

**The City owns this property and needs to address it.** It's been ignored for too long. One of the City's strategic plan goals is to "Invest in Public Infrastructure, Facilities and Fiscal Reserves." Part of this goal is about addressing unaddressed issues. This property is one of them. It's part of the City-owned public infrastructure, which needs to be addressed.

**The City has had recent success in adaptive reuse of historic properties.** Public Space One's new home at 225 and 229 N Gilbert is a great example of the City preserving historic resources and opening up discussions and ideas from the community about the use for these historic assets. We've got creative people in this City; we should use their creativity to explore uses. The working group should invite a community discussion about exploring potential uses for this historic asset. Additionally, grants are often available for historic property adaptive reuse.

**It's the right thing to do during the climate crisis.** Another city goal in the strategic plan is "Demonstrate Leadership in Climate Action." The structure already contains the embodied



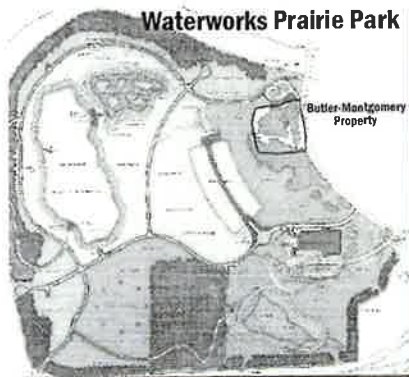
Iowa City  
**Historic Preservation Commission**  
City Hall, 410 E Washington Street, Iowa City, IA, 52240

energy, the energy used to construct the building - its materials, transport, and assembly. If the building is demolished because of neglect, that energy is lost, and we add to the landfill. Let's explore if there's adaptive reuse to this city-owned resource before it's added to the landfill.

**It's part of our shared history.** Cultural continuity between generations stitches together our past and our future. Walter and Elizabeth Butler were a little like the godparents of Iowa City. When the territorial legislature needed a place to meet in Iowa City, the Butlers built what came to be known as Butler's Capitol. After the territorial legislature passed racist laws requiring Black residents to get a bond from white residents, the Butlers secured the bond for the first Black Iowa City residents. After Walter's death, Elizabeth lived in this house with her second husband, Martin Montgomery. They operated a ferry to cross the Iowa River on this site. This structure was likely built between 1856 and 1859. Old-time Iowa City residents may remember the old Butler Bridge that crossed the Iowa River near this site.



# Montgomery-Butler House & Farmstead



Chicken House



1980s Barn



Corn Crib (looking northeast)



Mrs. Stevens on river, c.1890s



Bend in river near farm, c.1890s



Glen & Guy Stevens feeding pigs, c.1890s



Glen & Guy Stevens at woodpile, c.1890s



Butler-Montgomery House, southwest side

One of the oldest structures in Johnson County, the Montgomery-Butler house was built around 1858 for the family of Elizabeth (Galbreath) Butler Montgomery (widow of Martin Montgomery) and her Butler children.

This area is also historically significant for its support of a steam-powered saw mill and a ferry service across the Iowa River (known as "Butler's Landing"), which began in 1854. The Montgomery-Butler House is noted architecturally as an example of a vernacular stone dwelling with Greek Revival features that were typical of residential architecture predating the Civil War in Iowa City and Johnson County.

The property also includes a partially collapsed double corncrib dating from the first half of the twentieth century and several stone and concrete foundations of former outbuildings built between the mid-nineteenth and mid-twentieth centuries.

An important pioneer family in Johnson County, Walter and Elizabeth Butler came to Iowa City in 1839. Mr. Butler was a local businessperson and real estate investor. He died in 1844. Elizabeth married Martin Montgomery in 1850. Members of the Butler family lived on the site until after Elizabeth's death in 1888. Since then, the house and farm were rented to tenants who grew melons on the fertile river bottomland, raised livestock and operated a wood lot. The Butler descendants sold the property in 1944. The house was vacant for about twenty years before the City of Iowa City acquired it in 1995 as part of land purchased for the construction of the new Iowa City Water Treatment Plant.





May 5, 2022

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## Quarterly Investment Report: January - March 2022

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### **ATTACHMENTS:**

Description

Quarterly Investment Report January - March 2022

**CITY OF IOWA CITY**

**QUARTERLY  
INVESTMENT REPORT**

**January 1, 2022  
to  
March 31, 2022**

**Finance Department**

**Prepared by:**

**EMILY DROLL**

**SENIOR ACCOUNTANT-REVENUE**

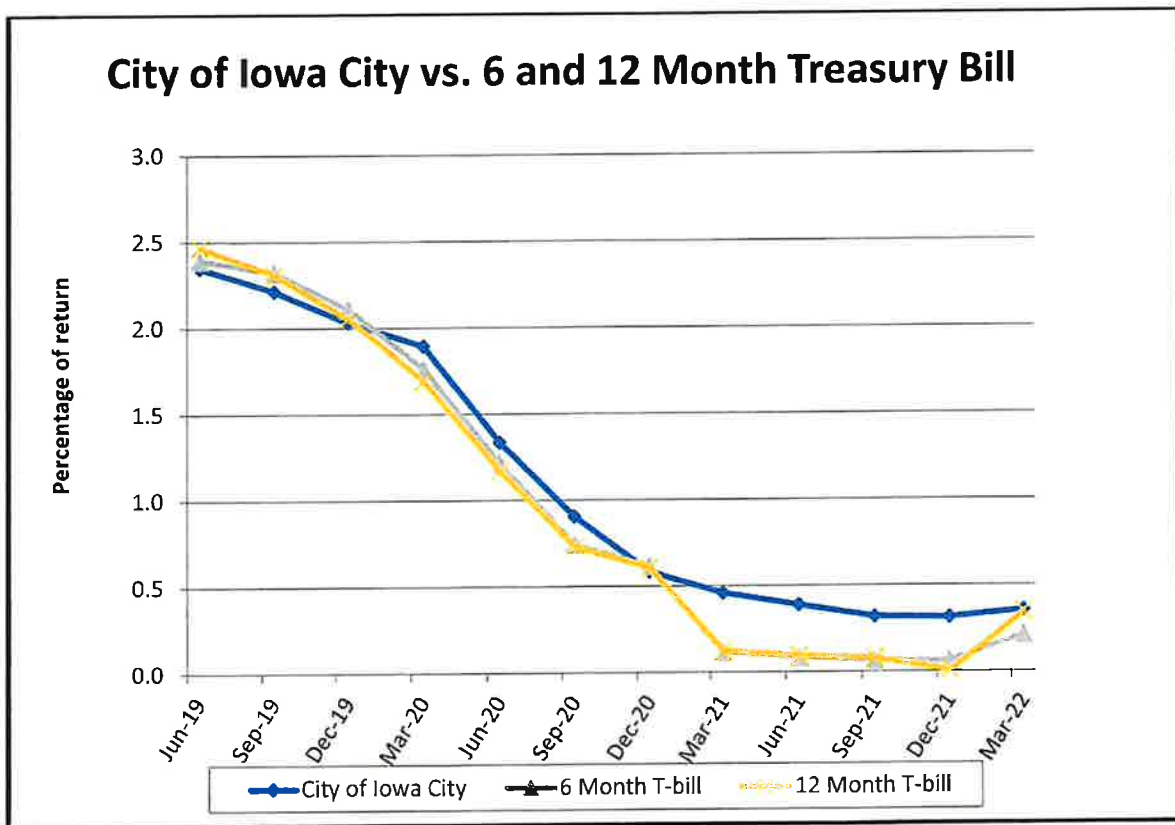
## OVERVIEW

The City of Iowa City's investment objectives are safety, liquidity and yield. The primary objective of the City of Iowa City's investment activities is the preservation of capital and the protection of investment principal. The City's investment portfolio remains sufficiently liquid to enable the City to meet operating requirements that cash management procedures anticipate.

Investments purchased by the City of Iowa City for the third quarter of this fiscal year had an average return of 0.3%. The City only purchased one new investment in this quarter with the anticipation that rates would start to increase. The Federal Funds Rate was up .07% at quarter end to .33%.

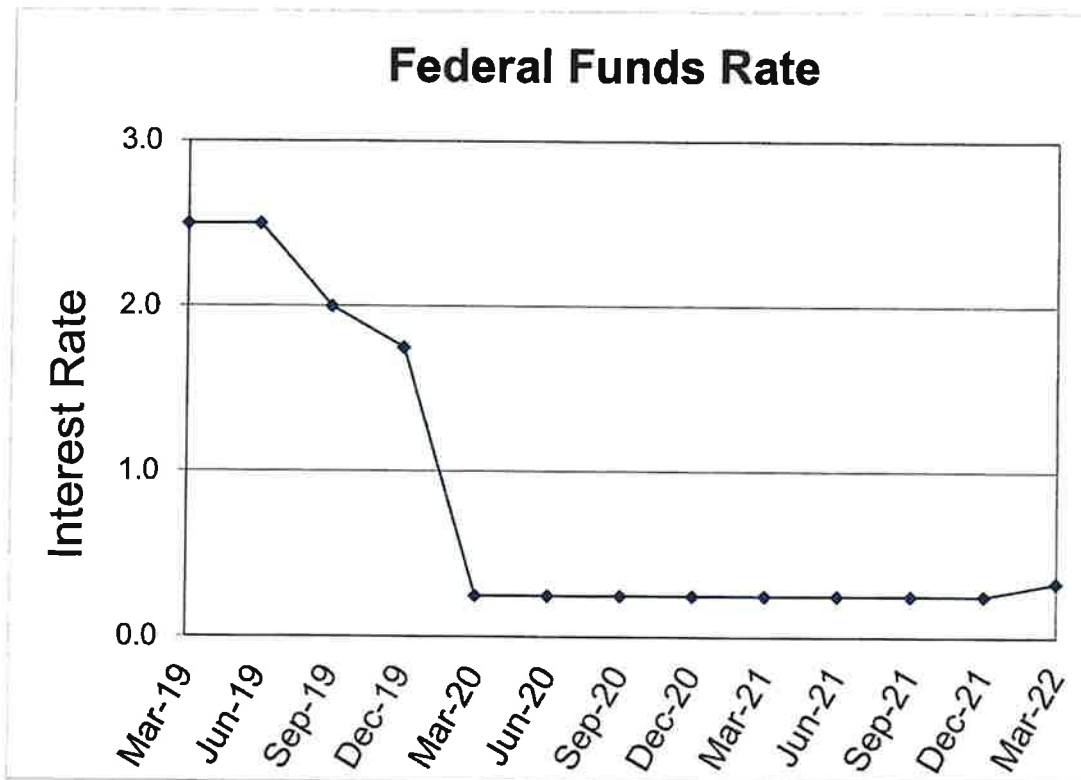
In investing public funds, the City's cash management portfolio is designed with the objective of regularly exceeding the average return on the six-month U.S. Treasury Bill. The Treasury Bill is considered a benchmark for riskless investment transactions and therefore comprises a minimum standard for the portfolio's rate of return. Since the city's investments are mostly between the six-month and twelve-month range, the yield curve for the twelve-month U.S. Treasury Bill has been added to the chart. The rolling average return on the six-month U.S. Treasury Bill for the prior 365 days was 0.214% and the twelve-month return was 0.348%. The investment program seeks to achieve returns above this threshold, consistent with risk limitations and prudent investment principles. The rate of return on the City's entire portfolio for the quarter was 0.356%.

Investments for this year are \$24,535,555.00 higher than last year. The increase in investments is due to an overall increase in the amount of funds being held by the City.



Treasury bills and fed funds are competing investments in the money market. The federal funds rate is highly influential and often has a direct effect on the U.S. economy, because it serves as a base for interest rates offered by various financial and credit institutions to businesses and consumers.

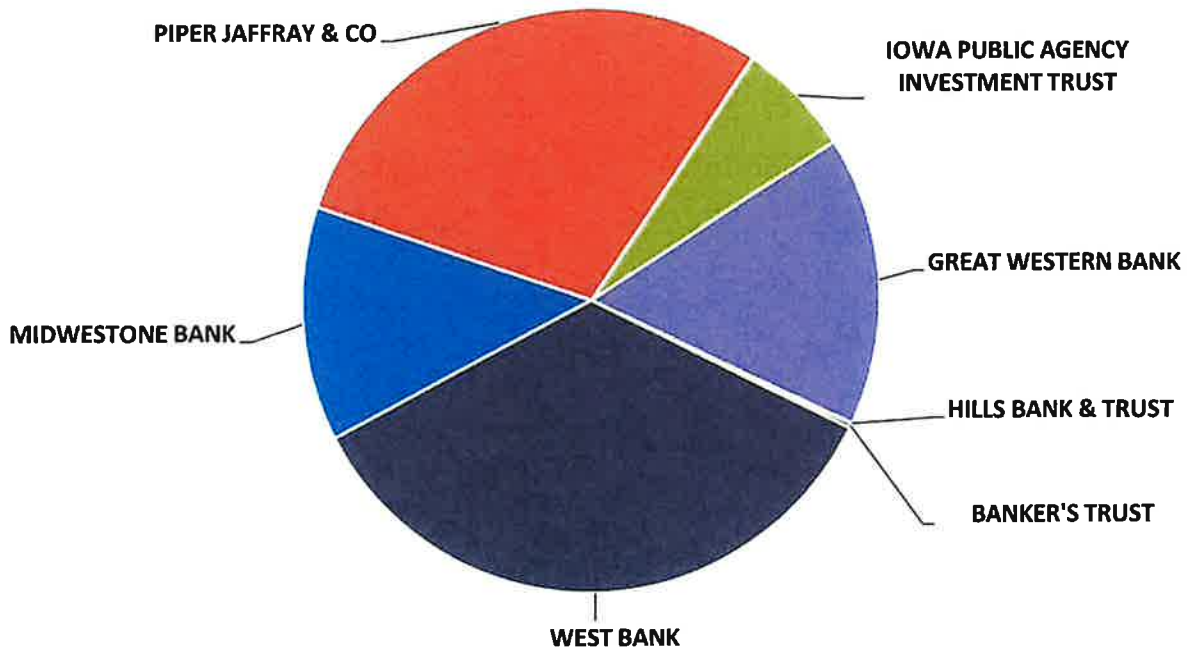
The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. With appropriate firming in the stance of monetary policy, the Committee expects inflation to return to its 2 percent objective and the labor market to remain strong. In support of these goals, the Committee decided to raise the target range for the federal funds rate to 1/4 to 1/2 percent and anticipates that ongoing increases in the target range will be appropriate.



**CITY OF IOWA CITY  
INVESTMENTS ON HAND  
LISTING BY INSTITUTION**

<b>INSTITUTION NAME</b>	<b>3/31/22 INVESTMENT AMOUNT</b>	<b>3/31/21 INVESTMENT AMOUNT</b>	<b>DEPOSITORY LIMIT</b>
MIDWESTONE BANK	\$ 20,431,856	\$ 35,405,812	\$ 150,000,000
PIPER JAFFRAY & CO	\$ 46,188,109	\$ 35,796,675	N/A
IOWA PUBLIC AGENCY INVESTMENT TRUST	\$ 10,135,463	\$ 25,046,643	N/A
GREAT WESTERN BANK	\$ 25,171,444	\$ 30,149,556	\$ 100,000,000
CEDAR RAPIDS BANK & TRUST	\$ -	\$ -	\$ 50,000,000
GREEN STATE CREDIT UNION	\$ -	\$ 5,000,000	\$ 50,000,000
HILLS BANK & TRUST	\$ 100,552	\$ 100,051	\$ 25,000,000
BANKER'S TRUST	\$ 358,107	\$ 566,758	\$ 50,000,000
NXT BANK	\$ -	\$ 925,000	\$ 10,000,000
WEST BANK	\$ 55,140,517	\$ -	\$ 75,000,000
<b>TOTAL</b>	<b>\$ 157,526,048</b>	<b>\$ 132,990,494</b>	

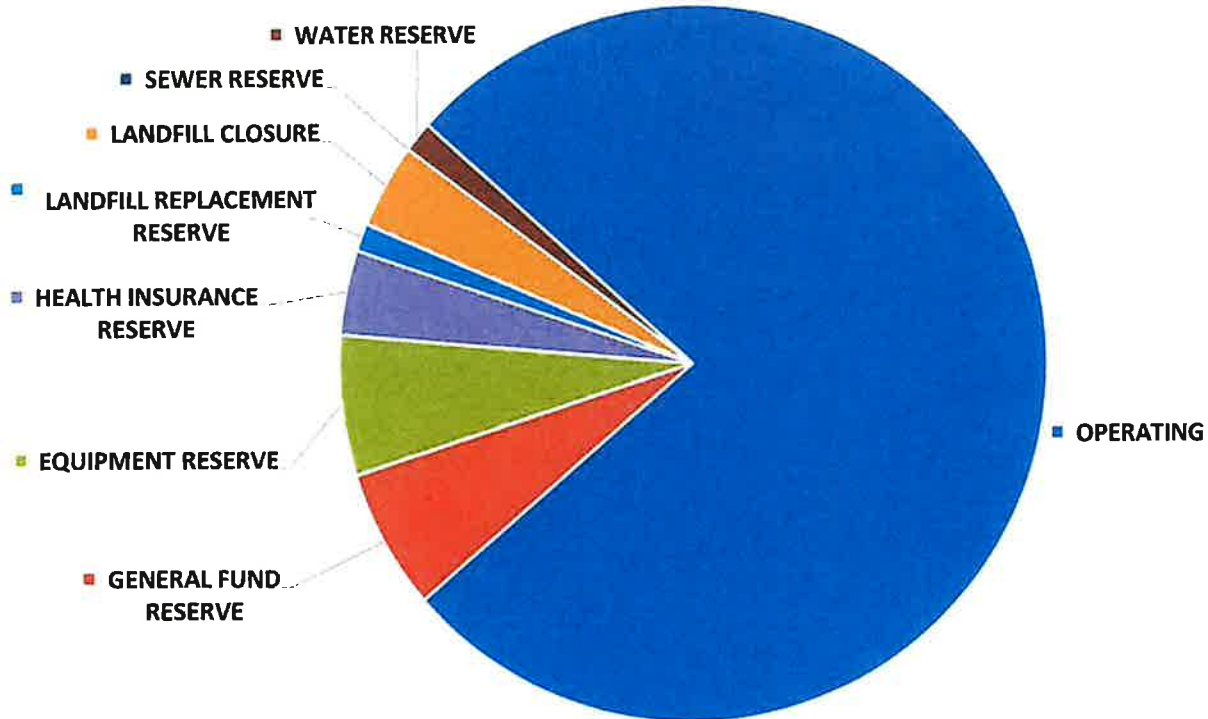
**City of Iowa City  
Investments by Institution  
March 31, 2022**



**CITY OF IOWA CITY  
INVESTMENTS ON HAND  
SUMMARY BY FUND**

<b>FUND TYPE</b>	<b>3/31/22 INVESTMENT AMOUNT</b>	<b>3/31/21 INVESTMENT AMOUNT</b>
OPERATING	\$ 121,323,356	\$ 101,263,465
GENERAL FUND RESERVE	\$ 9,997,692	\$ 7,997,029
EQUIPMENT RESERVE	\$ 10,000,000	\$ 6,000,000
HEALTH INSURANCE RESERVE	\$ 6,000,000	\$ 4,000,000
LANDFILL REPLACEMENT RESERVE	\$ 2,000,000	\$ 2,000,000
LANDFILL CLOSURE	\$ 6,000,000	\$ 6,000,000
SEWER RESERVE	\$ -	\$ 3,525,000
WATER RESERVE	\$ 2,205,000	\$ 2,205,000
<b>TOTAL</b>	<b>\$ 157,526,048</b>	<b>\$ 132,990,494</b>

**City of Iowa City  
Investments by Fund  
March 31, 2022**



## CITY OF IOWA CITY

## INVESTMENTS ON HAND

**March 31, 2022**

**\$ 157,526,047.89**

**CITY OF IOWA CITY  
INVESTMENT ACTIVITY  
FOR THE QUARTER ENDED MARCH 31, 2022**

INSTITUTION	FUND TYPE	INVESTMENT TYPE	PURCHASE DATE	MATURITY DATE	INVESTMENT AMOUNT
INVESTMENTS ON HAND AT 12/31/21					<b>\$ 162,375,354.03</b>
<b>PURCHASES</b>					
IPAIT	OPERATING	SAV			\$ 10,000,000.00
CREDIT AGRICOLE CORPORATE	OPERATING	NOTE	01/10/2022	10/07/2022	\$ 4,988,750.00
BANKERS TRUST	OPERATING	SAV			\$ 5,000,000.00
INTEREST AND ACCRETION					<u>\$ 156,507.84</u>
<b>TOTAL PURCHASES</b>					<u><b>\$ 20,145,257.84</b></u>
<b>REDEMPTIONS</b>					
IPAIT	OPERATING	CD	16-Oct-20	14-Jan-22	\$ 10,000,000.00
MIDWESTONE	OPERATING	CD	03/11/2021	03/04/2022	\$ 5,000,000.00
CREDIT AGRICOLE CORPORATE	OPERATING	NOTE		01/07/2022	\$ 5,000,000.00
BANKERS TRUST	OPERATING	SAV			\$ 4,988,750.00
EXPENSES					<u>\$ 5,813.98</u>
<b>TOTAL REDEMPTIONS</b>					<u><b>\$ 24,994,563.98</b></u>
<b>INVESTMENTS ON HAND AT 3/31/22</b>					<u><u><b>\$ 157,526,047.89</b></u></u>





May 5, 2022

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## Press Release: City's Electric Bus Bash moved to Chauncy Swan Parking Ramp

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### **ATTACHMENTS:**

Description

Press Release: City's Electric Bus Bash moved to Chauncy Swan Parking Ramp

## Kellie Fruehling

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**From:** City of Iowa City: Do Not Reply <CityofIowaCity@public.govdelivery.com>  
**Sent:** Tuesday, May 3, 2022 4:16 PM  
**To:** Kellie Fruehling  
**Subject:** City's Electric Bus Bash moved to Chauncey Swan Parking Ramp

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# City of IOWA CITY

## FOR IMMEDIATE RELEASE

**Date:** 05/03/2022

**Contact:** [Darian Nagle-Gamm](#), Transportation Director

**Phone:** 319-356-5156

## City's Electric Bus Bash moved to Chauncey Swan Parking Ramp



Due to forecasts calling for rain this Friday, the Iowa City Transit's Electric Bus Bash, 2 to 4 p.m. on Friday, May 6, 2022, has been moved to the first floor of the Chauncey Swan Parking Ramp, 415 E. Washington St.

The bash will be held underneath the College Street Bridge. Parking for the event can be found in the Robert A. Lee Recreation Center parking lot off of Burlington, or in the Chauncey Swan Parking Ramp.

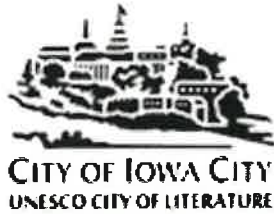
The celebration of the City's four new electric buses will feature tours of an electric City bus, speakers, light refreshments, e-bikes, educational EV information, giveaways, and more fun!

The event will be broadcasted live on the [City's Facebook](#) account and [YouTube page](#).

Join Mayor Bruce Teague and other leaders as we celebrate this exciting step forward in our mission for zero carbon emissions by 2050. To learn more about Iowa City's climate action goals, visit [icgov.org/ClimateAction](http://icgov.org/ClimateAction).

Iowa City's Climate Action and Adaptation Plan identifies shifting 55% of vehicular trips to more sustainable methods of transportation such as biking, walking, EVs, or transit as a key strategy to reducing emissions. The electric buses, which were funded through state and federal grants, as well as through a partnership with MidAmerican Energy Company, will help make these goals possible.

Last year, Iowa City Transit began service improvements to create faster, more frequent, more reliable, and more affordable transit service with a goal of improving service for those that rely on it most, and making it an easier choice for others. To learn more about our Transit system, [visit icgov.org/Transit](http://icgov.org/Transit).



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**GOVDELIVERY** 



May 5, 2022

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Airport Commission: April 21

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**ATTACHMENTS:**

Description

Airport Commission: April 21

**MINUTES**  
**IOWA CITY AIRPORT COMMISSION**  
**April 21, 2022 – 6:00 P.M.**  
**AIRPORT TERMINAL BUILDING**

**DRAFT**

**Members Present:** Warren Bishop, Scott Clair (via Zoom), Judy Pfohl, Hellecktra Orozco

**Members Absent:** Chris Lawrence

**Staff Present:** Michael Tharp, Jennifer Schwickerath

**Others Present:** Matt Wolford, Joe Roenfeldt, Ryan Story

**DETERMINE QUORUM**

A quorum was determined at 6:00 pm and Pfohl called the meeting to order. **Bishop moved nominate Pfohl as Acting Chair for the meeting, seconded by Clair, motion carried 4-0 (Lawrence Absent). Clair moved to nominate Orozco as Acting Secretary for the meeting, seconded by Bishop. Motion carried 4-0 (Lawrence absent)**

**APPROVAL OF MINUTES**

Bishop moved to accept the minutes, seconded by Orozco. Motion carried 4-0 (Lawrence Absent)

**PUBLIC COMMENT**

None.

**ITEMS FOR DISCUSSION / ACTION**

**a. Community Foundation / Airport Fundraising**

Tharp gave an update on the progress stating that they had met with the Community Foundation to follow up the conversation from last meeting. Tharp thanked Schwickerath for leading much of the work to develop the fundraising statement.

- i. Consider a resolution A22-10 establishing charitable fund and use statement –  
**Orozco moved the resolution A22-10, Seconded by Bishop. Resolution approved 4-0**

**b. Airport Signage/Wayfinding**

Tharp noted he didn't have anything new on this. He stated the FUEL team had given him a number of cost estimates that they were going to incorporate into the state grant application and that they'd have a more detailed update next month. Tharp stated that he had given FUEL the go ahead for the door vinyl replacements as that was something the Commission had previously indicated their desire to move forward on.

**c. FAA/IDOT Projects**

- i. **Runway 7/25 Rehab East End** – Tharp noted that both this and the Threshold Relocation project are at the same spot. They are reaching out to the contractors to get a pre-construction meeting put together so they can discuss schedules and distribute that information to Jet Air and other users of the airport.
- ii. **Runway 25 Threshold Relocation** – see above.
- iii. **South T-hangar infrastructure** Tharp noted that Bolton & Menk had delivered a set of the plans and specifications and that this is the beginning process for the bid. Tharp noted the Commission would have digital versions in the packet at their next meeting.
  - 1. **Consider a resolution setting a public hearing on the plans, specifications, and form of contract for the south taxilane and apron project** - Pfohl moved resolution #A22-11, seconded by Bishop. Resolution approved 4-0 (Lawrence Absent)
- iv. **Hangar A Door Replacement (phase 1)** Tharp noted this is going to be the same process and they have the Plans and Specifications.
  - 1. **Consider a resolution setting a public hearing on the plans, specifications, and form of contract for the Hangar A Door Replacement (Phase 1)** - Bishop moved resolution #A22-12, seconded by Orozco, resolution approved 4-0 (Lawrence absent)
- v. **FAA Bipartisan Infrastructure Law (BIL) Grant programs** – Tharp noted that the FAA gave a little update on the BIL but that there wasn't a lot of new information. Tharp noted that he had conversations with the regional staff that were there regarding the desire to use funds for the solar power project, as well as a terminal study and that those appeared to be received well.
- vi. **Iowa DOT FY23 Grant Applications** Tharp noted that there wasn't a lot of information on this for the meeting, and it was meant as more of an acknowledgment that the call letter for applications went out. Tharp stated that his thoughts for grant application projects would be for hangar A doors, the wayfinding and terminal building work, and additionally a project to replace the front cabinets of the fuel storage facility. Pfohl asked questions regarding the hangar door project in relation to the art project. Tharp noted that by next fall they would know if they were able to get all the doors done.

**d. Airport "Operations"**

**i. Management**

- 1. **Airport Terminal Area/Parking Lot** – Tharp noted that he hadn't gotten a lot of info back from engineering on this. He stated they were in the process of redrawing the work as requested by the Commission. He hoped to have a better timeline at the next meeting for this to get completed.

2. **Airport Operations/Commission handbook** Tharp noted that he hadn't made much headway on this. He had a number of things mentally prepared for the book but needed to get them on paper for this work. He noted he had a rough idea of what would be in the book, and how to find other things noting a lot of the city policy materials are already online.
3. **USAF Display Jet** - Tharp noted that Pfohl had requested this to be on the agenda. Pfohl mentioned that she had reached out to Veterans groups about responsibility for the jet. Clair noted that he had prepared a history on the jet. Pfohl mentioned they had discussed the options of returning the jet to the Air Force and doing something different either with a piece of art or something more related to the airport. Clair noted that with the terminal study the desire to look at the entryway and consider the options of what a different entryway would look like.

## ii. Budget

1. **Art Mural** – Tharp noted that the Art Mural section was more of a placeholder for the time being. Tharp noted that he didn't want to take
    - a. **Fundraising**
    - b. **RFQ**
  2. **Toyota Iowa City** – Tharp reminded members that last month the owners of the Toyota dealership had requested a lease extension from the Commission that was a little bit early, and now it appears they know the motivation for that. Tharp recommended the Commission approve the request to allow for the lease assignment.
    - a. **Consider a resolution giving consent to assign the lease to McGrath Holdings - Bishop moved, seconded by Clair resolution A22-13. Motion carried 4-0 (Lawrence absent.**
- ## iii. Events
- Tharp stated the Autocross group would be here this weekend starting the event cycle. Tharp noted that these are the dates for events going on and noted they were also having a conversation with the Summer of the Arts group for a third movie weekend. Tharp also noted the pancake breakfast would be August 28<sup>th</sup>.
1. **Autocross: April 24; July 24; August 21**
  2. **Drive-in Movies: May 28, Oct 8**

## e. FBO / Flight Training Reports

- i. **Jet Air** Wolford handed out the maintenance log for the Commission noted that usually they get to do things a little earlier and look back at the previous month. Wolford noted that Tharp had mentioned the need to work on the front end of

the fuel farm and noted the grant program would be a good project. He noted they were spending a bit of time replacing seals on the system. Wolford also noted that they replaced the old popcorn machine. Wolford stated that charter activity was going well and that their biggest struggle was with the rapid increases in fuel prices. Wolford noted that he believed the flight training rates would be adjusted upward. He stated the rates hadn't been changed for the last 2 years or so. Pfohl asked about fuel supply and Wolford responded to those questions. Members asked Wolford questions about flight training rates and Wolford responded.

**f. Commission Members' Reports**

Clair thanked Tharp for doing an outstanding job for organizing the aviation conference. Wolford noted that the Iowa City airport really got highlighted in the conference.

- g. Staff Report** Tharp gave an update on the Conference stating they had FUEL give a presentation on marketing and identity, and that Rantizo came in and gave a presentation on their company which uses drones to conduct ag spraying operations. Tharp stated that he would be out of the office the first week of May and possibly for a longer period around Memorial Day at the end of the month.

**SET NEXT REGULAR MEETING**

The next meeting is scheduled for 6:00 pm, May 12, 2022, at the Airport. Clair noted he might be remote again for the next meeting. Tharp stated they last update he had from Lawrence said that he thought he'd be at the meeting on May 12.

**ADJOURN**

Bishop moved to adjourn, seconded by Orozco motion carried 4-0. Meeting was adjourned at 6:35 pm.

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CHAIRPERSON

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DATE



**Airport Commission  
ATTENDANCE RECORD  
2022**

NAME	TERM EXP.	04/08/21	05/03/21	05/13/21	06/10/21	07/08/21	07/15/21	08/12/21	09/09/21	10/21/21	11/18/21	12/09/21	01/13/22	1/13/22	2/10/22	03/10/22	04/21/22
Warren Bishop	06/30/22	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X
Scott Clair	06/30/23	X	O/E	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X
Christopher Lawrence	06/30/25	X	X	X	O/E	X	X	X	X	X	O/E	X	X	X	X	X	O/E
Hellecktra Orozco	06/30/24	X/E	O/E	X	X	O/E	O/E	X	X	X	X	X	X	X	X	X	X
Judy Pfohl	06/30/22	X	X	X	X	X	X	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



May 5, 2022

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Historic Preservation Commission: April 14

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**ATTACHMENTS:**

Description

Historic Preservation Commission: April 14

MINUTES  
HISTORIC PRESERVATION COMMISSION  
APRIL 14, 2022  
EMMA HARVAT HALL

PRELIMINARY

MEMBERS PRESENT: Kevin Boyd, Carl Brown, Sharon DeGraw, Cecile Kuenzli, Jordan Sellergren, Noah Stork, Deanna Thomann

MEMBERS ABSENT: Margaret Beck, Kevin Larson, Frank Wagner

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT: Bu Wilson

RECOMMENDATIONS TO COUNCIL:

By a vote of 7-0 the Commission recommends that Council direct staff to form and support a working group to investigate possible reuses of the Montgomery-Butler House as approved by this Commission and the Parks and Recreation Commission.

CALL TO ORDER: Chairperson Boyd called the meeting to order at 5:30 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none

CONSENT AGENDA: CERTIFICATE OF APPROPRIATENESS:

1110 East College Street

Bristow described the house as being a two-story gable-roofed cottage in the East College Historic District. There is a screened porch addition on the back of the building. The proposed project is to remove the porch and replace it with a one-story addition to serve as a multipurpose room with a bathroom. The owner is committed to matching the addition to the house, and that sustainable practices are used in the build. The addition will be set in from the corners of the house, with a pair of windows on the west side, a triplet of windows that match those on the front of the house, a smaller window, and an entry stoop. The siding and trim will match the lower level and the foundation will match the existing foundation. The addition is designed to mimic the roof on the front porch. All materials will be wood to match the house. The window and door products still need to be approved, but staff is confident that this will not be a problem. There will be an accessibility lift attached to the rear stoop. The railing will match the rest of the project.

Boyd invited the applicant to speak about the project and Bu Wilson came forward. She stated that she and her husband want to retain the character and fit of the neighborhood.

**MOTION: Sellegren moved to approve a Certificate of Appropriateness for the project at 1110 East College Street as presented in the application, on the condition that the door and window products are approved by staff. DeGraw seconded the motion. The motion carried on a vote of 7-0 (Beck, Larson, Wagner absent).**

# HISTORIC PRESERVATION COMMISSION

April 14, 2022

Page 2 of 4

## 109 and 119 East College Street

Bristow stated that the project is for signage on the Tower Addition at 109 East College. She noted that the sign code calls for no more than 90 square feet and must be a set percentage of the wall space. Three signs are being proposed, and all are aluminum with white polycarbonate base letters. They all meet the requirements of the sign code so city staff recommends approval.

**MOTION: DeGraw moved to approve a Certificate of Appropriateness for the project at 109 East College Street as presented in the application. Sellegren seconded the motion. The motion carried on a vote of 7-0 (Beck, Larson, Wagner absent).**

## CONSENT AGENDA: MONTGOMERY BUTLER HOUSE

Boyd said this is the 3<sup>rd</sup> conversation about this building. He stated that he spoke with the Parks and Recreation Commission, and they supported a working group to make decisions about this property. He gave a brief history of the property and asked for support to take this recommendation to City Council.

**MOTION: Thomann moved to approve the memo about creating a working group to explore the uses of the Montgomery Butler House as written. Brown seconded the motion. The motion carried on a vote of 7-0 (Beck, Larson, Wagner absent).**

## CERTIFICATE OF NO MATERIAL EFFECT:

### 1113 East College Street

Bristow stated that this property has a barn garage in the back. There are water issues, so the foundation needs to be replaced. Staff recommended a slight curb to mitigate future water problems.

### 422 Brown Street

The front of the house has an enclosed porch, and an apartment with a basement patio. The poured concrete retaining wall will be replaced with concrete block. Bristow added that owners were informed that the railing will need to meet the guidelines if it is reconstructed.

### 1027 East College Street

Bristow said this is a roof replacement.

### 505 Clark Street

Bristow said this property has an historic garage. The door is being replaced along with other repairs.

### 111 East College Street:

This is a minor alteration to an approved project. Bristow said there is a pair of solid steel doors they had planned to keep but were found to be rusted through. They will be replaced with a pair of doors that match another set that was already approved. The entry to 109 E College will also be changed with a door instead of an entry alcove.

# HISTORIC PRESERVATION COMMISSION

April 14, 2022

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## 508 South Summit Street:

This project is a rear addition and entry porch. Bristow said they will not be installing French doors, but a single door and small window instead.

## 1415 Davenport Street:

This was a work without permit that was discovered. Bristow said they are building a small sauna with reclaimed windows. Per building code, it will be moved 3 feet away from house.

## **CONSIDERATION OF MINUTES FOR MARCH 10, 2022:**

**MOTION:** Sellegren moved to approve the minutes of the Historic Preservation Commission's March 10, 2022, meeting, as written. Brown seconded the motion. The motion carried on a vote of 7-0 (Beck, Larson, Wagner absent).

## **COMMITTEE INFORMATION:**

Boyd stated that he wrote a letter on behalf of the committee supporting Iowa City's state designation as a Cultural & Entertainment District.

## **COMMISSION DISCUSSION:**

- 1) Staff recommends continuing the annual awards presentation. If approved, this will be the 39<sup>th</sup> annual event. Bristow noted that this takes quite a bit of staff time, and they will need involvement from the commission to reduce that burden. The process of accepting submissions and reviewing nominations was discussed.
- 2) Terms are ending for Kuenzli, Sellegren, and DeGraw. Several other spots are also open.

## **ADJOURNMENT:**

Kuenzli moved to adjourn the meeting. DeGraw seconded. The meeting was adjourned at 6:30 pm.

Minutes submitted by Kathy Fitzpatrick

# HISTORIC PRESERVATION COMMISSION

April 14, 2022

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## HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD 2021-2022

NAME	TERM EXP.	06/10	7/08	7/21	8/12	9/09	10/14	11/18	12/9	01/13	2/15	3/10	4/14
BECK, MARGARET	6/30/24	--	X	X	X	X	X	X	X	X	X	X	O/E
BOYD, KEVIN	6/30/23	X	X	X	X	X	X	X	X	X	O/E	X	X
BROWN, CARL	6/30/23	O/E	X	O/E	X	X	O/E	O/E	X	O/E	O/E	X	X
BURFORD, HELEN	6/30/21	X	--	--	--	--	--	--	--	--	--	--	--
DEGRAW, SHARON	6/30/22	X	O/E	O/E	X	X	X	X	O/E	X	X	X	X
KUENZLI, CECILE	6/30/22	X	X	X	O/E	X	X	X	X	X	O/E	X	X
KIPLE, LYNDI	6/30/22	X	X	--	--	--	--	--	--	--	--	--	--
LARSON, KEVIN	6/30/24	--	X	X	O/E	X	O/E	X	X	O	X	O	O
PITZEN, QUENTIN	6/30/21	X	--	--	--	--	--	--	--	--	--	--	--
SELLERGREN, JORDAN	6/30/22	O/E	X	X	X	X	X	O/E	X	X	X	X	X
STORK, NOAH	6/30/24	--	X	X	X	O/E	X	X	X	X	X	O/E	X
THOMANN, DEANNA	6/30/23	--	O/E	X	X	O/E	X	O/E	O/E	X	X	O/E	X
WAGNER, FRANK		--	--	--	X	X	X	X	X	X	X	X	O/E
WU, AUSTIN	6/30/23	X	--	--	--	--	--	--	--	--	--	--	--

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