



**Monday, February 23, 2026**

**Agenda for the Regular Meeting of the City Council of the City of Manchester**

**The City Council meeting will start at 5:00 PM**

**Location: 204 East Main Street**

**1. Opening**

- 1.1. Call to Order
- 1.2. Pledge of Allegiance
- 1.3. Roll Call
- 1.4. Approval of the Agenda
- 1.5. Nice Neighbor Award Presentation to Clarence Slife & his dog Roxie

**2. Public Input**

Public Input: Please state your name and address for the record before proceeding with your comments. Individual remarks are limited to 5 minutes, with the overall Public Input period limited to 30 minutes. Under Iowa Open Meetings Law, the City Council can take no formal action on comments given during the Public Input period which do not relate to Action Items on the agenda.

**3. Consent Agenda**

- 3.1. Approval of the following City Council minutes: the February 9, 2026 Regular City Council Meeting; the February 11, 2026 Special City Council Meeting; the February 16, 2026 Budget Work Session
- 3.2. R-021-2026 Resolution Approving Payment of Bills
- 3.3. Acknowledge receipt of the following City Reports & Minutes: minutes of the January 8, 2026 Library Board meeting; minutes of the February 19, 2026 Airport Committee meeting; minutes of the February 19, 2026 Planning & Zoning Commission meeting
- 3.4. Approval of the following Liquor License Applications: Renewal Application for On Premise Class C Retail Alcohol License for Blue Collar Sports Bar at 120 East Main Street; Renewal Application for Off Premise Class E Retail Alcohol License for Wal-Mart Store #1506 at 1220 West Main Street
- 3.5. Approval of the appointment of Julie Smith to the Library Board of Trustees

**4. Items Removed from the Consent Agenda**

**5. Public Hearings**

- 5.1. Public Hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement
- 5.2. Consider approval of Resolution R-022-2026 Resolution taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement, setting date for the sale of General Obligation Corporate Purpose Bonds, Series 2026 and authorizing the use of a

preliminary Official Statement in connection therewith

- 5.3. Public Hearing on the request of Wes Schulte to rezone 401 Lincoln Street from R1-80 Single Family Low Density District to R-4 Multi-Family Residential Medium Density District
- 5.4. Consider approval of the first consideration & adoption of Ordinance 001-2026 An Ordinance Amending the Official Zoning Map of the City of Manchester, Iowa (401 Lincoln Street)

**6. Regular Agenda Items**

- 6.1. Consider approval of Site Plan for 401 Lincoln Street
- 6.2. Discussion and potential action on Lincoln School Redevelopment Proposal
- 6.3. Consider approval of Resolution R-023-2026 Approving Preliminary & Final Plat for Oakview Estates Subdivision of Lot 4 & 5
- 6.4. Consider approval of Resolution R-024-2026 Approving Final Plat for Shover's Highway #20 Subdivision
- 6.5. Discussion and potential action on non-reponsive utilities in the Anderson Street Project area
- 6.6. Consider approval of Resolution R-025-2026 Approving Engineering Agreement with Fehr Graham for the 2027 Anderson Street Improvement Project (Phase 2)
- 6.7. Consider approval of Setting the Public Hearing on the Proposed Property Tax Levy for Fiscal Year July 1, 2026 - June 30, 2027 for Monday, March 23, 2026 at 5:00pm

**7. Engineer Updates**

**8. Reports**

- 8.1. City Attorney
- 8.2. City Manager
- 8.3. City Clerk
- 8.4. Police Chief
- 8.5. City Council Members
- 8.6. Mayor

**9. Information/Upcoming Meetings**

**10. Adjourn**