



**Agenda for the Regular Meeting of the City Council of the City of Manchester
Tuesday, May 26, 2026**

The City Council meeting will start at 5:00 PM
Location: 204 East Main Street

Video Recordings: <https://www.youtube.com/@cityofmanchesteriowa9648>

1. Opening

- 1.1. Call to Order
- 1.2. Pledge of Allegiance
- 1.3. Roll Call
- 1.4. Approval of the Agenda

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 minutes of the May 11, 2026 Regular City Council meeting
- 3.2. R-057-2026 Resolution Approving Payment of Bills
- 3.3. Acknowledge receipt of the following City Reports & Minutes: minutes of the April 9, 2026 Library Board meeting; April 2026 Wastewater IDNR Reports
- 3.4. Approval of the following Liquor License application: Renewal Application for Class E Retail Alcohol License for Hy-Vee Dollar Fresh at 1080 West Main Street
- 3.5. Ordinance 001-2026 An Ordinance Amending the Official Zoning Map of the City of Manchester, Iowa (401 Lincoln Street), third consideration & final adoption
- 3.6. Approval of the request of the Hero Hustle Committee to use Schram Park on August 30, 2026 for the Hero Hustle Sprint Triathlon
- 3.7. R-058-2026 Resolution Amending Salary Resolution
- 3.8. R-059-2026 Resolution Approving Updated Lease Agreement with The Watershed LLC for 300 & 308 River Street
- 3.9. R-060-2026 Resolution Setting a Date of Meeting at which it is proposed to approve a Development Agreement with The Manchester Locker, including Annual Appropriation Tax Increment Payments
- 3.10. Approve payment of the following Commercial Incentive Grant: Interior Grant in the amount of \$1,020.63 to East End Collision at 945 East Main Street
- 3.11. R-061-2026 Resolution Approving Temporary Construction Easement for the Anderson Street Improvement Project

- 3.12. R-062-2026 Resolution Approving Reimbursement Agreements for Law Enforcement Academy Expenses
- 3.13. R-063-2026 Resolution Approving Additional Scope Agreement with Fehr Graham for East Main & Madison Street Sidewalk Ramp Improvements
- 3.14. R-064-2026 Resolution Declaring Windstream Non-Responsive to Request for Relocates for the Anderson Street Improvement Project
- 3.15. R-065-2026 Resolution Approving Final Plat of Sherman's Farm Subdivision
- 3.16. R-066-2026 Resolution Waiving Right to Review Plat (Loecke Sisters Subdivision)
- 3.17. R-067-2026 Resolution Waiving Right to Review Plat (Scovel's Honey Creek Heights Subdivision)

4. Public Hearings

- 4.1. Public Hearing on the Proposed Budget Amendment for the Fiscal Year ending June 30, 2026
- 4.2. Consider approval of Resolution R-068-2026 Amending the Current Budget for the Fiscal Year ending June 30, 2026
- 4.3. Public Hearing on a proposed Development Agreement with Henderson Properties, Inc.
- 4.4. Consider approval of Resolution R-069-2026 Approving Development Agreement with Henderson Properties, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- 4.5. Public Hearing on Ordinance 005-2026 Amending the City Code of the City of Manchester, Iowa to Establish a Default Publication Timeline for Notices of Public Hearings
- 4.6. Consider approval of the first reading of Ordinance 005-2026 Amending the City Code of the City of Manchester, Iowa to Establish a Default Publication Timeline for Notices of Public Hearings

5. Regular Agenda Items

- 5.1. Presentation of the Highway 13 & Honey Creek Road Traffic Impact Study Report — Kirkham Michael
- 5.2. Consider approval of Resolution R-070-2026 Approving Final Plat of Kehrlis Farmstead 6th Subdivision
- 5.3. Consider approval of Resolution R-071-2026 Approving Final Plat of Oakview Subdivision Phase 2
- 5.4. Consider approval of Resolution R-072-2026 Approving Voluntary Early Retirement Application
- 5.5. Consider approval of Resolution R-073-2026 Approving Supplement Agreement No. 1 with Kirkham Michael for the West Marion Street Bridge Rehabilitation Project
- 5.6. Consider approval of request of Taylor Hutchinson to bow hunt on his property at 521 South Brewer Street
- 5.7. Consider approval of the request from Delaware County Relay for Life to close the City Parking Lot at 202 East Delaware Street on Friday, June 12, 2026 for the Relay for

Life Event

- 5.8. Consider request of Manchester Area Chamber of Commerce to close the parking lot at 200 & 202 East Delaware Street on July 24, 2026 for a beer tent for RAGBRAI
- 5.9. Consider approval of a housing incentive package providing an 85% property tax rebate for a period of 12 years for Wes Schulte's Lincoln Village Redevelopment & Lincoln/Grant Street Expansion Project & direct City staff to work with the City's attorney to draft the necessary paperwork for Council consideration & approval

6. Reports/Updates

- 6.1. Engineering Updates
- 6.2. City Attorney
- 6.3. City Manager
- 6.4. City Clerk
- 6.5. Police Chief
- 6.6. City Council Members
- 6.7. Mayor

7. Adjourn