



Agenda for the Regular Meeting of the City Council of the City of Manchester
Monday, August 24, 2026 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 speaking. Comments are limited to 5 minutes, with a 30-minute total Public Input period. Under Iowa Open Meetings Law, the City Council cannot take formal action on items not listed on the agenda.

3. Consent Agenda

- 3.1. Approval of the minutes of the August 10, 2026 Regular City Council meeting
- 3.2. R-100-2026 Resolution Approving Payment of Bills
- 3.3. Acknowledge receipt of the following City Reports & Minutes: minutes of the July 9, 2026 Library Board meeting; July 2026 Library Monthly Statistical Report; minutes of the August 17, 2026 Parks & Recreation Commission meeting; July 2026 Wastewater IDNR Reports
- 3.4. R-101-2026 Resolution Amending Salary Resolution
- 3.5. Approve payment of claims totaling \$21,802.00 to Fehr Graham for engineering services
- 3.6. Approve payment of claims totaling \$8,725.00 to Kirkham Michael for engineering services
- 3.7. Approve sale of used John Deere Curtis Cab & 47 inch Snowblower with Quick Hitch to Nick Geuther for \$2,505.00

4. Public Hearings

- 4.1. Public Hearing on Proposed Permanent Non-Assignable Easement with RAMM Properties, LLC related to property located at 116 South Franklin Street
- 4.2. Consider approval of Resolution 102-2026 Approving Permanent Non-Assignable Easement with RAMM Properties, LLC related to property located at 116 South Franklin Street
- 4.3. Public Hearing on proposed Development Agreement with Wesley D. Schulte
- 4.4. Consider approval of Resolution 103-2026 Approving Development Agreement with Wesley D. Schulte, Authorizing Annual Appropriation Tax Increment Payments and

Pledging Certain Tax Increment Revenues to the Payment of the Agreement

- 4.5. Public Hearing on proposed Development Agreement with Westgate Center, LLC
- 4.6. Consider approval of Resolution 104-2026 Approving Development Agreement with Westgate Center, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- 4.7. Public Hearing on Rezoning Request for 1001 East Main Street
- 4.8. Consider approval of the first consideration and adoption of Ordinance 009-2026 Amending the Official Zoning Map of the City of Manchester, Iowa (1001 East Main Street)
- 4.9. Public Hearing on Rezoning Request for 1110 East Main Street
- 4.10. Consider approval of the first consideration and adoption of Ordinance 010-2026 Amending the Official Zoning Map of the City of Manchester, Iowa (1110 East Main Street)

5. Regular Agenda Items

- 5.1. Consider approval of Resolution 105-2026 Approving Final Plat of the Kammiller Subdivision
- 5.2. Consider approval of bid from River City Paving in the amount of \$45,430.00 to surface East Honey Creek Drive
- 5.3. Consider approval of Resolution 106-2026 Authorizing Economic Development Grant Agreement with Gathering Place Event Center LLC and Authorizing Internal Advance for Funding of Economic Development Grant Thereunder
- 5.4. Consider approval of Resolution 107-2026 Approving Change #1 for the Airport Runway Rehabilitation Project

6. Reports

- 6.1. Engineering Firms
- 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