Regular City Council Meeting

Monday, November 16, 2026 at 6:30 pm

Elkhart Community Center - 264 NW Garfield Ave

NOTE: All public comments will generally be limited to a maximum of three (3) minutes per person and shall fall under Agenda Item 5: Citizen Hearing and Other Communications. Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether or not it should be placed on a future agenda. All comments from the public, Council, and Staff shall address the presiding officer, and upon recognition by the presiding officer, shall be confined to the question under debate.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Citizen Hearing and Other Communications**
    a. **Polk County Sheriff Report**
    b. **Scott Drey-Fire Chief**
    c. **Public Comments on items not on the Agenda- 3-minute limit**
6. **Kinetic - Matt Graham**
7. **Hearing Regarding Code Violation Notice for Property Owner of 351 NW Elm Street**
    a. **Action Regarding Code Violation Notice for 351 NW Elm Street**
8. **Public Hearing on Proposal to Enter into a Sewer Revenue Loan and Disbursement Agreement**
    a. **Resolution #2026-71; A Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a $297,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)**
9. **Public Hearing on Proposed Urban Renewal Plan Amendment to the Elkhart Urban Renewal Area**
    a. **Resolution #2026-72; A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Elkhart Urban Renewal Area**
    b. **Ordinance No. 2026-8; An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the November, 2026 Addition to the Elkhart**

Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (First Reading)

10. Consent Agenda
    a. Approval of City Council Meeting Minutes of October 19, 2026
    b. Approval of Special City Council Meeting Minutes of October 27, 2026
    c. Approval of October and November Claims Submitted
    d. Receive and File - October Financials
    e. Receive and File - FY2026 Agreed-Upon Procedures Report
    f. Tax Abatement Application - 1310 W Walnut St
    g. Special Event Application for Elkhart Community Betterment Committee (A Country Christmas - December 17, 2026)
    h. Consideration and Approval of Engagement Letter with Dorsey & Whitney LLP for Bond Counsel Services – 2026-2028 Storm Water Improvements Project
    i. Resolution #2026-73; A Resolution Approving the Annual Urban Renewal Report for Fiscal Year 2026
    j. Resolution #2026-74; A Resolution Directing the Filing of Tax Increment Financing (TIF) Certification under Iowa Code Section 403.19 for the 2026 End of Year Certification of Urban Renewal Projects
    k. Resolution #2026-75; A Resolution Setting Date of Public Hearing for December 21, 2026 to Consider Amending Provisions of the Zoning Ordinance of the City of Elkhart, Iowa, Regarding Regulations Associated with Accessory Dwelling Units
    l. Resolution #2026-76; A Resolution of Endorsement for the City of Elkhart's Application to the Iowa Department of Transportation's Traffic Engineering and Assistance Program (TEAP)
11. Business Items
    a. Mayor Appointment of Mayor Pro Tem
    b. Consideration and Possible Action Regarding Utility Billing Request for 265 NW Garfield Street, Unit 3
    c. Resolution #2026-77; A Resolution to Approve the City of Elkhart's 2045 Comprehensive Plan
    d. Resolution #2026-78; A Resolution to Approve Nuisance Abatement
    e. Resolution #2026-79; A Resolution Approving Nuisance Abatement and Authorizing Property Cleanup
    f. Resolution #2026-80; A Resolution to Approve Schedule of Transfers from the Local Option Sales Tax Fund to the Prairie Pointe Park Capital Project Fund
    g. Resolution #2026-81; A Resolution to Authorize Release of Request for Qualifications (RFQ) for Inflow & Infiltration Study
    h. Resolution #2026-82; A Resolution Authorizing Membership in the Iowa Municipalities Workers' Compensation Association (IMWCA) and Approving Workers' Compensation Coverage
12. Discussion Items
    a. Planned Unit Developments Draft Ordinance
    b. Public Works Director Position

13. **Reports of Elected Officials, City Staff and Standing Committees**
14. **Adjourn**

Date Posted: Thursday, November 12, 2026

The Elkhart City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting. Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the Elkhart City Hall at 515-367-4735 or dnabity@cityofelkhart.com, no less than two business days prior to the meeting to enable the City of Elkhart to make reasonable arrangements to ensure accessibility or language assistance for the meeting.

Contact: Katie Wilson, City Administrator (kwilson@cityofelkhart.com 515-367-4735) | Agenda published on 11/12/2026 at 2:12 PM