

City Administrator Memo



City Council Memo

Meeting Date: October 25, 2011

From the Desk of Ryan C. Heiar

Upcoming Meetings & Events

Tuesday, Oct 25 7:00 P.M.
City Council

Wednesday, Oct 26 7:00 P.M.
Council Candidate Forum

Tuesday, Nov 1 6:30 P.M.
Planning & Zoning Commission

Thursday, Nov 10 6:30 P.M.
Joint Parks & Recreation Commission

Tuesday, Nov 8 7:00 P.M.
Election Day

Tuesday, Nov 8 7:00 P.M.
City Council

Consent Agenda

The following items are on the consent agenda and included in your packet:

- City Council Minutes (10/11/11)
- Claims
- September Revenues
- Liquor Licenses
 - J&A Tap
 - Fareway

Blues & BBQ 2011 Report

Cheryle Caplinger will be at the meeting to present the 2011 Blues and BBQ Report. Included in your packet is a summary report as well as the financials for the year. As you will recall, the City contributed an additional \$8,000 to the event for the "Redux" (a.k.a. rain date). In the past, this event has either broke even or profited slightly. However, due to the rescheduling and inclement weather, this year's event ended with a negative cash balance. Funds within the Community Betterment Account (a non-city account) covered the negative balance.

Economic Development Guide

In order to aid in economic development and general marketing of North Liberty, staff is proposing the creation of an economic development guide specific to North Liberty. This guide will be distributed throughout our region as well as throughout the state and is anticipated to have a two-year shelf life. This guide will be the only of its kind in the corridor and it will be delivered to local realtors and developers, Priority One, ICAD, the CVB, hotels, banks and other locations for public consumption.

We received two proposals for this work, one from the Corridor Business Journal (CBJ) and the other from the North Liberty Leader (in conjunction with Alphagraphics). Both proposals and the Request for Proposals are included in your packet. Staff is recommending awarding the project to the CBJ as their team has experience with these types of publications. If the resolution is approved, a memo of understanding will be created and executed. John Lohman, owner of the CBJ, will be at the meeting to address any questions Council may have. Additionally, sample publications from other Iowa cities will be at the Council dais for your review.

Initially, we planned to start this project in FY 11, with half of the funds to come from the FY 11 budget and the other half coming from the FY 12 budget. We currently have \$7,500 budgeted for FY 12 and funds remaining from FY 11 that will cover the anticipated \$15,000 to \$17,000 expense.

Need more information?

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Golf Cart Ordinance, Third Reading

Included in your packet is a revised ordinance regarding the use of golf carts on City streets. The revisions are based on the changes made at previous meetings. Also included is a revised map showing the streets that are prohibited from golf cart use.

Staff continues to have safety and enforcement concerns with this ordinance and is recommending denial. Specifically, there is a real concern for mixing vehicles and carts on busy streets that continue to see increasing traffic counts.

Cameron Way Partners Rezoning Request, Third Reading

Included in your packet is a rezoning ordinance for property located east of Cameron Way and south of West Penn Street. Cameron Way Partners is proposing a mixed used development, consisting of three apartment buildings and two commercial buildings, as discussed at the previous meetings. Staff and Commission are recommending approval of the proposed rezoning.

Dean Moore Rezoning Request, Third Reading

Dean Moore is requesting a zoning change adjacent to the Cameron Way Partners request (east and south). Mr. Moore is requesting an area currently zoned as commercial to be rezoned to residential (a combination of RM-12 and RD-10). Staff and Commission are recommending approval.

Tax Increment Financing Ordinance, Second Reading

As you know, the agreements with the University of Iowa Community Credit Union and A&M Development LLC state, in general, that in return for investing millions of dollars in the tax base the City will rebate a majority of the property taxes over a period of years, not to exceed \$10.4 million. In order to rebate the incremental taxes, the city is required to create a TIF district which essentially locks in the base assessed value of the land. The establishment of a TIF district comes after the creation of an urban renewal area and the agreements are signed so not to set the base assessed value prematurely. Once the base value is set, any new value (above the original base) will be subject to the tax rebate provisions. Enclosed is an ordinance drafted by our Bond Counsel, Dorsey and Whitney, which establishes the TIF district and base value of the area.

Midwest Home Builders Rezoning

Dan Sweeny with Midwest Home Builders is requesting a zoning change for property just north of Penn Street and adjacent to (east of) the Copeland Meadows subdivision. The request is to change a portion of the single family zoned lot to multifamily. Included in your packet is the staff memo and other related materials related to this request. Staff and Commission are recommending approval.

TIGER III Grant

Funding has been approved at the federal level for TIGER III. The City, in a joint effort with Coralville, will once again apply for funding, \$36 million, for all remaining phases of Highway 965. The resolution in your packet is approving the submission of an application to the TIGER fund.

Muddy Creek Stream Gage

Included in the packet is a joint funding agreement with USGS for the support, operation and maintenance of a stream gage station on Muddy Creek. According to the agreement, we will pay an estimated annual fee of \$2,240 (same as last year) for the above mentioned services. We will also have available to use the information provided by the gage instrument, including flow and rainfall data. This will be the fifth year we have entered into an agreement with USGS for the gage. Storm water revenues are used to pay this fee.

Penn Meadows Part 6

Part 6 of the Penn Meadows residential subdivision, located north of Penn Street and east of Front Street, is ready for Council acceptance. Staff has conducted the necessary inspections and all improvements are completed and requirements satisfied. The resolution on the agenda is approving the subdivision and accepting the public improvements.

Autumn Ridge Property

When the Autumn Ridge development was under consideration several years ago, a small non-buildable parcel of land was mistakenly assumed by staff to lie on the city side of a drainageway and now is a maintenance problem for the city. To address this issue, staff recommends deeding the parcel to the developer, who has agreed to accept it and include it in the neighbor association's maintenance responsibilities, using it as a neighborhood entrance/identification sign. In a related matter, Mid American Energy has recently requested an easement across the same property for future extension of a gas main to serve the city's Public Works area, and so we are recommending granting that easement just prior to deeding the property over to the Autumn Ridge developer.

Assessment Resolution

On the agenda is an assessment resolution, authorizing staff to assess fees for lawn mowing services to four different properties in the total amount of \$500. If approved, this resolution will be forwarded to the County for filing.

Documents Included For Your Review

- Library Director's Report
- Fund Balance Report (year ending 06/30/2011)
- Safety Audit and Status Update
- Letter from Iowa City Police Chief (re: animal control)

If you have **any** questions, concerns or comments about the agenda, memo or packet, please contact me prior to the meeting.