

City Administrator Memo



City Council Memo

Meeting Date: November 8, 2011

From the Desk of Ryan C. Heiar

Upcoming Meetings & Events

Tuesday, Nov 8
Election Day

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

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

Monday, Nov 21 7:00 P.M.
Library Board

Tuesday, Nov 22 4:00 P.M.
Legislative Open House – Coralville

Tuesday, Nov 22 6:30 P.M.
City Council (Budget Goal Setting)

Thursday, Nov 23
Thanksgiving Holiday, City Offices Closed

Friday, Nov 24
Thanksgiving Holiday, City Offices Closed

Need more Information?

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City Administrator

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Consent Agenda

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

- City Council Minutes (10/25/11)
- Claims
- Pay Application #5, Golfview Drive Improvements Project, Iowa Bridge and Culvert, \$97,448.92

Liberty Medical & Commerce Preliminary Plat

This preliminary plat, which is generally located south of Penn Street and east of Cameron Way, is consistent with the recently approved rezoning for Dean Moore. The staff memo and related materials are included in your packet. Staff and the Commission are recommending approval.

236th Street Parking

As discussed at our last meeting, the resolution on the agenda will remove the parking restrictions on the north side of 236th Street, allowing residents in the area some off street parking options.

Library Services Contract

The City has an agreement with Johnson County regarding library services where the County funds a portion of the library budget in exchange for County residents using the facility. Historically, the City has received around \$30,000 annually from the County for library services. Included in your packet is a letter from the Johnson County Board of Supervisors as well as a revised library services agreement. The Board is proposing several changes to the contract after using the same format for seven years. Most of the proposed changes are minor. The most notable change is the reduction of the annual levy cap. The previous agreement allowed for a maximum of a \$0.05 county library levy increase each year to cover their library agreement obligations. The revised agreement proposes to reduce the cap of \$0.05 to \$0.03. In previous years, the highest annual levy increase has been \$0.022, so this change will not immediately affect the county’s financial support for the library. In addition to the library directors within the county supporting the revisions, staff is recommending approval of the agreement.

Saints Corridor Commercial Park and Progress Park Developer’s Agreements

The developers of the Saints Corridor and Progress Park subdivisions have recently extended Nick Drive, located north of Penn Street and west of Alexander Way. A final plat has been approved for this area. The developer’s agreements, which are included in your packet, outline the expectations and requirements of the developer and are ready for your consideration. Staff is recommending approval of the agreements.

Tax Increment Financing Ordinance, Third 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 as 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.

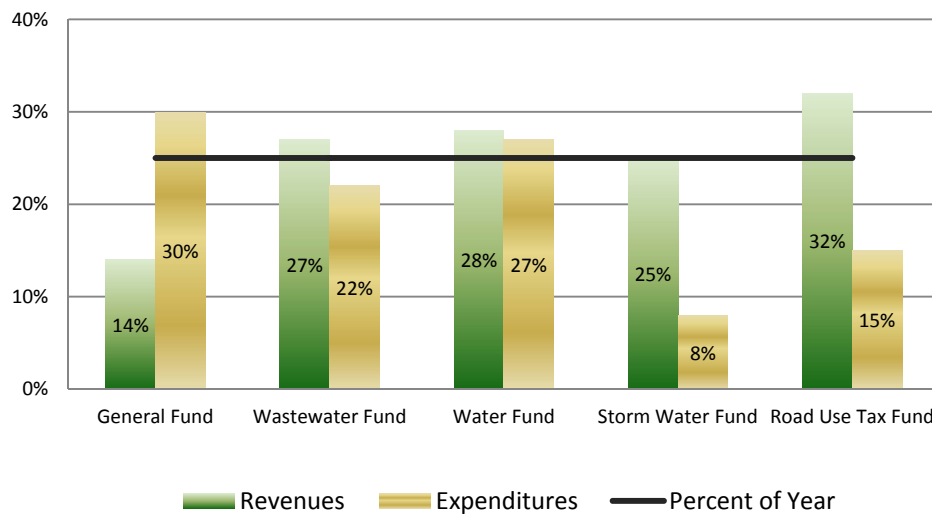
Midwest Home Builders Rezoning, Second Reading

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 zoning ordinance and exhibit. Staff and Commission are recommending approval.

Documents Included For Your Review

- Fire Chief’s Report
- Park Superintendent’s Report
- Telecommunication Director’s Report
- Recreation Director’s Report
- Water Superintendent’s Report
- Wastewater Superintendent’s Report
- Street Superintendent’s Report
- Parks & Recreation Commission Minutes
- Planning and Zoning Commission Minutes
- Police Chief’s Report
- Transit Report
- Stormwater Commission Minutes

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Month ending September 30, 2011

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