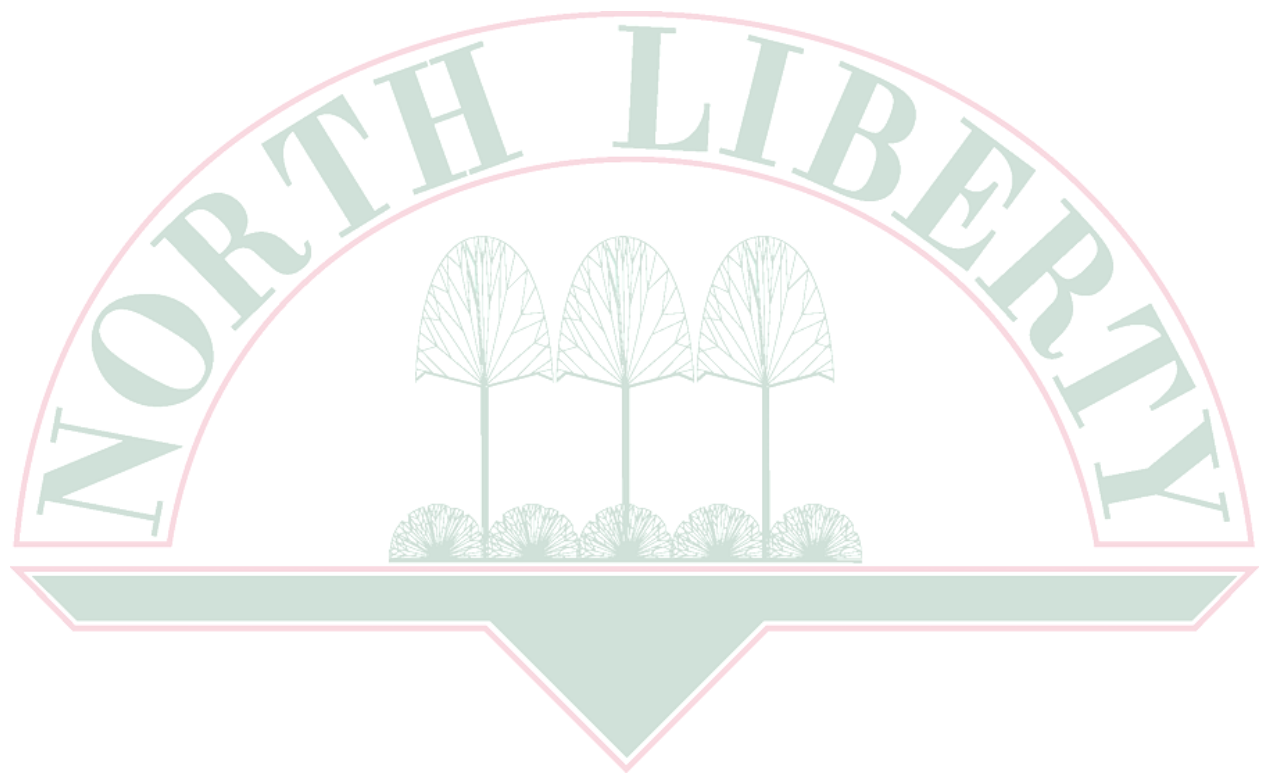




February 28, 2017

North Liberty
City Council
Regular Session

City Administrator Memo





City Council Memo

for February 28, 2017

from the desk of Ryan C. Heiar

Meetings & Events

Tuesday, Feb 28 at 6:30p.m.

City Council

Monday, Mar 6 at 6:00p.m.

Communications Commission

Tuesday, Mar 7 at 6:30p.m.

Planning Commission

Thursday, Mar 9 at 7:00p.m.

Parks & Recreation

Commission

Tuesday, March 14 at 6:30p.m.

City Council

Consent Agenda

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

- City Council Minutes (02/14/17)
- Claims
- January Revenues
- Liquor License Renewal – Casey's
- Penn Street ICAAP Project, Pay Application #11, Metro Pavers, \$2,006.74
- Penn Street ICAAP Project, Change Order #8, Metro Pavers, (\$427.00)

Junge Ford Site Plan

The Junge Ford site plan has gone through numerous iterations and two Planning Commission meetings and gradually the design has come around to one that will be a good fit in North Liberty. An important point to keep in mind is that it is a car dealership, and those uses have certain requirements of size and layout that are challenging to bring down to human scale, such as needing many service doors and simply the large size of building necessary to accommodate all the necessary functions. The latest version of the building plans adds quite a few design features to the original plan, including more attractive block, more attractive main entrance treatment, added glass service doors and added glass in other service doors, added wall offsets, added column offsets along walls (pilasters), added windows, added metal awnings, and additional building space that originally was considered as a possible addition for a later year. The applicant has made a good-faith effort to satisfy local design goals and Commission and staff recommend that the site plan be approved.

Ryan C. Heiar, City Administrator

rheiar@northlibertyiowa.org • office (319) 626-5700 • fax (319) 626-3288 • cell (319) 541-8404

Spotix Update and Amended Agreement

The new Spotix Facility, located in the recently constructed warehouse along I380, is operational and according to the owners has really increased their operational efficiencies and growth opportunities. They have invested over \$2 million into their new space (the economic development agreement required a \$1.9 million investment) and they have added six new employees (they are required to add a total of 13 new employees by 09/18). And, their 2016 sales exceeded earlier projections.

Spotix has another opportunity to expand, which would allow them to essentially double their inventory. They are proposing to purchase and build out the adjacent suite – at a cost of approximately \$800k - \$900k - and to use the majority of that space to house more inventory – up to \$1 million in value. Spotix is requesting an amendment to the existing agreement to revise the definition of “Warehouse Unit” to include an additional 9,000 square feet. The previously approved tax rebate would be applied to approximately 32,000 square feet instead of the originally approved 23,000; however the caps of 7-years or \$400k (whichever comes first) would still remain in effect.

This proposed amendment would allow Spotix to invest more money into the business with the intentions of growing faster; and moreover, the City could help a business continue to expand without putting more money on the table. Included in your packet is the proposed revised agreement, which is recommended for approval. The owners of Spotix will be at Tuesday’s meeting to provide an update and answer questions.

Windstream Right-of-Way Agreement (3rd Addendum)

Windstream is requesting access to the City’s right-of-way, on the east side of Highway 965 in the vicinity of the University of Iowa Community Credit Union, Family Video and Marco’s Pizza (see exhibit attached to agreement) for the installation of fiber. This is the third addendum to the initial agreement with Windstream and we have been satisfied with their work to date. The resolution also states that the Mayor or City Administrator can execute future addendums, rather than needing Council approval because the work is generally routine in nature. Staff recommends approval of the addendum.

FY 18 Budget Public Hearing and Approval

Included in the packet is the budget model and Capital Improvement Plan for the FY 18 budget cycle. The numbers in the model reflect all of the budget discussions to-date. Also included are the state budget forms, which are required to be certified with the County by March 15. The agenda includes the required public hearing and a resolution approving the FY 18 budget.

Highway 965, Phase 3 Design Proposal

The Highway 965, Phase 3 project, which includes the full build out of the roadway as per the master plan from Penn Street to Zeller Street is included in the FY18 budget. In order to complete this project in the 2018 construction season, design must begin soon. A design proposal from Shive Hattery is on the agenda and staff is recommending approval so that the process can begin. The estimated project cost is \$5 million, \$1.986 million of which will be funded by federal dollars through MPO programming.

Creekside South BMP Agreement

The Creekside South development, located at the corner of Forevergreen Road and Front Street, is closing in on a request for final plat approval. Prior to the approval of a final plat, the development must have a storm water BMP agreement, which defines storm water measures and ongoing maintenance responsibilities for those measures, in place. Said agreement is included in your packet and is recommended for approval.

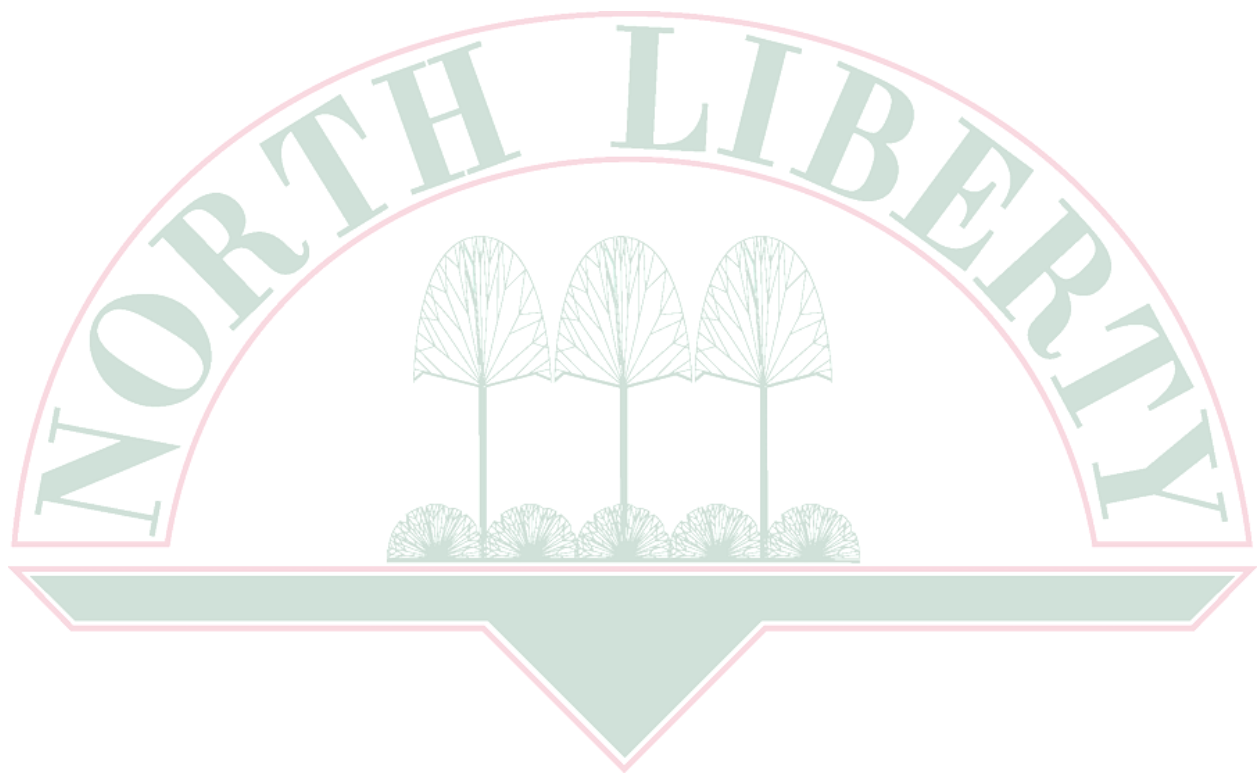
Mayoral Appointment

Included in your packet are Mayoral applications from Councilor and Mayor Pro Tem Terry Donahue and Councilor Chris Hoffman. A third application was received; however, the applicant did not live within the City limits. The appointment process for Tuesday will look like this:

- Each applicant will have 1 to 3 minutes to make their presentation to the Council.
- The City Council will have an opportunity to ask questions of each applicant.
- After questions and answers, anyone can make a motion to appoint, followed by a second. Three affirmative votes are needed for approval of the appointment.
- After an appointment is made, the newly appointed Mayor will take the oath of office.

As a reminder, the appointment of Mayor will take effect immediately. Furthermore, if the Council does not appoint a Mayor at this meeting, the County Auditor will be forced to call for a special election.

Agenda





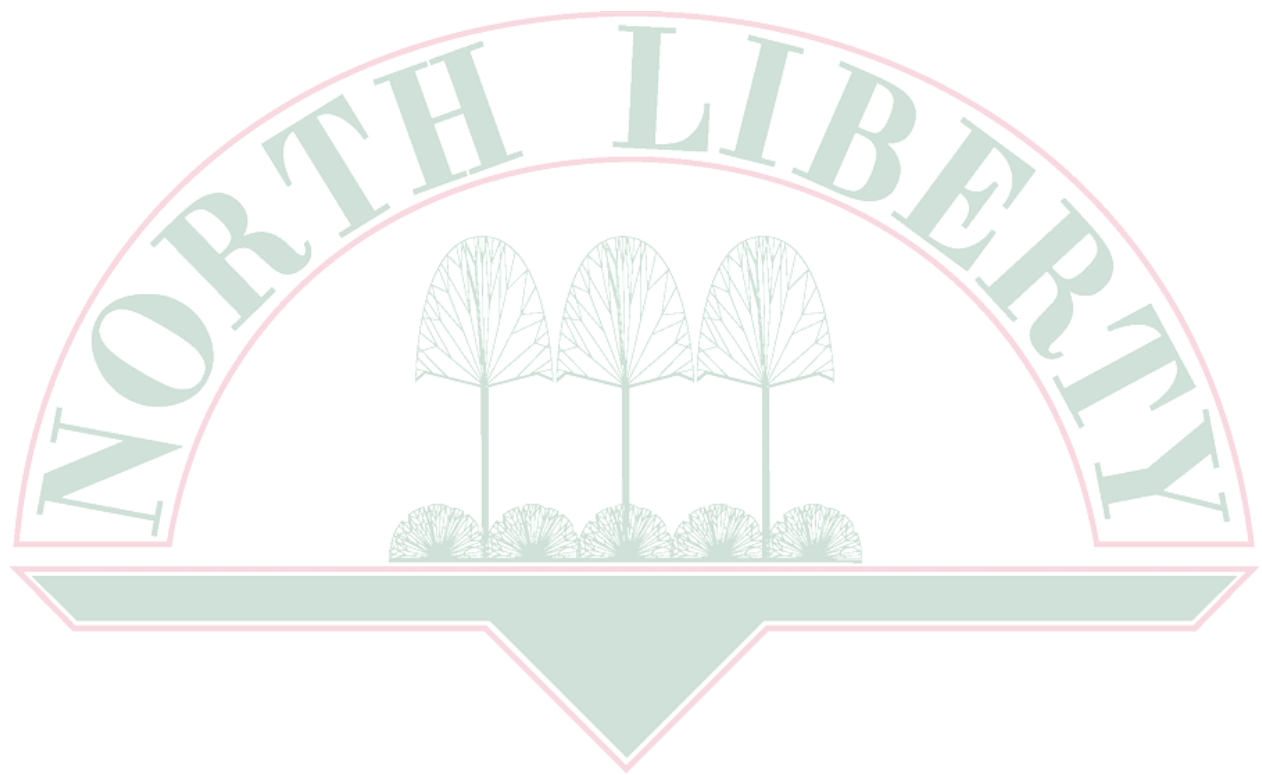
AGENDA

North Liberty City Council
February 28, 2017
Regular Session
6:30 p.m.
City Council Chambers

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Consent Agenda
 - A. City Council Minutes, Regular Session, February 14, 2017
 - B. Claims
 - C. January Revenues
 - D. Liquor License Update, Casey's 595 N. Kansas Avenue, update of premises
 - E. Penn Street ICAAP Project, Pay Application Number 11, Metro Pavers, \$2,006.74
 - F. Penn Street ICAAP Project, Change Order Number 8, Metro Pavers, (\$427.00)
5. Public Comment
6. City Planner Report
7. City Engineer Report
8. City Attorney Report
9. Assistant City Administrator Report
10. City Administrator Report
11. Mayor Pro Tem Report
12. Junge Ford Site Plan
 - A. Staff and Commission recommendations

- B. Applicant presentation
 - C. Resolution Number 2017-13, A Resolution approving the Development Site Plan for Lot 28, Liberty's Gate Part Three and Lot 1, Liberty's Gate Part Eight with the exception of Auditor's Parcel 200715, North Liberty, Iowa
13. Spotix Update and Request
- A. Resolution Number 2017-14, A Resolution amending the Development Agreement with Spotix, Inc.
14. McLeodUSA Fiber Optics Agreement– 3rd Addendum
- A. Resolution Number 2017-15, A Resolution approving the Third Addendum to the Tower and Ground Lease with Option between the City of North Liberty and McLeodUSA Telecommunications Services, LLC that establishes the terms and conditions under which fiber optic cables will be installed in the City of North Liberty, Iowa
15. FY 18 Budget
- A. Public Hearing regarding proposed FY 18 budget
 - B. Resolution Number 2017-16, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2018 for the City of North Liberty, Iowa
16. Highway 965, Phase Three
- A. Resolution Number 2017-17, Approving the Services Agreement between the city of North Liberty and Shive-Hattery, Inc. for the Highway 965, Phase Three Project
17. Creekside South BMP Maintenance Agreement
- A. Resolution Number 2017-18, A Resolution approving the Stormwater Management Facility Maintenance Agreement and Easement between the City of North Liberty and Hodge Construction under which stormwater management facilities will be maintained in Creekside South in the City of North Liberty, Iowa
18. Mayoral Appointment
- A. Presentation by applicants
 - B. Discussion by Council
 - C. Motion for appointment
 - D. Oath of office
19. Old Business
20. New Business
21. Adjournment

Consent Agenda





Minutes

North Liberty City Council
February 14, 2017
Regular Session

Call to order

Mayor Pro Tem Donahue called the February 14, 2017 Regular Session of the North Liberty City Council to order at 6:30 p.m. Council members present: Terry Donahue, Chris Hoffman, Annie Pollock, Jim Sayre and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Dean Wheatley, Megan Benischek, Chief Diane Venenga, Chengjie Huang and Brian Gotwals.

Approval of the Agenda

Hoffman moved, Pollock seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Sayre moved, Hoffman seconded to approve the Consent Agenda including City Council Minutes from the Regular Session on January 24, 2017; City Council Minutes from the Special Session on January 31, 2017; the attached list of Claims; the Liquor License Renewal for Pancheros Mexican Grill, Class B Beer with Sunday Sales endorsement; the Liquor License Application for Café Muse, Class C Liquor License with Sunday Sales endorsement; the Liquor License update for Bluebird Café, ownership change; Pay Application Number 4 for the Phase I Water System Improvements, Division I – Water Treatment Plant Project to Portzen Construction, Inc. in the amount of \$131,556.86; Pay Application Number 17R for Phase II WWTP Improvements Project to Tricon Construction Group in the amount of \$327,215.36; Change Order Number 7 for the East Growth Area Water & Sewer Extensions to Langman Construction Co. in the amount of \$18,952.58; Change Order Number 1 for the Phase I Water System Improvements Division III – Well Construction and Rehabilitation Project to Gingerich Well & Pump Service, LLC in the amount of \$19,050.00; and Pay Application Number 2 for the Phase I Water System Improvements Division III – Well Construction and Rehabilitation Project to Gingerich Well & Pump Service, LLC in the amount of \$642,593.30. After discussion, the vote was all ayes. Consent agenda approved.

Public Comment

Chengjie Huang from Café Muse spoke regarding the opening of his new business, Café Muse. Council discussed Café Muse with the owner.

City Planner Report

City Planner Wheatley reported on fixed route transit service. In January, there were 30 trips. \$24 in fares received. The City was billed for \$3,666.00 for a cost of \$122 per trip. Council discussed the report with Wheatley.

City Engineer Report

City Engineer Trom reported on the Forevergreen Road utilities project. The preliminary plans are complete. Trom met with city and IDOT staff. IDOT is hosting a public information meeting on April 13. The wells component of the water system improvements project is progressing. Wells three and four casings and grounding have been completed. Gingerich estimates a couple more weeks of drilling. The raw water main project is on tonight's agenda. The wastewater treatment plant expansion project is 84.7% complete. The North Liberty Road Phase 2 preconstruction meeting will be scheduled within the next two weeks. Staff is preparing a 28E agreement with Johnson County. The Penn Street Improvements Project public hearing is tonight. The bid letting is next week with award on February 28. Alliant Energy installed the underground conductor along Penn Street. They are now waiting on Mediacom to remove their equipment from the poles which should happen in the next two weeks. Trees were removed along LL Pelling's property today. The water storage maintenance/brine building public hearing is March 14 with bids accepted on March 21 and the contract awarded March 28. The SRF Sponsored Water Quality Project contractor is back working on concrete and permeable pavers.

City Attorney Report

City Attorney Peterson had no specific report.

Assistant City Administrator Report

Assistant City Administrator Mulcahey reported that the budget has been published. The public hearing and adoption are on the agenda for the February 28 meeting. Mulcahey presented on SQR at a storm water symposium in Dubuque last week.

City Administrator Report

City Administrator Heiar reported that the budget model will be in the next packet, too. A special Planning Commission meeting has been scheduled for next Wednesday for the Junge Ford site plan application. Heiar reminded Council that Don Cox will be at the March 14 City Council meeting to present his report on the Fire Department. Jessica Peckover will be at the March 28 Council meeting to discuss the CIT program. Heiar offered legislative updates from the Iowa League of Cities Legislative Day.

Mayor Pro Tem Report

Mayor Pro Tem Donahue reported on the Iowa League of Cities Legislative Day.

Phase I Water System Improvements, Division II – Water Mains

Trom presented information regarding the bids received on this project. Hoffman moved, Wayson seconded to approve Resolution Number 2017-10, A Resolution accepting the bid and authorizing execution of the contract for the Phase I Water System Improvements Division II – Water Mains Project, North Liberty, Iowa. After discussion, the vote was: ayes – Hoffman, Donahue, Wayson, Sayre, Pollock; nays – none. Motion carried.

Penn Street Improvements Project 2017

At 6:55 p.m., Mayor Pro Tem Donahue opened the public hearing regarding proposed plans, specifications, form of contract and estimate of cost for the Penn Street Improvements Project 2017. No oral or written comments were received. The public hearing was closed.

Trom provided information regarding the project. Hoffman moved, Wayson seconded to approve Resolution Number 2017-11, A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Penn Street Improvements Project 2017. The vote was: ayes – Donahue, Wayson, Pollock, Sayre, Hoffman; nays – none. Motion carried.

SRF – Water Projects

Wayson moved, Pollock seconded to approve Resolution Number 2017-12, A Resolution authorizing and approving a Water Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$23,000,000 Taxable Water Revenue Bonds. After discussion, the vote was: ayes – Pollock, Wayson, Donahue, Hoffman, Sayre; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Wayson thanked staff who helped with Beat the Bitter.

Property Acquisition

Mayor Pro Tem Donahue asked City Attorney Peterson for his opinion on going into closed session.

At 7:04 p.m., Hoffman moved, Sayre seconded to move into closed session pursuant to Iowa Code Section 21.5(j) to discuss the purchase of particular real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. The vote was: ayes – Sayre, Hoffman, Donahue, Pollock, Wayson; nays – none. Motion carried.

At 7:52 p.m., Hoffman moved, Pollock seconded to return to open session. The vote was: ayes – Pollock, Donahue, Sayre, Hoffman, Wayson; nays – none. Motion carried.

Adjournment

At 7:26 p.m., Hoffman moved, Wayson seconded to adjourn. All ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Terry Donahue, Mayor Pro Tem

Attest:

Tracey Mulcahey, City Clerk

JANUARY 31ST, 2017

	MONTH-TO-DATE BALANCE	YEAR-TO-DATE BALANCE
010-GENERAL FUND	(1,312,252.19)	5,606,968.42
011-FIRE EQUIPMENT CAPITA	0.00	0.00
012-LIBRARY CAPITAL FUND	(191.47)	10,771.98
013-RECREATION CAPITAL FU	0.00	574.00
014-POLICE CAPITAL FUND	8,000.00	18,713.52
015-TRANSPORTATION IMPACT	0.00	764,894.08
016-STORMWATER IMPACT FEE	0.00	0.00
017-TREE PROGRAM	0.00	0.00
018-PARK CAPITAL FUND	0.00	1,604,321.03
019-YOUTH SPORTS SCHOLARS	1,536.55	8,320.27
020-EQUIPMENT REVOLVING	230.95	2,086.95
021-TELECOMMUNICATIONS EQ	0.00	0.00
022-LIBRARY TAG	0.00	0.00
023-LIBRARY ENDOWMENT	0.00	0.00
024-DRUG TASK FORCE	0.00	0.00
025-POLICE SEIZED FUNDS	0.00	0.00
060-ROAD USE TAX FUND	204,201.48	1,089,862.25
061-STREET CAPITAL PROJEC	258,115.00	258,115.00
062-IJOBS STREETS	0.00	0.00
090-TIF FUND	128,203.91	2,299,266.59
110-DEBT SERVICE FUND	24,164.35	561,725.13
210-TRUST AND AGENCY	30,366.90	750,727.60
280-CUSTOMER DEPOSITS	9,080.00	103,820.00
310-COMMUNITY CENTER II C	0.00	0.00
311-FRONT STREET RECONSTR	0.00	0.00
312-CHERRY STREET RECONST	0.00	0.00
313-TIF PROJECTS	0.00	0.00
314-ENTRYWAY DEVELOPMENT	0.00	0.00
315-HIGHWAY 965 IMPROVEME	0.00	283,799.87
316-COMMUNITY CENTER PHAS	0.00	0.00
317-TRAIL PROJECTS	0.00	0.00
318-EC DEVELOPMENT PROJEC	0.00	0.00
319-PENN STREET IMPROVEME	103,800.13	103,800.13
320-LIBERTY CENTER PROJEC	0.00	0.00
321-LAND/FACILITIES	0.00	0.00
322-LIBRARY BUILDING FUND	10.52	8,273.49
323-LIBERTY CENTRE BLUES/	0.00	0.00
324-RANSHAW HOUSE PROJECT	0.00	0.00
510-WATER FUND	270,388.52	1,956,727.93
511-WATER CAPITAL RESERVE	0.00	82,496.00
512-WATER SINKING FUND	77,057.08	539,399.56
513-WATER BOND RESERVE	0.00	0.00
514-WATER CAPITAL PROJECT	133,209.00	133,209.00
520-SEWER FUND	339,095.66	2,389,001.20
521-SEWER CAPITAL RESERVE	17,125.00	296,839.00
522-SEWER SINKING FUND	113,135.33	791,947.31
523-WASTEWATER TREATMENT	0.00	3,319,552.74
524-SEWER TRUNK AND I&I	1,440,387.40	1,440,387.40
525-SEWER DEBT SERVICE RE	0.00	0.00
530-STORMWATER MANAGEMENT	16,847.46	366,103.36
532-STORMWATER SINKING FU	0.00	0.00
GRAND TOTAL REVENUE	1,862,511.58	24,791,703.81

Applicant License Application (LE0001945)

Name of Applicant: CASEY'S MARKETING

Name of Business (DBA): CASEY'S GENERAL STORE #2788

Address of Premises: 595 N KANSAS AVE

City North Liberty

County: Johnson

Zip: 52317

Business (319) 665-6030

Mailing PO Box 3001

City Ankeny

State IA

Zip: 500218045

Contact Person

Name Michelle Rogness, Store Operations

Phone: (515) 446-6728

Email

michelle.rogness@caseys.com

Classification Class E Liquor License (LE)

Term:12 months

Effective Date: 03/25/2017

Expiration Date: 07/15/2017

Privileges:

Class E Liquor License (LE)

Status of Business

BusinessType: Publicly Traded Corporation

Corporate ID Number: 184278

Federal Employer ID 42-1435913

Ownership

42-0935283 CASEY'S GENERAL STORES, INC.

First Name: 42-0935283

Last Name: CASEY'S GENERAL STORES, INC.

City: ANKENY

State: Iowa

Zip: 50021-804

Position: OWNER

% of Ownership: 100.00%

U.S. Citizen: Yes

MICHAEL RICHARDSON

First Name: MICHAEL

Last Name: RICHARDSON

City: PLEASANT HILL

State: Iowa

Zip: 50327

Position: PRESIDENT

% of Ownership: 0.00%

U.S. Citizen: Yes

ROBERT C. FORD

First Name: ROBERT C.

Last Name: FORD

City: DALLAS CENTER

State: Iowa

Zip: 50063

Position: VICE PRESIDENT

% of Ownership: 0.00%

U.S. Citizen: Yes

JULIA L. JACKOWSKI

First Name: JULIA L. **Last Name:** JACKOWSKI
City: URBANDALE **State:** Iowa **Zip:** 50322
Position: SECRETARY
% of Ownership: 0.00% **U.S. Citizen:** Yes

James Pistillo

First Name: James **Last Name:** Pistillo
City: Urbandale **State:** Iowa **Zip:** 50323
Position: Treasurer
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Merchants Bonding Company</u>	
Policy Effective Date: <u>07/15/2016</u>	Policy Expiration <u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner: City of North Liberty
Contractor: Metro Pavers

Project: Penn Street ICAAP Improvements

Contract: STP-A-5557(619)--86-52

Pay App# 11
Date 2/10/2017

Item	Item Code	Item	Unit	Unit Cost	Division 1				Division 2				TOTAL			
					Awarded		To Date		Awarded		To Date		Awarded		To Date	
					Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost
1	2101-0850002	CLEARING AND GRUBBING	UNIT	\$ 30.00	188.8	\$5,640.00	188.80	\$5,664.00					188.8	\$ 5,640.00	188.80	\$ 5,664.00
2	2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	\$ 18.00	2465	\$44,370.00	2,465.00	\$44,370.00	3498.89	\$62,980.02	3,498.89	\$62,980.02	5963.89	\$ 107,350.02	5,963.89	\$ 107,350.02
3	2105-8425005	TOPSOIL, FURNISH AND SPREAD	CY	\$ 42.00					422	\$17,724.00	422.00	\$17,724.00	422	\$ 17,724.00	422.00	\$ 17,724.00
4	2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	\$ 12.80	1202	\$15,385.60	1,202.00	\$15,385.60	1484	\$18,995.20	1,484.00	\$18,995.20	2686	\$ 34,380.80	2,686.00	\$ 34,380.80
5	2109-8225100	SPECIAL COMPACTION OF SUBGRADE	STA	\$ 535.00	23.6	\$12,626.00	23.60	\$12,626.00	25.8	\$13,803.00	25.80	\$13,803.00	49.4	\$ 26,429.00	49.40	\$ 26,429.00
6	2115-0100000	MODIFIED SUBBASE	CY	\$ 28.00	801.48	\$22,441.44	801.48	\$22,441.44	1040	\$29,120.00	1,040.00	\$29,120.00	1841.48	\$ 51,561.44	1,841.48	\$ 51,561.44
7	2123-7450020	SHOULDER FINISHING, EARTH	STA	\$ 295.00	23.6	\$6,962.00	23.60	\$6,962.00	25.8	\$7,611.00	25.80	\$7,611.00	49.4	\$ 14,573.00	49.40	\$ 14,573.00
8	2213-7100400	RELOCATION OF MAIL BOXES	EACH	\$ 300.00					1	\$300.00	2.00	\$600.00	1	\$ 300.00	2.00	\$ 600.00
9	2301-1033100	STD/S-F PCC PAV'T, CL C CL 3, 10 IN.	SY	\$ 44.65	3809.9	\$170,112.04	3,809.90	\$170,112.04	4828.5	\$215,592.53	4,828.50	\$215,592.53	8638.4	\$ 385,704.56	8,638.40	\$ 385,704.56
10	2301-7000110	PAY ADJ INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS (BY SCHEDULE)	EACH	\$ 1.00	3385	\$3,385.00	5,113.54	\$5,113.54	3779	\$3,779.00	6,479.56	\$6,479.56	7164	\$ 7,164.00	11,593.10	\$ 11,593.10
11	2304-0101000	TEMPORARY PAVEMENT	SY	\$ 41.25	85	\$3,506.25	85.00	\$3,506.25	160	\$6,600.00	160.00	\$6,600.00	245	\$ 10,106.25	245.00	\$ 10,106.25
12	2316-0000110	PAY ADJ INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT SMOOTHNESS (BY SCHEDULE)	EACH	\$ 1.00	2820	\$2,820.00	500.00	\$500.00	3149	\$3,149.00	-		5969	\$ 5,969.00	500.00	\$ 500.00
13	2401-6745355	REMOVAL OF CONCRETE FOOTINGS OF HIGHWAY SIGNS	EACH	\$ 600.00	2	\$1,200.00	2.00	\$1,200.00					2	\$ 1,200.00	2.00	\$ 1,200.00
14	2401-6750001	REMOVALS, AS PER PLAN	LS	\$ 13,000.00	0.4	\$5,200.00	0.40	\$5,200.00	0.6	\$7,800.00	0.60	\$7,800.00	1	\$ 13,000.00	1.00	\$ 13,000.00
15	2416-0100018	APRONS, CONCRETE, 18 IN. DIA.	EACH	\$ 800.00					1	\$800.00	1.00	\$800.00	1	\$ 800.00	1.00	\$ 800.00
16	2416-0101036	REMOVE AND REINSTALL CONCRETE PIPE APRON LESS THAN OR EQUAL TO 36 IN.	EACH	\$ 600.00					1	\$600.00	1.00	\$600.00	1	\$ 600.00	1.00	\$ 600.00
17	2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	\$ 2,800.00					1	\$2,800.00	1.00	\$2,800.00	1	\$ 2,800.00	1.00	\$ 2,800.00
18	2435-0140172	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	\$ 6,500.00					1	\$6,500.00	1.00	\$6,500.00	1	\$ 6,500.00	1.00	\$ 6,500.00
19	2435-0250900	INTAKE, SW-509	EACH	\$ 4,000.00	9	\$36,000.00	9.00	\$36,000.00	11	\$44,000.00	11.00	\$44,000.00	20	\$ 80,000.00	20.00	\$ 80,000.00
20	2435-0251224	INTAKE, SW-512, 24 IN.	EACH	\$ 1,600.00	2	\$3,200.00	2.00	\$3,200.00	2	\$3,200.00	2.00	\$3,200.00	4	\$ 6,400.00	4.00	\$ 6,400.00
21	2435-0600010	MANHOLE ADJUSTMENT, MINOR	EACH	\$ 350.00	1	\$350.00	1.00	\$350.00					1	\$ 350.00	1.00	\$ 350.00
22	2435-0700010	CONNECTION TO EXISTING MANHOLE	EACH	\$ 700.00	1	\$700.00	1.00	\$700.00					1	\$ 700.00	1.00	\$ 700.00
23	2435-0700020	CONNECTION TO EXISTING INTAKE	EACH	\$ 700.00	1	\$700.00			1	\$700.00	1.00	\$700.00	2	\$ 1,400.00	1.00	\$ 700.00
24	2502-8212036	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	LF	\$ 9.00	765	\$6,885.00	765.00	\$6,885.00	1540	\$13,860.00	1,077.00	\$9,693.00	2305	\$ 20,745.00	1,842.00	\$ 16,578.00
25	2502-8221006	SUBDRAIN RISER, 6 IN., AS PER PLAN	LF	\$ 400.00	2	\$800.00	2.00	\$800.00	3	\$1,200.00	3.00	\$1,200.00	5	\$ 2,000.00	5.00	\$ 2,000.00
26	2502-8221303	SUBDRAIN OUTLET, DR-303	EACH	\$ 200.00	7	\$1,400.00	7.00	\$1,400.00	6	\$1,200.00	6.00	\$1,200.00	13	\$ 2,600.00	13.00	\$ 2,600.00
27	2502-8221305	SUBDRAIN OUTLET, DR-305	EACH	\$ 350.00	1	\$350.00	1.00	\$350.00					1	\$ 350.00	1.00	\$ 350.00
28	2503-0114215	STORM SEWER, TRENCHED, RCP 20000 (CL III), 15 IN.	LF	\$ 62.00	1153	\$71,486.00	1,153.00	\$71,486.00	1704	\$105,648.00	1,704.00	\$105,648.00	2857	\$ 177,134.00	2,857.00	\$ 177,134.00
29	2503-0114218	STORM SEWER, TRENCHED, RCP 20000 (CL III), 18 IN.	LF	\$ 70.00	89	\$6,230.00	89.00	\$6,230.00	40	\$2,800.00	40.00	\$2,800.00	129	\$ 9,030.00	129.00	\$ 9,030.00
30	2503-0114224	STORM SEWER, TRENCHED, RCP 20000 (CL III), 24 IN.	LF	\$ 80.00	30	\$2,400.00	30.00	\$2,400.00	4	\$320.00	4.00	\$320.00	34	\$ 2,720.00	34.00	\$ 2,720.00
31	2503-0114236	STORM SEWER, TRENCHED, RCP 20000 (CL III), 36 IN.	LF	\$ 120.00					14	\$1,680.00	14.00	\$1,680.00	14	\$ 1,680.00	14.00	\$ 1,680.00
33	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	\$ 9.00	98	\$882.00	98.00	\$882.00	192	\$1,728.00	192.00	\$1,728.00	290	\$ 2,610.00	290.00	\$ 2,610.00
34	2504-01504100	SANITARY SEWER FORCE MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.	LF	\$ 35.00	1240	\$43,400.00	1,240.00	\$43,400.00					1240	\$ 43,400.00	1,240.00	\$ 43,400.00
35	2504-0230000	SEWAGE AIR RELEASE VALVE AND PIT	EACH	\$ 4,500.00	1	\$4,500.00	1.00	\$4,500.00					1	\$ 4,500.00	1.00	\$ 4,500.00
36	2510-6745850	REMOVAL OF PAVEMENT	SY	\$ 9.50	480	\$4,560.00	518.31	\$4,923.95	2215	\$21,042.50	2,213.80	\$21,031.10	2695	\$ 25,602.50	2,732.11	\$ 25,955.05
37	2512-1725206	CURB AND GUTTER, P.C. CONCRETE, 2.0 FT.	LF	\$ 20.00					1104	\$22,080.00	1,104.00	\$22,080.00	1104	\$ 22,080.00	1,104.00	\$ 22,080.00
38	2512-1859000	CURB, SPECIAL, AS PER PLAN	LF	\$ 7.60					1340	\$10,184.00	1,340.00	\$10,184.00	1340	\$ 10,184.00	1,340.00	\$ 10,184.00
39	2515-2475007	DRIVEWAY, P.C. CONCRETE, 7 IN.	SY	\$ 45.00					75	\$3,375.00	75.00	\$3,375.00	75	\$ 3,375.00	75.00	\$ 3,375.00
40	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH	\$ 250.00	4	\$1,000.00	3.00	\$750.00			2.00	\$500.00	4	\$ 1,000.00	5.00	\$ 1,250.00
41	2524-6765210	REMOVAL OF TYPE A SIGN ASSEMBLY	EACH	\$ 50.00	4	\$200.00	4.00	\$200.00	1	\$50.00			5	\$ 250.00	4.00	\$ 200.00
42	2524-9081260	CONCRETE FOOTING FOR BREAKAWAY SIGN POST, 2'-0" DIA. X6'-0"	EACH	\$ 575.00	2	\$1,150.00	2.00	\$1,150.00					2	\$ 1,150.00	2.00	\$ 1,150.00
43	2524-9276010	PERFORATED SQUARE STEEL TUBE POSTS	LF	\$ 11.50					60	\$690.00	60.00	\$690.00	60	\$ 690.00	60.00	\$ 690.00
44	2524-9281121	STEEL BREAKAWAY SIGN POSTS FOR TYPE A OR B SIGNS, W 6 X 12	LF	\$ 60.00	28	\$1,680.00	28.00	\$1,680.00					28	\$ 1,680.00	28.00	\$ 1,680.00
45	2524-9325001	TYPE A SIGNS, SHEET ALUMINUM	SF	\$ 30.00					14	\$420.00	14.00	\$420.00	14	\$ 420.00	14.00	\$ 420.00
46	2525-0000100	TRAFFIC SIGNALIZATION	LS	\$ 288,111.00					1	\$288,111.00	1.00	\$288,111.00	1	\$ 288,111.00	1.00	\$ 288,111.00
47	2527-9263118	PAINTED PAVEMENT MARKINGS, EPOXY	STA	\$ 47.00	155.4	\$7,303.80	147.83	\$6,948.01	140.4	\$6,598.80	134.43	\$6,318.21	295.8	\$ 13,902.60	282.26	\$ 13,266.22
48	2527-9263131	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	\$ 115.00	11	\$1,265.00	2.12	\$243.80	22	\$2,530.00	3.97	\$456.55	33	\$ 3,795.00	6.09	\$ 700.35
49	2527-9263146	PAINTED SYMBOLS AND LEGENDS, EPOXY	EACH	\$ 210.00	9	\$1,890.00	9.00	\$1,890.00	11	\$2,310.00	13.00	\$2,730.00	20	\$ 4,200.00	22.00	\$ 4,620.00
50	2527-9263180	PAVEMENT MARKINGS REMOVED	STA	\$ 38.50	158	\$6,083.00	158.00	\$6,083.00	149	\$5,736.50	149.00	\$5,736.50	307	\$ 11,819.50	307.00	\$ 11,819.50
51	2527-9263190	SYMBOLS AND LEGENDS REMOVED	EACH	\$ 85.00	10	\$850.00	23.00	\$1,955.00	5	\$425.00	22.00	\$1,870.00	15	\$ 1,275.00	45.00	\$ 3,825.00
52	2528-8445110	TRAFFIC CONTROL	LS	\$ 10,500.00	0.5	\$5,250.00	0.50	\$5,250.00	0.5	\$5,250.00	0.50	\$5,250.00	1	\$ 10,500.00	1.00	\$ 10,500.00
53	2528-8445113	FLAGGER	EACH	\$ 435.00	3	\$1,305.00	0.50	\$217.50	3	\$1,305.00	1.50	\$652.50	6	\$ 2,610.00	2.00	\$ 870.00
54	2533-4980005	MOBILIZATION	LS	\$ 100,000.00	0.5	\$50,000.00	0.50	\$50,000.00	0.5	\$50,000.00	0.50	\$50,000.00	1	\$ 100,000.00	1.00	\$ 100,000.00
55	2554-0114012	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	LF	\$ 37.00					2550	\$94,350.00	2,557.00	\$94,609.00	2550	\$ 94,350.00	2,557.00	\$ 94,609.00
56	2554-0124012	WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	LF	\$ 100.00					420	\$42,000.00	420.00	\$42,000.00	420	\$ 42,000.00	420.00	\$ 42,000.00
57	2554-0202200	FITTINGS BY COUNT, DUCTILE IRON, AS PER PLAN	EACH	\$ 700.00	5	\$3,500.00	6.00	\$4,200.00	17	\$11,900.00	20.00	\$14,000.00	22	\$ 15,400.00	26.00	\$ 18,200.00
58	2554-0207012	VALVE, GATE, DIP, 12 IN.	EACH	\$ 2,100.00					6	\$12,600.00	7.00	\$14,700.00	6	\$ 12,600.00	7.00	\$ 14,700.00
59	2554-0210201	FIRE HYDRANT ASSEMBLY, NM-201	EACH	\$ 4,500.00					5	\$22,500.00	5.00	\$22,500.00	5	\$ 22,500.00	5.00	\$ 22,500.00
60	2555-0000010	DELIVER AND STOCKPILE SALVAGED MATERIALS	LS	\$ 1,000.00					1	\$1,000.00	1.00	\$1,000.00	1	\$ 1,000.00	1.00	\$ 1,000.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner: City of North Liberty
Contractor: Metro Pavers

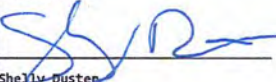
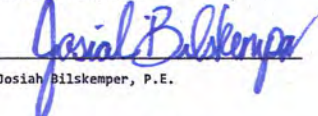
Project: Penn Street ICAAP Improvements

Contract: STP-A-5557(619)--86-52

Pay App# 11
Date 2/16/2017

Item	Item Code	Item	Unit	Unit Cost	Division 1				Division 2				TOTAL			
					Awarded		To Date		Awarded		To Date		Awarded		To Date	
					Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost
61	2599-9999005	PERENNIAL PLANTS	EACH	\$ 16.00					3070	\$49,120.00	3,094.00	\$49,504.00	3070	\$ 49,120.00	3,094.00	\$ 49,504.00
62	2599-9999009	LIMESTONE EDGING	LF	\$ 15.00					969	\$14,535.00	969.00	\$14,535.00	969	\$ 14,535.00	969.00	\$ 14,535.00
63	2599-9999015	BIODEGRADABLE EROSION CONTROL BLANKET	SQ	\$ 20.00									\$ -	-	\$ -	-
64	2599-9999015	BIODEGRADABLE EROSION CONTROL BLANKET	SQ	\$ 20.00	480	\$9,600.00	480.00	\$9,600.00	710	\$14,200.00	686.75	\$13,735.00	1190	\$ 23,800.00	1,166.75	\$ 23,335.00
65	2601-2634105	MULCHING, BONDED FIBER MATRIX	ACRE	\$ 3,350.00	2	\$6,700.00	1.60	\$5,360.00	2	\$6,700.00	2.00	\$6,700.00	4	\$ 13,400.00	3.60	\$ 12,060.00
66	2601-2636044	SEEDING AND FERTILIZING (URBAN)	ACRE	\$ 1,350.00	2	\$2,700.00	1.60	\$2,160.00	2	\$2,700.00	2.00	\$2,700.00	4	\$ 5,400.00	3.60	\$ 4,860.00
67	2601-2642120	STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)	ACRE	\$ 500.00	2	\$1,000.00			2	\$1,000.00			4	\$ 2,000.00	-	\$ -
68	2602-0000020	SILT FENCE	LF	\$ 1.60	2177	\$3,483.20	1,591.00	\$2,545.60	271	\$433.60	126.00	\$201.60	2448	\$ 3,916.80	1,717.00	\$ 2,747.20
69	2602-0000071	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	LF	\$ 0.25	2177	\$544.25	4,658.00	\$1,164.50	271	\$67.75	3,040.00	\$760.00	2448	\$ 612.00	7,698.00	\$ 1,924.50
70	2602-0000101	MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	LF	\$ 0.25	544	\$136.00			68	\$17.00			612	\$ 153.00	-	\$ -
71	2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	\$ 3.00	2698	\$8,094.00	3,067.00	\$9,201.00	3263	\$9,789.00	2,914.00	\$8,742.00	5961	\$ 17,883.00	5,981.00	\$ 17,943.00
72	2602-0010010	MOBILIZATION, EROSION CONTROL	EACH	\$ 500.00	3	\$1,500.00	2.50	\$1,250.00	3	\$1,500.00	2.50	\$1,250.00	6	\$ 3,000.00	5.00	\$ 2,500.00
73	2602-0010020	MOBILIZATION, EMERGENCY EROSION CONTROL	EACH	\$ 1,000.00	1	\$1,000.00			1	\$1,000.00			2	\$ 2,000.00	-	\$ -
74	2610-000200	MULCH	CY	\$ 300.00					52	\$15,600.00	52.00	\$15,600.00	52	\$ 15,600.00	52.00	\$ 15,600.00
75	2610-000400	WATERING FOR PLANTS	MGAL	\$ 100.00					21.6	\$2,160.00	8.00	\$800.00	21.6	\$ 2,160.00	8.00	\$ 800.00
751	2599-9999009	STORM SEWER GRAVITY MAIN, TRENCHLESS, 16 IN.	LF	\$ 165.00					72	\$11,880.00	72.00	\$11,880.00	72	\$ 11,880.00	72.00	\$ 11,880.00
752	2554-0112012	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 12 IN.	LF	\$ 80.00					80	\$6,400.00	80.00	\$6,400.00	80	\$ 6,400.00	80.00	\$ 6,400.00
8001	2599-9999010	TILE ABANDONMENT	LS	\$ 1.00					3,880.39	\$3,880.39	3,880.39	\$3,880.39	3880.39	\$ 3,880.39	3,880.39	\$ 3,880.39
8002	2599-9999010	HYDRANT ADJUSTMENT	LS	\$ 1.00					790.00	\$790.00	790.00	\$790.00	790.00	\$ 790.00	790.00	\$ 790.00
8003	2599-9999010	SANITARY FORCE MAIN REMOVAL	LS	\$ 1.00					1,083.25	\$1,083.25	1,083.25	\$1,083.25	1083.25	\$ 1,083.25	1,083.25	\$ 1,083.25
8004	2599-9999010	36" RCP CONCRETE COLLARS	LS	\$ 1.00					790.00	\$790.00	790.00	\$790.00	790.00	\$ 790.00	790.00	\$ 790.00
8005	2102-2710080	EXCAVATION, CLASS 10, UNSTABLE OR UNSUITABLE MATERIAL	CY	\$ 36.00	36.48	\$1,313.28	36.48	\$1,313.28	98.89	\$3,560.04	98.89	\$3,560.04	135.37	\$ 4,873.32	135.37	\$ 4,873.32
8006	2530-5070210	PATCHES, PARTIAL-DEPTH PCC FINISH	SF	\$ 75.00	3.8	\$285.00	3.80	\$285.00	53.50	\$4,012.50	53.50	\$4,012.50	57.30	\$ 4,297.50	57.30	\$ 4,297.50
8007	2599-9999010	WATER MAIN ABANDONMENT	LS	\$ 1.00					774.45	\$774.45	774.45	\$774.45	774.45	\$ 774.45	774.45	\$ 774.45
8008	2599-9999010	REPLACE DETECTOR LOOP	LS	\$ 1.00					2,119.14	\$2,119.14	2,119.14	\$2,119.14	2119.14	\$ 2,119.14	2,119.14	\$ 2,119.14
8009	6200-5000011	(PRICE ADJUST) AGG TEST DEVIATION	CY	\$ (1.00)					427.00	(\$427.00)	427.00	(\$427.00)	427.00	\$ (427.00)	427.00	\$ (427.00)
8999		STORED MATERIALS	LS	\$ 1.00												
CONSTRUCTION SUBTOTALS						\$595,323.86		\$590,034.50		\$1,332,632.67		\$1,327,778.54		\$ 1,927,956.52		\$1,917,813.04

Original Contract Sum \$ 1,905,259.45
 Net change by Change Orders \$ 22,697.07
 Contract Sum to Date \$ 1,927,956.52
 Toal Completed and Stored to Date \$ 1,917,813.04
 Less Retainage (3%) \$ 30,000.00
 Total Earned less Retainage \$ 1,887,813.04
 Less Previous Certificates for Payment \$ 1,885,806.29
 Current Payment Due \$ 2,006.74

CONTRACTOR: METRO PAVERS  Shelly Duster	ENGINEER: SHIVE-HATTERY, INC.  Josiah Bilskemper, P.E.	OWNER: City of North Liberty Ryan Heiar
Title: CFO	Title: Project Engineer	Title: City Administrator
Date: 2/19/17	Date: 2/21/17	Date:

CHANGE ORDER
For Local Public Agency Projects

No.: 8

Non-Substantial: ☒

Feb 15, 2017

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number): 33025

Project Number: STP-A-5557(619)--86-52

Kind of Work: PCC Pavement Widening

Local Public Agency: North Liberty

Contractor: Metro Pavers, Inc.

Date Prepared: February 15, 2017

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

0090 INCREASE item quantity for "STD / S-F PCC PAV'T, CL C, CL 3, 10 IN"

8009 ADD item for "PRICE ADJUST \ AGG GRADATION TEST DEVIATION"

B - Reason for change:

0090 Between 4/22/16 and 5/3/16, panels were identified adjacent to the work with existing damage/cracks that would affect the quality of proposed repairs (25.9 SY Division 1; 12.5 SY Division 2). This item is to be paid at contract quantity per the specifications and therefore the item quantity needs to be adjusted to reflect these approved additions to the work.

8009 Quality assurance gradations taken on 6/1/16 were out of compliance (Division 2). Specifications out of compliance include Standard Specification 4115.03 and 4109.02. Noncompliance Notice 003 was issued, and price adjustment is required. Method of Measurement: Cubic yards, determined by Engineer. Basis of Payment: Unit Price per cubic yard.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

0090 - Contract Unit Price

8009 - Agreed Unit Price Credit

D - Justification for cost(s) (See I.M. 3.805, Attachment D, Chapter 2.36, for acceptable justification):

8009 - The pre-established rate for an aggregate gradation test deviation was utilized as found in Construction Manual Chapter 2 Appendix 2-34(A). The quantity installed on 6/1/16 was 427 CY and test results qualified for \$1.00 / CY price adjustment.

E - Contract time adjustment: ☒ No Working Days added

☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:

Work is not a controlling item.

F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
x		0090	STD/S-F PCC PAV'T, CL C, CL 3, 10 IN	\$44.65	25.900	\$1,156.43
		0090	STD/S-F PCC PAV'T CL C, CL 3, 10 IN	\$44.65	12.500	\$558.13
				Add Row	Delete Row	TOTAL
						\$1,714.56

G - Items not included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Change Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
		8009	6200-5000011: PRICE ADJUST \ AGG GRADATION	-\$1.00	427.000	-\$427.00
				Add Row	Delete Row	TOTAL
						-\$427.00

H. Signatures

Agreed:

Contractor

Date

Recommended:

Project Engineer

Date

Approved:

Person in Responsible Charge

Date

Other (optional)

Title

Date

Contracting Authority (optional)

Date

Other (optional)

Title

Date

Iowa DOT Administering Office

Date

Approval is contingent upon funds being available under the existing project agreement or upon additional Federal-aid funds being made available by a modified project agreement.

FHWA Concurrence:

Federal Highway Division Administration
(if required)

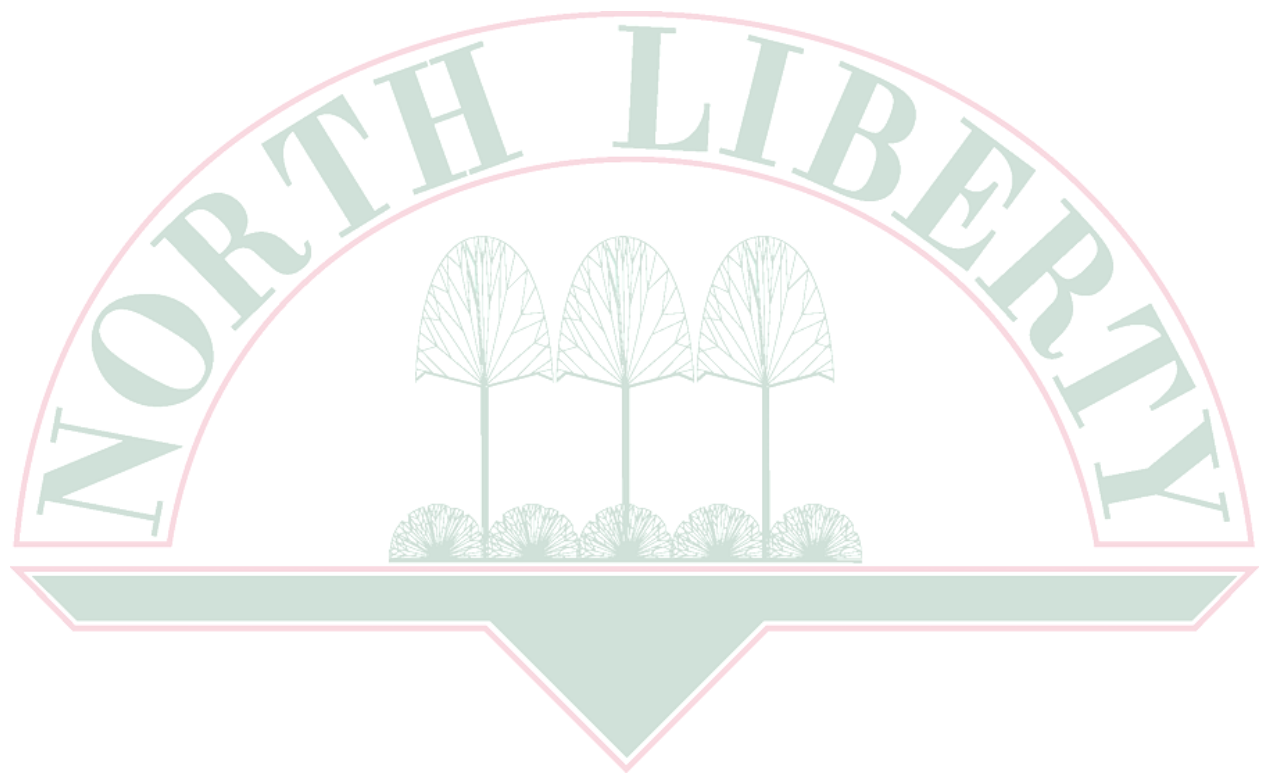
Date

DISTRIBUTION (after fully executed on LPA projects): Original - Finance; Copies - Contractor, Project Engineer, Contracting Authority, Administering Office.

Date distributed: _____

Initials: _____

Junge Ford Site Plan





Recommended for approval
by Planning Commission at
their special meeting
2/22/2017.

February 17, 2017

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Lot 1 Liberty's Gate Pt 8 & Lot 28 Liberty's Gate Pt 3)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request, to approve a site plan for a new Ford dealership located on North Madison Avenue, west of Kansas Avenue, has been substantially modified from its tabling at the February 7 meeting.

The site layout, typical of car dealerships, is mostly paving to the maximum extent possible with a building in the middle. The site is quite flat and stormwater drainage will be managed through systems developed with the Liberty's Gate subdivisions, so on-site storage is not required. Landscape is minimal but meets requirements for screening of parking and for trees within parking lots, and some non-required plantings are shown along part of the I-380 right-of-way. The Zoning Ordinance does not require trees to be planted within the vehicle display areas. The pedestrian-oriented feature provided as required by the Zoning Ordinance is a small picnic area at the far northeast part of the site for use by employees.

The building and lot design have progressed significantly from the original submission and technically meets specific design standard requirements. Since the original Planning Commission review, at least the following changes have been made to the site plan:

1. Parking lot moved back 4' from Madison Street to avoid planting over utilities (and providing additional green space along the frontage).
2. Added building offsets along all three sides of the service department part of the building.
3. Added pilasters on two sides of the service department building.
4. Changed split block to two different colors and changed stripe on building from blue to work better with block colors. Also changed the block layout from stacked to offset.
5. Added awnings over service door facing I-380 to provide additional detail to that side of the service department part of the building.
6. Added windows to the Madison Street side of the building.
7. Changed service area door window areas from oval portals to two rows of glass. Changed

service entrance doors closest to sales part of building to all glass.

We have allowed designers to use the calculated total amount of masonry where they see fit for best design, and this design uses that flexibility to show a Ford metal siding product on most of the sales portions of the building while using block construction on the rest. As noted above, the applicant has proposed changing the block color and style to one more consistent with North Liberty design expectations.

We believe that the owner has made good-faith efforts to understand North Liberty design expectations and to accommodate them, and we recommend approval of the site plan.

Note:

- Some construction work is proposed outside of this site property. The owner will need to obtain permission from the adjacent property owner to perform this work.

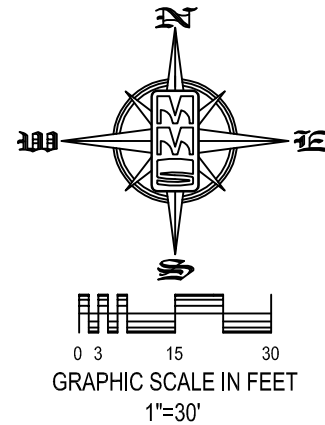
SITE PLAN

LIBERTY'S GATE - PART THREE, LOT 28

AND

LIBERTY'S GATE - PART EIGHT, LOT 1

NORTH LIBERTY, IOWA



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER / APPLICANT:
GARY L. JUNGE & J. JASON JUNGE
1200 BOYSON ROAD
HIAWATHA, IA 52233

APPLICANT'S ATTORNEY
FLIP KLINGER
KLINGER, ROBINSON & FORD, LLP
401 OLD MARION ROAD
CEDAR RAPIDS, IA 50309

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING: C-2-A
REQUESTED LAND USE: COMMERCIAL
LOT AREA: 199,022 SF (4.57 ACRES)

BUILDING CHARACTERISTICS:
CAR DEALERSHIP AND SERVICE
SALES/OFFICE 9,000 SF
SERVICE 19,365 SF
PARTS STORAGE 1,950 SF
TOTAL 30,315 SF

PARKING REQUIREMENTS:
SERVICE 1 SPACE / 300 SF + 1/EMPLOYEE
30,315 SF / 300 101 SPACES
8 EMPLOYEES 8 SPACES
TOTAL REQUIRED PARKING 109 SPACES

TOTAL PROVIDED PARKING 109 SPACES
(32 INTERIOR W/ 1 ADA)
(86 EXTERIOR W/ 4 ADA)

SETBACK REQUIREMENTS
BUILDING SETBACKS:
FRONT YARD 25 FEET
SIDE YARD 10 FEET
REAR YARD 20 FEET

PARKING SETBACKS:
FRONT 10 FEET
SIDE 5 FEET
REAR 5 FEET

MINIMUM LOT REQUIREMENTS
LOT FRONTAGE 35 FEET
LOT WIDTH 35 FEET
MAXIMUM BUILDING HEIGHT 35 FEET OR 2.5 STORIES

LOT CHARACTERISTICS
LOT AREA 199,022 SF (100%)
BUILDING AREA (TOTAL) 30,315 SF (70.5%)
PAVING AREA (TOTAL) 135,424 SF (70.5%)
PARKING (5" AND 7") 4,898 SF
SIDEWALK (5") 4,898 SF
GREEN SPACE AREA 31,024 SF (16.3%)

REQUIRED
25 FEET
10 FEET
20 FEET

ALL GROUND MOUNTED MECHANICAL UNITS, TELEPHONE PEDESTALS AND LIGHT FIXTURES SHALL BE SCREENED WITH LANDSCAPING. (SEE SHEET 4).

LEGAL DESCRIPTION

LOT 28, LIBERTY'S GATE PART THREE, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF AND LOT 1, LIBERTY'S GATE PART EIGHT, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLATS THEREOF EXCEPTING THEREFROM.

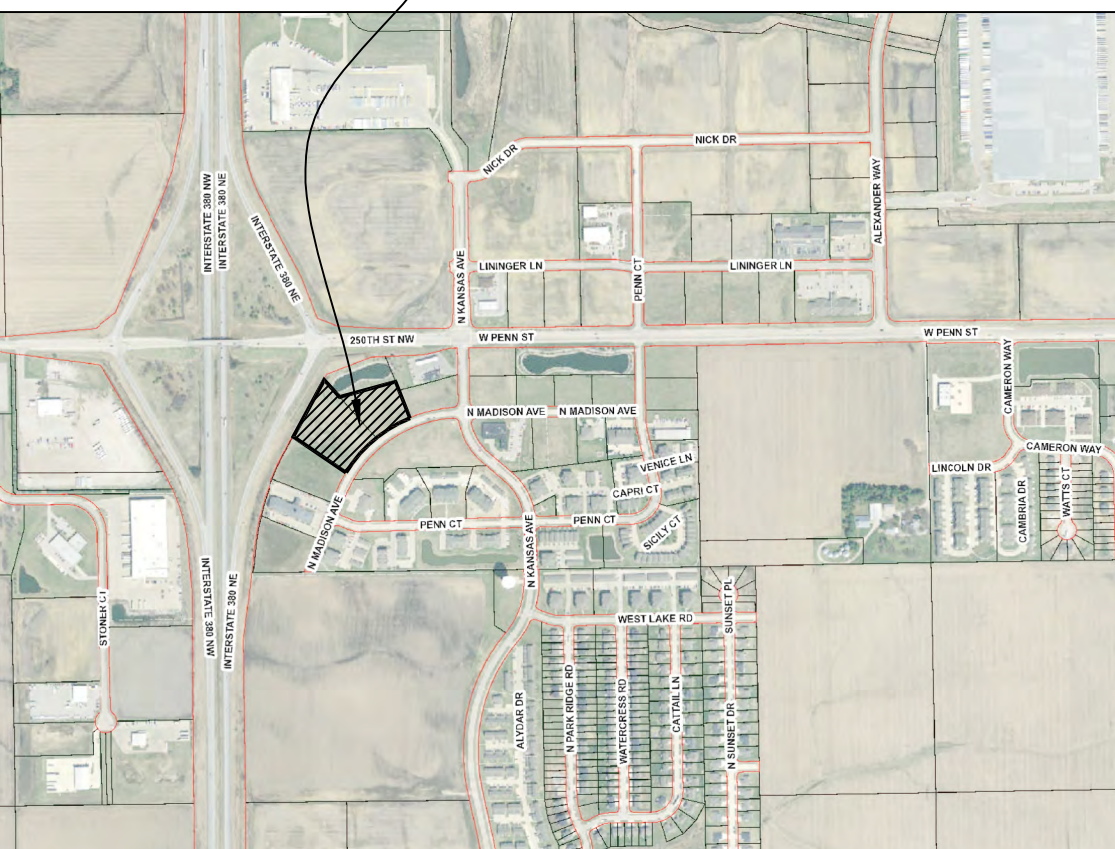
AUDITOR'S PARCEL 2007015, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF.

SAID RESULTANT TRACT OF LAND CONTAINS 4.57 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

KEYNOTES

NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	1/5
2	INSTALL 6" STANDARD CURB	2/5
3	INSTALL 3" ROLL CURB	3/5
4	INSTALL THICKENED EDGE SIDEWALK	4/5
5	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
6	INSTALL ACCESSIBLE PARKING, STRIPING, AND RAMPS	
7	INSTALL ACCESSIBLE PARKING SIGN (TYP. OF 4)	5/5
8	DUMPSTER ENCLOSURE	6/5
9	LANDSCAPE BERM (SEE SITE LANDSCAPE PLAN)	
10	GRIND EXISTING CURB AND INSTALL TYPE A ENTRANCE PER SUDAS DETAIL 7030.101	
11	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)	
12	BUILDING CANOPY (SEE ARCHITECTURAL PLANS)	
13	TRANSITION FROM 6" STANDARD CURB TO NO CURB	
14	INSTALL TRANSFORMER PAD PER UTILITY COMPANY	
15	6" TALL VINYL OR WOOD, OPAQUE FENCING AROUND MECHANICAL UNITS	
16	BOLLARD (TYP. OF 33)	

LIBERTY'S GATE - PART THREE, LOT 28 & PART EIGHT, LOT 1
NORTH LIBERTY, IOWA



LOCATION MAP
NOT TO SCALE

PAVING LEGEND
(QUANTITIES SHOWN IN THIS PAVING LEGEND ARE FOR ENTIRE PROJECT, INCLUDING WORK WITHIN RIGHT OF WAY)

7" PCC PAVING (12,846 SY) W/ 6" AGGREGATE SUB-BASE	5" PCC PAVING (1,580 SY)
---	--------------------------

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



PAVING CONSTRUCTION NOTES

PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION SECTION 21: PORTLAND CEMENT CONCRETE STREET PAVEMENT.
I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
PAVEMENT JOINTS SHALL CONFORM TO THOSE NOTED ON STANDARD PAVING DETAILS AT THE END OF SPECIFICATIONS SECTION 21.
SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES. WORK SHALL BE PERFORMED BY OTHERS, UNLESS NOTED OTHERWISE.

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
19066	801.25'	NAVD88	ARROW BOLT ON FIRE HYDRANT NE CORNER OF MADISON ST. AND KANSAS ST.
40013	799.11'	NAVD88	ARROW BOLT ON FIRE HYDRANT

I hereby certify that this engineering document was prepared by me or under my direct supervision and was prepared by a duly licensed Professional Engineer under the laws of the State of Iowa.

BENJAMIN T. MITCHELL
P.E. Iowa Lic. No. 23397
My license expires on December 31, 20...
These sheets covered by this seal:



4.57 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
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SITE LAYOUT PLAN

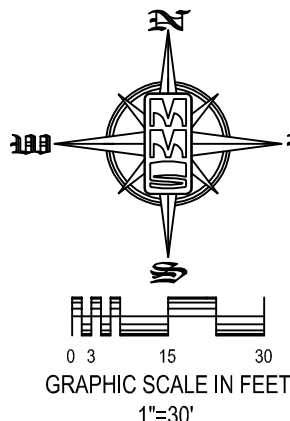
JUNGE FORD

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01/03/17
Designed by: BTM Field Book No:
Drawn by: BTM Scale: 1"=30'
Checked by: BTM Sheet No:
Project No: IOWA CITY
4834-010 of: 5

SITE PLAN LIBERTY'S GATE - PART THREE, LOT 28 AND LIBERTY'S GATE - PART EIGHT, LOT 1 NORTH LIBERTY, IOWA



STABILIZATION SEEDING

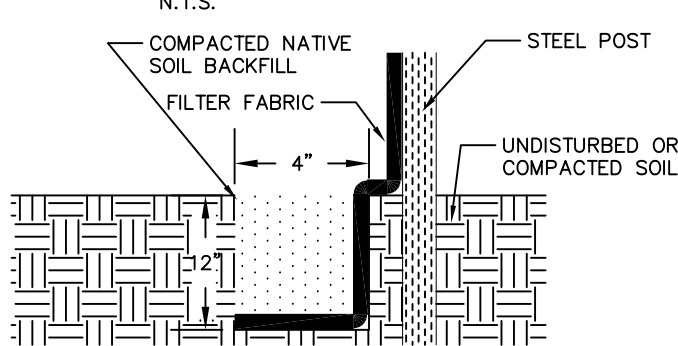
STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.
FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 15-15-15 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

SILT FENCE DETAIL



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01-A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

EROSION CONTROL LEGEND

	SILT FENCE/FILTER SOCK		PERIMETER SILT FENCE
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT		TEMPORARY SOIL STOCKPILE AREA
	TEMPORARY PARKING AND STORAGE		DIRECTION OF OVERLAND FLOW
	CONCRETE TRUCK/EQUIPMENT WASHOUT		DUMPSTER FOR CONSTRUCTION WASTE
	PORTABLE RESTROOM		RIP RAP OUTLET PROTECTION
	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)		OTHER MEASURE: _____
	FILTER SOCK INLET PROTECTION		OTHER MEASURE: _____
	FILTER SOCK BEHIND CURB AT CURB RAMP		OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 4.57 ACRES
TOTAL AREA TO BE DISTURBED: 4.57 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF EACH MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.
FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

GRADING TOPSOIL NOTE:
PRIOR TO FINAL SEEDING, ALL GREEN SPACE SHALL BE TILLED TO A MINIMUM DEPTH OF 12" AND COVERED WITH A MINIMUM OF 6" OF TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ADEQUATE TOPSOIL FOR ALL GREEN SPACE.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

STANDARD LEGEND AND NOTES

	PROPERTY &/or BOUNDARY LINES		PROPOSED GROUND LINE
	CONGRESSIONAL SECTION LINES		EXISTING DECIDUOUS TREE & SHRUB
	RIGHT-OF-WAY LINES		EXISTING EVERGREEN TREES & SHRUBS
	EXISTING RIGHT-OF-WAY LINES		
	CENTER LINES		
	EXISTING CENTER LINES		
	LOT LINES, INTERNAL		
	LOT LINES, PLATTED OR BY DEED		
	PROPOSED EASEMENT LINES		
	EXISTING EASEMENT LINES		
	BENCHMARK		
	RECORDED DIMENSIONS		
	CURVE SEGMENT NUMBER		
	EXISTENCE		
	PROPOSED		
	POWER POLE W/DROP		
	POWER POLE W/TRANS		
	POWER POLE W/LIGHT		
	GUY POLE		
	LIGHT POLE		
	SANITARY MANHOLE		
	FIRE HYDRANT		
	WATER VALVE		
	DRAINAGE MANHOLE		
	CURB INLET		
	EXISTING SANITARY SEWER		
	PROPOSED SANITARY SEWER		
	EXISTING STORM SEWER		
	PROPOSED STORM SEWER		
	WATER LINES		
	ELECTRICAL LINES		
	TELEPHONE LINES		
	GAS LINES		
	CONTOUR LINES (1' INTERVAL)		
	PROPOSED TREE LINE		
	EXISTING TREE LINE		

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

SHEET INDEX

- 1 SITE LAYOUT PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
- 3 SITE UTILITY PLAN
- 4 SITE LANDSCAPE PLAN
- 5 GENERAL NOTES AND DETAILS

Date	Revision
01-30-17	PER CITY COMMENTS -BTM
02-17-17	PER CITY COMMENTS -BTM

SITE GRADING AND EROSION CONTROL PLAN

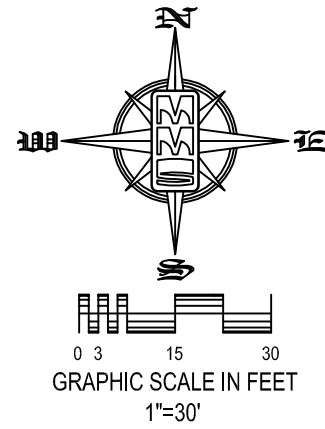
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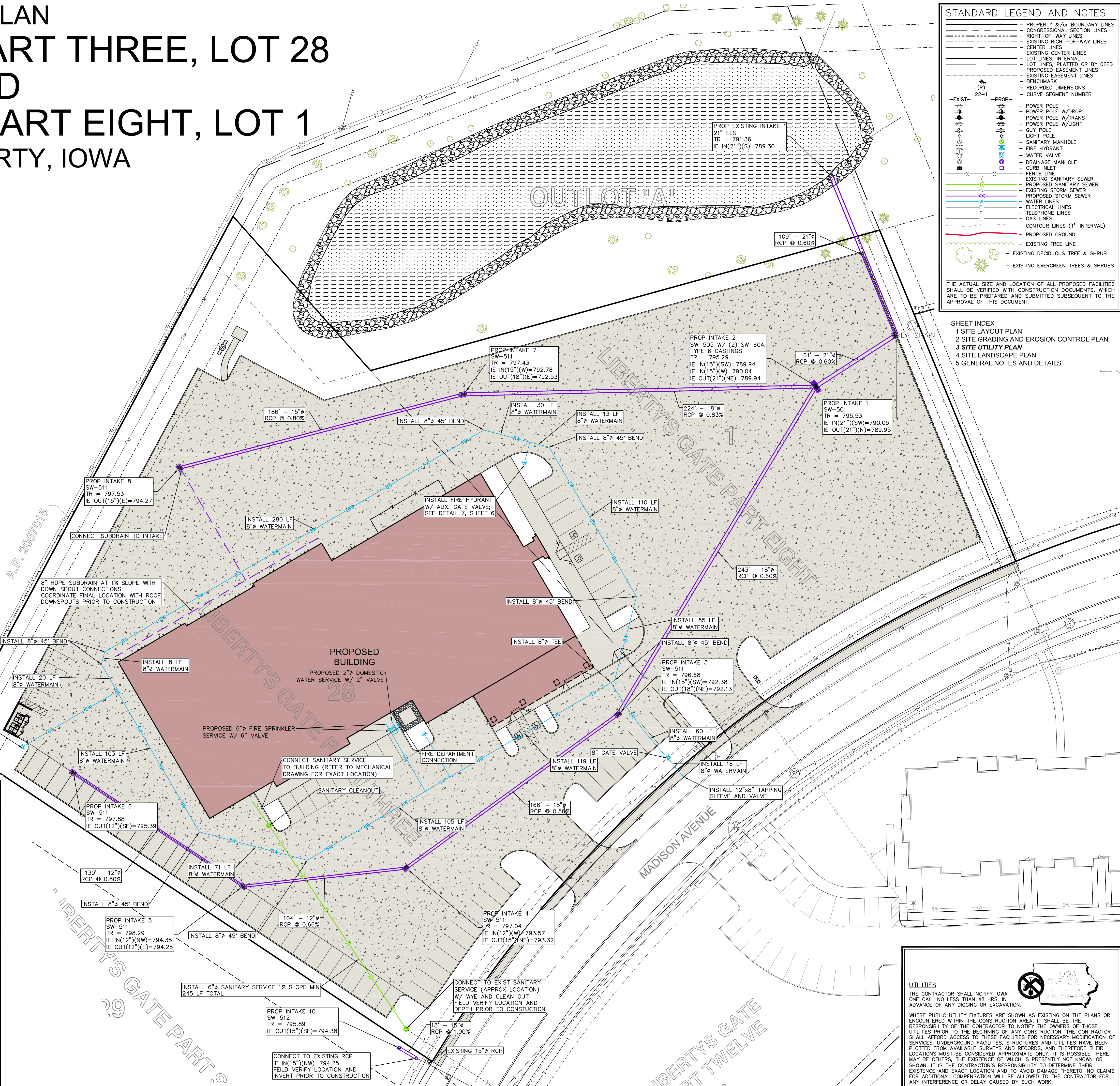
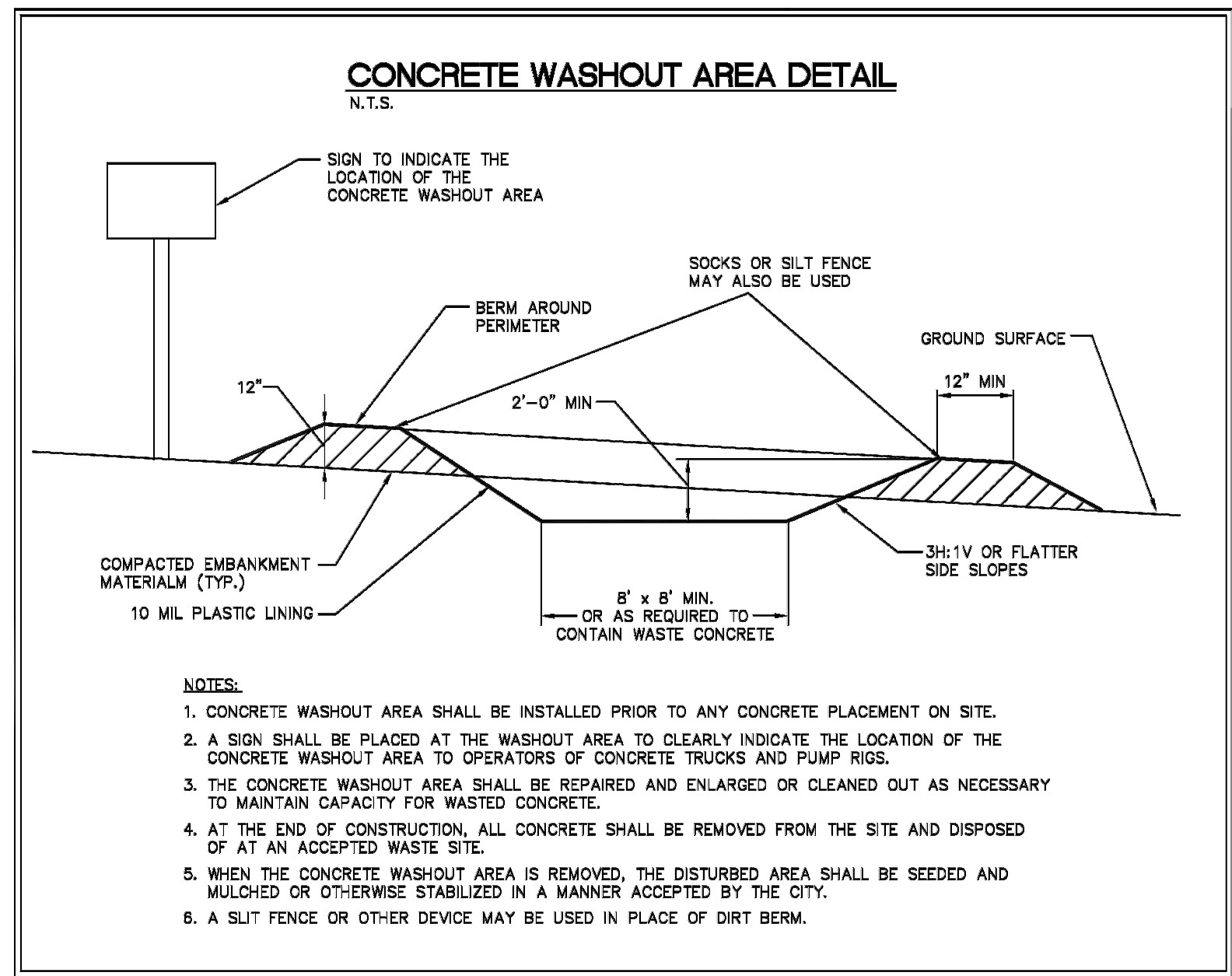
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Designed by:	BTM
Drawn by:	BTM
Checked by:	BTM
Project No:	IOWA CITY
4834-010	of 5

LIBERTY'S GATE - PART THREE, LOT 28 AND LIBERTY'S GATE - PART EIGHT, LOT 1 NORTH LIBERTY, IOWA



UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
TELEPHONE & CABLE TV	SOUTH SLOPE COOPERATIVE ATTN: BRIAN FRESE	319-227-7111
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD MASTON	319-341-4461
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
ELECTRICITY	IOWA COMMUNICATIONS NETWORK ATTN: DOUG EBELSHEISER	515-725-4742
TELEPHONE & CABLE TV	WINDSTREAM COMMUNICATIONS	1-800-289-1901
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
IDOT	IOWA DEPARTMENT OF TRANSPORTATION ATTN: TIM ZEMET	319-626-2386
CITY	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

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SITE UTILITY PLAN

JUNGE FORD

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
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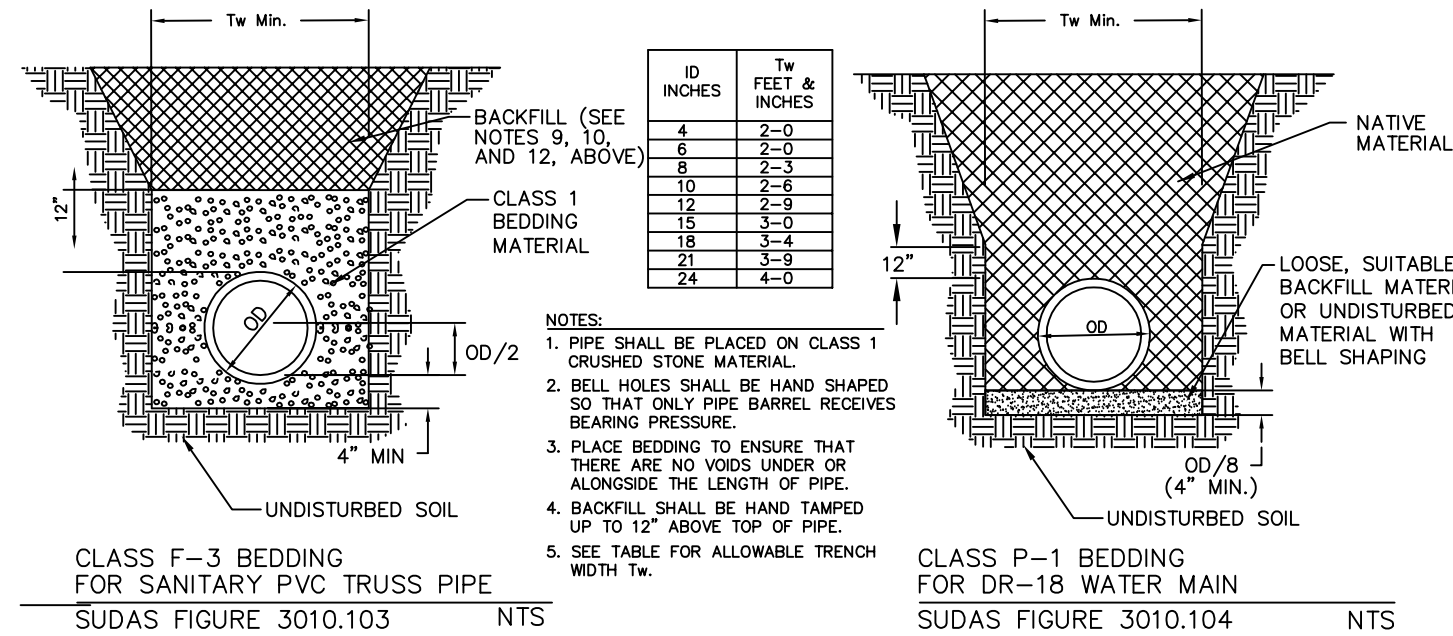
SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

ALL SANITARY SEWER MANHOLE LIDS SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LID

- SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE SUDAS STANDARD SPECIFICATIONS MANUAL (2015 EDITION). CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF NORTH LIBERTY'S SUPPLEMENT TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- ALL TRENCH EXCAVATIONS SHALL BE COMPLETED IN ACCORDANCE WITH SUDAS SPECIFICATION SECTION 3010.
- CONTRACTOR SHALL PROVIDE CLASS 1 CRUSHED STONE ENCASUREMENT BEDDING ACCORDING TO SUDAS SPECIFICATION 3010.2.02.A FOR ALL SANITARY SEWERS UNLESS NOTED OTHERWISE ON THE PLANS.
- SANITARY SEWERS TO BE PVC TRUSS PIPE (SUDAS 4010.2.01.E) UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS (SUDAS 4010.2.04.C).
- WHERE INDICATED ON THE PLANS, SANITARY SEWER SHALL BE DIRECTIONALLY BORED USING THRUST-RESTRAINED PVC PIPE. PVC PIPE FOR DIRECTIONAL BORING SHALL BE CERTAFO GREENLINE WITH CERTA-LOK RESTRAINED JOINT SYSTEM FROM CERTAINTED CORPORATION OR APPROVED EQUAL. BORED PVC SANITARY SEWER SHALL BE CLASS SDR 21.
- CONTRACTOR TO PROVIDE CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- WATER MAINS SHALL BE DR-18 PVC PIPE, IN COMPLIANCE WITH SUDAS SPECIFICATION SECTION 5010.2.01, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL CLASS 52 DIP SHALL BE WRAPPED WITH 8 MIL. POLYETHYLENE WRAP IN COMPLIANCE WITH SUDAS 5010.3.05.
- #12 AWG SOLID COPPER TRACER WIRE SHALL BE INSTALLED ALONG ENTIRE LENGTH OF NEW WATER MAIN, IN COMPLIANCE WITH SUDAS SPECIFICATION 5010.3.06 AND FIGURE 5010.102. THIN INSULATION IN YELLOW, ORANGE OR BLUE.
- SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.*REFER TO SUDAS SPECIFICATION 3010.2.01 FOR UNSUITABLE MATERIAL*
- GRANULAR TRENCH BACKFILL SHALL BE CLASS 1 CRUSHED STONE CONFORMING TO SUDAS SPECIFICATION 3010.2.02.A, COMPACT TO 95% STANDARD PROCTOR DENSITY.
- WATER MAINS WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
 - TO 29 FEET BEHIND THE RIGHT OF WAY FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
 - TO 29 FEET BEHIND THE RIGHT OF WAY FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED, ACCORDING TO SUDAS SPECIFICATION 5010.3.07:
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
- NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- WATER MAIN SHADED ON PLAN VIEW, AND ALL WATER SERVICE LINES CROSSING STREETS, SHALL BE INSTALLED PRIOR TO PAVING OR INSTALLED BY DIRECTIONAL DRILLING.
- VIDEO INSPECTION OF ALL SANITARY SEWER MAINS IS REQUIRED PRIOR TO CITY ACCEPTING OWNERSHIP OF THE SYSTEM.
- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

LOW PRESSURE AIR TESTING (SUDAS 4060.3.04.C)		SUDAS TABLE 4060.02: TEST DURATION	
A.	PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL, CLEAN AND WET PIPE LINE.	PIPE DIAMETER, (INCHES)	TEST PERIOD DURATION (MINUTES)
B.	PLUS ALL INLETS AND OUTLETS TO RESIST THE TEST PRESSURE.	8	4.0
		10	5.0
C.	USE THE TABLE TO THE RIGHT TO DETERMINE THE TEST DURATION FOR SECTION BEING TESTED. PRESSURE HOLDING TIME IS BASED ON AVERAGE HOLDING PRESSURE OF 3.0 PSI OR DROP FROM 3.5-2.5 PSI.	12	6.0
		15	7.0
		18	8.5
		21	10.0
		24	11.5
D.	INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT. PRESSURE IN SEWER SHOULD NOT EXCEED 5.0 PSI.	30	14.0
		36	17.0
		42	20.0
E.	ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.	48	23.0
		54	25.5
		60	28.5
F.	WHEN PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI, COMMENCE THE TEST. RECORD THE DROP IN PRESSURE FOR THE TEST PERIOD. THE TEST MAY BE DISCONTINUED WHEN THE PRESCRIBED TEST TIME HAS BEEN COMPLETED, EVEN THOUGH 1.0 PSI DROP HAS NOT OCCURRED.		
G.	IF THE GROUNDWATER LEVEL AT THE TIME OF TESTING IS ABOVE THE PIPE INVERT, ADD 0.43 PSI OF AIR PER FOOT OF WATER ABOVE THE INVERT TO TEST AIR PRESSURE RANGE OF 2.5 PSI TO 3.5 PSI STATED ABOVE.		
H.	IF THE PRESSURE DROP EXCEEDS 1.0 PSI DURING THE TEST PERIOD, THE TEST WILL BE CONSIDERED TO HAVE FAILED. LOCATE AND REPAIR LEAKS, AND RETEST THE LINE.		
I.	AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.		

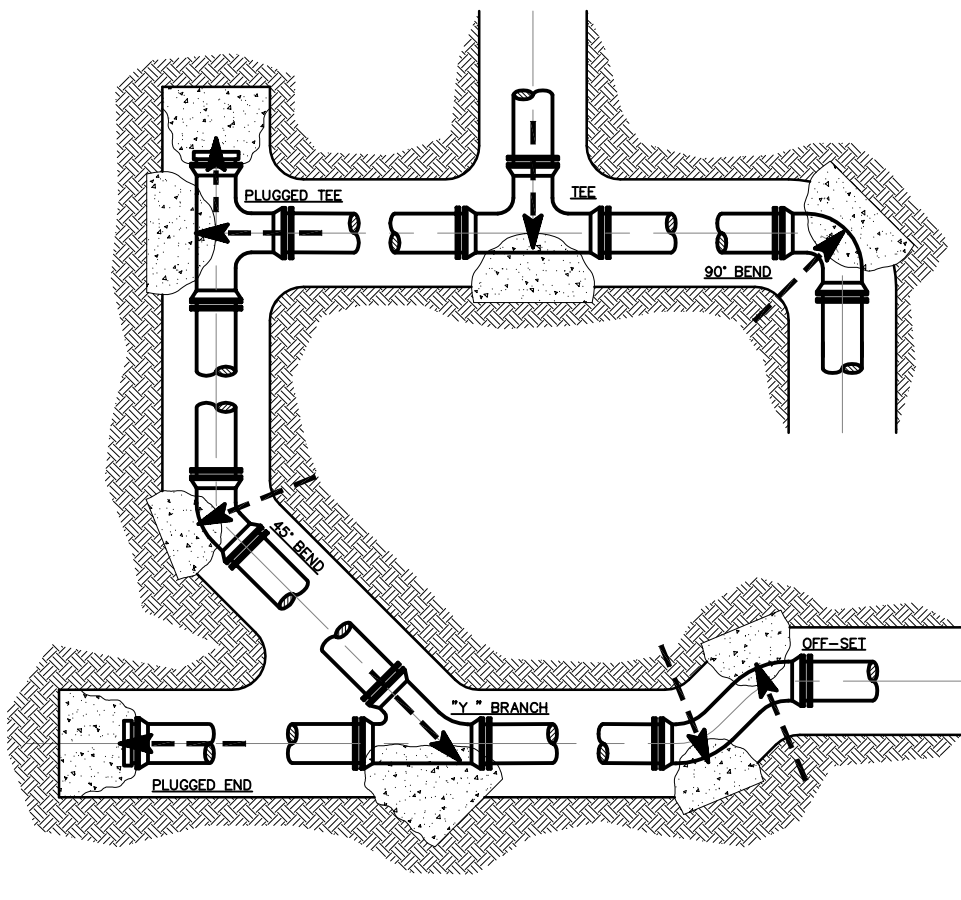
- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED BY PULLING A 9 ARM DEFLECTION MANDREL, COMPLYING WITH APPLICABLE ASTM STANDARDS, THROUGH SEWER BY HAND, IN ACCORDANCE WITH SUDAS SPECIFICATION 4060.3.05.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5% OF INSIDE PIPE DIAMETER.
- MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL. MANHOLE FRAMES IN PAVING SHALL ALSO BE NON-ROCKING.
- CONTRACTOR SHALL PROVIDE A 2-YEAR MAINTENANCE BOND WITH THE CITY OF NORTH LIBERTY COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS.



WHERE PUBLIC OR PRIVATE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THRUST BLOCK DETAIL

N.T.S.



THRUST BLOCKS ARE REQUIRED AT PIPING DIRECTION CHANGES, AT DEAD ENDS, AND AT FIRE HYDRANTS. THRUST BLOCKS MAY BE PRECAST MASONRY UNITS, OR CAST IN PLACE CONCRETE. CAST-IN-PLACE CONCRETE SHALL NOT BE USED AT FIRE HYDRANTS.

POURED-IN-PLACE CONCRETE SHALL BE 2000 P.S.I. MINIMUM STRENGTH, A MINIMUM OF 18 INCHES THICK, AND SHALL BE CAST AGAINST A SOLID, UNDISTURBED EDGE OF TRENCH FOR BEARING. NO BOLTS, JOINTS OR DRAIN HOLES SHALL COME INTO CONTACT WITH THE CONCRETE THRUST BLOCK AND THE PIPE SHALL BE WRAPPED WITH A PLASTIC SHEET AT THE CONCRETE BEARING SURFACES. THE MINIMUM THICKNESS OF ANY THRUST BLOCK SHALL BE 18 INCHES.

THRUST BLOCK MINIMUM BEARING AREA (IN CUBIC FEET)

PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	11-1/4 OR 22-1/2 BEND
4"	3.0	4.0	2.0	1.5
6"	6.0	8.0	4.0	2.5
8"	10.0	14.0	7.0	4.0
10"	15.0	21.0	11.0	6.0
12"	21.0	29.0	16.0	8.0
14"	28.0	39.0	21.0	11.0
16"	36.0	50.0	27.0	14.0
20"	55.0	78.0	42.0	21.5
24"	78.0	111.0	60.0	31.0

7

TYPICAL HYDRANT

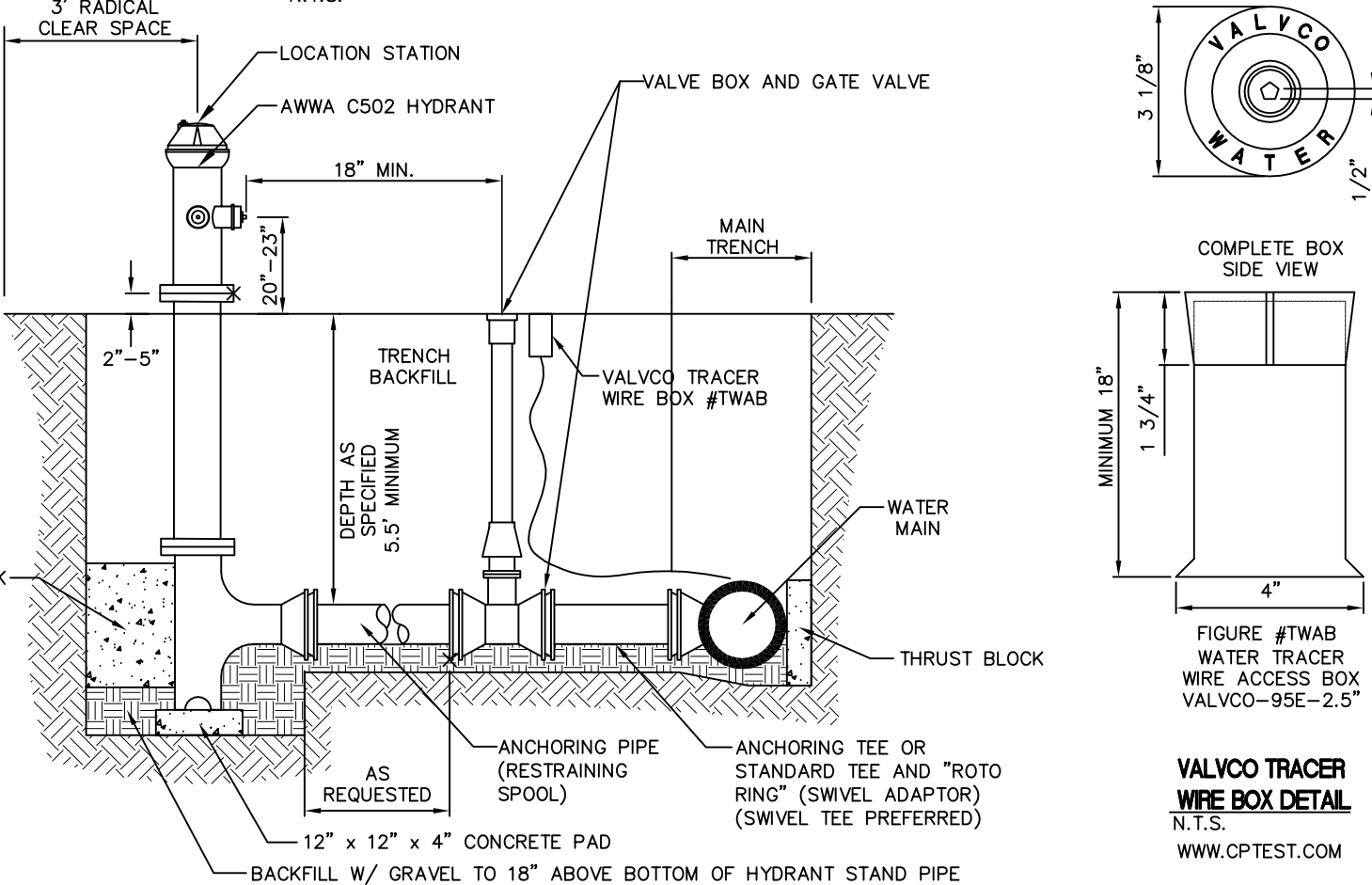
N.T.S.

NOTES:
ALL FIRE HYDRANTS SHALL HAVE NATIONAL STANDARD THREADS (NST) ON THE TWO AND ONE-HALF (2 1/2) INCH CONNECTIONS AND THE FIVE (5) INCH CONNECTION SHALL HAVE A STORZ CONNECTION.

CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE 3 FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.

PROVIDE VALCO TRACER WIRE BOX ADJACENT TO FIRE HYDRANT.

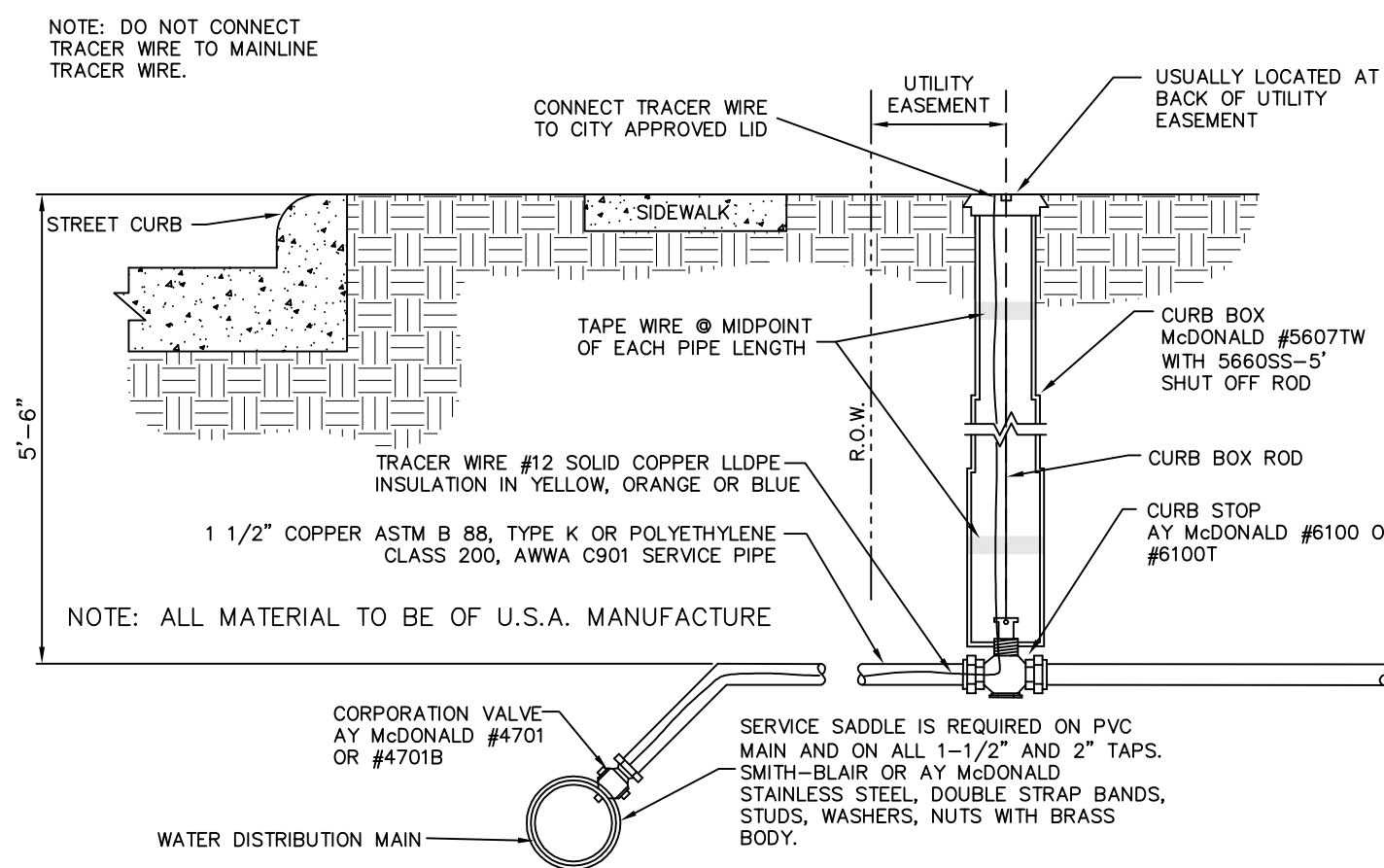
PROVIDE ANSI/AWWA-C509 GATE VALVE AND TYLER-SERIES 6865 & ITEM 666A, RANGE 63"-83" VALVE BOX.



REFER TO CITY OF NORTH LIBERTY SUPPLEMENT TO THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) FOR APPROVED MANUFACTURERS AND MODEL NUMBERS

WATER SERVICE DETAIL

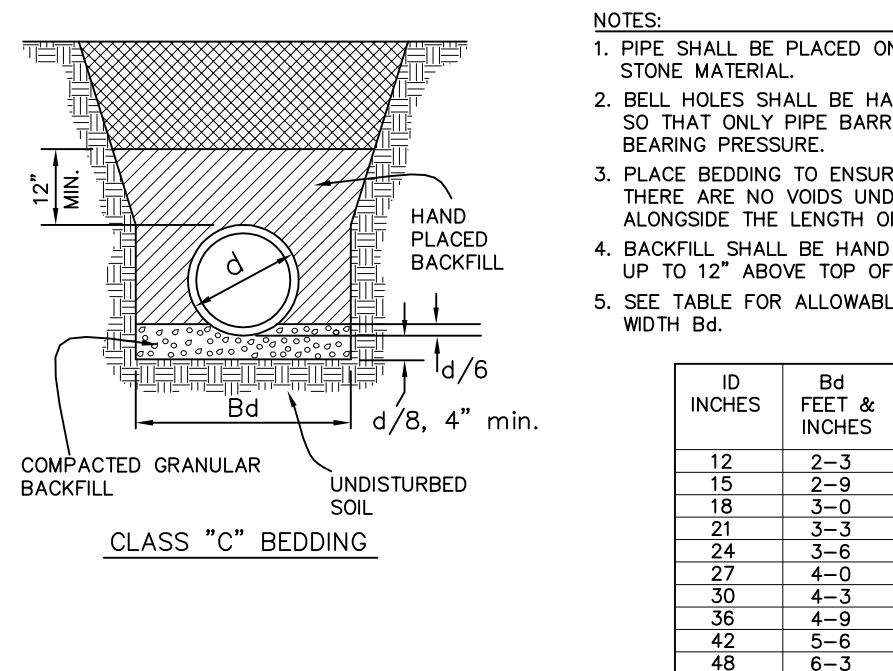
N.T.S.



STORM SEWER NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF CORVALLIE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



NOTES:

- PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
- BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
- PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
- BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
- SEE TABLE FOR ALLOWABLE TRENCH WIDTH BD.

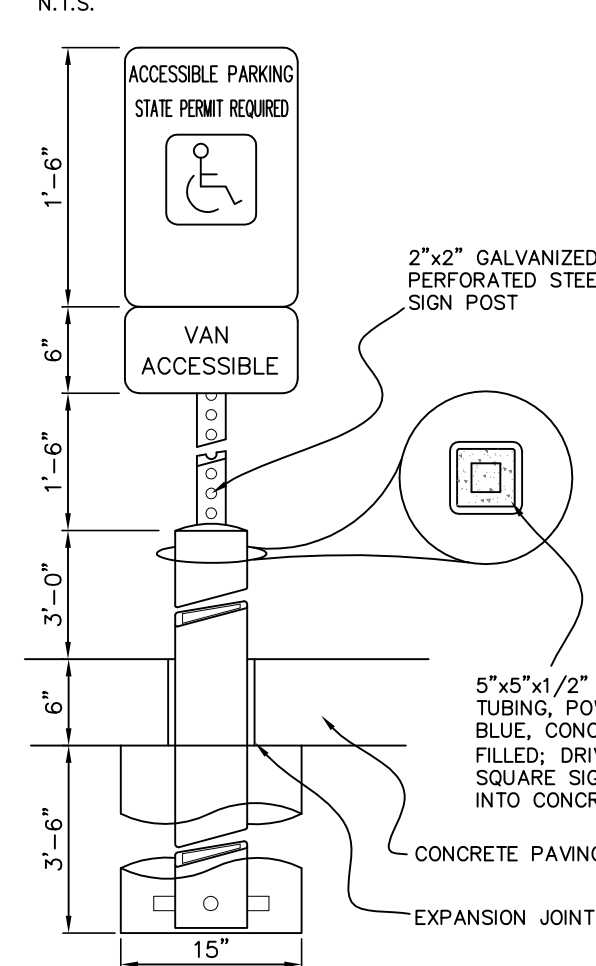
ID INCHES	Bd FEET & INCHES
12	2-3
14	3-0
16	3-6
18	4-0
21	4-6
24	5-0
27	4-0
36	4-3
42	5-6
48	6-3

STORM SEWER AND SUB-SURFACE CONSTRUCTION NOTES

- ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL CONFORM TO PLANS AND DETAILS PREPARED FOR THIS PROJECT BY MMS CONSULTANTS, INC., AS WELL AS CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL. CONSTRUCTION SHALL ALSO CONFORM TO THE CURRENT CITY OF NORTH LIBERTY DESIGN STANDARDS, WHICH SHALL SUPERSEDE PLANS AND DETAILS PROVIDED BY MMS CONSULTANTS.
- ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
- ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE CLASS III UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O" RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- RCP PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.102 CLASS R-1. CLASS 1 BEDDING MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 3010.2.02.A. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01.A PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05 D AND E. THE OWNER MAY ELECT TO TEST TRENCH COMPACT AT THEIR OWN EXPENSE.
- SUB-SURFACE DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO SUDAS SPECIFICATION 4040.2.02.C FOR BOTH PERFORATED TILE AND SOLID WALL PIPE.
- FOR SUB-SURFACE DRAINAGE IN TURF AREAS HDPE PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.103 CLASS F-3. BEDDING MATERIAL SHALL BE POROUS BACKFILL MATERIAL AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.04. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01.A PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05 D AND E.
- FOR SUB-SURFACE DRAINAGE UNDER PAVEMENT HDPE PIPE INSTALLATION SHALL CONFORM TO SUDAS FIGURE 4040.2.01, CASE C TYPE 1. BEDDING AND BACKFILL MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.04.
- AT LOCATIONS WHERE A FLARED END SECTION IS REQUIRED, THE PIPE LENGTHS SHALL BE MEASURED TO THE END OF THE FLARED END. THE FLARED END SECTION AND THE TWO UPSTREAM JOINTS ARE TO INCORPORATE TIED JOINTS.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. NOTIFY ENGINEER OF ALL FIELD TILES ENCOUNTERED.
- CONTRACTOR SHALL PROVIDE A FIVE-YEAR MAINTENANCE BOND COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL STORM SEWER SYSTEM IMPROVEMENTS.

ACCESSIBLE SIGN DETAIL

N.T.S.

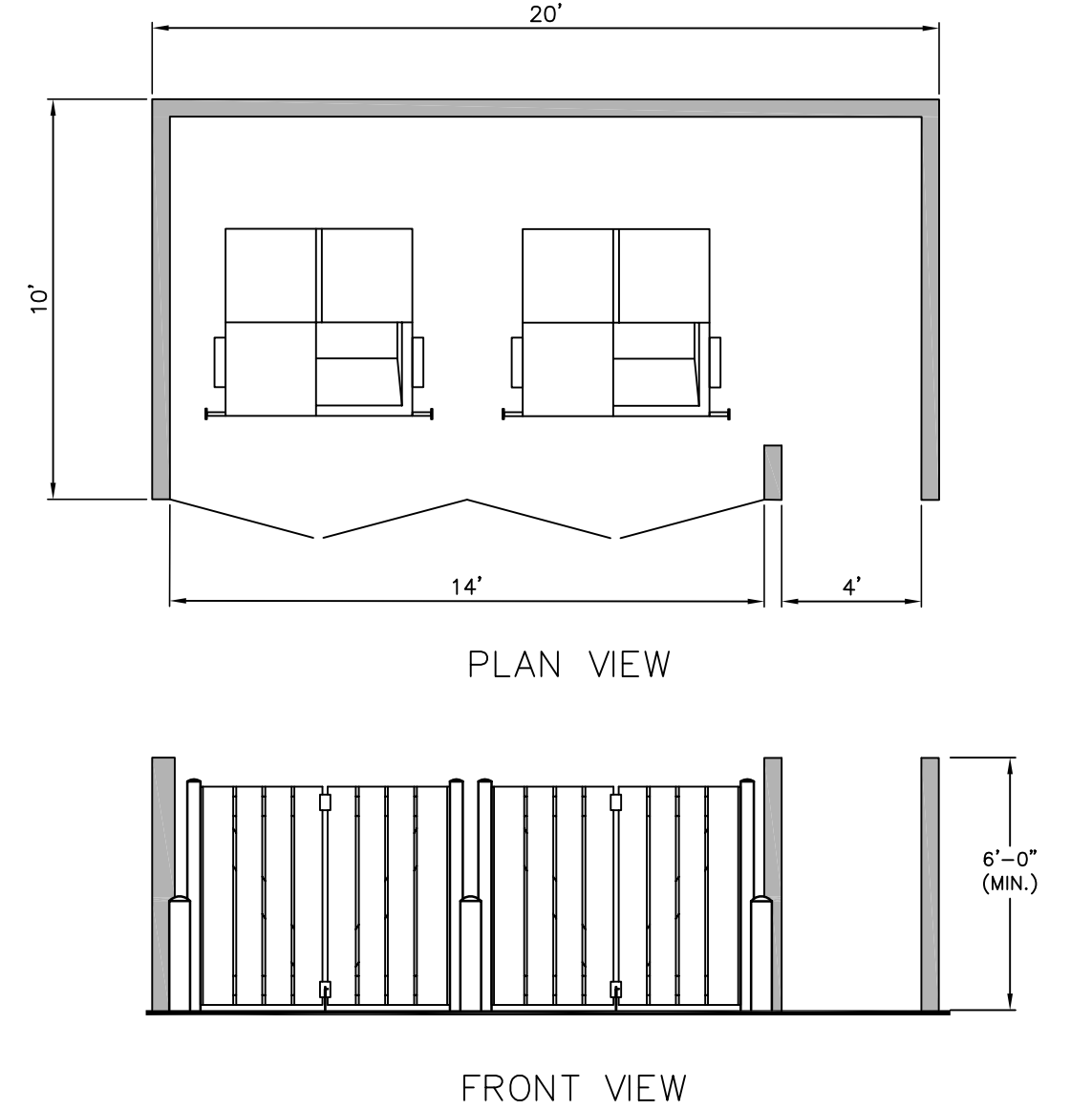
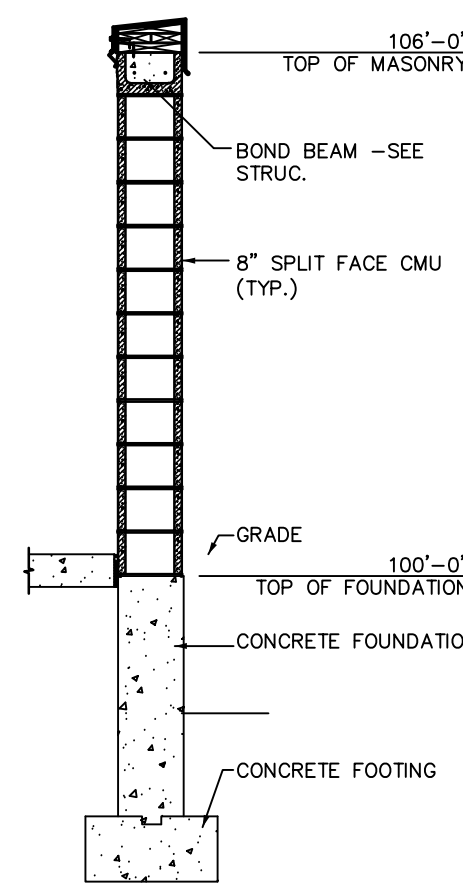


6

TRASH ENCLOSURE DETAIL

N.T.S.

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS CONSISTENT WITH THOSE USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS.



FRONT VIEW

4.57 AC



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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52242
(319) 351-8282
www.mmsconsultants.net

Date	Revision
01-30-17	PER CITY COMMENTS -BTM
02-17-17	PER CITY COMMENTS -BTM

GENERAL NOTES AND DETAILS

JUNGE FORD

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01/03/17

Designed by: BTM Field Book No:

Drawn by: BTM Scale: NTS

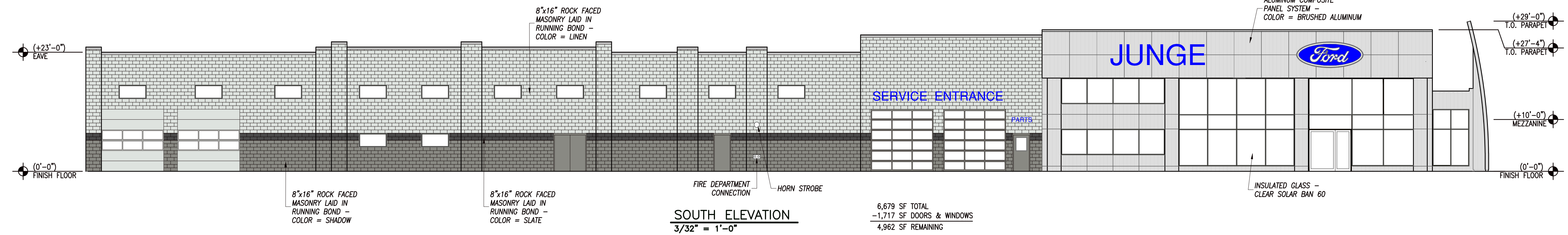
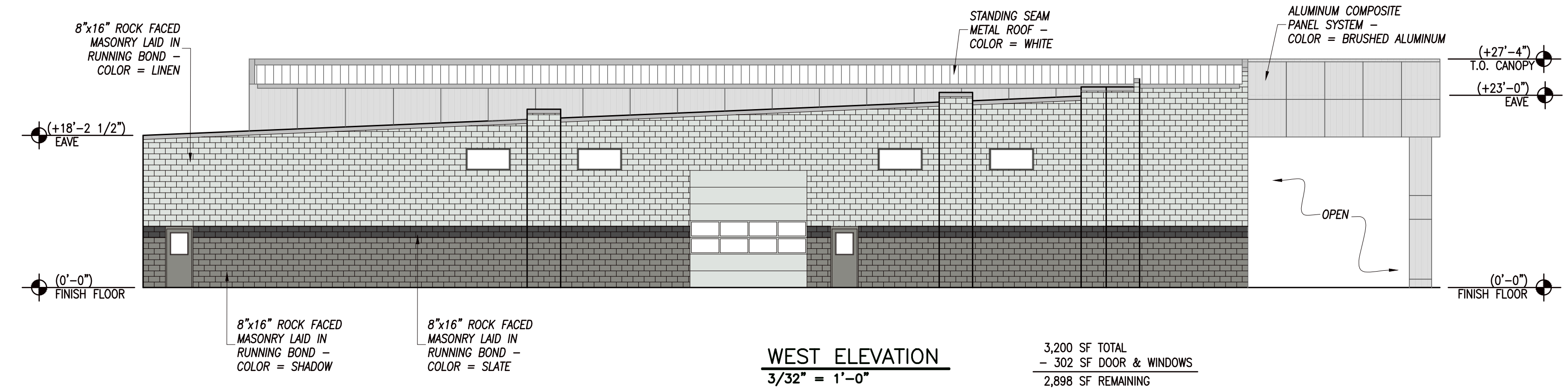
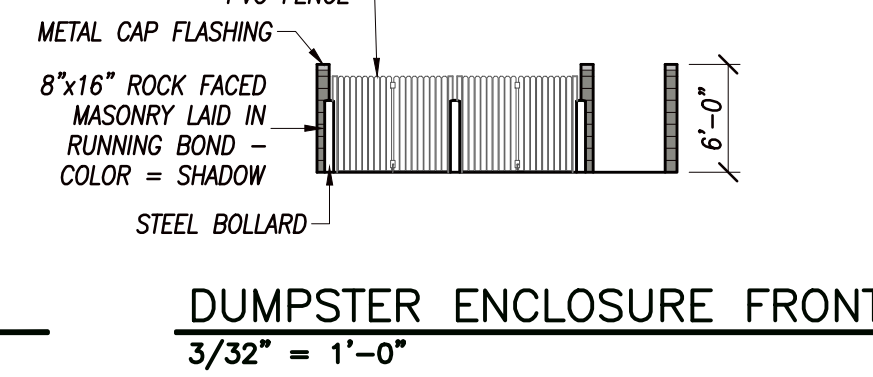
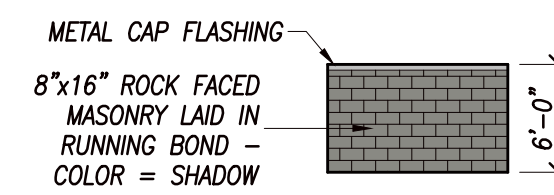
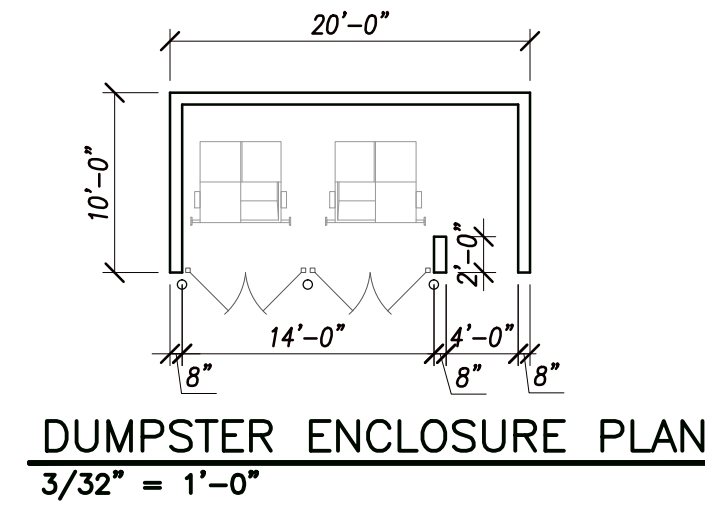
Checked by: BTM Sheet No:

Project No: 4834-010

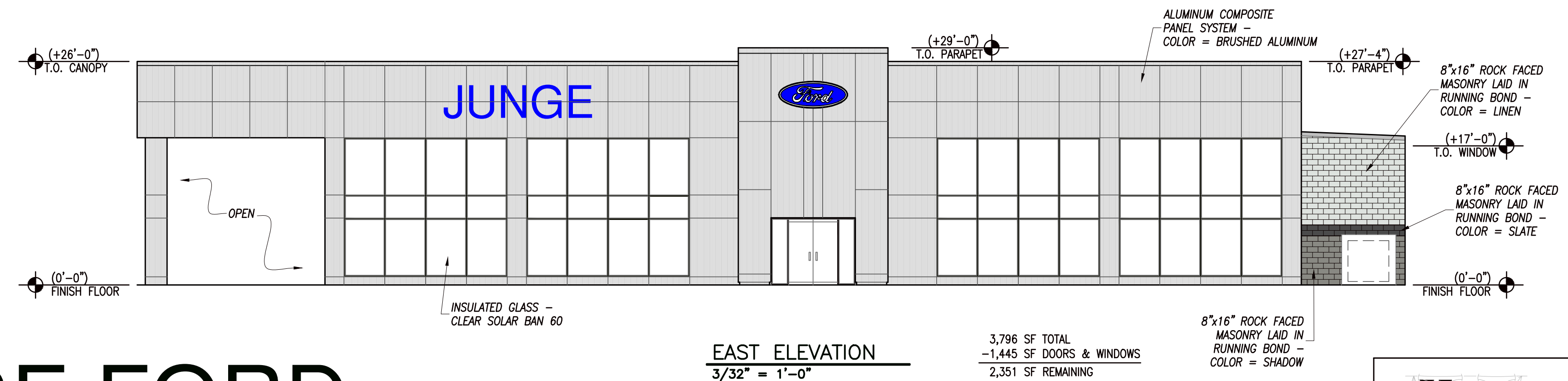
of: 5

SHEET INDEX

- 1 SITE LAYOUT PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
- 3 SITE UTILITY PLAN
- 4 SITE LANDSCAPE PLAN
- 5 GENERAL NOTES AND DETAILS



TOTAL EXTERIOR SURFACE AREA OF BUILDING: 19,382 S.F.
TOTAL WINDOW & DOORS: 5,983 S.F.
TOTAL, LESS WINDOWS & DOORS: 13,399 S.F.
TOTAL MASONRY REQUIRED (60%): 8,039 S.F.
TOTAL MASONRY PROVIDED: 7,857 S.F.
PERCENTAGE OF MASONRY PROVIDED: 58.6%
SALES AREA: COMPOSITE PANELS 100%



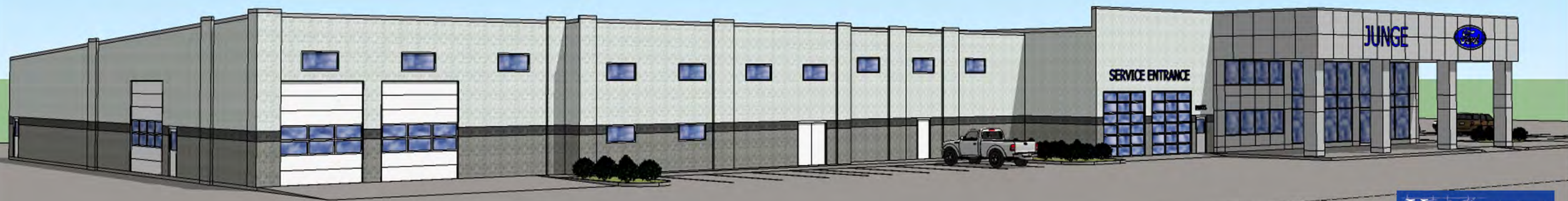
PRELIMINARY
FOR REVIEW ONLY
2-15-17

JUNGE FORD

NORTH LIBERTY, IOWA

OPTION 'G'











Scale: 1 inch= 100 Ft.

GE Lighting ,1795 Noble Road B328-R229, East Cleveland, OH 44112-6300
www.gelighting.com

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : Junge North Liberty

Prepared for: GE Lighting

Filename: A162053C2-Junge North Liberty.AGI

By : Isaiah Fleetwood

Scale: As Noted, Calc Points 10' O.C.

Date:1/27/2017

AGI32 Version 17.4.3

MAINTAINED PHOTOMETRICS @ 25K HOURS

Page 1 of 4

Evolve™ LED Area Light

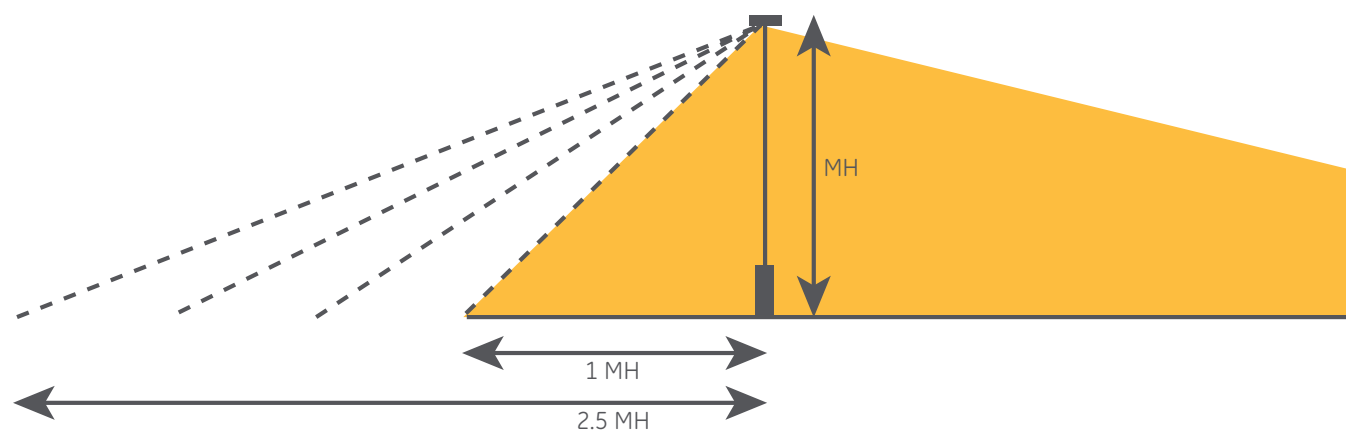
Shielding for EAL Area Light Fixtures

The next evolution of the GE Evolve™ LED Area Light delivers even better trespass control. GE's exclusive reflective optical ring design produces superior vertical illuminance and efficiently directs the light without wasteful and unwelcomed light spill into neighboring properties. Due to the extensive variation of parking lot configurations coupled with tightening ordinances, GE now offers a full array of shielding to accommodate challenging sites.

The shielding options available for the GE Evolve Area Light focus on the following applications:

- Left and Right cutoff
- Front cutoff
- Backlight control and B-U-G improvement

Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. GE accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.



All shields can be installed easily in the field. The next evolution of the GE Evolve LED Area Light and shielding options will help you meet any parking lot challenge.

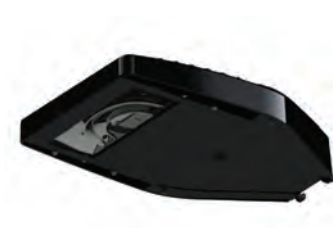
EAL Shielded Fixture Examples



Single Module Left/Right Shield



Double Module Left/Right Shield



Single Module Front Shield



Double Module Front Shield



Single Module Back Shield



Double Module Back Shield

EALP01
1 Module Optical Codes
C4, C3, C2
D4, D3, D2
F4, F3, F2

EALS01
1 Module Optical Codes
D4, D3, D2
F4, F3, F2

EALP01
2 Module Optical Codes
H4, H3, H2
J4, J3, J2
K4, J3, J2
L4, J3, J2
C5, D5, F5, H5, J5, K5, L5
M5, N5, Q5, S5, T5, U5, V5
KA, LA

EALS01
2 Module Optical Codes
H4, H3, H2
J4, J3, J2
K4, J3, J2
D5, F5, H5, J5, K5
N5, Q5, S5, T5, U5
KA

Type V Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Any Side	0.5	2 Module (Symmetric Medium)	ELS-EAL-MS1-BLCK
	1		ELS-EAL-MS2-BLCK
	1.5		ELS-EAL-MS3-BLCK
	2		ELS-EAL-MS4-BLCK
	2.5		ELS-EAL-MS5-BLCK
Any Side	0.5	2 Module (Symmetric Wide)	ELS-EAL-SS1-BLCK
	1		ELS-EAL-SS2-BLCK
	1.5		ELS-EAL-SS3-BLCK
	2		ELS-EAL-SS4-BLCK
	2.5		ELS-EAL-SS5-BLCK

Type IV Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Front	1	2 Module	ELS-EAL-FF2-BLCK
	1.5		ELS-EAL-FF3-BLCK
	2		ELS-EAL-FF4-BLCK
	2.5		ELS-EAL-FF5-BLCK
Front	1	1 Module	ELS-EAL-RF2-BLCK
	1.5		ELS-EAL-RF3-BLCK
	2		ELS-EAL-RF4-BLCK
	2.5		ELS-EAL-RF5-BLCK
Side	0.5	2 Module	ELS-EAL-FS1-BLCK
	1		ELS-EAL-FS2-BLCK
	1.5		ELS-EAL-FS3-BLCK
	2		ELS-EAL-FS4-BLCK
	2.5		ELS-EAL-FS5-BLCK
Side	0.5	1 Module	ELS-EAL-RS1-BLCK
	1		ELS-EAL-RS2-BLCK
	1.5		ELS-EAL-RS3-BLCK
	2		ELS-EAL-RS4-BLCK
	2.5		ELS-EAL-RS5-BLCK
Back	Short	2 Module	ELS-EAL-FBN-BLCK
	Long		ELS-EAL-FBL-BLCK
Back	Long	1 Module	ELS-EAL-RBL-BLCK

Type III Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Front	1	2 Module	ELS-EAL-WF2-BLCK
	1.5		ELS-EAL-WF3-BLCK
	2		ELS-EAL-WF4-BLCK
	2.5		ELS-EAL-WF5-BLCK
Front	1	1 Module	ELS-EAL-DF2-BLCK
	1.5		ELS-EAL-DF3-BLCK
	2		ELS-EAL-DF4-BLCK
	2.5		ELS-EAL-DF5-BLCK
Side	0.5	2 Module	ELS-EAL-WS1-BLCK
	1		ELS-EAL-WS2-BLCK
	1.5		ELS-EAL-WS3-BLCK
	2		ELS-EAL-WS4-BLCK
Side	2.5	1 Module	ELS-EAL-WS5-BLCK
	0.5		ELS-EAL-DS1-BLCK
	1		ELS-EAL-DS2-BLCK
	1.5		ELS-EAL-DS3-BLCK
Side	2		ELS-EAL-DS4-BLCK
	2.5		ELS-EAL-DS5-BLCK
Back	Short	2 Module	ELS-EAL-WBN-BLCK
	Long		ELS-EAL-WBL-BLCK
Back	Long	1 Module	ELS-EAL-DBL-BLCK

Type II Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Side	0.5	2 Module	ELS-EAL-NS1-BLCK
	1		ELS-EAL-NS2-BLCK
	1.5		ELS-EAL-NS3-BLCK
	2		ELS-EAL-NS4-BLCK
	2.5		ELS-EAL-NS5-BLCK
Side	0.5	1 Module	ELS-EAL-AS1-BLCK
	1		ELS-EAL-AS2-BLCK
	1.5		ELS-EAL-AS3-BLCK
	2		ELS-EAL-AS4-BLCK
	2.5		ELS-EAL-AS5-BLCK
Back	Short	2 Module	ELS-EAL-NBN-BLCK
	Long		ELS-EAL-NBL-BLCK
Back	Long	1 Module	ELS-EAL-ABL-BLCK

Type Auto Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Back	Long	2 Module	ELS-EAL-FBL-BLCK

current
powered by GE

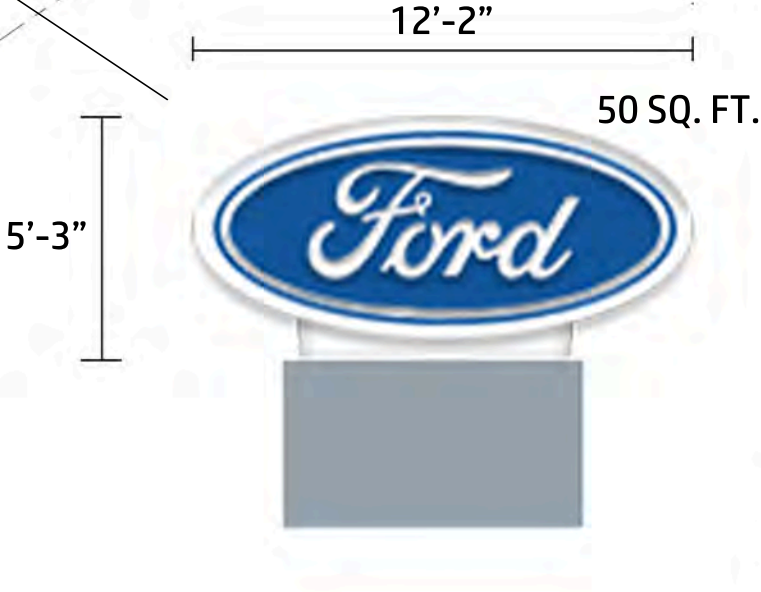
www.currentbyge.com

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OLP3120 (Rev 01/08/17)



Note: Example only. Final sign plan will be subject to Code provisions.



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LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
------	----------

JUNGE FORD

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	1/27/2017
Designed by: DAM	Field Book No:
Drawn by: AJT	Scale: N.T.S.
Checked by: DAM	Sheet No: 1
Project No: IC 4834-010	of: 1

Resolution No. 2017-13

**RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN
FOR LOT 28, LIBERTY'S GATE PART THREE AND LOT 1,
LIBERTY'S GATE PART EIGHT WITH THE EXCEPTION OF
AUDITORS' PARCEL 2007015, NORTH LIBERTY, IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,
IOWA:**

WHEREAS, the owners, Gary L. Junge and J. Jason Junge, have filed with the City Clerk a development site plan;

WHEREAS, the property is legally described as:

LOT 28, LIBERTY'S GATE PART THREE, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF AND LOT 1, LIBERTY'S GATE PART EIGHT, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLATS THEREOF EXCEPTING THEREFROM, AUDITOR'S PARCEL 2007015, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF.

SAID RESULTANT TRACT OF LAND CONTAINS 4.57 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

WHEREAS, said site plan is found to conform with the Comprehensive Plan and the Zoning Ordinance of the City of North Liberty; and

WHEREAS, said site plan has been examined by the North Liberty Planning and Zoning Commission, which recommended that the site plan be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the development site plan for Junge Ford, North Liberty, Iowa.

APPROVED AND ADOPTED this 28th day of February, 2017.

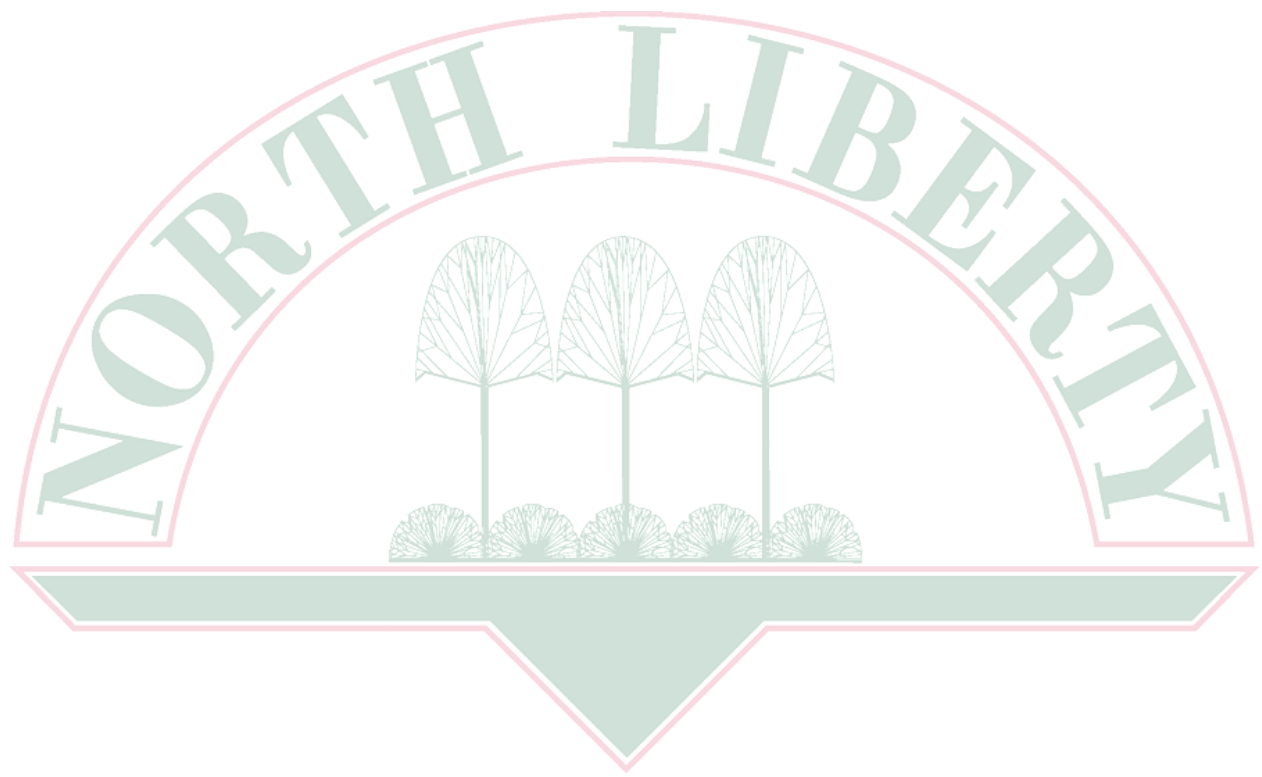
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

Spotix Update



AMENDED DEVELOPMENT AGREEMENT

This Amended Agreement is entered into between the City of North Liberty, Iowa (the “City”) and Spotix, Inc., (the “Company”) as of the ____ day of _____, 2017 (the “Commencement Date”).

WHEREAS, the City has established the North Liberty Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, a private developer (the “Developer”) owns certain real property which is situated in the City and lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Developer has undertaken the construction of new condominium warehousing and office space facilities on the Property for use in its business operations; and

WHEREAS, the Company originally proposed to acquire one condominium unit (the “Warehousing Unit”) comprising approximately 22,800 square feet of the Property and consisting of warehousing and office space facilities for use in its business operations; and

WHEREAS, the Company previously requested that the City provide financial assistance (the “Local Financial Support”) in the form of incremental property tax payments to be used by the Company in paying the costs of acquiring, improving furnishing and equipping the Warehousing Unit; and

WHEREAS, the taxable base valuation of the Property for purposes of the Original Agreement, this Amended Agreement and related calculations to be made under Section 403.19 of the Code of Iowa was determined to be \$5,760 (the “Base Valuation”); and

WHEREAS, the City and the Company entered into a certain Development Agreement (the “Original Agreement”) memorializing their mutual understanding with respect to the development and use of the Warehousing Unit and the provision of the Local Financial Support; and

WHEREAS, the Company has now proposed to improve and occupy an additional 9,000 square feet of space, such area being additional to the originally defined Warehousing Unit contemplated under the Original Agreement (for purposes of this Amended Agreement, all further references to the Warehousing Unit shall mean the entirety of both the 22,800 square feet contemplated under the Original Agreement and the 9,000 additional square feet to be added by the Company to its development and operations); and

WHEREAS, the parties have now agreed to enter into this Amended Agreement to incorporate the additional space into the definition of the Warehousing Unit so that additional incremental property tax revenues can be made available to fund the Local Financial Support contemplated herein; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Acquisition and Use of Warehousing Unit. The Company agrees to acquire the Warehousing Unit and to develop and maintain and use the Warehousing Unit as part of its business operations throughout the Term, as hereinafter defined. Furthermore, the Company agrees to invest not less than \$1,900,000 into the acquisition of the Warehousing Unit and the improving, furnishing and equipping thereof. The Company agrees to acquire the Warehousing Unit by no later than September 1, 2016. Furthermore the Company intends to occupy and improve the additional space described in the preamble hereof by January 1, 2018.

The Company agrees to develop and maintain the Warehousing Unit in compliance with the site plan for such property which has been submitted to and approved by the City Council. Furthermore, the Company agrees to maintain compliance with all zoning regulations of the City and such other state and local regulations as may apply from time to time to the Warehousing Unit. Furthermore, the Company hereby acknowledges its familiarity with the City's regulations with respect to outside storage of goods as set forth in Chapter 169 of the City Code of Ordinances, and agrees to maintain compliance therewith at all times throughout the Term, as hereinafter defined.

2. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Warehousing Unit throughout the Term, as hereinafter defined, and to submit a receipt or cancelled check in evidence of each such payment.

3. Company's Certifications. The Company agrees to submit documentation to the satisfaction of the City by no later than each October 15 during the Term, as hereinafter defined, commencing October 15, 2017, demonstrating that the completed Warehousing Unit is being used as part of the Company's business operations.

4. Property Tax Payment Certification. Furthermore, the Company agrees to certify to the City by no later than October 15 of each year, commencing October 15, 2017, an amount (the "Company's Estimate") equal to 100% of the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Warehousing Unit. In submitting each such Company's estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Warehousing Unit; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation

of the Warehousing Unit, as shown on the property tax rolls of Johnson County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the taxable incremental valuation of the Warehousing Unit.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Employment Requirements. The Company agrees to establish and maintain a workforce of not less than fifteen employees, above and beyond the current workforce of eight employees in place at the execution of the Original Agreement, with an average salary of \$40,000 (each, a “Required Employment Position”) in connection with the Company’s business operations at the Warehousing Unit by no later than September 1, 2018. The Company agrees to submit documentation (the “Employment Certification”) to the satisfaction of the City, by no later than October 15 of each year, commencing October 15, 2018, demonstrating that the Required Employment Positions are being maintained by the Company. The Company hereby acknowledges that the Payments to be made to the Company under Section B of this Amended Agreement will be reduced by 6.66% for each Required Employment Position the Company has failed to maintain during the period preceding the submission of the Employment Certification.

6. Remedy. The Company hereby acknowledges that failure to comply with the requirements of this Section A, will result in the City having the right to withhold Payments under Section B of this Amended Agreement at its sole discretion, until such time as the Company has demonstrated, to the satisfaction of the City, that it has cured such non-compliance.

7. Legal and Administrative Costs. The Company hereby acknowledges that the City has covered the initial payment of legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of the Original Agreement and will do the same with respect to the Amended Agreement, including the necessary amendment to the Urban Renewal Area (the “Actual Admin Costs”). Furthermore, the Company agrees that the City shall withhold an amount (the “Admin Withholding Amount”) equal to the lesser of (1) \$6,750 or (2) the Actual Admin Costs from the initial Payments, as hereinafter set forth in order to recover some or all of the Actual Admin Costs.

B. City’s Obligations

1. Payments. In recognition of the Company’s obligations set out above, the City agrees to make seven (7) annual economic development tax increment payments (the “Payments”) to the Company during the Term, as hereinafter defined, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$400,000 (the “Maximum Payment Total”), and all Payments under this Amended Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Johnson County Treasurer attributable to the taxable valuation of the Warehousing Unit.

Prior to funding any Payments under this Amended Agreement, the City will first withhold from the Incremental Property Tax Revenues an amount equal to the Admin Withholding Amount. Once an amount equal to the Admin Withholding Amount has been withheld by the City, the Payments shall be made as set forth herein.

It is assumed that the new valuation from the Project went on the property tax rolls as of January 1, 2017. Accordingly, the Payments will be made on June 1 of each fiscal year, beginning on June 1 2019 and continuing to, and including, June 1, 2025, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Amended Agreement, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payments shall not render this Amended Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2025.

3. Payment Amounts. The Payment to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2019, the maximum amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2017), provided, however, that the amount of such Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Johnson County Treasurer attributable to the taxable incremental valuation of the Warehousing Unit.

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Johnson County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. Amendment and Assignment. This Amended Agreement may not be amended or assigned by either party without the written consent of the other party. However, the City hereby gives its permission that the Company’s rights to receive the Payments hereunder

may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. **Successors.** This Amended Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the “Term”) of this Amended Agreement shall commence on the Commencement Date and end on June 1, 2025 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law.** This Amended Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Original Agreement.** The Original Agreement is hereby replaced with this Amended Agreement by mutual accord of the City and the Company. If needed, the Original Agreement may be referenced for purposes of interpreting provisions of this Amended Agreement. Nothing about the approval of this Amended Agreement shall interfere with actions of the parties already taken to make provision for the collection of Incremental Property Tax Revenues and/or the funding of Payments contemplated herein and in the Original Agreement.

The City and the Company have caused this Amended Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF NORTH LIBERTY, IOWA

By: _____
Mayor

Attest:

City Clerk

SPOTIX, INC.

By: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of North Liberty, County Johnson, State of Iowa more particularly described as Lot 16 of the I-380 Industrial Park Addition to the City of North Liberty, Iowa, except that land described as Auditor's Parcel #20000059 in survey book 41 Page 22.

(The City and the Company have agreed that this property description shall be updated to reflect the Johnson County property tax parcel identification number(s) that will be assigned to the Warehouse Unit subsequent to its acquisition and completion.)

EXHIBIT B

SITE PLAN

[ATTACH SITE PLAN HERE]

EXHIBIT C

COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Taxable Valuation of Warehousing Unit as of January 1, 20__:
\$_____.
- (3) Taxable Base Valuation of Warehousing Unit:
\$5,760.
- (4) Taxable Incremental Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000
- (7) Company's Estimate = \$_____

AMEND DEVELOPMENT AGREEMENT

(Spotix, Inc.)

421033-67

North Liberty, Iowa

February 28, 2017

A meeting of the City Council of the City of North Liberty, Iowa, was held at _____ o'clock __.m., on February 28, 2017, at the _____, North Liberty, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

Resolution No. 2017-14

RESOLUTION AMENDING DEVELOPMENT AGREEMENT WITH SPOTIX, INC.

WHEREAS, the City Council (the "Council") of the City of North Liberty, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the North Liberty Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has previously entered into a certain Development Agreement (the "Agreement") with Spotix, Inc. (the "Company"), pursuant to which the Company has undertaken the construction of new office and warehousing facilities for use in the Company's business operations on certain real property in the Urban Renewal Area (the "Project"); and

WHEREAS, in exchange for the Company's commitments under the Agreement the City has agreed to make certain annual appropriation, tax increment payments (the "Payments") to the Company in connection with the undertaking of the Project in an amount not to exceed \$400,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on, and has otherwise complied with statutory requirements for the approval of the Agreement and has adopted Resolution No. 2016-17 on February 23, 2016 (the "Authorizing Resolution") authorizing the execution of the Agreement; and

WHEREAS, the City and the Company now deem it advisable to amend the Agreement (i) to update the area to be improved by the Company and to serve as the funding source for Payments to the Company; (ii) to reaffirm the Company's commitment to undertake and complete Project; and (iii) to reaffirm the City's ongoing commitment to fund the Payments to the Company;

NOW, THEREFORE, It Is Resolved by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The Agreement is hereby amended to match the form (the "Amended Agreement") presented to this City Council as Exhibit A to this Resolution. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Amended Agreement on behalf of the City.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this 28th day of February, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

• • • • •

On motion and vote the meeting adjourned.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

STATE OF IOWA
COUNTY OF JOHNSON SS:
CITY OF NORTH LIBERTY

I, the undersigned, City Clerk of the City of North Liberty, hereby certify that the foregoing is a true and correct copy of the minutes of the City Council of the City relating to amending a Development Agreement.

WITNESS MY HAND this ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

Windstream - 3rd Addendum



**THIRD ADDENDUM TO
TOWER and GROUND LEASE WITH OPTION
City of North Liberty and South Slope Cooperative Telephone Company**

THIS THIRD ADDENDUM TO THE RIGHT-OF-WAY AGREEMENT (this "Agreement") is effective between the City of North Liberty ("City"), and McLeodUSA Telecommunications Services, LLC ("Grantee") upon execution by the parties.

Since the date of the execution of the Right-of-Way agreement and the First and Second Addendums to the Agreement between the City Liberty and the Grantee, the Grantee has determined a need to expand its facilities in North Liberty, as proposed in the attached Addendum Exhibit A.

The City agrees to the use of its right-of-way as proposed by the Grantee and depicted in the attached Addendum Exhibit A, subject to the same terms and conditions set out in the Right-of-Way agreement executed on September 28, 2015.

The Execution Date of this Third Addendum to the Right-of-Way Agreement is the ____ day of February, 2017.

CITY OF NORTH LIBERTY, IOWA

By: _____
Terry L. Donahue, Mayor Pro Tem

McLeodUSA Telecommunications Services,
LLC

By: Jamie Rucker
Jamie Rucker, Staff Manager, Engineering

ATTEST: _____
Tracey Mulcahey, City Clerk

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this ____ day of February, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry L. Donahue and Tracey Mulcahey, to me personally known, who, being by me duly sworn, did say that they are the Mayor Pro Tem and City Clerk, respectively, of the City of North Liberty, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation; and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, as contained in Resolution No. _____ of the City Council on the ____ day of February, 2017; and that Terry L. Donahue and Tracey Mulcahey acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

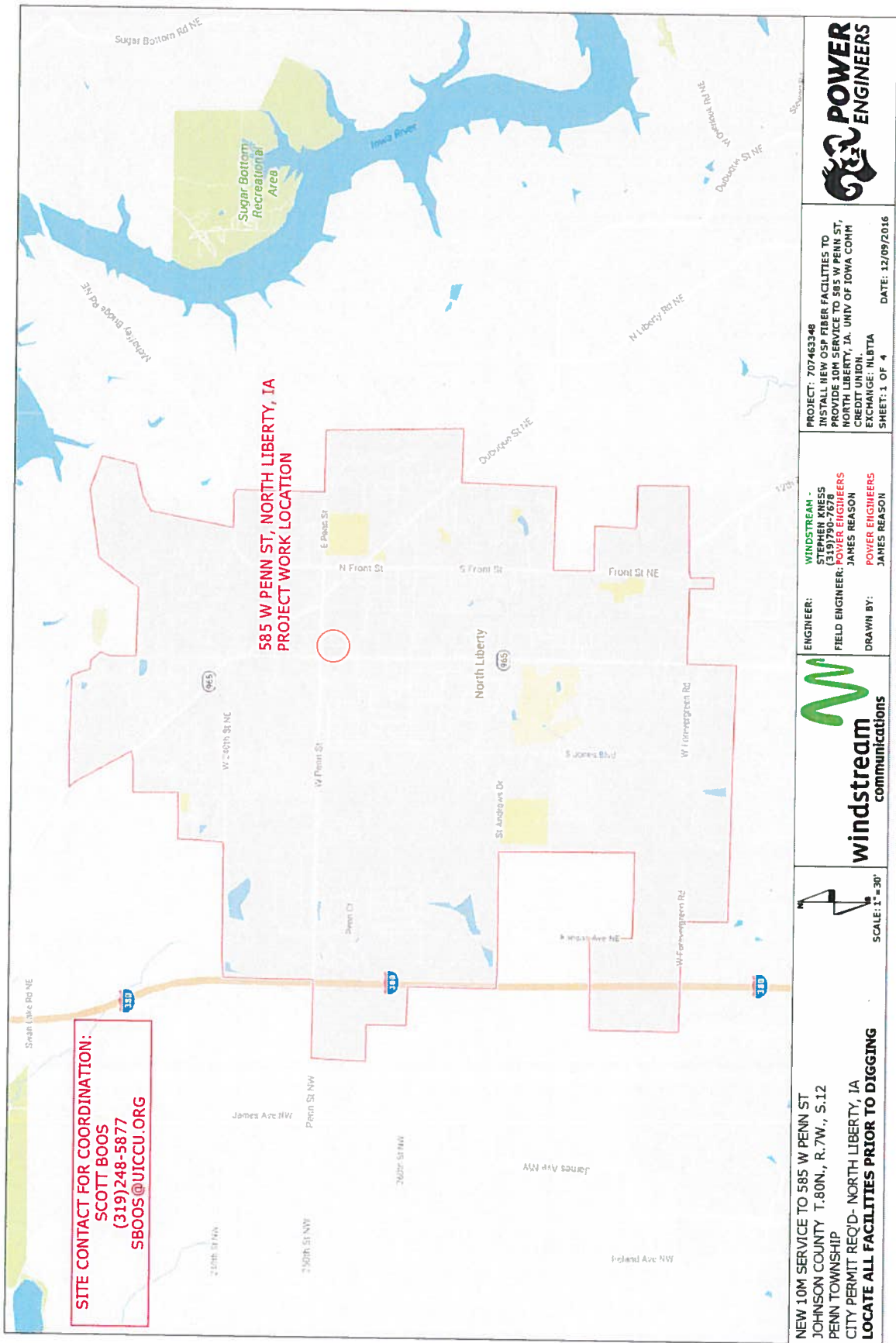
STATE OF ARKANSAS)
) ss:
COUNTY OF PULASKI)

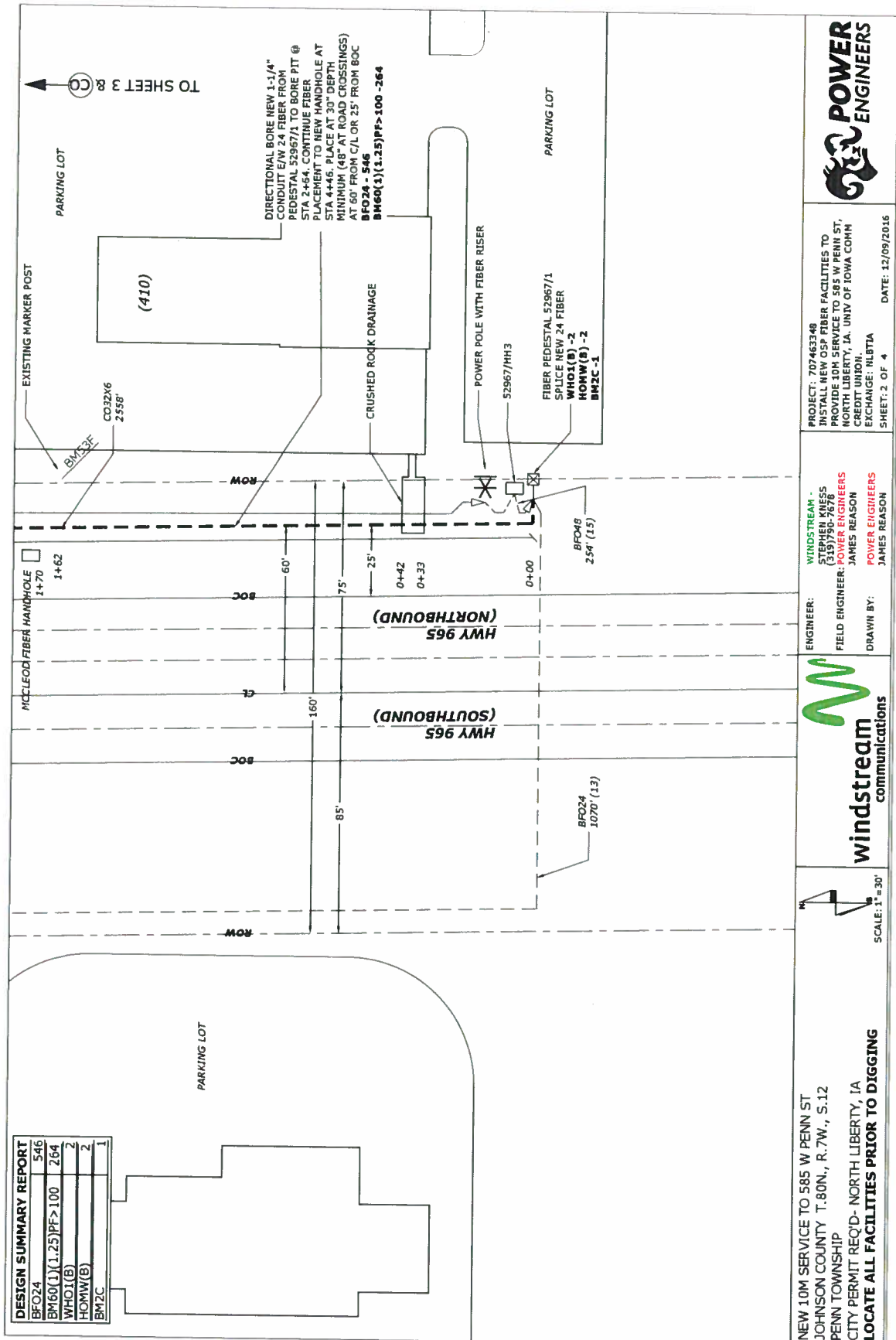
This instrument was acknowledged before me on this 21 day of February, 2017, by Jamie Rucker as Staff Manager, Engineering, of McLeodUSA Telecommunications Services, LLC.

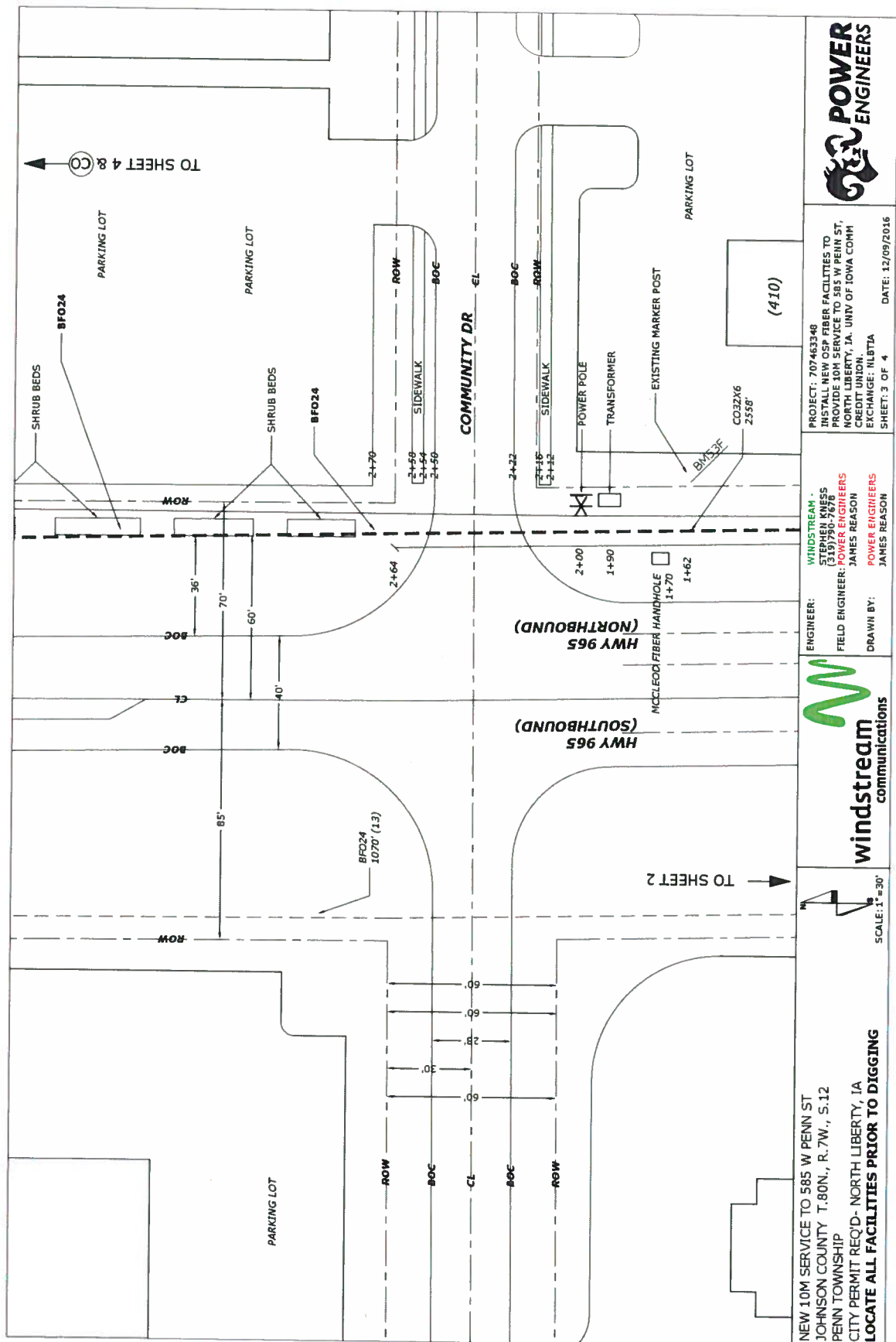


Joy Matthews
Notary Public in and for the State of Arkansas

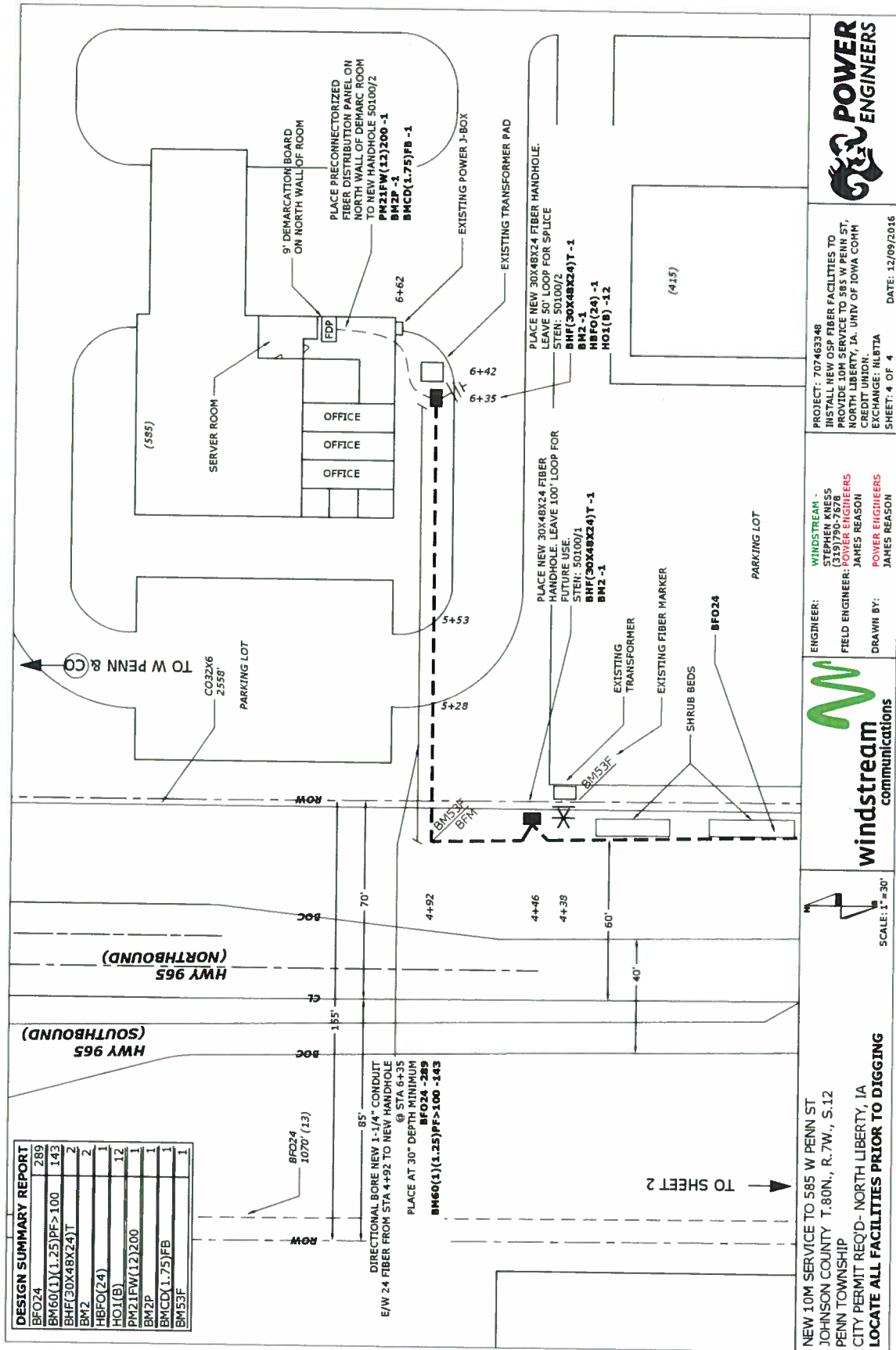
Addendum Exhibit A







<p>windstream communications</p>	<p>ENGINEER: WINDSTREAM - STEPHEN KNEES (319) 750-7278 FIELD ENGINEER: POWER ENGINEERS JAMES REASON DRAWN BY: POWER ENGINEERS JAMES REASON</p>	<p>PROJECT: 707463346 INSTALL NEW OSP FIBER FACILITIES TO PROVIDE 10M SERVICE TO 585 W PENN ST, JOHNSON COUNTY T.80N., R.7W., S.12 PENN TOWNSHIP CITY PERMIT REQ'D- NORTH LIBERTY, IA LOCATE ALL FACILITIES PRIOR TO DIGGING</p>	<p>DATE: 12/09/2016 SHEET: 3 OF 4</p>
<p>NEW 10M SERVICE TO 585 W PENN ST JOHNSON COUNTY T.80N., R.7W., S.12 PENN TOWNSHIP CITY PERMIT REQ'D- NORTH LIBERTY, IA LOCATE ALL FACILITIES PRIOR TO DIGGING</p>	<p>POWER ENGINEERS</p>	<p>TO SHEET 2</p>	<p>TO SHEET 4 & 5</p>



Resolution No. 2017-15

RESOLUTION APPROVING THE THIRD ADDENDUM TO TOWER AND GROUND LEASE WITH OPTION BETWEEN THE CITY OF NORTH LIBERTY AND MCLEODUSA TELECOMMUNICATIONS SERVICES, LLC THAT ESTABLISHES THE TERMS AND CONDITIONS UNDER WHICH FIBER OPTIC CABLES WILL BE INSTALLED IN THE CITY OF NORTH LIBERTY, IOWA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:

WHEREAS, the terms and conditions for the installation, operation and maintenance of fiber optic cables in certain City right-of-ways were set forth in an Agreement between the City of North Liberty and McLeodUSA Telecommunications Services, LLC;

WHEREAS, said agreement was executed on September 28, 2015;

WHEREAS, the first addendum was executed on December 22, 2015;

WHEREAS, the second addendum was executed on April 12, 2016;

WHEREAS, since the original execution, it was determined that additional right-of-way is needed to accomplish service goals;

WHEREAS, it is the parties' desire to agree and establish, in writing, their understanding regarding said agreement; and

WHEREAS, future addendums to the original agreement are considered administrative and are authorized to be approved and executed by the City Administrator.

NOW, THEREFORE, BE IT RESOLVED that that the Third Addendum to Tower and Ground Lease with Option between the City of North Liberty and McLeodUSA Telecommunications Services, LLC is approved and the City Administrator is authorized to administratively approve and execute subsequent addendums to the original agreement.

APPROVED AND ADOPTED this 28th day of February, 2017.

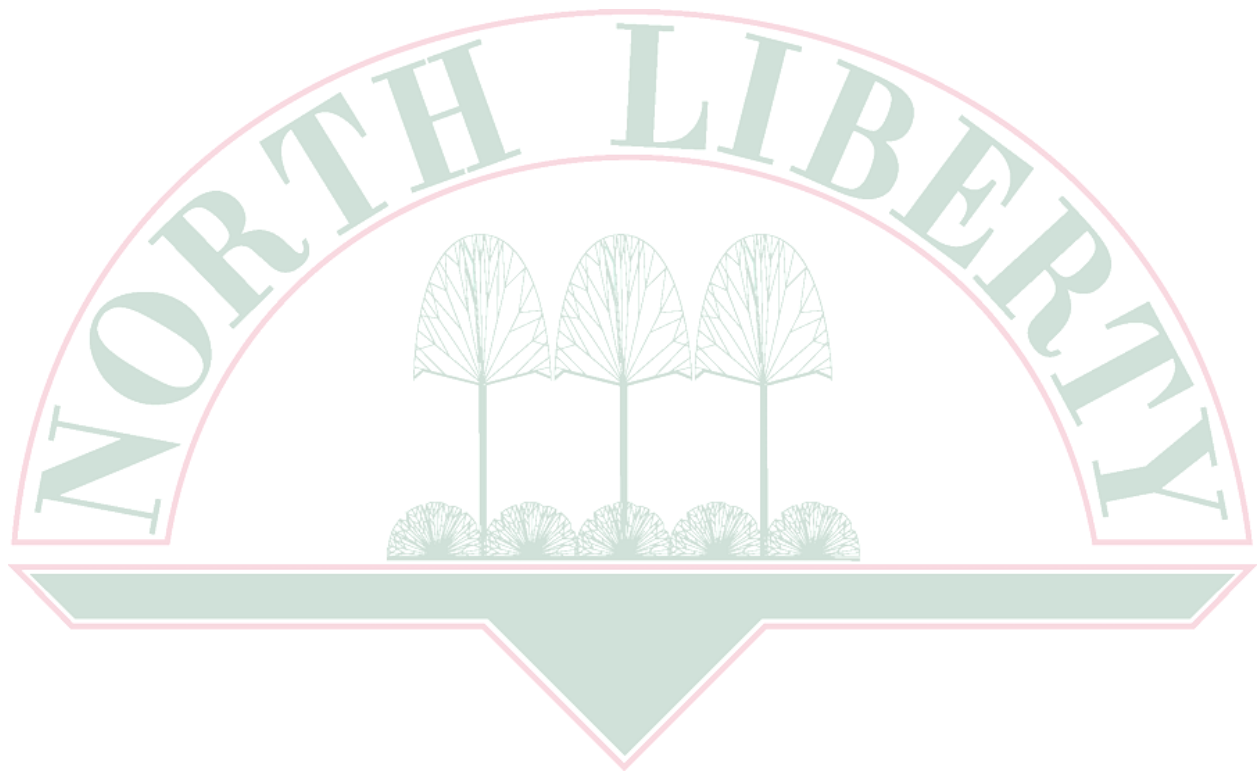
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

FY 18 Budget



City of North Liberty Financial Planning Model



For Year Ending June 30, 2018

(Updated February 24, 2017)



Public Safety

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated	
Police								
Budget Inflation Rate		20.33%	7.33%	5.00%	5.00%	5.00%	5.00%	Ryan Heiar: Add 1 new officer; increase part time administrative assistant to full time
Personnel Services	\$1,727,718	\$2,024,962	\$2,241,385	\$2,353,454	\$2,471,127	\$2,594,683	\$2,724,417	
Services & Commodities	\$138,885	\$228,071	\$250,051	\$262,554	\$275,681	\$289,465	\$303,939	Ryan Heiar: Body cameras (1/2 cost), other 1/2 funded by grant.
Capital Outlay	\$2,750	\$10,900	\$10,900	\$11,445	\$12,017	\$12,618	\$13,249	
Transfers	\$106,900	\$114,000	\$50,000	\$100,000	\$208,200	\$200,000	\$80,000	
Total	\$1,976,253	\$2,377,933	\$2,552,336	\$2,727,453	\$2,967,025	\$3,096,767	\$3,121,605	Ryan Heiar: Replace investigator vehicle; \$30k allocation for K-9.
Emergency Management								
Budget Inflation Rate		7.40%	212.77%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Services & Commodities	\$19,693	\$21,150	\$21,150	\$21,996	\$22,876	\$23,791	\$24,743	
Capital Outlay	\$0	\$0	\$45,000	\$0	\$0	\$0	\$50,000	Ryan Heiar: Outdoor storm warning siren for east side of city (in area of new high school).
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$19,693	\$21,150	\$66,150	\$21,996	\$22,876	\$23,791	\$74,743	
Fire								
Budget Inflation Rate		10.04%	7.22%	5.00%	5.00%	5.00%	5.00%	Ryan Heiar: Increase part time chief to full time; increase hours of assistant chiefs (20 to 29).
Personnel Services	\$323,431	\$243,309	\$422,548	\$443,675	\$465,859	\$489,152	\$513,610	
Services & Commodities	\$141,794	\$174,300	\$209,839	\$220,331	\$231,347	\$242,915	\$255,061	
Capital Outlay	\$11,139	\$0	\$0	\$75,000	\$100,000	\$125,000	\$150,000	
Transfers	\$99,404	\$215,991	\$46,984	\$49,333	\$51,800	\$54,390	\$57,109	Ryan Heiar: Safer grant funds are now accounted for through this line item.
Total	\$575,768	\$633,600	\$679,371	\$788,340	\$849,007	\$911,457	\$975,780	
Building Inspections								
Budget Inflation Rate		17.41%	6.23%	5.00%	5.00%	5.00%	5.00%	Ryan Heiar: Replace inspections vehicle; add a support vehicle; bunker gear. Total costs: \$154k (see Fire Capital sheet).
Personnel Services	\$436,007	\$474,881	\$518,221	\$544,132	\$571,339	\$599,906	\$629,901	
Services & Commodities	\$31,988	\$59,580	\$65,465	\$68,738	\$72,175	\$75,784	\$79,573	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	
Total	\$467,995	\$549,461	\$583,686	\$612,870	\$643,514	\$675,690	\$709,474	
Animal Control								
Budget Inflation Rate		61.63%	0.00%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$5,876	\$5,050	\$5,050	\$5,252	\$5,462	\$5,681	\$5,908	
Services & Commodities	\$7,519	\$16,600	\$15,600	\$16,224	\$16,873	\$17,548	\$18,250	
Capital Outlay	\$0	\$0	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$13,395	\$21,650	\$21,650	\$22,516	\$23,417	\$24,353	\$25,327	
Traffic Safety								
Budget Inflation Rate		27.99%	2.71%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$27,939	\$35,695	\$36,765	\$38,236	\$39,765	\$41,356	\$43,010	
Services & Commodities	\$28	\$100	\$0	\$0	\$0	\$0	\$0	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$27,967	\$35,795	\$36,765	\$38,236	\$39,765	\$41,356	\$43,010	
Total Public Safety	\$3,081,071	\$3,639,589	\$3,939,958	\$4,211,410	\$4,545,603	\$4,773,413	\$4,949,939	

A Breakdown of Public Safety

% of General Fund Budget	30.32%	32.42%	31.94%	32.60%	33.30%	33.31%	33.13%
Cost/Capita	\$184.67	\$198.90	\$207.38	\$213.79	\$222.83	\$226.24	\$227.07
Total Personnel Costs	\$2,520,971	\$2,783,897	\$3,223,969	\$3,384,749	\$3,553,552	\$3,730,777	\$3,916,846
% of Public Safety Expenditures	81.82%	76.49%	81.83%	80.37%	78.18%	78.16%	79.13%

Fire Capital Fund

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Revenues							
Transfer from General Fund	\$99,404	\$215,991	\$46,984	\$124,333	\$151,800	\$179,390	\$207,109
Other Transfers^	\$45,926		\$10,000		\$1,000,000		\$500,000
Total Fire Capital Revenues	\$145,330	\$215,991	\$56,984	\$124,333	\$1,151,800	\$179,390	\$707,109
Equipment*							
Equipment	\$37,500						
SCBA Units		\$234,045					
Fire Safety Multipurpose Vehicle		\$62,000					
Bunker Gear			\$64,000				
Inspections Vehicles (2)			\$100,000				
Ladder Truck					\$1,500,000		
Fire Engine/Ladder Truck							\$1,000,000
Total Fire Capital Expenditures	\$37,500	\$296,045	\$164,000	\$0	\$1,500,000	\$0	\$1,000,000
Net Change in Fund Balance	\$107,830	(\$80,054)	(\$107,016)	\$124,333	(\$348,200)	\$179,390	(\$292,891)
Beginning Fund Balance	\$370,450	\$478,280	\$398,226	\$291,210	\$415,543	\$67,343	\$246,733
Ending Fund Balance	\$478,280	\$398,226	\$291,210	\$415,543	\$67,343	\$246,733	(\$46,158)

* See CIP for equipment details.

^FY18 = SAFER grant funds; FY20 and FY21 = General Obligation Bonds needed for larger equipment purchases

NOTE: May need to consider adding additional GF money to this account each year to keep up with expenses.

Public Works

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Solid Waste Collection							
Budget Inflation Rate		0.62%	41.06%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$560,144	\$563,600	\$795,000	\$826,800	\$859,872	\$894,267	\$930,038
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$560,144	\$563,600	\$795,000	\$826,800	\$859,872	\$894,267	\$930,038
Transit							
Budget Inflation Rate		142.30%	0.00%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$72,226	\$175,000	\$175,000	\$182,000	\$189,280	\$196,851	\$204,725
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$72,226	\$175,000	\$175,000	\$182,000	\$189,280	\$196,851	\$204,725
Streets							
Budget Inflation Rate		-	-	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$9,883	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$33,228	\$0	\$15,000	\$15,600	\$16,224	\$16,873	\$17,548
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$43,111	\$0	\$15,000	\$15,600	\$16,224	\$16,873	\$17,548
Total Public Works	\$675,481	\$738,600	\$985,000	\$1,024,400	\$1,065,376	\$1,107,991	\$1,152,311

A Breakdown of Public Works

% of General Fund Budget	6.65%	6.58%	7.98%	7.93%	7.80%	7.73%	7.71%
Cost/Capita	\$40.49	\$40.36	\$51.84	\$52.00	\$52.23	\$52.51	\$52.86
Total Personnel Costs	\$9,883	\$0	\$0	\$0	\$0	\$0	\$0
% of Public Works Expenditures	1.46%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Health & Social Services

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Social Services							
Budget Inflation Rate		-7.45%	7.69%	3.00%	3.00%	3.00%	3.00%
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$105,350	\$97,500	\$105,000	\$108,150	\$111,395	\$114,736	\$118,178
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$105,350	\$97,500	\$105,000	\$108,150	\$111,395	\$114,736	\$118,178
Total Health & Social Services	\$105,350	\$97,500	\$105,000	\$108,150	\$111,395	\$114,736	\$118,178

A Breakdown of Social Services

% of General Fund Budget	1.04%	0.87%	0.85%	0.84%	0.82%	0.80%	0.79%
Cost/Capita	\$6.31	\$5.33	\$5.53	\$5.49	\$5.46	\$5.44	\$5.42
Total Personnel Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% of Social Services Expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Social Service Contributions

Family Resource Center	\$55,000	\$55,000
NL Food and Clothing Pantry	\$15,000	\$16,000
Johnson Co. Housing Trust Fund	\$8,000	\$8,000
Big Brothers Big Sisters	\$2,500	\$2,500
Elder Services	\$5,000	\$0
Other Community Programs	\$12,000	\$23,500
	\$97,500	\$105,000

New Requests for FY 18

Ryan Heiar:
All social service requests, other than the FRC, NLFP, JCHTF and BBBS, will be required to apply for discretionary funding.

Ryan Heiar:

The family Resource Center is requesting \$73,652 (+\$18,685 from FY 17); Food Pantry is requesting \$16,000 (+\$1,000 from FY17); Elder Services is requesting \$5,000 (+\$5,000 from FY 17); new requests include: \$5,000 from Empowerment, \$2,225 from 4C's and \$6,000 from DVIP. New requests total \$33,090.

Culture & Recreation

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated	
Library								
Budget Inflation Rate		4.18%	10.59%	5.00%	5.00%	5.00%	5.00%	Ryan Heiar: Increasing part time Youth & Teen Assistant to full time.
Personnel Services	\$670,363	\$700,683	\$768,914	\$807,360	\$847,728	\$890,114	\$934,620	Ryan Heiar: Coin operated printer/copier.
Services & Commodities	\$154,598	\$198,475	\$234,445	\$246,167	\$258,476	\$271,399	\$284,969	
Capital Outlay	\$48,652	\$11,000	\$3,200	\$0	\$0	\$0	\$0	
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$873,613	\$910,158	\$1,006,559	\$1,053,527	\$1,106,203	\$1,161,513	\$1,219,589	Ryan Heiar: Adding 1 new full-time employee. Parks Department has added landscaping responsibilities at new roundabout, Penn Street, Centennial Park and continues to stay very busy with various building maintenance projects.
Parks/Building & Grounds								
Budget Inflation Rate		5.09%	13.01%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$522,888	\$560,166	\$628,557	\$659,985	\$692,984	\$727,633	\$764,015	
Services & Commodities	\$153,820	\$183,850	\$188,850	\$198,293	\$208,207	\$218,617	\$229,548	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$76,000	\$47,000	\$76,500	\$74,000	\$63,500	\$72,500	\$72,000	
Total	\$752,708	\$791,016	\$893,907	\$932,277	\$964,691	\$1,018,751	\$1,065,563	Ryan Heiar: Replace 3 JD park mowers (\$30k from GF, \$10k from SW); replace snorkellift (\$35k parks, \$35k water, \$35k streets); replace Aebi snow plow attachment (\$10k); add generator (\$1,500).
Recreation								
Budget Inflation Rate		17.04%	12.67%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$885,494	\$1,059,409	\$1,107,307	\$1,162,672	\$1,220,806	\$1,281,846	\$1,345,939	
Services & Commodities	\$324,050	\$388,900	\$392,700	\$412,335	\$432,952	\$454,599	\$477,329	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$49,214	\$25,000	\$160,000	\$25,000	\$25,000	\$50,000	\$50,000	Ryan Heiar: Restroom updates (\$135k); annual designation of funds for exercise equipment (\$25k).
Total	\$1,258,758	\$1,473,309	\$1,660,007	\$1,600,007	\$1,678,758	\$1,786,446	\$1,873,268	
Community Center								
Budget Inflation Rate		-0.55%	52.64%	3.00%	5.00%	5.00%	5.00%	Ryan Heiar: LED Lighting upgrades.
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Services & Commodities	\$102,713	\$152,300	\$191,150	\$196,885	\$206,729	\$217,065	\$227,918	
Capital Outlay	\$95,671	\$45,000	\$0	\$0	\$0	\$0	\$0	
Transfers	\$0	\$0	\$110,000	\$45,000	\$50,000	\$50,000	\$50,000	Ryan Heiar: Security camera upgrades (\$40k); keyless entry system (\$20k - \$10k funded by Library Building fund); boiler replacement (\$45k); mechanical lift upgrade (\$15k).
Total	\$198,384	\$197,300	\$301,150	\$241,885	\$256,729	\$267,065	\$277,918	
Cemetery								
Budget Inflation Rate		0.51%	166.67%	5.00%	6.00%	6.00%	6.00%	
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Services & Commodities	\$14,924	\$15,000	\$40,000	\$42,000	\$44,520	\$47,191	\$50,023	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$14,924	\$15,000	\$40,000	\$42,000	\$44,520	\$47,191	\$50,023	
Aquatic Center								
Budget Inflation Rate		35.72%	-17.86%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$464,741	\$467,120	\$471,045	\$494,597	\$519,327	\$545,293	\$572,558	
Services & Commodities	\$193,337	\$283,125	\$287,750	\$302,138	\$317,244	\$333,107	\$349,762	
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transfers	\$45,000	\$204,000	\$25,000	\$150,000	\$150,000	\$150,000	\$150,000	Ryan Heiar: Replace grates at deep end of indoor and outdoor pool.
Total	\$703,078	\$954,245	\$783,795	\$946,735	\$986,571	\$1,028,400	\$1,072,320	
Total Culture & Recreation	\$3,801,465	\$4,341,028	\$4,685,418	\$4,816,431	\$5,037,472	\$5,309,366	\$5,558,681	

A Breakdown of Culture & Recreation

% of General Fund Budget	37.40%	38.67%	37.98%	37.29%	36.90%	37.05%	37.20%
Cost/Capita	\$227.85	\$237.23	\$246.61	\$244.50	\$246.95	\$251.64	\$255.00
Total Personnel Costs	\$2,543,486	\$2,787,378	\$2,975,823	\$3,124,614	\$3,280,845	\$3,444,887	\$3,617,131
% of Culture & Recreation Expenditures	66.91%	64.21%	63.51%	64.87%	65.13%	64.88%	65.07%

Community & Economic Development

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Community Beautification							
Budget Inflation Rate	-	-	-	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$0	\$15,000	\$15,000	\$15,600	\$16,224	\$16,873	\$17,548
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$15,000	\$15,000	\$15,600	\$16,224	\$16,873	\$17,548
Economic Development							
Budget Inflation Rate		54.53%	9.52%	3.00%	3.00%	3.00%	3.00%
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$67,949	\$105,000	\$115,000	\$118,450	\$122,004	\$125,664	\$129,434
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$67,949	\$105,000	\$115,000	\$118,450	\$122,004	\$125,664	\$129,434
Planning & Zoning							
Budget Inflation Rate		36.03%	-6.24%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$109,236	\$117,611	\$121,735	\$127,822	\$134,213	\$140,923	\$147,970
Services & Commodities	\$227,324	\$265,200	\$292,000	\$306,600	\$321,930	\$338,027	\$354,928
Capital Outlay	\$0	\$75,000	\$15,500	\$16,275	\$17,089	\$17,943	\$18,840
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$336,560	\$457,811	\$429,235	\$450,697	\$473,232	\$496,893	\$521,738
Communications							
Budget Inflation Rate		16.19%	15.03%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$223,108	\$238,683	\$256,348	\$269,165	\$282,624	\$296,755	\$311,593
Services & Commodities	\$17,064	\$57,800	\$61,300	\$64,365	\$67,583	\$70,962	\$74,511
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$15,000	\$0	\$23,400	\$26,000	\$22,400	\$16,000	\$0
Total	\$255,172	\$296,483	\$341,048	\$359,530	\$372,607	\$383,717	\$386,103
Total Community & Ec. Dev.	\$659,681	\$874,294	\$900,283	\$944,277	\$984,066	\$1,023,147	\$1,054,822

Ryan Heiar:
Continue to update holiday decorations and seasonal banners.

Ryan Heiar:
ICAD (\$75k - requesting an increase of \$25k for next five years); UNESCO (\$10k); EDC (\$5k); NL BBQ (\$15k); other economic development/marketing opportunities (\$10k).

Ryan Heiar:
Upgrade large printer/plotter.

Ryan Heiar:
New part time/intern position (10 hours/week) to help with event coverage, website updates, event support and other tasks.

Ryan Heiar:
Camera replacement (\$6k); laptop(\$3k); furniture upgrades(\$3k); mobile communication hardware\$1,400); website upgrade (\$10k).

Breakdown of Community & Economic Development

% of General Fund Budget	6.49%	7.79%	7.30%	7.31%	7.21%	7.14%	7.06%
Cost/Capita	\$39.54	\$47.78	\$47.39	\$47.94	\$48.24	\$48.49	\$48.39
Total Personnel Costs	\$332,344	\$356,294	\$378,083	\$396,987	\$416,837	\$437,678	\$459,562
% of Community/ED Expenditures	50.38%	40.75%	42.00%	42.04%	42.36%	42.78%	43.57%

General Government

Department	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Mayor & Council							
Budget Inflation Rate		-20.97%	0.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$23,950	\$24,500	\$24,500	\$25,725	\$27,011	\$28,362	\$29,780
Services & Commodities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay	\$7,052	\$0	\$0	\$0	\$0	\$6,000	\$6,000
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$31,002	\$24,500	\$24,500	\$25,725	\$27,011	\$34,362	\$35,780
Administrative							
Budget Inflation Rate		-21.93%	13.15%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$801,590	\$740,859	\$877,057	\$920,910	\$966,955	\$1,015,303	\$1,066,068
Services & Commodities	\$520,553	\$485,000	\$510,000	\$535,500	\$562,275	\$590,389	\$619,908
Capital Outlay	\$22,963	\$0	\$0	\$10,000	\$10,000	\$10,000	\$10,000
Transfers	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,570,106	\$1,225,859	\$1,387,057	\$1,466,410	\$1,539,230	\$1,615,692	\$1,695,976
Elections							
Budget Inflation Rate		-	-	-	-	-	-
Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services & Commodities	\$2,286	\$0	\$4,000	\$0	\$6,000	\$0	\$6,000
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,286	\$0	\$4,000	\$0	\$6,000	\$0	\$6,000
Legal & Tort Liability							
Budget Inflation Rate		8.71%	5.74%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$204,656	\$222,543	\$235,154	\$246,912	\$259,257	\$272,220	\$285,831
Services & Commodities	\$10,446	\$11,300	\$12,100	\$12,705	\$13,340	\$14,007	\$14,708
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$215,102	\$233,843	\$247,254	\$259,617	\$272,598	\$286,227	\$300,539
Personnel							
Budget Inflation Rate		129.85%	13.86%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$20,415	\$44,500	\$51,500	\$54,075	\$56,779	\$59,618	\$62,599
Services & Commodities	\$1,556	\$6,000	\$6,000	\$6,300	\$6,615	\$6,946	\$7,293
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$21,971	\$50,500	\$57,500	\$60,375	\$63,394	\$66,563	\$69,892
Total General Government	\$1,840,467	\$1,534,702	\$1,720,311	\$1,812,127	\$1,908,233	\$2,002,845	\$2,108,187

Ryan Heiar:
Add 1 new full time position to help with special projects and assist CA and ACA with other programs and projects; increase part time administrative assistant to full time.

Breakdown of General Government

% of General Fund Budget	18.11%	13.67%	13.95%	14.03%	13.98%	13.98%	14.11%
Cost/Capita	\$110.31	\$83.87	\$90.55	\$91.99	\$93.55	\$94.93	\$96.71
Total Personnel Costs	\$1,050,611	\$1,032,402	\$1,188,211	\$1,247,622	\$1,310,003	\$1,375,503	\$1,444,278
% of General Gov't Expenditures	57.08%	67.27%	69.07%	68.85%	68.65%	68.68%	68.51%

General Fund Revenues

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Taxable Value							
Inflationary Rate		11.96%	8.68%	4.00%	4.00%	4.00%	4.00%
Regular	\$675,226,009	\$755,873,970	\$821,766,228	\$854,636,877	\$888,822,352	\$924,375,246	\$961,350,256
Agriculture	\$1,533,726	\$1,801,641	\$1,671,691	\$1,738,559	\$1,808,101	\$1,880,425	\$1,955,642
Tax Rates							
General	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Insurance	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Transit	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Emergency	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Other	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Total General Fund	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Trust & Agency	\$1.81293	\$1.80511	\$2.04270	\$2.04270	\$2.04270	\$2.04270	\$2.04270
Agriculture	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375
Tax Rate Revenues							
General	\$5,567,309	\$6,122,579	\$6,656,306	\$6,922,559	\$7,199,461	\$7,487,439	\$7,786,937
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transit	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$101,788	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Trust & Agency	\$1,275,335	\$1,364,436	\$1,682,860	\$1,745,767	\$1,815,597	\$1,888,221	\$1,963,750
Agriculture	\$4,581	\$5,412	\$5,021	\$5,222	\$5,431	\$5,648	\$5,874
Utility Excise Tax	\$28,824	\$17,057	\$16,808	\$17,480	\$18,180	\$18,907	\$19,663
Mobile Home Taxes	\$17,861	\$20,000	\$20,000	\$20,800	\$21,632	\$22,497	\$23,397
Total	\$6,995,698	\$7,629,483	\$8,480,996	\$8,811,828	\$9,160,301	\$9,522,713	\$9,899,622
Inflationary Rate		49.41%	-17.54%	1.00%	1.00%	1.00%	1.00%
Licenses & Permits	\$478,562	\$715,000	\$589,600	\$595,496	\$601,451	\$607,465	\$613,540
Inflationary Rate		-5.52%	2.79%	1.00%	1.00%	1.00%	1.00%
Use of Money	\$159,299	\$150,500	\$154,700	\$156,247	\$157,809	\$159,388	\$160,981
Inflationary Rate		-20.23%	-4.88%	1.00%	1.00%	1.00%	1.00%
Intergovernmental	\$322,319	\$257,127	\$244,592	\$247,038	\$249,508	\$252,003	\$254,523
Inflationary Rate		-5.70%	16.03%	3.00%	3.00%	3.00%	3.00%
Charges for Services	\$1,701,386	\$1,604,475	\$1,861,600	\$1,917,448	\$1,974,971	\$2,034,221	\$2,095,247
Inflationary Rate		-81.51%	29.41%	2.00%	2.00%	2.00%	2.00%
Miscellaneous	\$275,835	\$51,000	\$66,000	\$67,320	\$68,666	\$70,040	\$71,441
Inflationary Rate		-1.75%	11.06%	2.00%	2.00%	2.00%	2.00%
Utility Accounting & Collection	\$690,466	\$678,349	\$753,379	\$768,447	\$783,816	\$799,492	\$815,482
Inflationary Rate		2.17%	-20.76%	-33.33%	-50.00%	-100.00%	-
State Funded Property Tax Backfill	\$260,336	\$265,975	\$210,748	\$140,497	\$70,249	\$0	\$0
Total	\$10,883,901	\$11,351,909	\$12,361,612	\$12,704,320	\$13,066,772	\$13,445,322	\$13,910,836

Ryan Heiar:
This number represents 75% of the anticipated backfill. Because we are not sure what the future holds for this state funded reimbursement, we are budgeting conservatively.

General Fund Summary

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Revenues							
Property Taxes	\$6,995,698	\$7,629,483	\$8,480,996	\$8,811,828	\$9,160,301	\$9,522,713	\$9,899,622
Licenses & Permits	\$478,562	\$715,000	\$589,600	\$595,496	\$601,451	\$607,465	\$613,540
Use of Money	\$159,299	\$150,500	\$154,700	\$156,247	\$157,809	\$159,388	\$160,981
Intergovernmental	\$322,319	\$257,127	\$244,592	\$247,038	\$249,508	\$252,003	\$254,523
Charges for Services	\$1,701,386	\$1,604,475	\$1,861,600	\$1,917,448	\$1,974,971	\$2,034,221	\$2,095,247
Miscellaneous	\$275,835	\$51,000	\$66,000	\$67,320	\$68,666	\$70,040	\$71,441
Utility Accounting & Collection	\$690,466	\$678,349	\$753,379	\$768,447	\$783,816	\$799,492	\$815,482
State Funded Property Tax Backfill	\$260,336	\$265,975	\$210,746	\$140,497	\$70,249	\$0	\$0
Total General Fund Revenues	\$10,883,901	\$11,351,909	\$12,361,612	\$12,704,320	\$13,066,772	\$13,445,322	\$13,910,836
Expenditures							
Public Safety	\$3,081,071	\$3,639,589	\$3,939,958	\$4,211,410	\$4,545,603	\$4,773,413	\$4,949,939
Public Works	\$675,481	\$738,600	\$985,000	\$1,024,400	\$1,065,376	\$1,107,991	\$1,152,311
Health & Social Services	\$105,350	\$97,500	\$105,000	\$108,150	\$111,395	\$114,736	\$118,178
Culture & Recreation	\$3,801,465	\$4,341,028	\$4,685,418	\$4,816,431	\$5,037,472	\$5,309,366	\$5,558,681
Community & Economic Development	\$659,681	\$874,294	\$900,283	\$944,277	\$984,066	\$1,023,147	\$1,054,822
General Government	\$1,840,467	\$1,534,702	\$1,720,311	\$1,812,127	\$1,908,233	\$2,002,845	\$2,108,187
Total General Fund Expenditures	\$10,163,515	\$11,225,713	\$12,335,970	\$12,916,795	\$13,652,145	\$14,331,498	\$14,942,118
Net Change in Fund Balance	\$720,386	\$126,196	\$25,642	(\$212,474)	(\$585,373)	(\$886,176)	(\$1,031,282)
Beginning Fund Balance	\$3,047,458	\$3,767,844	\$3,894,040	\$3,919,683	\$3,707,208	\$3,121,835	\$2,235,659
Ending Fund Balance	\$3,767,844	\$3,894,040	\$3,919,683	\$3,707,208	\$3,121,835	\$2,235,659	\$1,204,376
% Reserved	37.07%	34.69%	31.77%	28.70%	22.87%	15.60%	8.06%
Total Revenues/Capita	\$709	\$709	\$741	\$694	\$688	\$683	\$682
Expenditures/Capita							
Public Safety	\$185	\$199	\$207	\$214	\$223	\$226	\$227
Public Works	\$40	\$40	\$52	\$52	\$52	\$53	\$53
Health & Social Services	\$6	\$5	\$6	\$5	\$5	\$5	\$5
Culture & Recreation	\$228	\$237	\$247	\$245	\$247	\$252	\$255
Community & Economic Development	\$40	\$48	\$47	\$48	\$48	\$48	\$48
General Government	\$110	\$84	\$91	\$92	\$94	\$95	\$97
Total General Fund Expenditures/Capita	\$609	\$613	\$649	\$656	\$669	\$679	\$685
Personnel Expenditures							
Public Safety	\$2,520,971	\$2,783,897	\$3,223,969	\$3,384,749	\$3,553,552	\$3,730,777	\$3,916,846
Public Works	\$9,883	\$0	\$0	\$0	\$0	\$0	\$0
Health & Social Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Culture & Recreation	\$2,543,486	\$2,787,378	\$2,975,823	\$3,124,614	\$3,280,845	\$3,444,887	\$3,617,131
Community & Economic Development	\$332,344	\$356,294	\$378,083	\$396,987	\$416,837	\$437,678	\$459,562
General Government	\$1,050,611	\$1,032,402	\$1,188,211	\$1,247,622	\$1,310,003	\$1,375,503	\$1,444,278
Total Personnel Expenditures	\$6,457,295	\$6,959,971	\$7,766,086	\$8,153,972	\$8,561,236	\$8,988,845	\$9,437,817
% of General Fund Expenditures	63.53%	62.00%	62.95%	63.13%	62.71%	62.72%	63.16%

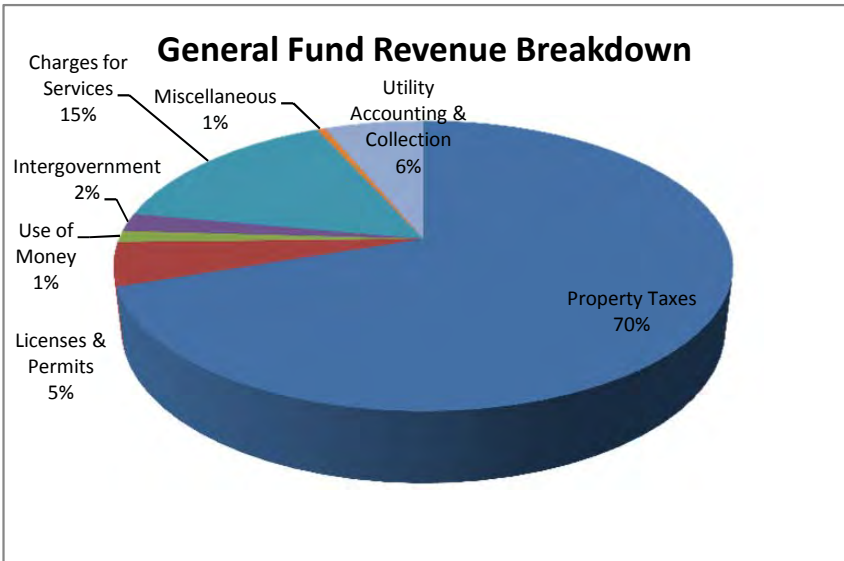
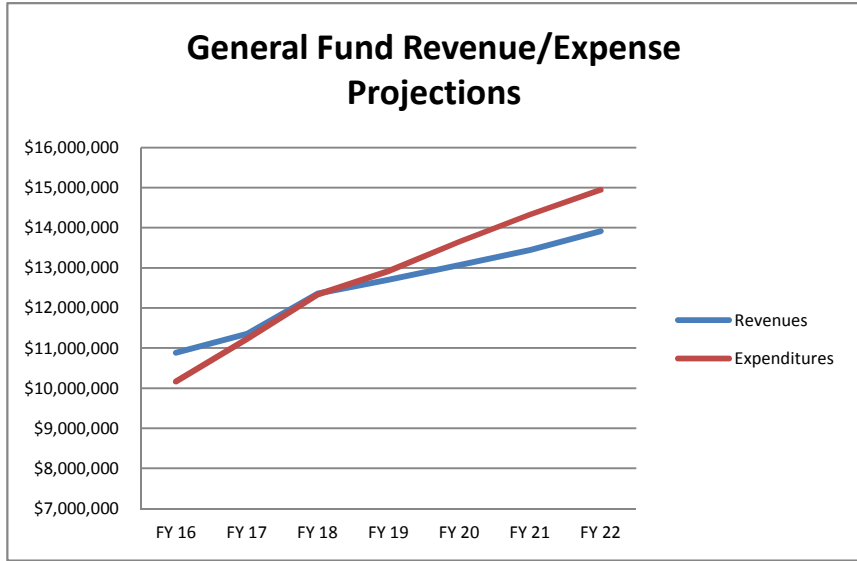
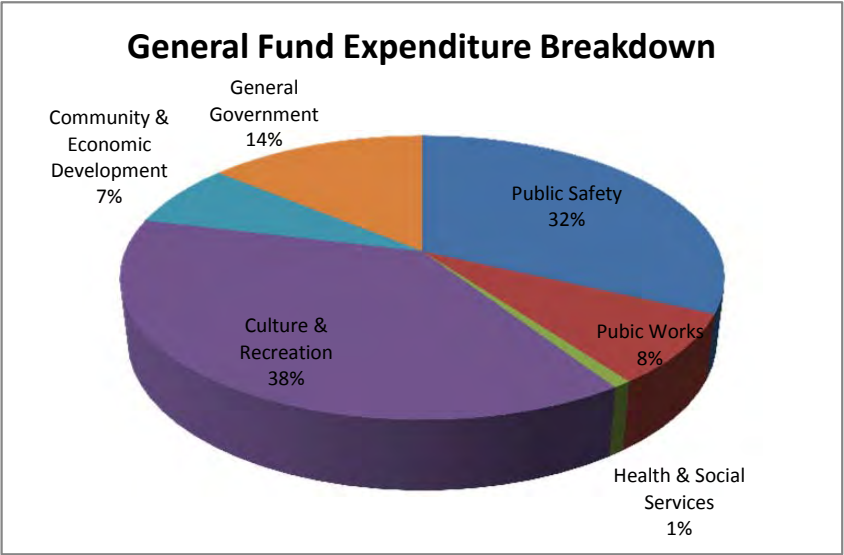
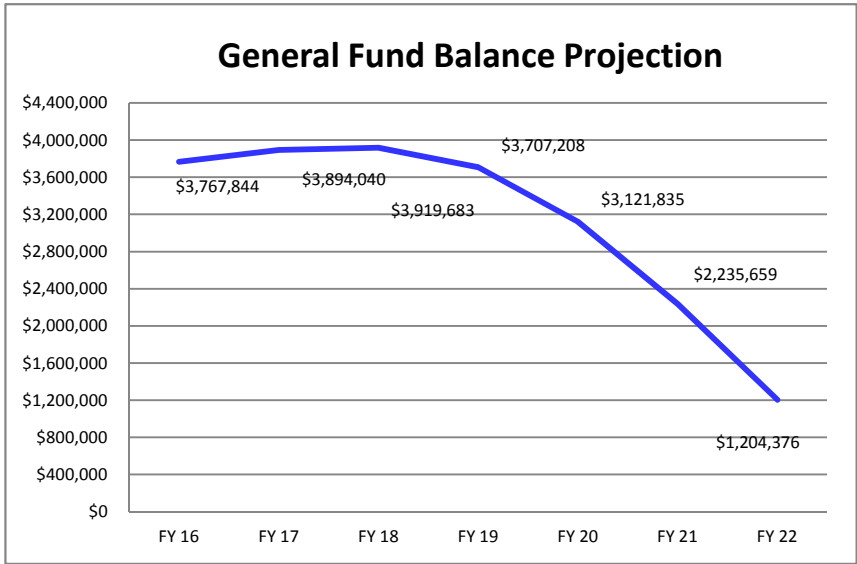
Ryan Heiar:
The T&A levy
adjustment
resulted in a slight
increase in GF
revenues.

General Fund Revenue Projections (\$8.10 Levy)

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Taxable Valuation	\$838,127,233	\$912,545,826	\$965,860,563	\$1,004,494,986	\$1,044,674,785	\$1,086,461,776	\$1,129,920,247
TIF Valuation	\$160,764,659	\$154,566,045	\$142,424,829	\$151,626,342	\$171,813,615	\$183,986,137	\$169,294,268
General Fund Valuation	\$677,362,574	\$757,979,781	\$823,435,734	\$852,868,644	\$872,861,170	\$902,475,639	\$960,625,979
General Fund Revenues Generated by the \$8.10 Levy	\$5,486,636.85	\$6,139,636.23	\$6,669,829.45	\$6,908,236.02	\$7,070,175.47	\$7,310,052.68	\$7,781,070.43
Additional General Fund Revenue Generated by the \$8.10 Levy		\$652,999.38	\$530,193.22	\$238,406.57	\$161,939.46	\$239,877.21	\$471,017.75

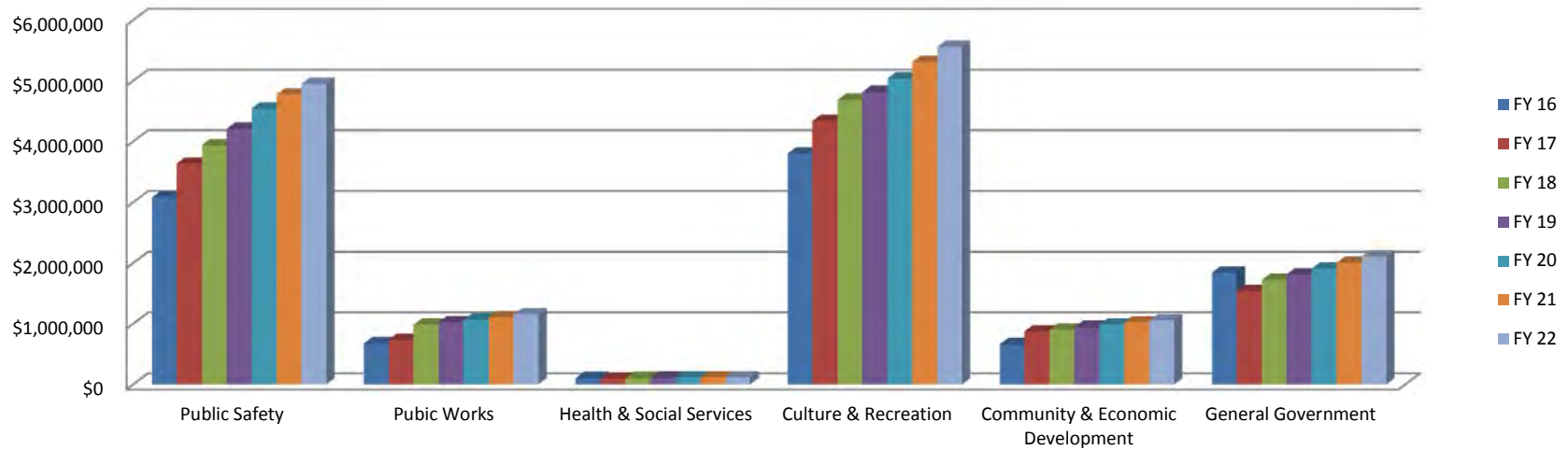
Ryan Heiar:
These numbers are concerning - GF revenue growth could be stunted as a result of TIF debt.

General Fund Analysis

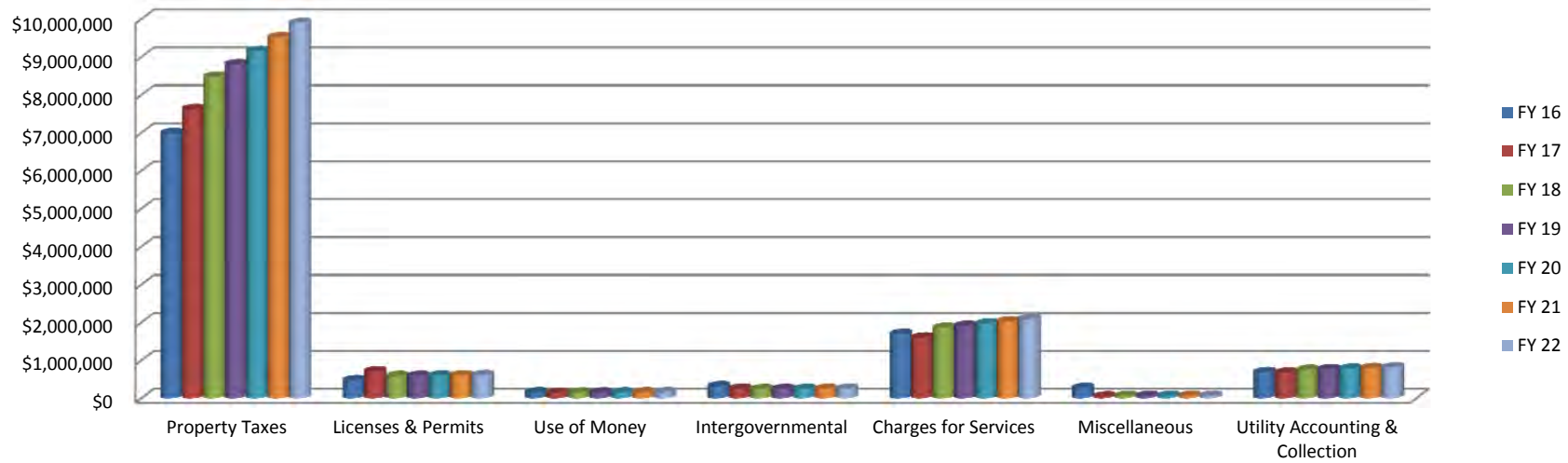


General Fund Analysis

History & Forecast of General Fund Expenditures



History & Forecast of General Fund Revenues

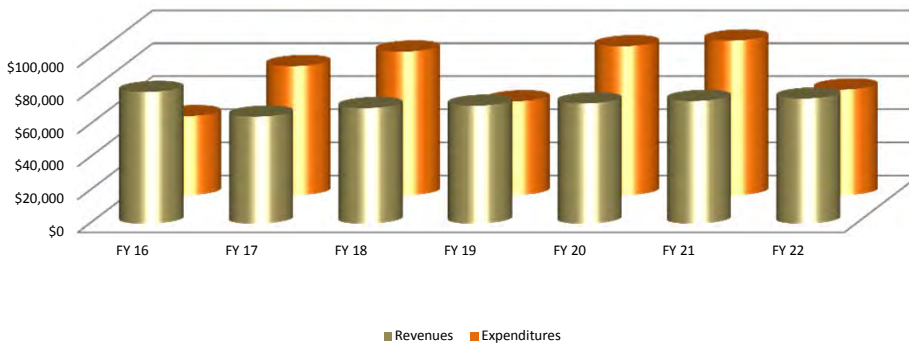


Hotel/Motel Tax

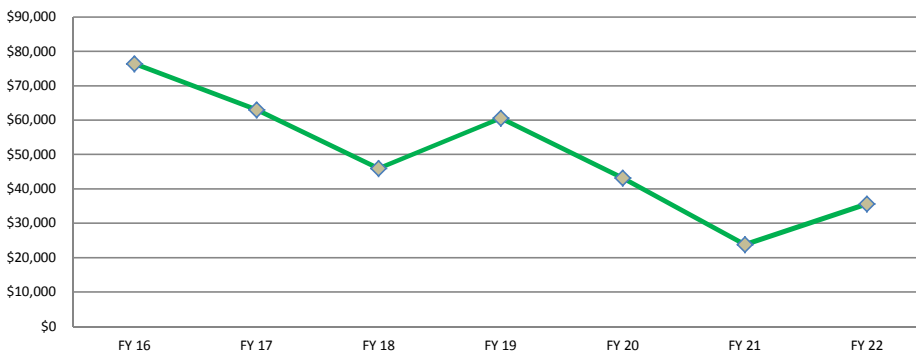
	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Revenues							
Budget Inflation Rate		-18.73%	8.00%	2.00%	2.00%	2.00%	2.00%
Taxes Collected	\$79,732	64,800	70,000	71,400	72,828	74,285	75,770
Expenditures							
CVB Contribution	\$19,933	\$16,200	\$17,500	\$17,850	\$18,207	\$18,571	\$18,943
Services & Commodities	\$15,890	\$15,000	\$17,500	\$15,000	\$15,000	\$15,000	\$15,000
Projects	\$12,000	\$47,000	\$52,000	\$24,000	\$57,000	\$60,060	\$30,000
Total	\$47,823	\$78,200	\$87,000	\$56,850	\$90,207	\$93,631	\$63,943
Net Change in Fund Balance	\$31,909	(\$13,400)	(\$17,000)	\$14,550	(\$17,379)	(\$19,347)	\$11,828
Beginning Fund Balance	\$44,475	\$76,384	\$62,984	\$45,984	\$60,534	\$43,155	\$23,808
Ending Fund Balance	\$76,384	\$62,984	\$45,984	\$60,534	\$43,155	\$23,808	\$35,636
% Reserved	159.72%	80.54%	52.86%	106.48%	47.84%	25.43%	55.73%

Ryan Heiar:
Annual designation
for park signage
(\$12k); annual
designation for dog
park (\$10k);
**Creekside Park
upgrades (\$30k).**

Revenues vs. Expenditures



Fund Balance Projection



Road Use Tax Fund

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Population	13,374	13,374	18,299	18,299	18,299	18,299	18,299
RUT Formula Funding/Capita	\$99.00	\$99.00	\$99.00	\$99.00	\$99.00	\$99.00	\$99.00
2015 Gas Tax Funding/Capita	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Total							
Revenues							
RUT Formula Funding	\$1,371,782	\$1,411,000	\$1,811,601	\$1,811,601	\$1,811,601	\$1,811,601	\$1,811,601
2015 Gas Tax Funding	\$280,967	\$289,000	\$365,980	\$365,980	\$365,980	\$365,980	\$365,980
Total Road Use Tax Collections	\$1,652,749	\$1,700,000	\$2,177,581	\$2,177,581	\$2,177,581	\$2,177,581	\$2,177,581
Expenditures							
Budget Inflation Rate		7.52%	40.61%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$509,035	\$601,673	\$700,105	\$735,110	\$771,866	\$810,459	\$850,982
Services & Commodities	\$227,013	\$231,260	\$244,860	\$257,103	\$269,958	\$283,456	\$297,629
Snow & Ice Removal	\$44,532	\$81,000	\$86,000	\$90,300	\$94,815	\$99,556	\$104,534
Traffic Safety	\$68,242	\$90,000	\$122,000	\$128,100	\$134,505	\$141,230	\$148,292
Street Lighting	\$60,725	\$57,000	\$64,000	\$67,200	\$70,560	\$74,088	\$77,792
Transfers							
Equipment Revolving	\$225,000	\$197,000	\$205,000	\$353,000	\$277,000	\$140,000	\$310,000
Capital	\$13,569	\$0	\$500,000	\$0	\$0	\$0	\$0
Debt	\$191,455	\$195,395	\$161,933	\$144,040	\$146,740	\$144,340	\$146,940
Street Repair Program	\$280,967	\$289,000	\$365,980	\$365,980	\$365,980	\$365,980	\$365,980
Billing & Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Road Use Tax Expenditures	\$1,620,538	\$1,742,328	\$2,449,878	\$2,140,833	\$2,131,424	\$2,059,109	\$2,302,149
Net Change in Fund Balance	\$32,211	(\$42,328)	(\$272,297)	\$36,748	\$46,157	\$118,472	(\$124,568)
Beginning Fund Balance	\$798,649	\$830,860	\$788,532	\$516,235	\$552,982	\$599,140	\$717,611
Ending Fund Balance	\$830,860	\$788,532	\$516,235	\$552,982	\$599,140	\$717,611	\$593,044
% Reserved	51.27%	45.26%	21.07%	25.83%	28.11%	34.85%	25.76%
Total Personnel Costs	\$509,035	\$601,673	\$700,105	\$735,110	\$771,866	\$810,459	\$850,982
% of Road Use Tax Expenditures	31.41%	34.53%	28.58%	34.34%	36.21%	39.36%	36.96%

Ryan Heiar:
Updated census data will result in additional revenue.

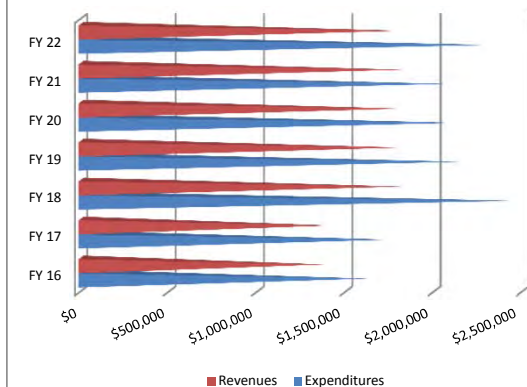
Ryan Heiar:
School crossing lights (flashing) for all elementary school crossings.

Ryan Heiar:
Replace dump truck/snow equipment (\$170k); replace snorkellift (\$35k - 1/2 from streets, 1/2 from parks).

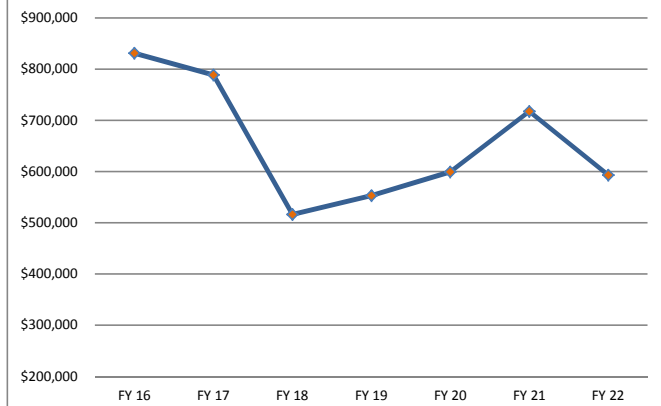
Ryan Heiar:
Brine/storage building (1/2 paid from streets, 1/2 from water).

Ryan Heiar:
Fund balance remains strong.

Revenues vs. Expenditures



Fund Balance Projection



Street Repair Program

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Revenues							
Transfer from RUT Fund	\$280,967	\$289,000	\$365,980	\$365,980	\$365,980	\$365,980	\$365,980
Other Transfers							
Total SRP Revenues	\$280,967	\$289,000	\$365,980	\$365,980	\$365,980	\$365,980	\$365,980
Projects*							
Front Street			\$987,000				
North Main Street				\$540,000			
Juniper Street						\$781,000	
Total Road Use Tax Expenditures	\$0	\$0	\$987,000	\$540,000	\$0	\$781,000	\$0
Net Change in Fund Balance	\$280,967	\$289,000	(\$621,020)	(\$174,020)	\$365,980	(\$415,020)	\$365,980
Beginning Fund Balance	\$0	\$280,967	\$569,967	(\$51,053)	(\$225,073)	\$140,907	(\$274,113)
Ending Fund Balance	\$280,967	\$569,967	(\$51,053)	(\$225,073)	\$140,907	(\$274,113)	\$91,867

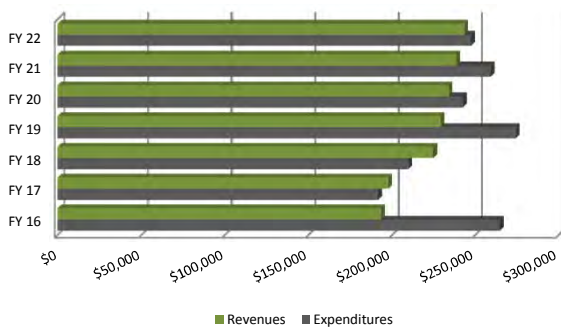
Ryan Heiar:
First project funded with
new gas tax revenues
proposed to be
completed this year.

* See CIP for project details.

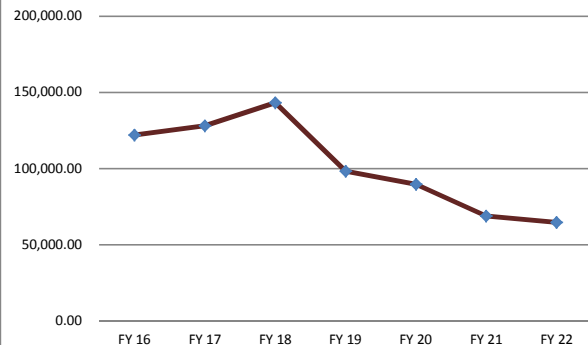
Storm Water Utility

	FY 16 Actual	FY 17 Budget	FY 18 Budget	FY 19 Estimated	FY 20 Estimated	FY 21 Estimated	FY 22 Estimated
Budget Inflation Rate		2.26%	1.00%	2.00%	2.00%	2.00%	2.00%
Number of Accounts	8,060	8,242	8,324	8,491	8,661	8,834	9,011
Base Rate	\$2.00	\$2.00	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25
Revenues							
Storm Water Fees	\$193,441	\$197,808	\$224,759	\$229,255	\$233,840	\$238,516	\$243,287
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Connection Fees/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Use of Money	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accounts Receivable/Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Storm Water Utility Revenues	\$193,441	\$197,808	\$224,759	\$229,255	\$233,840	\$238,516	\$243,287
Expenditures							
Budget Inflation Rate		-27.54%	9.41%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$50,459	\$51,634	\$86,603	\$90,933	\$95,480	\$100,254	\$105,266
Services & Commodities	\$39,073	\$51,900	\$53,500	\$56,175	\$58,984	\$61,933	\$65,030
Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers							
Equipment Revolving	\$140,000	\$32,500	\$30,000	\$80,000	\$41,000	\$50,000	\$30,000
Capital Reserve	\$0	\$20,000	\$0	\$20,000	\$20,000	\$20,000	\$20,000
Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Billing & Accounting	\$35,070	\$35,691	\$39,669	\$27,063	\$27,063	\$27,063	\$27,063
Total Storm Water Utility Expenditures	\$264,602	\$191,725	\$209,772	\$274,171	\$242,527	\$259,250	\$247,359
Net Change in Fund Balance	(\$71,161)	\$6,083	\$14,987	(\$44,917)	(\$8,687)	(\$20,733)	(\$4,072)
Beginning Fund Balance	193,233.00	122,072.00	128,155.00	143,142.34	98,225.72	89,538.78	68,805.45
Ending Fund Balance	122,072.00	128,155.00	143,142.34	98,225.72	89,538.78	68,805.45	64,733.12
% Reserved	46.13%	66.84%	68.24%	35.83%	36.92%	26.54%	26.17%
Total Personnel Costs	\$50,459	\$51,634	\$86,603	\$90,933	\$95,480	\$100,254	\$105,266
% of Storm Water Utility Expenditures	19.07%	26.93%	41.28%	33.17%	39.37%	38.67%	42.56%

Revenues vs. Expenditures



Fund Balance Projection



Storm Water Rates, Revenues and Uses Comparison of MS4 Cities

City	Population	Rates		Annual Revenue	Revenue/ Capita	Revenue Uses
		Residential	Commercial/ Industrial			
North Liberty	18,299	\$2.00 FF	\$2.00 FF	\$198,000	\$10.82	Staffing, small system improvement projects, community grants, equipment, manhole repair
Hiawatha	7,024	\$2.75 FF	\$4.50 FF	\$135,000	\$19.22	Staffing, system improvement projects, training, operational supplies & maintenance
Cedar Falls	39,260	\$3.00 FF	\$3.00 + 5.00/10,000 sf of impervious area	\$811,000	\$20.66	Staffing, supplies, system improvement projects
Coralville	18,907	\$3.00 FF	\$3.00 + \$0.75 x impervious sf/3,440	\$417,000	\$22.06	Staffing, pump station maintenance & repair, system improvement projects, equipment
(1) Iowa City	67,862	\$4.50 FF	\$4.50 + \$2.00/eru	\$1,500,000	\$22.10	Staffing, system improvement projects, community grants
Pleasant Hill	8,785	\$3.00 FF	\$3.00/eru	\$215,000	\$24.47	Staffing, system improvement projects
Asbury	4,357	\$7.00 FF	\$7.00 FF	\$120,000	\$27.54	Staffing, street sweeping, system improvement projects
Ames	58,965	See Below	See Below	\$1,700,000	\$28.83	Staffing, equipment, operational expenses, system improvement projects
(2) Marion	34,768	\$3.33 FF	\$3.33 + \$2.02/eru	\$1,050,000	\$30.20	Staffing, system improvement projects, community grants, debt retirement
Marshalltown	27,552	\$4.00 FF	\$4.00/eru	\$1,000,000	\$36.30	Staffing, street sweeping, system improvement projects, debt retirement
(3) Cedar Rapids	126,326	\$5.18/eru	\$5.18/eru	\$5,000,000	\$39.58	Staffing, equipment, operational expenses, system improvement projects
(4) Norwalk	8,945	\$7.50 FF	\$7.50 x impervious sf/3,000/2	\$370,000	\$41.36	Staffing, system improvement projects, equipment
Bettendorf	35,505	\$3.75/eru	\$3.75/eru	\$1,500,000	\$42.25	Staffing, operations, system improvement projects, debt retirement
Ankeny	45,562	\$5.50 FF	\$4.50/eru	\$1,980,000	\$43.46	Staffing, supplies, system improvement projects, debt retirement
(5) Johnston	17,278	\$5.55/eru	\$5.55/eru	\$776,000	\$44.91	System improvement projects, community grants
Altoona	14,541	\$5.00 FF	\$5.00/eru	\$700,000	\$48.14	Staffing, street sweeping, system improvement projects
Waukeke	13,790	\$5.75 FF	\$5.75/eru	\$729,000	\$52.86	Staffing, street sweeper, system improvement projects
(6) Grimes	8,246	\$6.38 FF	\$6.38/erl	\$450,000	\$54.57	Staffing, paying back expenses occurred prior to fee being implemented
Urbandale	39,463	\$4.00 FF	\$4.00/eru	\$2,200,000	\$55.75	Staffing, system improvement projects, community grants
Clive	15,447	\$6.58 FF	\$6.58/eru	\$900,000	\$58.26	Staffing, system improvement projects
Windsor Heights	4,875	\$5.25 FF	\$3.92 FF	\$313,000	\$64.21	Staffing, system improvement projects, equipment

(1) \$2.25/apartment unit

(2) Max charge for nonresidential unit is \$156

(3) Rate is \$0.1702/day/eru, which is equivalent to \$5.18/eru

(4) Property must have storm water detention to divide total by 2

(5) Max of 4 eru's for residential and 40 eru's for commercial

(6) Max charge for nonresidential is 40 eru's; Apartments \$2.50/unit; mobile homes \$2.50/unit

FF = flat fee

eru = equivalent residential unit

erl = equivalent residential lot

eru and erl definitions vary between 2,500 and 4,000 sf

City of Ames - Storm Water Utility Rates

Impervious Area (SF)	Rate
150 - 10,000	\$4.95
10,000.01 - 30,000	\$9.90
30,000.01 - 90,000	\$14.85

Wastewater Utility Budget & Forecast

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
	Audited	Actual	Budget	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Budget Inflation Rate		6.16%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Number of Accounts	7,801	8,005	8,165	8,328	8,495	8,665	8,838	9,015	9,195	9,379	9,567	9,758	9,953	10,152
Gallons Sold	337,454,000	358,256,000	365,421,120	372,729,542	380,184,133	387,787,816	395,543,572	403,454,444	411,523,533	419,754,003	428,149,083	436,712,065	445,446,306	454,355,232
Proposed Rate Increase	8%	7%	5%	5%	4%	4%	4%	4%	3%	3%	0%	0%	0%	0%
Base Rate	\$25.46	\$27.24	\$28.60	\$30.03	\$31.24	\$32.49	\$33.78	\$35.14	\$36.19	\$37.28	\$37.28	\$37.28	\$37.28	\$37.28
Rate/1000 Gallons	\$4.58	\$4.90	\$5.15	\$5.40	\$5.62	\$5.84	\$6.08	\$6.32	\$6.51	\$6.71	\$6.71	\$6.71	\$6.71	\$6.71
Revenues														
Wastewater Sales	\$3,464,426	\$3,832,212	\$4,122,778	\$4,430,503	\$4,699,878	\$4,985,631	\$5,288,757	\$5,610,313	\$5,894,195	\$6,192,441	\$6,316,290	\$6,442,616	\$6,571,468	\$6,702,898
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Connection Fees/Permits	\$40,612	\$22,750	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Use of Money	\$804	\$303	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Miscellaneous	\$9,259	\$5,684	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accounts Receivable/Payable	(\$22,628)	(\$10,483)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Wastewater Utility Revenues	\$3,492,473	\$3,850,466	\$4,154,078	\$4,461,803	\$4,731,178	\$5,016,931	\$5,320,057	\$5,641,613	\$5,925,495	\$6,223,741	\$6,347,590	\$6,473,916	\$6,602,768	\$6,734,198
Expenditures														
Budget Inflation Rate		13.93%	14.36%	23.54%	15.00%	15.00%	10.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$515,691	\$512,107	\$585,711	\$679,149	\$781,021	\$898,175	\$987,992	\$1,037,392	\$1,089,261	\$1,143,724	\$1,200,910	\$1,260,956	\$1,324,004	\$1,390,204
Services & Commodities	\$623,059	\$694,700	\$869,275	\$994,775	\$1,143,991	\$1,315,590	\$1,447,149	\$1,519,506	\$1,595,482	\$1,675,256	\$1,759,019	\$1,846,969	\$1,939,318	\$2,036,284
Capital	\$8,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers														
Equipment Revolving	\$0	\$200,000	\$85,000	\$40,000	\$0	\$40,000	\$60,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Capital Reserve	\$321,212	\$380,646	\$205,500	\$205,500	\$380,500	\$205,500	\$265,000	\$280,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
Revenue Debt	\$1,033,456	\$1,020,857	\$1,023,824	\$1,027,179	\$1,031,776	\$1,037,160	\$1,035,070	\$1,037,088	\$1,038,795	\$895,198	\$892,498	\$977,705	\$905,308	\$207,533
GO Debt	\$0	\$38,316	\$334,200	\$334,100	\$328,100	\$327,500	\$326,800	\$326,000	\$330,100	\$329,000	\$327,800	\$331,500	\$0	\$0
Billing & Accounting	\$284,513	\$327,698	\$321,329	\$356,855	\$371,129	\$385,974	\$401,413	\$417,470	\$434,169	\$451,535	\$469,597	\$488,381	\$507,916	\$528,233
Upcoming Projects														
(1) 1/2 East Trunk Sewer; Cherry Street Sewer Line; West Lake O2 Generator	\$0	\$0	\$0	\$50,000	\$288,020	\$291,861	\$288,119	\$290,934	\$293,160	\$294,694	\$288,598	\$289,072	\$288,997	\$288,997
(2) WWTP Expansion	\$0	\$0	\$205,320	\$797,134	\$797,014	\$793,054	\$796,050	\$793,902	\$791,681	\$934,387	\$937,919	\$923,261	\$924,677	\$1,621,933
(3) Mid/Long Term Projects	\$0	\$0	\$0	\$0	\$206,550	\$206,675	\$206,638	\$206,438	\$206,438	\$206,438	\$206,438	\$206,438	\$206,438	\$206,438
Total Wastewater Utility Expenditures	\$2,786,247	\$3,174,324	\$3,630,159	\$4,484,692	\$5,328,101	\$5,501,489	\$5,814,231	\$5,908,729	\$6,074,086	\$6,225,232	\$6,377,778	\$6,619,282	\$6,391,657	\$6,574,621
Net Change in Fund Balance	\$706,226	\$676,142	\$523,919	(\$22,889)	(\$596,923)	(\$484,558)	(\$494,174)	(\$267,116)	(\$148,590)	(\$1,490)	(\$30,188)	(\$145,366)	\$211,111	\$159,577
Beginning Fund Balance	\$1,705,771	\$2,411,997	\$3,088,139	\$3,612,058	\$3,589,169	\$2,992,246	\$2,507,688	\$2,013,513	\$1,746,397	\$1,597,807	\$1,596,316	\$1,566,128	\$1,420,762	\$1,631,874
Ending Fund Balance	\$2,411,997	\$3,088,139	\$3,612,058	\$3,589,169	\$2,992,246	\$2,507,688	\$2,013,513	\$1,746,397	\$1,597,807	\$1,596,316	\$1,566,128	\$1,420,762	\$1,631,874	\$1,791,450
% Reserved	86.57%	97.28%	99.50%	80.03%	56.16%	45.58%	34.63%	29.56%	26.31%	25.64%	24.56%	21.46%	25.53%	27.25%
Total Personnel Costs	\$515,691	\$512,107	\$585,711	\$679,149	\$781,021	\$898,175	\$987,992	\$1,037,392	\$1,089,261	\$1,143,724	\$1,200,910	\$1,260,956	\$1,324,004	\$1,390,204
% of Wastewater Utility Expenditures	18.51%	16.13%	16.13%	15.14%	14.66%	16.33%	16.99%	17.56%	17.93%	18.37%	18.83%	19.05%	20.71%	21.15%
Debt Service Coverage														
Net Revenue/All Debt	2.27	2.59	2.20	1.53	1.53	1.53	1.58	1.68	1.77	1.86	1.85	1.77	1.82	1.81
Required Coverage	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Desired Coverage	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30
Difference (Actual vs. Required)	1.02	1.34	0.95	0.28	0.28	0.28	0.33	0.43	0.52	0.61	0.60	0.52	0.57	0.56

Ryan Heiar:
Proposing a 5% increase at this time; however, as in years past will reevaluate closer to end of fiscal year.

Ryan Heiar:
Adding one new employee to help with workload; plant size and equipment is doubling with expansion.

Ryan Heiar:
Increase in plant size will result in increase in operating costs (chemicals, energy, spare parts, etc.)

Ryan Heiar:
New truck to replace 2007 F-150.

Ryan Heiar:
Annual designation of funds to replace GE membrane trains.

Ryan Heiar:
Bond payment for new plant coming online.

-Summary of Upcoming Projects-

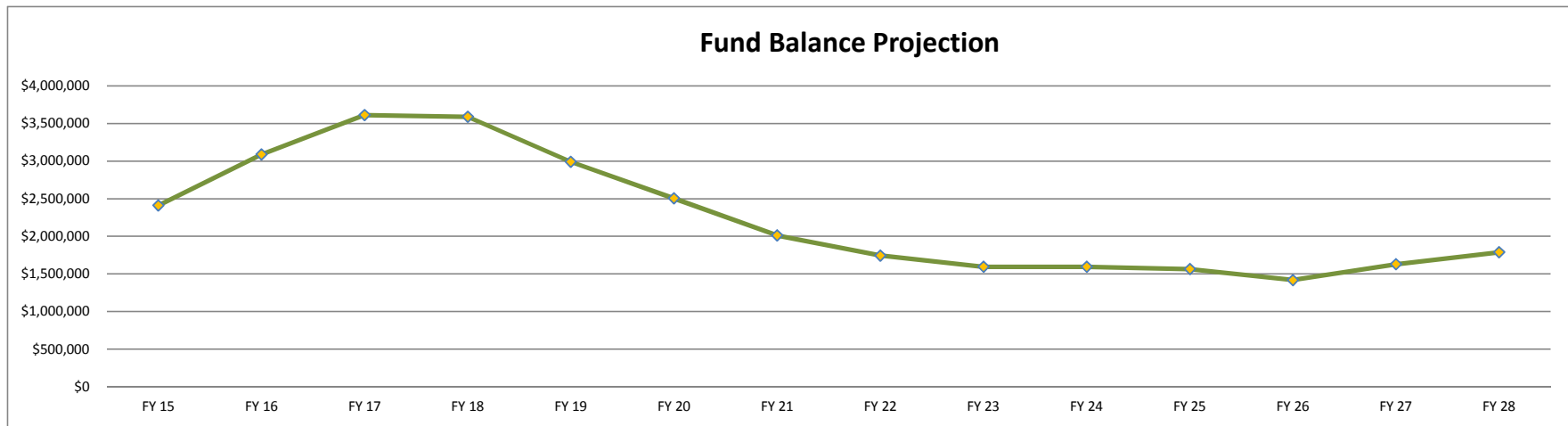
(1) East Trunk Sewer (phase 2 borrowing); Cherry Street Sewer Line Upgrade; West Lake Oxygen Generator: Installation of an east trunk sewer to serve basins 1 and 2 as detailed in the study; upgrade sewer line parallel to Cherry Street to alleviate capacity issues; install O2 generator at West Lake lift station to preserve concrete sewer pipe and manholes; total cost estimated at **\$2.4 million**.

(2) WWTP Expansion: Phase 2 of the MBR wastewater treatment plant; total estimated cost **\$17.5 million**.

(3) Mid/Long Term Projects: Sewer line replacement/addition, referred to in Fox study as segments 11 to 13, 13 to 21, 23 to 25, 8 to 8-2 and 8-2 to 8-9;

Wastewater Utility Budget & Forecast

Wastewater Rate Increase Analysis													
Consumption in Gallons	Monthly Wastewater Costs Based on Usage												
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27
	3,000	\$34.62	\$37.04	\$38.90	\$40.84	\$42.47	\$44.17	\$45.94	\$47.78	\$49.21	\$50.69	\$50.69	\$50.69
	5,000	\$43.78	\$46.84	\$49.19	\$51.65	\$53.71	\$55.86	\$58.09	\$60.42	\$62.23	\$64.10	\$64.10	\$64.10
	8,000	\$57.52	\$61.55	\$64.62	\$67.85	\$70.57	\$73.39	\$76.33	\$79.38	\$81.76	\$84.21	\$84.21	\$84.21
	11,000	\$71.26	\$76.25	\$80.06	\$84.06	\$87.43	\$90.92	\$94.56	\$98.34	\$101.29	\$104.33	\$104.33	\$104.33
	15,000	\$89.58	\$95.85	\$100.64	\$105.68	\$109.90	\$114.30	\$118.87	\$123.63	\$127.33	\$131.15	\$131.15	\$131.15
Additional Wastewater Cost/Month	3,000		\$2.42	\$1.85	\$1.94	\$1.63	\$1.70	\$1.77	\$1.84	\$1.43	\$1.48	\$0.00	\$0.00
	5,000		\$3.06	\$2.34	\$2.46	\$2.07	\$2.15	\$2.23	\$2.32	\$1.81	\$1.87	\$0.00	\$0.00
	8,000		\$4.03	\$3.08	\$3.23	\$2.71	\$2.82	\$2.94	\$3.05	\$2.38	\$2.45	\$0.00	\$0.00
	11,000		\$4.99	\$3.81	\$4.00	\$3.36	\$3.50	\$3.64	\$3.78	\$2.95	\$3.04	\$0.00	\$0.00
	15,000		\$6.27	\$4.79	\$5.03	\$4.23	\$4.40	\$4.57	\$4.75	\$3.71	\$3.82	\$0.00	\$0.00
Additional Wastewater Cost/Year	3,000		\$29.08	\$22.23	\$23.34	\$19.60	\$20.39	\$21.20	\$22.05	\$17.20	\$17.72	\$0.00	\$0.00
	5,000		\$36.78	\$28.11	\$29.51	\$24.79	\$25.78	\$26.81	\$27.89	\$21.75	\$22.40	\$0.00	\$0.00
	8,000		\$48.32	\$36.93	\$38.77	\$32.57	\$33.87	\$35.23	\$36.64	\$28.58	\$29.43	\$0.00	\$0.00
	11,000		\$59.86	\$45.75	\$48.04	\$40.35	\$41.96	\$43.64	\$45.39	\$35.40	\$36.47	\$0.00	\$0.00
	15,000		\$75.25	\$57.51	\$60.39	\$50.72	\$52.75	\$54.86	\$57.06	\$44.51	\$45.84	\$0.00	\$0.00



Water Utility Budget & Forecast

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
	Audited	Actual	Budget	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Budget Inflation Rate		6.86%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Number of Accounts	8,072	8,276	8,442	8,610	8,783	8,958	9,137	9,320	9,507	9,697	9,891	10,088	10,290	10,496
Gallons Sold	338,034,000	361,223,000	368,447,460	375,816,409	383,332,737	390,999,392	398,819,380	406,795,768	414,931,683	423,230,317	431,694,923	440,328,821	449,135,398	458,118,106
Proposed Rate Increase	5%	5%	5%	5%	5%	5%	5%	5%	5%	3%	3%	0%	0%	0%
Base Rate	\$13.45	\$14.12	\$14.83	\$15.57	\$16.35	\$17.17	\$18.02	\$18.93	\$19.87	\$20.47	\$21.08	\$21.08	\$21.08	\$21.08
Rate/1000 Gallons	\$5.43	\$5.70	\$5.99	\$6.29	\$6.60	\$6.93	\$7.28	\$7.64	\$8.02	\$8.26	\$8.51	\$8.51	\$8.51	\$8.51
Revenues														
Water Sales	\$2,649,296	\$2,879,210	\$3,078,891	\$3,297,492	\$3,531,614	\$3,782,359	\$4,050,906	\$4,338,520	\$4,646,555	\$4,881,671	\$5,128,683	\$5,231,257	\$5,335,882	\$5,442,600
Sales Tax	\$170,919	\$185,279	\$184,905	\$197,850	\$194,239	\$208,030	\$222,800	\$238,619	\$255,561	\$268,492	\$282,078	\$287,719	\$293,474	\$299,343
Connection Fees/Permits	\$107,212	\$91,937	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Use of Money	\$849	\$399	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Miscellaneous	\$24,082	\$185,815	\$130,500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accounts Receivable/Payable	(\$9,723)	(\$40,310)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Water Utility Revenues	\$2,942,635	\$3,302,330	\$3,474,696	\$3,576,242	\$3,806,753	\$4,071,288	\$4,354,606	\$4,658,039	\$4,983,016	\$5,231,063	\$5,491,661	\$5,599,876	\$5,710,256	\$5,822,843
Expenditures														
Budget Inflation Rate		4.72%	11.18%	20.14%	10.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$486,505	\$517,325	\$534,638	\$616,543	\$678,197	\$712,107	\$747,713	\$785,098	\$824,353	\$865,571	\$908,849	\$954,292	\$1,002,006	\$1,052,107
Services & Commodities	\$1,029,999	\$1,288,350	\$1,171,887	\$1,205,795	\$1,326,375	\$1,392,693	\$1,462,328	\$1,535,444	\$1,612,216	\$1,692,827	\$1,777,469	\$1,866,342	\$1,959,659	\$2,057,642
Capital	\$0	\$1,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers														
Equipment Revolving	\$56,000	\$85,500	\$115,000	\$175,000	\$185,000	\$70,000	\$65,000	\$150,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Capital Reserve	\$80,000	\$0	\$120,000	\$300,000	\$25,000	\$150,000	\$25,000	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue Debt	\$679,227	\$512,465	\$533,470	\$537,870	\$541,275	\$543,755	\$539,760	\$349,860	\$342,863	\$120,278	\$117,308	\$119,008	\$0	\$0
GO Debt	\$148,525	\$162,703	\$391,215	\$391,230	\$390,922	\$395,347	\$320,600	\$319,800	\$243,900	\$249,400	\$249,700	\$249,900	\$0	\$0
Billing & Accounting	\$284,513	\$327,698	\$321,329	\$356,855	\$371,129	\$385,974	\$401,413	\$417,470	\$434,169	\$451,535	\$469,597	\$488,381	\$507,916	\$528,233
Upcoming Projects														
(1) Phase 1a - Construct New Water Plant			\$31,389	\$284,047	\$439,075	\$541,400	\$1,239,400	\$1,223,400	\$1,207,400	\$1,191,400	\$1,653,760	\$1,653,840	\$1,653,760	\$1,654,160
(2) Phase 1b - Construct Water Tower														
(3) Phase 1c - Well & Main Improvements														
Total Water Utility Expenditures	\$2,764,769	\$2,895,202	\$3,218,928	\$3,867,340	\$3,956,973	\$4,191,277	\$4,801,214	\$4,806,072	\$4,789,901	\$4,696,011	\$5,301,682	\$5,456,762	\$5,248,341	\$5,417,141
Net Change in Fund Balance	\$177,866	\$407,128	\$255,768	(\$291,098)	(\$150,220)	(\$119,989)	(\$446,608)	(\$148,033)	\$193,115	\$535,052	\$189,979	\$143,114	\$461,914	\$405,702
Beginning Fund Balance	\$1,005,287	\$1,183,153	\$1,590,281	\$1,846,049	\$1,554,951	\$1,404,731	\$1,284,743	\$838,135	\$690,101	\$883,216	\$1,418,268	\$1,608,247	\$1,751,361	\$2,213,276
Ending Fund Balance	\$1,183,153	\$1,590,281	\$1,846,049	\$1,554,951	\$1,404,731	\$1,284,743	\$838,135	\$690,101	\$883,216	\$1,418,268	\$1,608,247	\$1,751,361	\$2,213,276	\$2,618,977
% Reserved	42.79%	54.93%	57.35%	40.21%	35.50%	30.65%	17.46%	14.36%	18.44%	30.20%	30.33%	32.10%	42.17%	48.35%
Total Personnel Costs	\$486,505	\$517,325	\$534,638	\$616,543	\$678,197	\$712,107	\$747,713	\$785,098	\$824,353	\$865,571	\$908,849	\$954,292	\$1,002,006	\$1,052,107
% of Water Utility Expenditures	17.60%	17.87%	16.61%	15.94%	17.14%	16.99%	15.57%	16.34%	17.21%	18.43%	17.14%	17.49%	19.09%	19.42%
Debt Service Coverage														
Net Revenue/All Revenue Debt	2.10	2.92	3.13	2.13	1.84	1.81	1.21	1.49	1.64	2.04	1.58	1.57	1.66	1.64
Required Coverage	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Desired Coverage	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Difference (Actual vs. Required)	0.90	1.72	1.93	0.93	0.64	0.61	0.01	0.29	0.44	0.84	0.38	0.37	0.46	0.44

Ryan Heiar:
Proposing a 5% increase at this time; however, as in years past will reevaluate closer to end of fiscal year.

Ryan Heiar:
Add end loader (\$140k); replace pickup truck (\$35k).

Ryan Heiar:
Brine/storage building construction (\$200k coming from capital fund).

-Summary of Upcoming Projects-

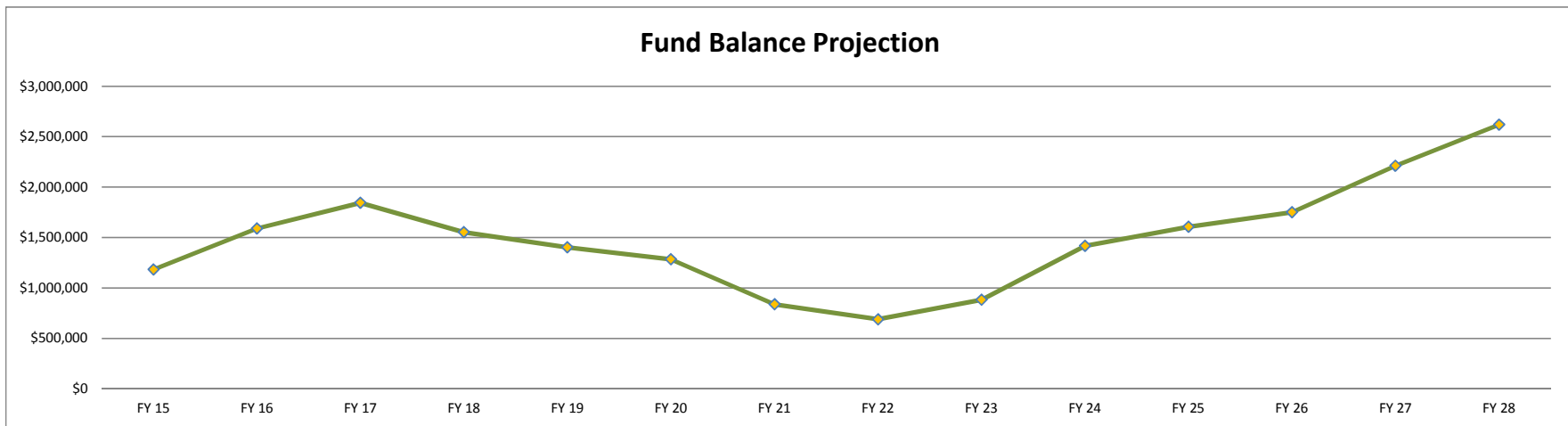
(1) Phase 1a-Construct New Water Plant: Construct new RO water plant at Maintenance Facility Campus on Front Street as per Facility Plan; project also includes construction of Jordan and Sulliran wells, and raw water main; total cost estimated at \$23 million.

(2) Phase 1b-Construct Water Tower: Construct water tower as per Facility Plan; total cost estimated at \$2.8 million.

(3) Phase 1c-Well and Main Improvements: Construct a new Jordan well and install a new raw water main as per Facility Plan; total cost estimated at \$3.2 million.

Water Utility Budget & Forecast

Water Rate Increase Analysis													
Consumption in Gallons	Monthly Water Costs Based on Usage												
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27
	3,000	\$24.31	\$25.53	\$26.80	\$28.14	\$29.55	\$31.03	\$32.58	\$34.21	\$35.92	\$36.99	\$38.10	\$38.10
	5,000	\$35.17	\$36.93	\$38.77	\$40.71	\$42.75	\$44.89	\$47.13	\$49.49	\$51.96	\$53.52	\$55.13	\$55.13
	8,000	\$51.46	\$54.03	\$56.73	\$59.57	\$62.55	\$65.68	\$68.96	\$72.41	\$76.03	\$78.31	\$80.66	\$80.66
	11,000	\$67.75	\$71.14	\$74.69	\$78.43	\$82.35	\$86.47	\$90.79	\$95.33	\$100.10	\$103.10	\$106.19	\$106.19
	15,000	\$89.47	\$93.94	\$98.64	\$103.57	\$108.75	\$114.19	\$119.90	\$125.89	\$132.19	\$136.15	\$140.24	\$140.24
Additional Water Cost/Month	3,000		\$1.22	\$1.28	\$1.34	\$1.41	\$1.48	\$1.55	\$1.63	\$1.71	\$1.08	\$1.11	\$0.00
	5,000		\$1.76	\$1.85	\$1.94	\$2.04	\$2.14	\$2.24	\$2.36	\$2.47	\$1.56	\$1.61	\$0.00
	8,000		\$2.57	\$2.70	\$2.84	\$2.98	\$3.13	\$3.28	\$3.45	\$3.62	\$2.28	\$2.35	\$0.00
	11,000		\$3.39	\$3.56	\$3.73	\$3.92	\$4.12	\$4.32	\$4.54	\$4.77	\$3.00	\$3.09	\$0.00
	15,000		\$4.47	\$4.70	\$4.93	\$5.18	\$5.44	\$5.71	\$5.99	\$6.29	\$3.97	\$4.08	\$0.00
Additional Water Cost/Year	3,000		\$14.59	\$15.32	\$16.08	\$16.89	\$17.73	\$18.62	\$19.55	\$20.52	\$12.93	\$13.32	\$0.00
	5,000		\$21.10	\$22.16	\$23.26	\$24.43	\$25.65	\$26.93	\$28.28	\$29.69	\$18.71	\$19.27	\$0.00
	8,000		\$30.88	\$32.42	\$34.04	\$35.74	\$37.53	\$39.41	\$41.38	\$43.45	\$27.37	\$28.19	\$0.00
	11,000		\$40.65	\$42.68	\$44.82	\$47.06	\$49.41	\$51.88	\$54.47	\$57.20	\$36.04	\$37.12	\$0.00
	15,000		\$53.68	\$56.37	\$59.18	\$62.14	\$65.25	\$68.51	\$71.94	\$75.54	\$47.59	\$49.02	\$0.00





CIP

North Liberty's Five-Year
Capital Improvements Plan

City of North Liberty

FY 2018 – FY 2022

updated March 2017

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
Communication Equipment	Replace oldest camera in Council Chambers with pan/tilt/zoom camera; purchase laptop; upgrade office furniture; purchase mobile communications hardware.	Communications	\$13,400	\$13,400											
Website Upgrade	Work with an outside consultant to build a more modern, mobile-friendly, fast site that provides better access to information.	Communications	\$10,000	\$10,000											
Bunker Gear	Replace Fire Department bunker gear.	Fire	\$64,000												\$64,000
Support Vehicles	Replace Impala and add a support vehicle to be used for travel to be used for travel to meetings/conferences, inspections and in command situations.	Fire	\$100,000												\$100,000
Library Equipment/Space Upgrades	Replace vending (coin operated) copier/printer; upgrade flooring in children's area.	Library	\$10,200	\$3,200											\$7,000
Park Maintenance Equipment	Replace generator; replace Aebi snow plow attachment.	Parks	\$11,500	\$11,500											
Lawn Mowers	Replace 3 John Deere park mowers.	Parks	\$40,000	\$30,000				\$10,000							
Park Signage	Install monument signs at various parks throughout community.	Parks	\$12,000									\$12,000			
Trail Lighting Project	Upgrade trail lights (LED) on North Liberty Trail from Penn Street to Zeller Street; add trailing lighting (LED and solar powered) from Zeller Street to Forevergreen Road.	Parks	\$225,000						\$225,000						
Centennial Park Development	Install new play ground equipment for ages 2-12; install climbing rock feature; construct 1 shelter.	Parks	\$350,000							\$350,000					
Creekside Park Upgrades	Install concrete border around playground with ADA ramp and trail connection.	Parks	\$30,000									\$30,000			
Trail Network Upgrades	Priorities 1 - 3 on the "Trails Projects" map.	Parks	\$372,000						\$372,000						
Dog Park	Annual designation of funds for a future dog park.	Parks	\$10,000									\$10,000			
Police Vehicles	Replace investigator vehicle and related equipment.	Police	\$20,000	\$20,000											
K9 Equipment	Set aside funds to add a K9 unit to the department; purchase animal, vehicle and related equipment (total cost estimated at \$85k).	Police	\$30,000	\$30,000											
Keyless Entry System	Install a keyless entry system throughout the entire community center to better control access points and improve safety.	Recreation	\$20,000	\$10,000											\$10,000
Boiler Replacement	Replace 1 of 4 facility boilers (phase 3 of 4).	Recreation	\$45,000	\$45,000											
Exercise Equipment	Annual designation of funds to replace cardio exercise equipment at recreation center.	Recreation	\$25,000	\$25,000											
Security System	Update security camera system throughout the community center.	Recreation	\$40,000	\$40,000											
Community Center Restroom Updates	Renovate men's and women's restrooms and locker rooms on first floor of facility.	Recreation	\$135,000	\$135,000											
Mechanical Lift	Replace mechanical lift machine for recreation center.	Recreation	\$15,000	\$15,000											
Pool Equipment	Replace VGB grates at deep end of indoor and outdoor pools.	Recreation/Pool	\$25,000	\$25,000											
Storm Warning Siren	Install new storm warning siren on east side of City.	Streets	\$45,000	\$45,000											

FY 2018

(July 1, 2017 - June 30, 2018)

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
Dump Truck	Replace 2001 GMC dump truck and snow equipment.	Streets	\$170,000		\$170,000										
Aerial Lift	Replace 1985 Snorkellift.	Streets	\$70,000	\$35,000	\$35,000										
HWY 965 - Phase 3	Full build-out of Hwy 965, between Penn and Zeller Streets, including trails and landscaping.	Street	\$5,000,000							\$3,013,167				\$1,986,833	
HWY 965 - Phase 4	Full build-out of Hwy 965, south of Forevergreen Road to the North Liberty corporate limits (west half of road is in North Liberty). This project is in cooperation with Coralville and IDOT.	Street	\$1,000,000							\$1,000,000					
Front Street	Reconstruct Front Street, including curb and gutter and utility infrastructure, from Cherry Street to Zeller Street.	Street	\$987,000												\$987,000
East Penn Street Improvements	Evaluate and preliminary design for improvements on East Penn Street at the Front, Dubuque and Stewart Streets intersections.	Street	\$50,000						\$50,000						
Forevergreen Turn Lane	Add a right turn lane at the southwest intersection of HWY 965 and Forevergreen Road; add sidewalk from existing walk east to intersection.	Street	\$161,000							\$161,000					
Brine Building and Storage Shop	Construct multi-use building for storing and mixing salt brine; purchase brine machine; shop and storage area for Water Department.	Streets/Water	\$1,000,000		\$500,000	\$500,000									
GE Membrane Train Modules	Designation of funds annually for the replacement of the membrane train modules in the MBR plant. The membranes have a life expectancy of 10-years.	Wastewater	\$180,500				\$180,500								
Manhole Rehab	Rehabilitate aging and deteriorated manholes as needed to avoid infiltration of ground water.	Wastewater	\$45,000				\$25,000	\$20,000							
Pickup Truck	Replace 2007 F-150 with 4-door pickup truck.	Wastewater	\$40,000				\$40,000								
Pickup Truck	Purchase new 1-ton service truck to replace 2008 K-1500.	Water	\$36,000			\$36,000									
Wheel Loader	Add wheel loader to equipment inventory.	Water	\$140,000			\$140,000									
Annual Total			\$10,504,200	\$469,700	\$705,000	\$676,000	\$245,500	\$30,000	\$647,000	\$4,524,167	\$0	\$52,000	\$0	\$1,986,833	\$1,168,000

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
Construction of Administrative Campus	Design and construct a new City Hall/Police Department to accommodate administration, billing, building, planning, human resources, Police and a City Council Chambers. Remodel and expand Fire Department. (Phase 1)	Administration	\$5,000,000						\$5,000,000						
Communications Equipment	Replace and upgrade current production equipment for live public meeting broadcasts; replace and upgrade current electronic storage capabilities; replace 2 workstations.	Communications	\$26,000	\$26,000											
Skid Steer	Replace 2008 Case skid Steer.	Parks	\$36,000	\$26,000				\$10,000							
Sprayer/Fertilizer Replacement	Replace Perm Green sprayer/fertilizer machine.	Parks	\$4,500	\$4,500											
Pickup Truck	Replace 2007 Nissan 1/2-ton pickup.	Parks	\$30,000	\$15,000				\$15,000							
1-ton Truck	Replace 2006 Ford 1-ton truck with SS dump.	Parks	\$42,500	\$22,500				\$20,000							
Park Maintenance Equipment	Replace 2000 auger and bits.	Parks	\$6,000	\$6,000											
Penn Meadows Park Improvements	Add parking on the north side of Penn Meadows Park to accommodate the parking needs of the ball programs; resurface existing north Penn Meadows parking lot; relocate north shelter; upgrade spectator seating to include shade structures.	Parks	\$550,000							\$550,000					
Centennial Park Development	Construct climate controlled shelter and amphitheater; construct park entry way.	Parks	\$2,000,000							\$2,000,000					
Deerfield Park Improvements	Install concrete border around playground with ADA ramp and trail connection; pave small parking lot.	Parks	\$70,000							\$70,000					
Koser Park Improvements	Upgrade spectator seating and include shade structure.	Parks	\$4,000									\$4,000			
Liberty Centre Park Improvements	Landscaping enhancements and improvements at Liberty Centre Park.	Parks	\$8,000									\$8,000			
Park Signage	Install monument signs at various parks throughout community.	Parks	\$12,000									\$12,000			
K9 Equipment	Set aside funds to add a K9 unit to the department; purchase animal, vehicle and related equipment.	Police	\$30,000	\$30,000											
Trail Network Upgrades	Priorities 4 - 9 on the "Trails Projects" map.	Parks	\$215,000						\$215,000						
Police Vehicles	Replace two squads cars and related equipment.	Police	\$100,000	\$100,000											
Boiler Replacement	Replace 1 of 4 facility boilers (phase 4 of 4).	Recreation	\$45,000	\$45,000											
Exercise Equipment	Annual designation of funds to replace cardio exercise equipment at recreation center.	Recreation	\$25,000	\$25,000											
Aquatic Center Upgrades & Renovations	Projects to be determined after joint meeting between City Council and Parks & Recreation Commission regarding Aquatics Center Study.	Recreation/Pool	\$150,000	\$150,000											
Skid Steer	Add wheeled skid steer to equipment fleet.	Streets	\$67,000		\$67,000										
Dirt Finisher/pulverizer	Add dirt finisher to prepare soil for seeding.	Streets	\$10,000		\$5,000			\$5,000							
Pickup Truck	Replace 2005 F-150.	Streets	\$37,000		\$37,000										
Tractor	Replace 2000 John Deere 5410.	Streets	\$79,000		\$79,000										
Fold-down Ditch Mower	Add fold-down ditch mower.	Street	\$25,000		\$25,000										
End Loader	Replace 2006 Case end loader.	Streets	\$140,000		\$140,000										

FY 2019

(July 1, 2018 - June 30, 2019)

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
North Main Street	Reconstruction of North Main Street, from Cherry Street to Dubuque Street, including 28-foot wide PCC urban cross section and 5-foot sidewalks.	Street	\$540,000												\$540,000
East Penn Street Improvements	Construct improvements as recommended in the FY 18 evaluation.	Street	\$2,000,000						\$1,000,000	\$1,000,000					
Manhole Rehab	Rehabilitate aging and deteriorated manholes as needed to avoid infiltration of ground water.	Wastewater	\$45,000				\$25,000	\$20,000							
Lift Station Improvements	Construct buildings and enclose electrical boxes and prep for oxygen generators at West Lake and Progress Park lift stations.	Wastewater	\$175,000				\$175,000								
GE Membrane Train Modules	Designation of funds annually for the replacement of the membrane train modules in the MBR plant. The membranes have a life expectancy of 10-years.	Wastewater	\$180,500				\$180,500								
Forklift	Purchase a new 6,000 lbs. forklift.	Water	\$30,000			\$30,000									
Hydraulic Excavator	Replace 2006 308CR excavator and trailer.	Water	\$155,000			\$155,000									
Annual Total			\$11,837,500	\$450,000	\$353,000	\$185,000	\$380,500	\$70,000	\$6,215,000	\$3,620,000	\$0	\$24,000	\$0	\$0	\$540,000

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
iPad Replacement	Replace iPads being used by Council, Commission and staff for paperless meetings.	Communications	\$6,000	\$6,000											
Communications Equipment	Replace DSLR camera; replace oldest pan/tilt/zoom camera in Council Chambers; update mobile hardware.	Communications	\$17,400	\$17,400											
Ladder Truck	Replace 2003 75' ladder truck with 100' ladder/platform truck.	Fire	\$1,500,000						\$1,000,000						\$500,000
Progressive TD65 Mower	Replace 2006 wide area mower.	Parks	\$11,000					\$11,000							
Skid Steer	Replace 2010 Case Skid steer.	Parks	\$36,000	\$26,000				\$10,000							
1-ton Truck	Replace 2006 Ford 1-ton truck with SS dump.	Parks	\$42,500	\$22,500				\$20,000							
Park Maintenance Equipment	Replace 2006 B&B dump trailer; replace 2006 Aluma trailer; replace snow blower attachment for skid steer.	Parks	\$15,000	\$15,000											
Trail Network Upgrades	Priority 10 on the "Trails Projects" map.	Parks	\$287,000						\$287,000						
Community Center Playground	Install concrete border around playground with ADA ramp and trail connection; pave small parking lot.	Parks	\$25,000									\$25,000			
Beaver Kreek Park	Install LED trail lighting at Beaver Kreek Park.	Parks	\$20,000									\$20,000			
Park Signage	Install monument signs at various parks throughout community.	Parks	\$12,000									\$12,000			
Police Vehicles	Replace 4 squad cars.	Police	\$200,000	\$200,000											
Police Weapons	Replace department issued firearms.	Police	\$8,200	\$8,200											
Exercise Equipment	Annual designation of funds to replace cardio exercise equipment at recreation center.	Recreation	\$25,000	\$25,000											
Aquatic Center Upgrades & Renovations	Projects to be determined after joint meeting between City Council and Parks & Recreation Commission regarding Aquatics Center Study.	Recreation/Pool	\$150,000	\$150,000											
Mini Excavator	Add mini excavator to equipment fleet.	Streets	\$97,000		\$97,000										
Pickup Trucks	Replace 2003 F-250 animal control unit.	Streets	\$30,000		\$30,000										
Bucket Truck	Replace 2000 FL-70 bucket truck.	Streets	\$150,000		\$150,000										
West Forevergreen Road*	Reconstruct W. Forevergreen Road, from Jones Boulevard to Kansas Avenue. This is a two phase project in conjunction with the IDOT; IDOT will initially fund the project and the City will reimburse the IDOT once the project is completed; it is anticipated the first payment due will be in FY 20.	Street	\$5,000,000						\$5,000,000						
Manhole Rehab	Rehabilitate aging and deteriorated manholes as needed to avoid infiltration of ground water.	Wastewater	\$45,000				\$25,000	\$20,000							
GE Membrane Train Modules	Designation of funds annually for the replacement of the membrane train modules in the MBR plant. The membranes have a life expectancy of 10-years.	Wastewater	\$180,500				\$180,500								
Pickup Truck	Replace 2009 F-150 with 4-door pickup truck.	Wastewater	\$40,000				\$40,000								
Skid Steer/Trailer	Purchase new skid steer and 10,000 lb. trailer to replace existing units.	Water	\$70,000			\$70,000									
Water Tower #3	Sandblast and paint interior of water tower #3.	Water	\$85,000			\$85,000									
Meter/Distribution Shop	Transform former water plant into meter/distribution shop.	Water	\$65,000			\$65,000									
Annual Total			\$8,117,600	\$470,100	\$277,000	\$220,000	\$245,500	\$61,000	\$6,287,000	\$0	\$0	\$57,000	\$0	\$0	\$500,000

FY 2021 (July 1, 2020 - June 30, 2021)

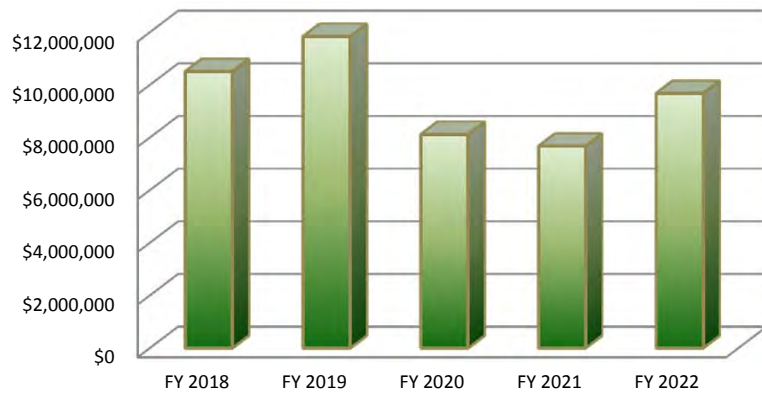
				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
Communications Equipment	Replace laptops, docking stations and HD viedo camera.	Communications	\$16,000	\$16,000											
1-ton Truck	Replace 2006 Ford 1-ton truck with SS dump.	Parks	\$42,500	\$22,500				\$20,000							
Snow Removal Machines	Replace 2 John Deere 1565 snow removal machines.	Parks	\$60,000	\$60,000											
Creekside Park	Construct shelter at Creekside Park.	Parks	\$30,000									\$30,000			
Freedom Park	Install flag pole with solar lighting at Freedom Park.	Parks	\$5,000									\$5,000			
Centennial Park Development	Construct honorarium for service women and men; construct gazebo; construct sculpture garden and flower garden.	Parks	\$500,000							\$500,000					
Fox Run Park Improvements	Install concrete border around playground with ADA ramp and trail connection; pave small parking lot.	Parks	\$25,000									\$25,000			
Trail Network Upgrades	Priority 11 - 15 on the "Trails Projects" map.	Parks	\$90,000						\$90,000						
Police Vehicles	Replace 4 squad cars.	Police	\$200,000	\$200,000											
BASP Van	Replace 15 passenger van with small bus for transportation of BASP students.	Recreation	\$25,000	\$25,000											
Exercise Equipment	Annual designation of funds to replace cardio exercise equipment at recreation center.	Recreation	\$25,000	\$25,000											
Aquatic Center Upgrades & Renovations	Projects to be determined after joint meeting between City Council and Parks & Recreation Commission regarding Aquatics Center Study.	Recreation/Pool	\$150,000	\$150,000											
Crane Truck	Replace 2006 F-250 crane truck.	Streets	\$70,000		\$70,000										
Sewer Easement Machine	Add equipment to clean sewers that Vac/Jet truck cannot access.	Streets	\$60,000				\$30,000	\$30,000							
Pickup Trucks	Replace 2001 Dodge 2500 with service body truck.	Streets	\$55,000		\$55,000										
Aerial Lift Trailer	Add a trailer specifically for aerial lift transport.	Street	\$45,000	\$15,000	\$15,000	\$15,000									
Hwy 965, Phase 5	Full build-out of Hwy 965, between Zeller Street and Golfview Drive, including trails and landscaping.	Street	\$5,000,000							\$4,000,000				\$1,000,000	
Juniper Street	Reconstruction of Juniper Street, from Dubuque Street to Hackberry Street, including 28-foot wide PCC urban cross section and 5-foot sidewalks.	Street	\$781,000												\$781,000
Pickup Trucks	Replace 2008 F-250 pickup truck.	Wastewater	\$45,000				\$45,000								
Gator Utility Vehicle	Replace John Deere Gator.	Wastewater	\$15,000				\$15,000								
Manhole Rehab	Rehabilitate aging and deteriorated manholes as needed to avoid infiltration of ground water.	Wastewater	\$45,000				\$25,000	\$20,000							
GE Membrane Train Modules	Designation of funds annually for the replacement of the membrane train modules in the MBR plant. The membranes have a life expectancy of 10-years.	Wastewater	\$220,000				\$220,000								
Water Main Loop	Connect 8" water main from 230th Street to Highway 965.	Water	\$113,600								\$113,600				
Pickup Truck	Purchase new 1-ton service truck and body to replace 2008 K-3500.	Water	\$50,000			\$50,000									
Project Total			\$7,668,100	\$513,500	\$140,000	\$65,000	\$335,000	\$70,000	\$90,000	\$4,500,000	\$113,600	\$60,000	\$0	\$1,000,000	\$781,000

				Funding Sources											
Project Name	Project Description	Department	Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/ Motel	State	Federal	Other
Fire Engine/Ladder Truck	Add a fire engine or ladder truck to the fleet, depending on the needs of the department.	Fire	\$1,000,000						\$500,000						\$500,000
Park Maintenance Equipment	Add slit seeder to equipment inventory; replace Woods 3-point seeder; replace Barreto walk-behind tiller; replace 5x10 Aluma trailer.	Parks	\$20,000	\$20,000											
Pickup Truck Replacement	Replace 2010 Nissan 1/2 ton pickup truck.	Parks	\$25,000	\$15,000				\$10,000							
Parks Equipment	Replace JD Gator; replace JD ballfield machine.	Parks	\$27,000	\$27,000											
Centennial Park Development	Install splash pad.	Parks	\$125,000							\$125,000					
Deerfield Park Improvements	Install new steel roof on shelter; acquire additional park land (5 - 10 acres).	Parks	\$500,000							\$500,000					
Koser Park Improvements	Install concrete around storage building and upgrade appearance of building.	Parks	\$22,000							\$22,000					
Beaver Kreek Park Improvements	Install concrete border around playground (south side of park) with ADA ramp and trail connection; pave small parking lot.	Parks	\$30,000									\$30,000			
Trail Network Upgrades	Priority 16 on the "Trails Projects" map.	Parks	\$800,000						\$800,000						
Police Vehicles	Replace K9 vehicle and add administrative vehicle.	Police	\$80,000	\$80,000											
BASP Van	Replace 15 passenger van for transportation of BASP students.	Recreation	\$25,000	\$25,000											
Exercise Equipment	Annual designation of funds to replace cardio exercise equipment at recreation center.	Recreation	\$25,000	\$25,000											
Aquatic Center Upgrades & Renovations	Projects to be determined after joint meeting between City Council and Parks & Recreation Commission regarding Aquatics Center Study.	Recreation/Pool	\$150,000	\$150,000											
Dump Truck	Replace dump truck and snow equipment (truck TBD).	Street	\$220,000		\$220,000										
Pickup Truck	Replace 2011 Ford Range with SUV type vehicle.	Street	\$30,000		\$30,000										
Brine Application Trailer	Add brine trailer to pre-wet streets for better snow removal.	Streets	\$25,000		\$25,000										
Storm Warning Siren	Install new outdoor storm warning siren in northeast area of City.	Street	\$50,000	\$50,000											
Dubuque Street	Reconstruction of Dubuque Street, from Cherry Street to Juniper Street; widen Dubuque Street with urban cross section, including roundabouts/intersection improvements at Zeller Street, Juniper Street and future Tartan Drive, from Juniper Street to NL Road.	Street	\$5,000,000						\$4,000,000	\$1,000,000					
Manhole Rehab	Rehabilitate aging and deteriorated manholes as needed to avoid infiltration of ground water.	Wastewater	\$45,000				\$25,000	\$20,000							
GE Membrane Train Modules	Designation of funds annually for the replacement of the membrane train modules in the MBR plant. The membranes have a life expectancy of 10-years.	Wastewater	\$220,000				\$220,000								
Tractor	Replace 2007 JD3720 tractor.	Water	\$35,000			\$35,000									
Fire Hydrant Cleaning System	Purchase hydrant paint and snow removal system.	Water	\$20,000			\$20,000									
Hydraulic Excavator	Add a smaller excavator for use on compact work sites.	Water	\$60,000			\$60,000									
Vac-Trailer	Replace 2010 vac-trailer.	Water	\$140,000		\$35,000	\$35,000	\$35,000	\$35,000							
Maintenance Facility Addition	Add a 4-bay addition to the equipment and maintenance facility.	Water	\$1,000,000								\$1,000,000				
Annual Total			\$9,674,000	\$392,000	\$310,000	\$150,000	\$280,000	\$65,000	\$5,300,000	\$1,647,000	\$1,000,000	\$30,000	\$0	\$0	\$500,000

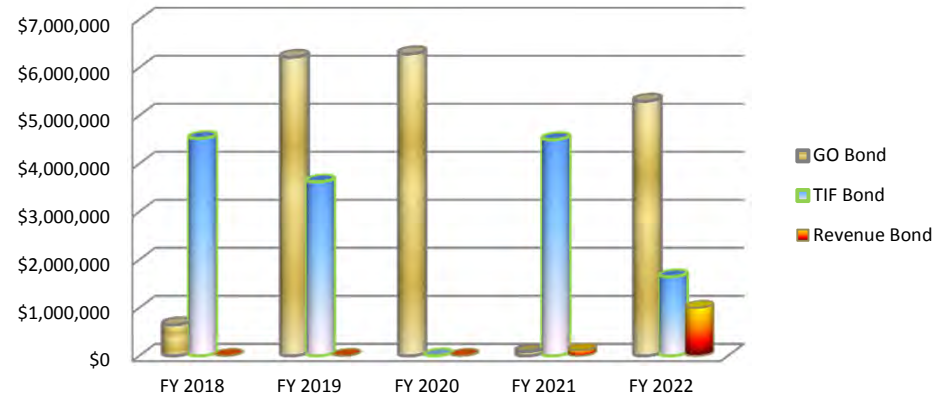
City of North Liberty CIP Summary

	Total Project Cost	General	RUT	Water	Sewer	Storm Sewer	GO Bond	TIF Bond	Revenue Bond	Hotel/Motel	State	Federal	Other
FY 2018	\$10,504,200	\$469,700	\$705,000	\$676,000	\$245,500	\$30,000	\$647,000	\$4,524,167	\$0	\$52,000	\$0	\$1,986,833	\$1,168,000
FY 2019	\$11,837,500	\$450,000	\$353,000	\$185,000	\$380,500	\$70,000	\$6,215,000	\$3,620,000	\$0	\$24,000	\$0	\$0	\$540,000
FY 2020	\$8,117,600	\$470,100	\$277,000	\$220,000	\$245,500	\$61,000	\$6,287,000	\$0	\$0	\$57,000	\$0	\$0	\$500,000
FY 2021	\$7,668,100	\$513,500	\$140,000	\$65,000	\$335,000	\$70,000	\$90,000	\$4,500,000	\$113,600	\$60,000	\$0	\$1,000,000	\$781,000
FY 2022	\$9,674,000	\$392,000	\$310,000	\$150,000	\$280,000	\$65,000	\$5,300,000	\$1,647,000	\$1,000,000	\$30,000	\$0	\$0	\$500,000
Five Year Total	\$47,801,400	\$2,295,300	\$1,785,000	\$1,296,000	\$1,486,500	\$296,000	\$18,539,000	\$14,291,167	\$1,113,600	\$223,000	\$0	\$2,986,833	\$3,489,000

5-Year CIP Spending Forecast



5-Year Bonding Forecast



Legend

Fire Department Capital Reserve Fund, transfer from GF

Library Capital Fund

Federal Transportation Funds

Street Repair Program, transfer from RUT Fund

TIF Summary, Availability & Projections

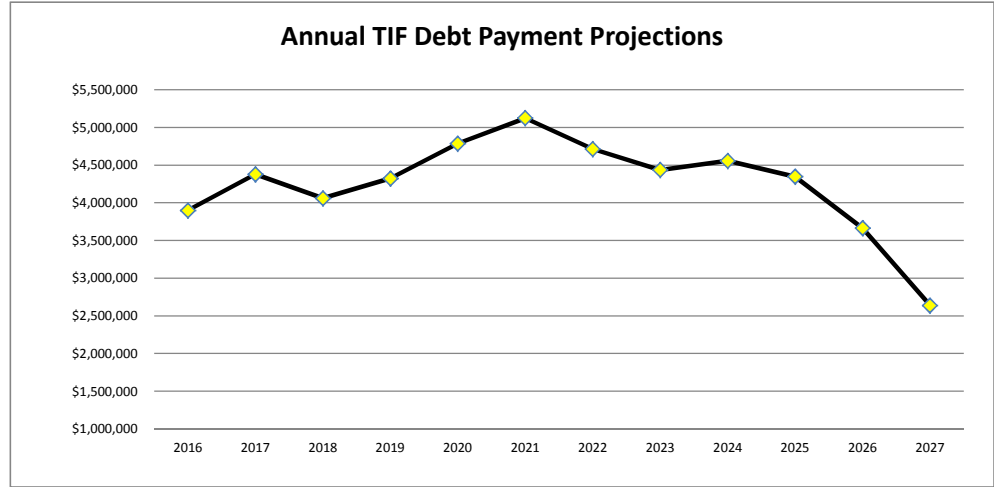
																								Total		Anticipated			
Fiscal Year	TIF Valuation	TIF Revenue	Issued Jun-98	Account Adjust	Issued Jul-07	Issued Jun-08	TIF Rebates	Bond Fees	Issued 2009	Issued 2010	Internal Advance 2011	Issued 2011	Issued 2012	Issued 2012	Issued 2013	Issued 2014	Issued 2015	2016 Projects	2017 Projects	Proposed 2018	Proposed 2019	Proposed 2020	Proposed 2021	Proposed 2022	Debt Transfers	Beginning Cash	Surplus / (Deficit)	Ending Cash	
2016	\$160,764,659	\$4,509,489	\$68,085	(\$113,819)	\$303,254	\$201,308	\$951,673	\$5,000	\$145,837	\$755,350	\$83,200	\$483,818	\$191,405	\$40,000	\$397,238	\$351,800	\$34,497								\$3,898,645	\$910,606	\$610,844	\$1,521,450	
2017	\$154,566,045	\$4,429,030	\$69,889		\$306,044	\$207,527	\$1,040,955	\$3,536	\$156,823	\$757,150	\$83,310	\$483,193	\$190,443	\$40,000	\$390,638	\$351,000	298,300								\$4,378,808	\$1,521,450	\$50,222	\$1,571,672	
2018	\$142,424,829	\$3,966,531	\$70,648			\$204,236	\$1,108,640	\$3,534	\$156,859	\$758,650		\$487,493	\$194,218	\$40,000	\$394,038	\$345,100	298,400								\$4,061,816	\$1,571,672	(\$95,285)	\$1,476,387	
2019	\$151,626,342	\$4,222,794					\$1,200,000	\$3,000	\$145,919	\$764,850		\$491,253	\$192,778	\$40,000	\$392,238	\$344,200	298,400	450,987								\$4,323,625	\$1,476,387	(\$100,832)	\$1,375,556
2020	\$171,813,615	\$4,785,009					\$1,200,000	\$3,000	\$148,477	\$768,875		\$493,853	\$195,978	\$40,000	\$390,338	\$343,200	293,300	457,002	450,987							\$4,785,009	\$1,375,556	\$0	\$1,375,556
2021	\$183,986,137	\$5,124,014					\$1,200,000	\$2,500	\$147,198	\$770,625		\$495,243	\$193,758	\$40,000	\$393,338	\$337,100	293,200	451,142	457,002	342,908						\$5,124,014	\$1,375,556	\$0	\$1,375,556
2022	\$169,294,268	\$4,714,845					\$1,200,000	\$2,000	\$148,782			\$500,583	\$196,260	\$40,000	\$401,138	\$336,000	293,000	455,550	451,142	347,482	342,908				\$4,714,845	\$1,375,556	\$0	\$1,375,556	
2023	\$159,272,591	\$4,435,742					\$550,000	\$2,000	\$146,736			\$504,925	\$198,315	\$40,000	\$403,263	\$344,800	297,700	459,036	455,550	343,026	347,482	342,908			\$4,435,742	\$1,375,556	\$0	\$1,375,556	
2024	\$163,658,244	\$4,557,882					\$550,000	\$1,500	\$147,789			\$508,225			\$409,600	\$343,300	297,200	461,438	459,036	346,378	343,026	347,482	342,908		\$4,557,882	\$1,375,556	\$0	\$1,375,556	
2025	\$156,073,896	\$4,346,658					\$550,000	\$1,000				\$515,205				\$341,700	296,600	451,892	461,438	349,028	346,378	343,026	347,482	342,908	\$4,346,658	\$1,375,556	\$0	\$1,375,556	
2026	\$131,538,644	\$3,663,351					\$200,000	\$500				\$520,655					300,900	452,635	451,892	350,855	349,028	346,378	343,026	347,482	\$3,663,351	\$1,375,556	\$0	\$1,375,556	
2027	\$94,722,981	\$2,638,035																452,516	452,635	343,597	350,855	349,028	346,378	343,026	\$2,638,035	\$1,375,556	\$0	\$1,375,556	
2028	\$94,729,370	\$2,638,213																451,677	452,516	344,161	343,597	350,855	349,028	346,378	\$2,638,213	\$1,375,556	\$0	\$1,375,556	

Ryan Heiar:
A higher use of TIF value will have a negative impact on the general fund.

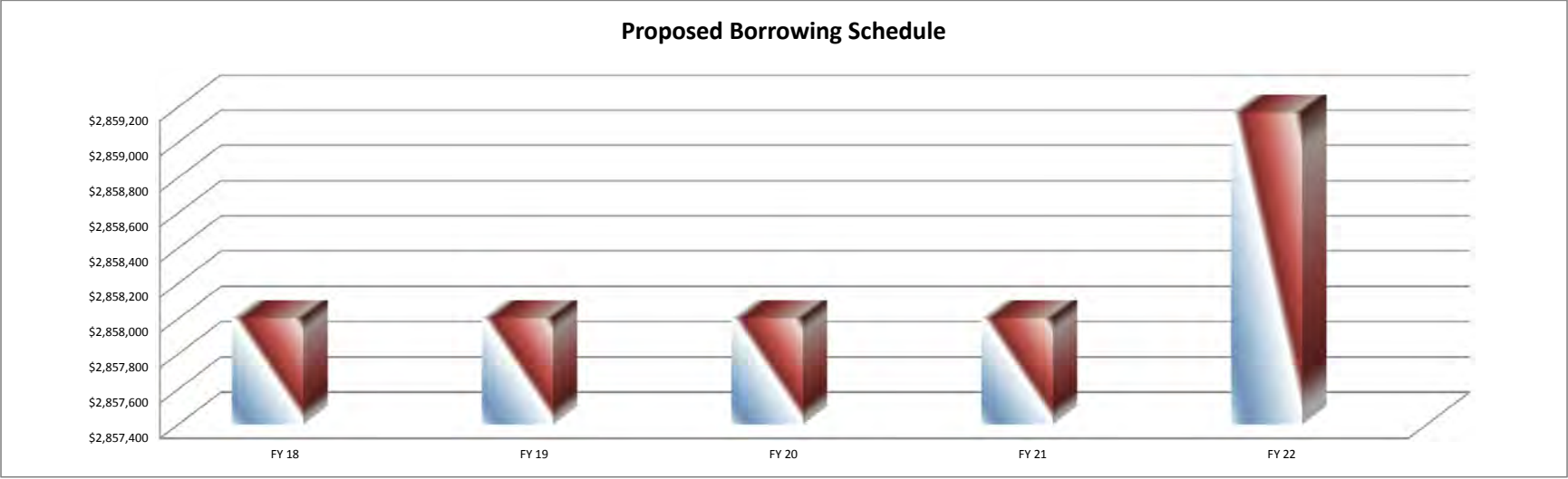
Area outlined in red represents proposed borrowing based on CIP Projects

Note 1: Interest rates have been calculated conservatively to assume upward movement in the future. However, projected numbers are only estimates and may differ from actual bids.

Note 2: This model proposes to divide the total 5-year debt evenly over the life of the 5-year CIP.



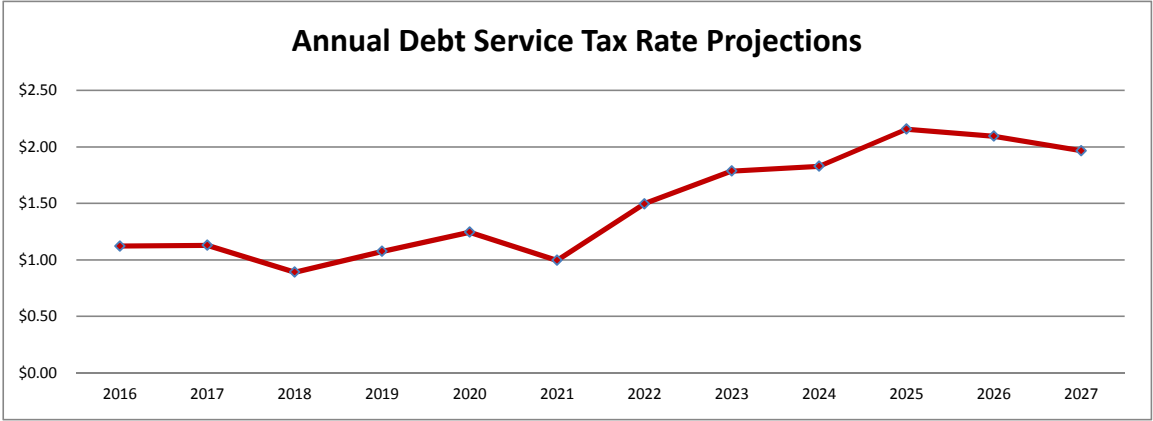
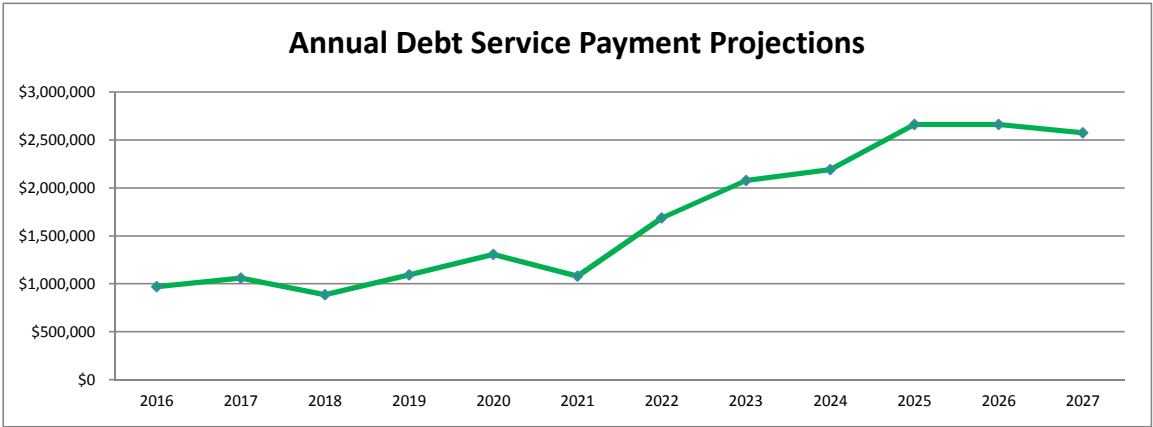
Summary of Proposed Debt, FY 18 - FY 22		
	Amount	Term
FY 18	\$2,858,000	10 yrs
FY 19	\$2,858,000	10 yrs
FY 20	\$2,858,000	10 yrs
FY 21	\$2,858,000	10 yrs
FY 22	\$2,859,167	10 yrs
	<u>\$14,291,167</u>	
For additional information about projects refer to CIP.		



Debt Service Summary & Projections

Debt Service Payments																									
Fiscal Year	DS Valuation	Valuation Growth	Issued 1996	Issued 2003	Issued 2006	Issued 2007	Issued 2008	Issued 2009	Issued Fees	Issued 2010	Issued 2011	Issued 2013	Issued 2015	2016 Projects	2017 Projects	Proposed 2018	Proposed 2019	Proposed 2020	Proposed 2021	Proposed 2022	Total Payments	Holdover Funds	State Backfill	Tax Rate	Increase
2016	\$838,127,233			\$280,060	\$70,165	\$100,626	\$44,520	\$75,128	\$3,250	\$143,837	\$90,568	\$162,078									\$970,232	\$0	\$30,228	\$1.12	\$0.00
2017	\$912,545,826	8.88%		\$277,515	\$72,695	\$96,900	\$43,080	\$75,332	\$3,250	\$145,170	\$94,590	\$159,378	\$91,300								\$1,059,210	\$0	\$29,844	\$1.13	\$0.01
2018	\$965,860,563	5.84%		\$280,410			\$41,188	\$75,349	\$2,135	\$146,050	\$93,330	\$156,678	\$89,800								\$884,940	\$0	\$25,383	\$0.89	(\$0.24)
2019	\$1,004,494,986	4.00%		\$277,605				\$75,171	\$2,250	\$146,458	\$91,800	\$158,978	\$88,300	\$251,806							\$1,092,367	\$0	\$12,692	\$1.07	\$0.18
2020	\$1,044,674,785	4.00%		\$279,290				\$76,488	\$1,750	\$146,513		\$156,178	\$91,800	\$255,164	\$299,903						\$1,307,086	\$0	\$6,346	\$1.25	\$0.17
2021	\$1,086,461,776	4.00%		\$275,390					\$1,000			\$158,378	\$90,200	\$251,892	\$303,903						\$1,080,763	\$0	\$0	\$0.99	(\$0.25)
2022	\$1,129,920,247	4.00%		\$275,840					\$1,000			\$160,478	\$88,600	\$254,354	\$300,006		\$608,505				\$1,688,782	\$0	\$0	\$1.49	\$0.50
2023	\$1,163,817,855	3.00%		\$275,805					\$1,000			\$162,328	\$92,000	\$256,300	\$302,938		\$602,733	\$384,216			\$2,077,319	\$0	\$0	\$1.78	\$0.29
2024	\$1,198,732,390	3.00%							\$500			\$163,840	\$90,300	\$257,641	\$305,256		\$603,779	\$389,340	\$381,387		\$2,192,042	\$0	\$0	\$1.83	\$0.04
2025	\$1,234,694,362	3.00%											\$93,600	\$252,311	\$306,853		\$603,889	\$384,348	\$386,473	\$635,456	\$2,662,930	\$0	\$0	\$2.16	\$0.33
2026	\$1,271,735,193	3.00%											\$91,800	\$252,726	\$300,506		\$603,035	\$388,104	\$381,517	\$643,931	\$2,661,618	\$0	\$0	\$2.09	(\$0.06)
2027	\$1,309,887,249	3.00%												\$252,659	\$300,999		\$608,714	\$391,073	\$385,246	\$635,674	\$2,574,365	\$0	\$0	\$1.97	(\$0.13)
2028	\$1,349,183,866	3.00%												\$252,708	\$300,801		\$605,573	\$393,119	\$388,193	\$641,886	\$2,582,281	\$0	\$0	\$1.91	(\$0.05)

Area outlined in red represents proposed borrowing based on CIP Projects



Summary of Proposed Debt, FY 17 - FY 21		
	Amount	Term
FY 18	\$0	10 yrs
FY 19	\$6,962,000	15 yrs
FY 20	\$3,200,000	10 yrs
FY 21	\$3,177,000	10 yrs
FY 22	\$5,300,000	10 yrs
	\$18,639,000	

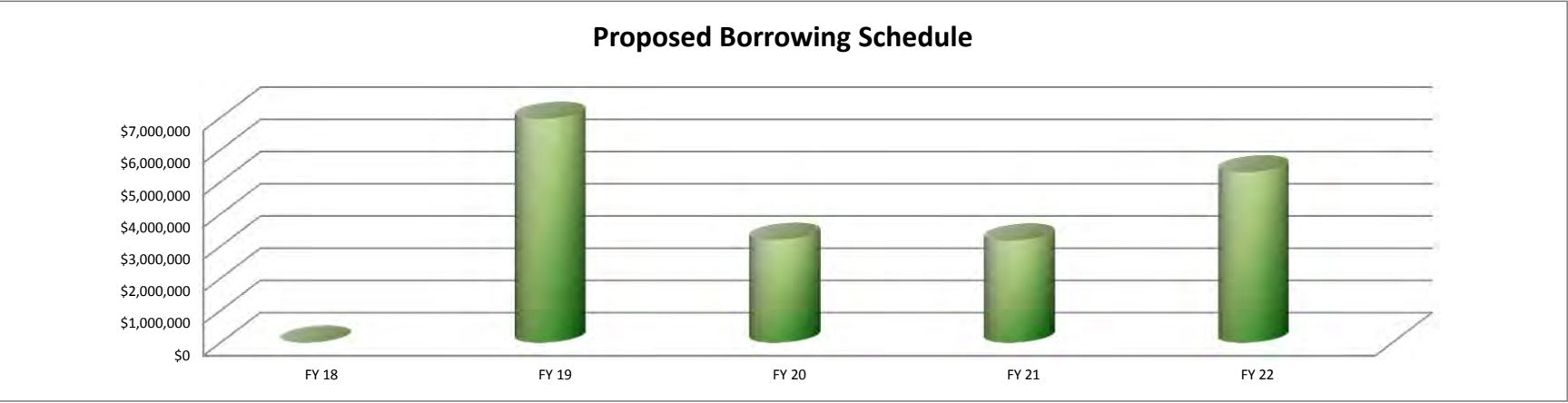
For additional information about projects refer to CIP.

Ryan Heiar:
An agreeessive CIP
will result in a
high debt service
tax rate.

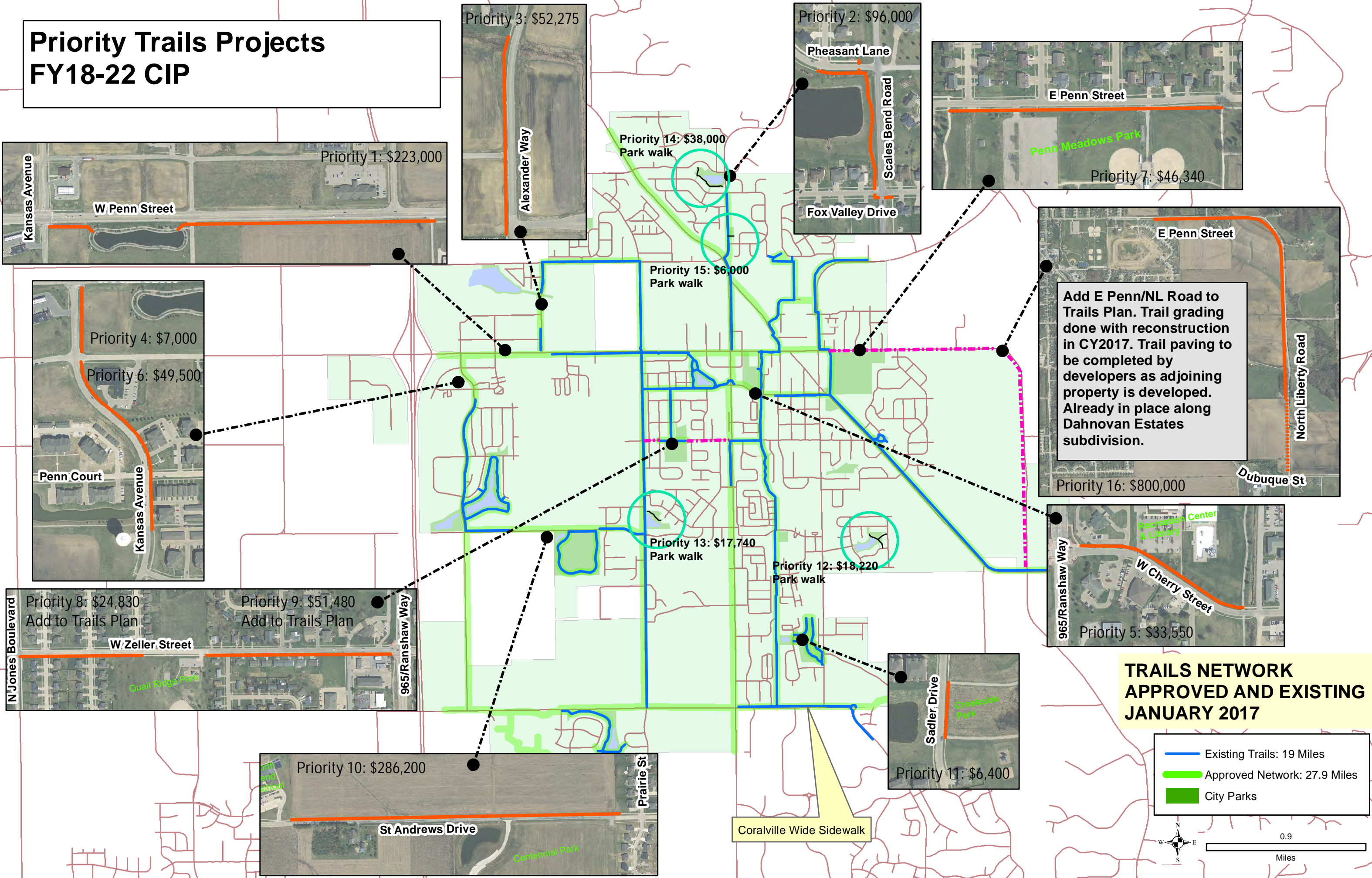
Note 1: Interest rates have been calculated conservatively to assume upward movement in the future. However, projected numbers are only estimates and may differ from actual bids.

Note 2: FY18 & FY19 projects are proposed to be borrowed for in FY 19.

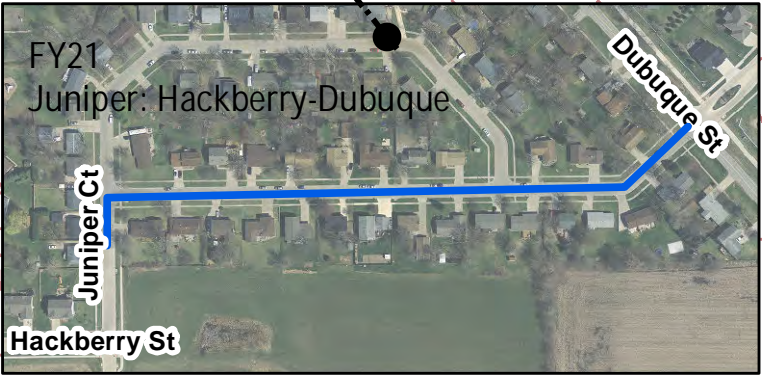
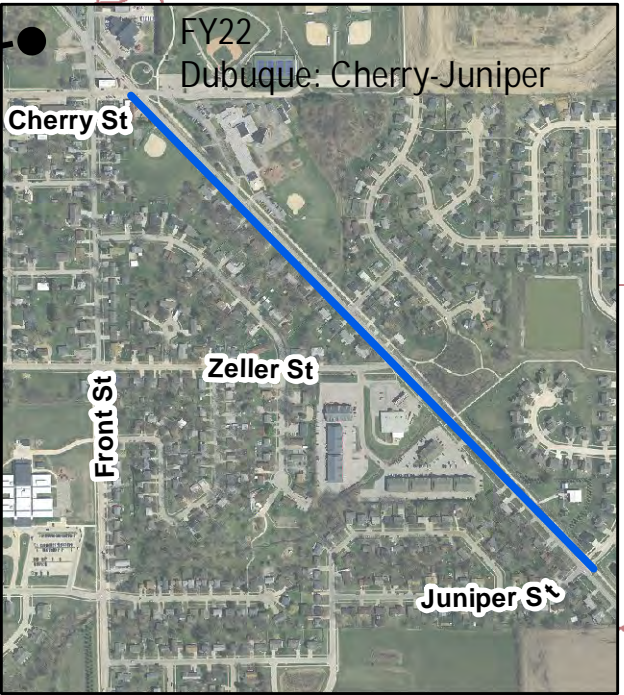
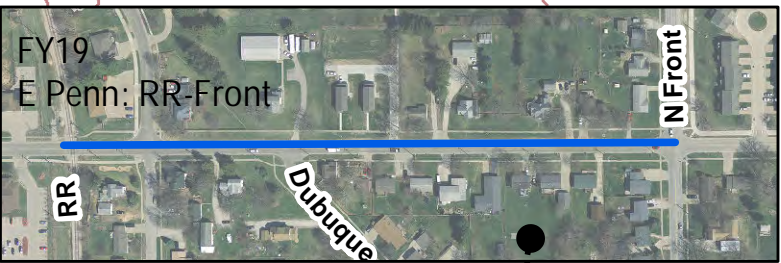
Note 3: Debt for projects completed in FY 20 & FY21 are divided equally in those years.



Priority Trails Projects FY18-22 CIP



Street Projects included in the FY18-22 CIP



0.9
Miles

Property Tax Rate Analysis

Annual Property Tax Rate Projections & Comparisons

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22
General Fund	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10
Special Revenues	\$1.81	\$1.81	\$2.04	\$2.04	\$2.04	\$2.04	\$2.04
Debt Service	\$1.12	\$1.13	\$0.89	\$1.07	\$1.25	\$0.99	\$1.49
Total	\$11.03	\$11.03	\$11.03	\$11.22	\$11.39	\$11.14	\$11.64
\$ Adjustment		(\$0.00)	(\$0.00)	\$0.18	\$0.17	(\$0.25)	\$0.50
% Adjustment		-0.01%	0.00%	1.68%	1.52%	-2.20%	4.49%

Ryan Heiar:
Total tax rate proposed to increase in future years if CIP remains aggressive.

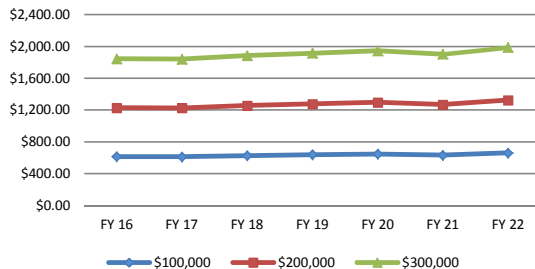
Residential Property Tax Projections & Comparisons

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Annual Average Increase
Home Value								
\$100,000	\$614.99	\$613.73	\$628.19	\$638.72	\$648.41	\$634.16	\$662.62	\$7.94
Annual Adjustment		(\$1.26)	\$14.46	\$10.53	\$9.70	(\$14.26)	\$28.46	
\$200,000	\$1,229.98	\$1,227.46	\$1,256.38	\$1,277.43	\$1,296.82	\$1,268.31	\$1,325.24	\$15.88
Annual Adjustment		(\$2.53)	\$28.92	\$21.06	\$19.39	(\$28.51)	\$56.92	
\$300,000	\$1,844.97	\$1,841.18	\$1,884.57	\$1,916.15	\$1,945.24	\$1,902.47	\$1,987.85	\$23.81
Annual Adjustment		(\$3.79)	\$43.38	\$31.59	\$29.09	(\$42.77)	\$85.38	
Rollback	55.73%	55.63%	56.94%	56.94%	56.94%	56.94%	56.94%	

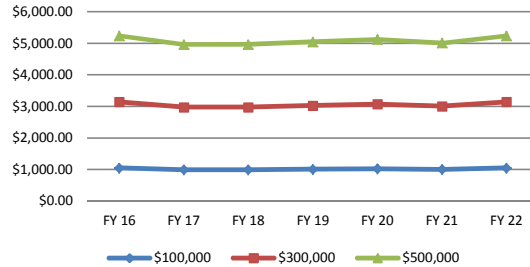
Commercial Property Tax Projections & Comparisons

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Annual Average Increase
Building Value								
\$100,000	\$1,048.28	\$992.98	\$992.94	\$1,009.58	\$1,024.90	\$1,002.37	\$1,047.36	-\$0.15
Annual Adjustment		(\$55.29)	(\$0.04)	\$16.64	\$15.32	(\$22.53)	\$44.99	
\$300,000	\$3,144.83	\$2,978.94	\$2,978.81	\$3,028.74	\$3,074.71	\$3,007.11	\$3,142.07	-\$0.46
Annual Adjustment		(\$165.88)	(\$0.13)	\$49.92	\$45.97	(\$67.60)	\$134.96	
\$500,000	\$5,241.38	\$4,964.91	\$4,964.69	\$5,047.89	\$5,124.52	\$5,011.85	\$5,236.79	-\$0.77
Annual Adjustment		(\$276.47)	(\$0.22)	\$83.21	\$76.62	(\$112.66)	\$224.93	
Rollback	95.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	

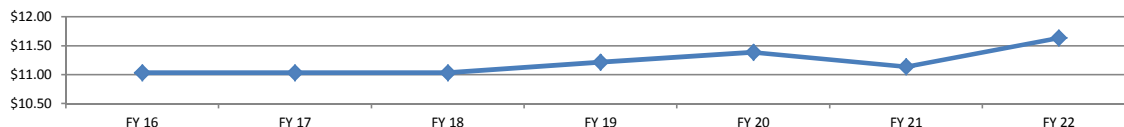
Residential Tax Comparison



Commercial Tax Comparison



Tax Rate Projection



52-485

Adoption of Budget and Certification of City Taxes**FISCAL YEAR BEGINNING JULY 1, 2017 - ENDING JUNE 30, 2018****Resolution No.: 2017-17****The City of: North Liberty****County Name: JOHNSON****Date Budget Adopted: 02/28/2017**

(Date) xx/xx/xx

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

319/626-5700

Telephone Number

Signature

County Auditor Date Stamp

January 1, 2016 Property Valuations

Last Official Census

Regular

2a

With Gas & Electric

823,841,329

2b

Without Gas & Electric

821,766,228

13,374

DEBT SERVICE

3a

965,858,643

3b

963,783,542

Ag Land

4a

1,671,691**TAXES LEVIED**

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 6,673,115	6,656,306	43 8.10000
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(17)	Amt Nec	Liability, property & self insurance costs	14	0	52 0
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(18)	1.00000	City Emergency Medical District	463	0	466 0
12(20)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
		Total General Fund Regular Levies (5 thru 24)	25 6,673,115	6,656,306	
384.1	3.00375	Ag Land	26 5,021	5,021	63 3.00375
		Total General Fund Tax Levies (25 + 26)	27 6,678,136	6,661,327	Do Not Add
		Special Revenue Levies			
384.8	0.27000	Emergency (if general fund at levy limit)	28	0	64 0
384.6	Amt Nec	Police & Fire Retirement	29	0	0
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30 896,735	894,476	1.08848
Rules	Amt Nec	Other Employee Benefits	31 786,125	784,146	0.95422
		Total Employee Benefit Levies (29,30,31)	32 1,682,860	1,678,622	65 2.04270
		Sub Total Special Revenue Levies (28+32)	33 1,682,860	1,678,622	
		Valuation			
386	As Req	With Gas & Elec Without Gas & Elec			
	SSMID 1 (A)	(B)	34	0	66 0
	SSMID 2 (A)	(B)	35	0	67 0
	SSMID 3 (A)	(B)	36	0	68 0
	SSMID 4 (A)	(B)	37	0	69 0
	SSMID 5 (A)	(B)	555	0	565 0
	SSMID 6 (A)	(B)	556	0	566 0
	SSMID 7 (A)	(B)	1177	0	### 0
	SSMID 8 (A)	(B)	1185	0	### 0
		Total Special Revenue Levies	39 1,682,860	1,678,622	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 859,557	857,710	70 0.88994
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
		Total Property Taxes (27+39+40+41)	42 9,220,553	9,197,659	72 11.03264

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:Budgets that **DO NOT** meet **ALL** the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, and notarized, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) Number of the resolution adopting the budget has been included at the top of this form.
- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

CHECK CITY VALUATIONS

Taxable Valuations By Class By Levy Authority
100% Valuations By Class By Levy Authority

Commercial & Industrial Replacement Claim Estimation

This sheet has been designed to allow each city to estimate the amount of property tax reimbursement that will be received from the State for each fund.

The City of North Liberty

		(A) Commercial - Non-TIF	(B) Commercial - TIF	(C) Industrial - Non-TIF	(D) Industrial - TIF
1	Taxable	145,979,413	89,891,374	8,458,427	5,007,283
2	100% Assessed	172,187,278	89,891,374	9,954,617	5,007,283

REPLACEMENT \$		FILLS TO:
3	General Fund	\$224,403 REVENUES, LINE 18, COL (C)
4	Special Fund	\$56,591 REVENUES, LINE 18, COL (D)
5	Debt Fund	\$24,655 REVENUES, LINE 18, COL (F)
6	Capital Reserve Fund	\$0 REVENUES, LINE 18, COL (G)

REPLACEMENT PAYMENT PERCENTAGE

Beginning in FY 2017-2018, the amount of commercial & industrial replacement payments paid by the State of Iowa to local governments becomes limited by the total amount of payments made in FY 2016-2017. This limitation of total dollars available for repayment of commercial & industrial replacement claims may cause all payments to local governments to be pro-rated. The amount of proration necessary for the budget year will not be known until August, but the dropdown below will allow the estimated commercial & industrial replacement payments to be reduced by a selected proration percentage.

To reduce that estimated amount of commercial & industrial replacement payment budgeted for the coming fiscal year, complete an estimation of the replacement payment above. Once complete, select a proration percentage from the list below. The proration percentage will limit the amount of estimated replacement payment budgeted. This will hopefully prevent an over estimation in the budget year revenues.

100%
 99%
 98%
 97%
 96%
 95%
 94%

* Please input the amount of revenue being received from any grants or reimbursements from the State of Iowa, excluding the replacement amounts on lines 3 through 6 above. Separate the revenues by fund receiving the money.

	(A) General	(B) Special Revenue	(C) TIF Sp. Revenue	(D) Debt Service	(E) Capital Projects	(F) Proprietary
Other State Grants & Reimbursements	18					

Fund Balance Worksheet for City of

North Liberty

(1) *Annual Report FY 2016			General (A)	Special Rev (B)	TIF Special Rev (C)	Debt Serv (D)	Capt Proj (E)	Permanent (G)	Total Government (H)	Proprietary (I)	Grand Total (J)
Beginning Fund Balance July 1 (pg 5, line 134) *	1		5,584,922	825,552	910,607	489,427	445,258	0	8,255,766	1,649,315	9,905,081
Actual Revenues Except Beg Bal (pg 5, line 132) *	2		12,996,532	2,947,324	4,509,489	4,600,063	4,911,573	0	29,964,981	26,535,625	56,500,606
Actual Expenditures Except End Bal (pg 12, line 259) *	3		12,235,200	2,618,280	3,898,646	4,831,259	6,390,917	0	29,974,302	23,170,770	53,145,072
Ending Fund Balance June 30 (pg 12, line 261) *	4		6,346,254	1,154,596	1,521,450	258,231	-1,034,086	0	8,246,445	5,014,170	13,260,615
(2) ** Re-Estimated FY 2017			General	Spec Rev	TIF Special Rev	Debt Serv	Capt Proj	Permanent	Tot Govt	Proprietary	Grand Total
Beginning Fund Balance	5		6,346,254	1,154,596	1,521,450	258,231	-1,034,086	0	8,246,445	5,014,170	13,260,615
Re-Est Revenues	6		11,844,208	3,007,518	4,276,891	5,367,655	5,559,471	0	30,055,743	31,507,631	61,563,374
Re-Est Expenditures	7		11,563,413	3,136,820	4,429,030	5,394,872	5,466,000	0	29,990,135	30,647,227	60,637,362
Ending Fund Balance	8		6,627,049	1,025,294	1,369,311	231,014	-940,615	0	8,312,053	5,874,574	14,186,627
(3) ** Budget FY 2018			General	Spec Rev	TIF Special Rev	Debt Serv	Capt Proj	Permanent	Tot Govt	Proprietary	Grand Total
Beginning Fund Balance	9		6,627,049	1,025,294	1,369,311	231,014	-940,615	0	8,312,053	5,874,574	14,186,627
Revenues	10		12,830,213	3,917,032	4,061,816	4,724,251	9,094,364	0	34,627,676	12,225,064	46,852,740
Expenditures	11		12,821,370	4,175,181	4,061,816	4,737,163	9,689,000	0	35,484,530	12,493,755	47,978,285
Ending Fund Balance	12		6,635,892	767,145	1,369,311	218,102	-1,535,251	0	7,455,199	5,605,883	13,061,082

* The figures in section (1) are taken from FORM F-66(IA-2) STATE OF IOWA FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30,

2016

** The remaining two sections are filled in by the software once ALL worksheets are completed.

CITY OF North Liberty

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer.

Input the amount of General Fund Levy request to be used

	Request with Utility Replacement (A)	Property Taxes Levied (B)
1 Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	<div><div></div><div>0</div></div>	<div><div></div><div>0</div></div>
2 Support of a Local Emerg.Mgmt.Comm.	0	0
3 TOTAL FOR FISCAL YEAR 2018	0	0

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

RE-ESTIMATED Fiscal Year Ending

2017

Fiscal Years

GOVERNMENT ACTIVITIES (A)	(B)	GENERAL (C)	SPECIAL REVENUE (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	RE-ESTIMATED 2017 (J)	ACTUAL 2016 (K)
PUBLIC SAFETY										
Police Department/Crime Prevention	1	2,383,933							2,383,933	1,873,367
Jail	2								0	0
Emergency Management	3	21,150							21,150	19,693
Flood Control	4								0	0
Fire Department	5	417,609							417,609	465,224
Ambulance	6								0	0
Building Inspections	7	559,461							559,461	467,995
Miscellaneous Protective Services	8								0	0
Animal Control	9	21,650							21,650	13,395
Other Public Safety	10	35,795							35,795	0
TOTAL (lines 1 - 10)	11	3,439,598	0	0			0		3,439,598	2,839,674
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12		839,933						839,933	966,228
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		57,000						57,000	0
Traffic Control and Safety	15		90,000						90,000	27,967
Snow Removal	16		81,000						81,000	0
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20	563,600							563,600	560,144
Other Public Works	21	175,000							175,000	72,226
TOTAL (lines 12 - 21)	22	738,600	1,067,933	0			0		1,806,533	1,626,565
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27								0	0
Community Mental Health	28								0	0
Other Health and Social Services	29	97,500							97,500	105,350
TOTAL (lines 23 - 29)	30	97,500	0	0			0		97,500	105,350
CULTURE & RECREATION										
Library Services	31	910,158							910,158	824,961
Museum, Band and Theater	32								0	0
Parks	33	813,516							813,516	676,708
Recreation	34	1,460,309							1,460,309	1,220,399
Cemetery	35	15,000							15,000	14,924
Community Center, Zoo, & Marina	36	197,300							197,300	198,384
Other Culture and Recreation	37	750,245							750,245	658,078
TOTAL (lines 31 - 37)	38	4,146,528	0	0			0		4,146,528	3,593,454

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

		RE-ESTIMATED				Fiscal Year Ending		2017		Fiscal Years	
GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL	TIF	DEBT	CAPITAL	PERMANENT	PROPRIETARY	RE-ESTIMATED	ACTUAL	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	2017	2016	
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39	15,000							15,000	15,487	
Economic Development	40	105,000		1,040,955					1,145,955	1,019,623	
Housing and Urban Renewal	41								0	0	
Planning & Zoning	42	457,811							457,811	336,560	
Other Com & Econ Development	43	360,683							360,683	275,994	
	44										
TOTAL (lines 39 - 44)	45	938,494	0	1,040,955			0		1,979,449	1,647,664	
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	24,500							24,500	31,002	
Clerk, Treasurer, & Finance Adm.	47	1,225,859							1,225,859	1,322,143	
Elections	48								0	0	
Legal Services & City Attorney	49	233,843							233,843	217,388	
City Hall & General Buildings	50								0	0	
Tort Liability	51								0	0	
Other General Government	52	50,500							50,500	21,146	
TOTAL (lines 46 - 52)	53	1,534,702	0	0			0		1,534,702	1,591,679	
DEBT SERVICE					5,394,872				5,394,872	4,831,259	
Gov Capital Projects	55					5,466,000			5,466,000	8,020,591	
TIF Capital Projects	56								0	0	
TOTAL CAPITAL PROJECTS		0	0	0		5,466,000	0		5,466,000	8,020,591	
TOTAL Governmental Activities Expenditures											
(lines 11+22+30+38+44+52+53+54)	58	10,895,422	1,067,933	1,040,955	5,394,872	5,466,000	0		23,865,182	24,256,236	
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							1,806,525	1,806,525	4,454,338	
Sewer Utility	60							1,454,986	1,454,986	13,313,829	
Electric Utility	61								0	0	
Gas Utility	62								0	0	
Airport	63								0	0	
Landfill/Garbage	64								0	0	
Transit	65								0	0	
Cable TV, Internet & Telephone	66								0	0	
Housing Authority	67								0	0	
Storm Water Utility	68							103,534	103,534	89,532	
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0	
Enterprise DEBT SERVICE	70							1,948,109	1,948,109	1,573,226	
Enterprise CAPITAL PROJECTS	71							21,190,000	21,190,000	0	
Enterprise TIF CAPITAL PROJECTS	72								0	0	
TOTAL BUSINESS TYPE EXPENDITURES (lines 56 - 68)								26,503,154	26,503,154	19,430,925	
TOTAL ALL EXPENDITURES (lines 58+74)		10,895,422	1,067,933	1,040,955	5,394,872	5,466,000	0	26,503,154	50,368,336	43,687,161	
Regular Transfers Out	75	667,991	2,068,887					4,144,073	6,880,951	6,510,939	
Internal TIF Loan Transfers Out	76			3,388,075					3,388,075	2,946,972	
Total ALL Transfers Out		667,991	2,068,887	3,388,075	0	0	0	4,144,073	10,269,026	9,457,911	
Total Expenditures and Other Fin Uses (lines 73+74)		11,563,413	3,136,820	4,429,030	5,394,872	5,466,000	0	30,647,227	60,637,362	53,145,072	
Ending Fund Balance June 30	79	6,627,049	1,025,294	1,369,311	231,014	-940,615	0	5,874,574	14,186,627	13,260,615	

CITY OF

North Liberty

Department of Management

RE-ESTIMATED REVENUES DETAIL

RE-ESTIMATED Fiscal Year Ending

2017

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	RE-ESTIMATED 2017 (J)	ACTUAL 2016 (K)
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1	6,127,991	1,364,435		1,026,548				8,518,974	7,583,031
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	6,127,991	1,364,435		1,026,548	0			8,518,974	7,583,031
Delinquent Property Taxes	4								0	0
TIF Revenues	5			4,276,891					4,276,891	4,509,489
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	17,057	3,798		2,378				23,233	82,575
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	173,858
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	20,000							20,000	24,327
Hotel/Motel Taxes	11	64,800							64,800	79,732
Other Local Option Taxes	12	100,000							100,000	0
Subtotal - Other City Taxes (lines 6 thru 12)	13	201,857	3,798		2,378	0			208,033	360,492
Licenses & Permits	14	715,000							715,000	478,562
Use of Money & Property	15	151,700						2,400	154,100	160,937
Intergovernmental:										
Federal Grants & Reimbursements	16	60,000				837,000			897,000	1,654,314
Road Use Taxes	17		1,591,506						1,591,506	1,652,749
Other State Grants & Reimbursements	18	214,397	47,779		29,844				292,020	371,679
Local Grants & Reimbursements	19	197,127							197,127	211,226
Subtotal - Intergovernmental (lines 16 thru 19)	20	471,524	1,639,285	0	29,844	837,000		0	2,977,653	3,889,968
Charges for Fees & Service:										
Water Utility	21							3,376,160	3,376,160	3,115,795
Sewer Utility	22							4,132,264	4,132,264	3,807,994
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27							0	0	577,027
Hospital	28							0	0	0
Transit	29							0	0	5
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32							197,798	197,798	192,767
Other Fees & Charges for Service	33	1,618,275							1,618,275	1,316,549
Subtotal - Charges for Service (lines 21 thru 33)	34	1,618,275	0		0	0	0	7,706,222	9,324,497	9,010,137
Special Assessments	35	0							0	0
Miscellaneous	36	65,000						16,200	81,200	833,952
Other Financing Sources:										
Regular Operating Transfers In	37	2,492,861			920,810	759,471		2,707,809	6,880,951	6,510,939
Internal TIF Loan Transfers In	38				3,388,075				3,388,075	2,946,972
Subtotal ALL Operating Transfers In	39	2,492,861	0	0	4,308,885	759,471	0	2,707,809	10,269,026	9,457,911
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					3,963,000		21,075,000	25,038,000	20,216,127
Proceeds of Capital Asset Sales	41								0	0
Subtotal-Other Financing Sources (lines 36 thru 38)	42	2,492,861	0	0	4,308,885	4,722,471	0	23,782,809	35,307,026	29,674,038
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	11,844,208	3,007,518	4,276,891	5,367,655	5,559,471	0	31,507,631	61,563,374	56,500,606
Beginning Fund Balance July 1	44	6,346,254	1,154,596	1,521,450	258,231	-1,034,086	0	5,014,170	13,260,615	9,905,081
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	18,190,462	4,162,114	5,798,341	5,625,886	4,525,385	0	36,521,801	74,823,989	66,405,687

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2018

Fiscal Years

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2018	RE-ESTIMATED 2017	ACTUAL 2016
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
PUBLIC SAFETY											
Police Department/Crime Prevention	1	2,537,336							2,537,336	2,383,933	1,873,367
Jail	2								0	0	0
Emergency Management	3	66,150							66,150	21,150	19,693
Flood Control	4								0	0	0
Fire Department	5	622,387							622,387	417,609	465,224
Ambulance	6								0	0	0
Building Inspections	7	583,686							583,686	559,461	467,995
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	21,650							21,650	21,650	13,395
Other Public Safety	10								0	35,795	0
TOTAL (lines 1 - 10)	11	3,831,209	0				0		3,831,209	3,439,598	2,839,674
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	255,000	944,965						1,199,965	839,933	966,228
Parking - Meter and Off-Street	13		86,000						86,000	0	0
Street Lighting	14		64,000						64,000	57,000	0
Traffic Control and Safety	15	36,765	122,000						158,765	90,000	27,967
Snow Removal	16								0	81,000	0
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport (if not Enterprise)	19								0	0	0
Garbage (if not Enterprise)	20	795,500							795,500	563,600	560,144
Other Public Works	21	175,000							175,000	175,000	72,226
TOTAL (lines 12 - 21)	22	1,262,265	1,216,965				0		2,479,230	1,806,533	1,626,565
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29	105,000							105,000	97,500	105,350
TOTAL (lines 23 - 29)	30	105,000	0				0		105,000	97,500	105,350
CULTURE & RECREATION											
Library Services	31	1,013,559							1,013,559	910,158	824,961
Museum, Band and Theater	32								0	0	0
Parks	33	868,907							868,907	813,516	676,708
Recreation	34	1,514,007							1,514,007	1,460,309	1,220,399
Cemetery	35	40,000							40,000	15,000	14,924
Community Center, Zoo, & Marina	36	201,150							201,150	197,300	198,384
Other Culture and Recreation	37	758,795							758,795	750,245	658,078
TOTAL (lines 31 - 37)	38	4,396,418	0				0		4,396,418	4,146,528	3,593,454

EXPENDITURES SCHEDULE PAGE 2

Fiscal Year Ending 2018

Fiscal Years

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2018	RE-ESTIMATED 2017	ACTUAL 2016
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39	15,000							15,000	15,000	15,487
Economic Development	40	115,000		1,108,640					1,223,640	1,145,955	1,019,623
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42	429,235							429,235	457,811	336,560
Other Com & Econ Development	43	376,048							376,048	360,683	275,994
	44										
TOTAL (lines 39 - 44)	45	935,283	0	1,108,640			0		2,043,923	1,979,449	1,647,664
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	24,500							24,500	24,500	31,002
Clerk, Treasurer, & Finance Adm.	47	1,387,057							1,387,057	1,225,859	1,322,143
Elections	48	4,000							4,000	0	0
Legal Services & City Attorney	49	247,254							247,254	233,843	217,388
City Hall & General Buildings	50								0	0	0
Tort Liability	51								0	0	0
Other General Government	52	57,500							57,500	50,500	21,146
TOTAL (lines 46 - 52)	53	1,720,311	0	0			0		1,720,311	1,534,702	1,591,679
DEBT SERVICE											
Gov Capital Projects	55				4,737,163				4,737,163	5,394,872	4,831,259
TIF Capital Projects	56					9,689,000			9,689,000	5,466,000	8,020,591
TOTAL CAPITAL PROJECTS	57	0	0	0		9,689,000	0		9,689,000	5,466,000	8,020,591
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	12,250,486	1,216,965	1,108,640	4,737,163	9,689,000	0		29,002,254	23,865,182	24,256,236
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							1,922,329	1,922,329	1,806,525	4,454,338
Sewer Utility	60							1,673,924	1,673,924	1,454,986	13,313,829
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64							0	0	0	0
Transit	65							0	0	0	0
Cable TV, Internet & Telephone	66							0	0	0	0
Housing Authority	67							0	0	0	0
Storm Water Utility	68							140,103	140,103	103,534	89,532
Other Business Type (city hosp., ISF, parking, etc.)	69							0	0	0	0
Enterprise DEBT SERVICE	70							2,645,830	2,645,830	1,948,109	1,573,226
Enterprise CAPITAL PROJECTS	71							261,000	261,000	21,190,000	0
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 73)	73							6,643,186	6,643,186	26,503,154	19,430,925
TOTAL ALL EXPENDITURES (lines 58+74)	74	12,250,486	1,216,965	1,108,640	4,737,163	9,689,000	0	6,643,186	35,645,440	50,368,336	43,687,161
Regular Transfers Out	75	570,884	2,958,216					5,850,569	9,379,669	6,880,951	6,510,939
Internal TIF Loan / Repayment Transfers Out	76			2,953,176					2,953,176	3,388,075	2,946,972
Total ALL Transfers Out	77	570,884	2,958,216	2,953,176	0	0	0	5,850,569	12,332,845	10,269,026	9,457,911
Total Expenditures & Fund Transfers Out (lines 75+78)	78	12,821,370	4,175,181	4,061,816	4,737,163	9,689,000	0	12,493,755	47,978,285	60,637,362	53,145,072
Ending Fund Balance June 30	79	6,635,892	767,145	1,369,311	218,102	-1,535,251	0	5,605,883	13,061,082	14,186,627	13,260,615

* A continuing appropriation is the unexpended budgeted amount from a prior year's capital project. The entry is made on the Con Approps page that must accompany the budget forms if used. SEE INSTRUCTIONS FOR USE.

CITY OF

North Liberty

Department of Management

The last two columns will fill in once
the Re-Est forms are completed

REVENUES DETAIL

Fiscal Year Ending

2018

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2018 (J)	RE-ESTIMATED 2017 (K)	ACTUAL 2016 (L)
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	6,661,327	1,678,622		857,710	0			9,197,659	8,518,974	7,583,031
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	6,661,327	1,678,622		857,710	0			9,197,659	8,518,974	7,583,031
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			4,061,816					4,061,816	4,276,891	4,509,489
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	16,809	4,238		1,847	0			22,894	23,233	82,575
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0	173,858
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10	20,000							20,000	20,000	24,327
Hotel/Motel Taxes	11	70,000							70,000	64,800	79,732
Other Local Option Taxes	12	100,000							100,000	100,000	0
Subtotal - Other City Taxes (lines 6 thru 12)	13	206,809	4,238		1,847	0			212,894	208,033	360,492
Licenses & Permits	14	589,600							589,600	715,000	478,562
Use of Money & Property	15	154,700						700	155,400	154,100	160,937
Intergovernmental:											
Federal Grants & Reimbursements	16	65,706				1,986,833			2,052,539	897,000	1,654,314
Road Use Taxes	17		2,177,581						2,177,581	1,591,506	1,652,749
Other State Grants & Reimbursements	18	224,403	56,591	0	24,655	0		0	305,649	292,020	371,679
Local Grants & Reimbursements	19	178,886							178,886	197,127	211,226
Subtotal - Intergovernmental (lines 16 thru 19)	20	468,995	2,234,172	0	24,655	1,986,833		0	4,714,655	2,977,653	3,889,968
Charges for Fees & Service:											
Water Utility	21							3,675,342	3,675,342	3,376,160	3,115,795
Sewer Utility	22							4,455,503	4,455,503	4,132,264	3,807,994
Electric Utility	23							0	0	0	0
Gas Utility	24							0	0	0	0
Parking	25							0	0	0	0
Airport	26							0	0	0	0
Landfill/Garbage	27							0	0	0	577,027
Hospital	28							0	0	0	0
Transit	29							0	0	0	5
Cable TV, Internet & Telephone	30							0	0	0	0
Housing Authority	31							0	0	0	0
Storm Water Utility	32							224,759	224,759	197,798	192,767
Other Fees & Charges for Service	33	1,890,600							1,890,600	1,618,275	1,316,549
Subtotal - Charges for Service (lines 21 thru 33)	34	1,890,600	0		0	0	0	8,355,604	10,246,204	9,324,497	9,010,137
Special Assessments	35								0	0	0
Miscellaneous	36	61,000						6,500	67,500	81,200	833,952
Other Financing Sources:											
Regular Operating Transfers In	37	2,797,182			886,863	1,833,364		3,862,260	9,379,669	6,880,951	6,510,939
Internal TIF Loan Transfers In	38				2,953,176				2,953,176	3,388,075	2,946,972
Subtotal ALL Operating Transfers In	39	2,797,182	0	0	3,840,039	1,833,364	0	3,862,260	12,332,845	10,269,026	9,457,911
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					5,274,167			5,274,167	25,038,000	20,216,127
Proceeds of Capital Asset Sales	41								0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	2,797,182	0	0	3,840,039	7,107,531	0	3,862,260	17,607,012	35,307,026	29,674,038
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	12,830,213	3,917,032	4,061,816	4,724,251	9,094,364	0	12,225,064	46,852,740	61,563,374	56,500,606
Beginning Fund Balance July 1	44	6,627,049	1,025,294	1,369,311	231,014	-940,615	0	5,874,574	14,186,627	13,260,615	9,905,081
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	19,457,262	4,942,326	5,431,127	4,955,265	8,153,749	0	18,099,638	61,039,367	74,823,989	66,405,687

CITY OF

North Liberty

Department of Management

ADOPTED BUDGET SUMMARY

YEAR ENDED JUNE 30, 2018

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2018 (J)	RE-ESTIMATED 2017 (K)	ACTUAL 2016 (L)
Revenues & Other Financing Sources											
Taxes Levied on Property	1	6,661,327	1,678,622		857,710	0			9,197,659	8,518,974	7,583,031
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	6,661,327	1,678,622		857,710	0			9,197,659	8,518,974	7,583,031
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			4,061,816					4,061,816	4,276,891	4,509,489
Other City Taxes	6	206,809	4,238		1,847	0			212,894	208,033	360,492
Licenses & Permits	7	589,600	0					0	589,600	715,000	478,562
Use of Money and Property	8	154,700	0	0	0	0	0	700	155,400	154,100	160,937
Intergovernmental	9	468,995	2,234,172	0	24,655	1,986,833		0	4,714,655	2,977,653	3,889,968
Charges for Fees & Service	10	1,890,600	0		0	0	0	8,355,604	10,246,204	9,324,497	9,010,137
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	61,000	0		0	0	0	6,500	67,500	81,200	833,952
Sub-Total Revenues	13	10,033,031	3,917,032	4,061,816	884,212	1,986,833	0	8,362,804	29,245,728	26,256,348	26,826,568
Other Financing Sources:											
Total Transfers In	14	2,797,182	0	0	3,840,039	1,833,364	0	3,862,260	12,332,845	10,269,026	9,457,911
Proceeds of Debt	15	0	0	0	0	5,274,167		0	5,274,167	25,038,000	20,216,127
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	12,830,213	3,917,032	4,061,816	4,724,251	9,094,364	0	12,225,064	46,852,740	61,563,374	56,500,606
Expenditures & Other Financing Uses											
Public Safety	18	3,831,209	0	0			0		3,831,209	3,439,598	2,839,674
Public Works	19	1,262,265	1,216,965	0			0		2,479,230	1,806,533	1,626,565
Health and Social Services	20	105,000	0	0			0		105,000	97,500	105,350
Culture and Recreation	21	4,396,418	0	0			0		4,396,418	4,146,528	3,593,454
Community and Economic Development	22	935,283	0	1,108,640			0		2,043,923	1,979,449	1,647,664
General Government	23	1,720,311	0	0			0		1,720,311	1,534,702	1,591,679
Debt Service	24	0	0	0	4,737,163		0		4,737,163	5,394,872	4,831,259
Capital Projects	25	0	0	0		9,689,000	0		9,689,000	5,466,000	8,020,591
Total Government Activities Expenditures	26	12,250,486	1,216,965	1,108,640	4,737,163	9,689,000	0		29,002,254	23,865,182	24,256,236
Business Type Proprietary: Enterprise & ISF	27							6,643,186	6,643,186	26,503,154	19,430,925
Total Gov & Bus Type Expenditures	28	12,250,486	1,216,965	1,108,640	4,737,163	9,689,000	0	6,643,186	35,645,440	50,368,336	43,687,161
Total Transfers Out	29	570,884	2,958,216	2,953,176	0	0	0	5,850,569	12,332,845	10,269,026	9,457,911
Total ALL Expenditures/Fund Transfers Out	30	12,821,370	4,175,181	4,061,816	4,737,163	9,689,000	0	12,493,755	47,978,285	60,637,362	53,145,072
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	31										
	32	8,843	-258,149	0	-12,912	-594,636	0	-268,691	-1,125,545	926,012	3,355,534
Beginning Fund Balance July 1	33	6,627,049	1,025,294	1,369,311	231,014	-940,615	0	5,874,574	14,186,627	13,260,615	9,905,081
Ending Fund Balance June 30	34	6,635,892	767,145	1,369,311	218,102	-1,535,251	0	5,605,883	13,061,082	14,186,627	13,260,615

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

City Name: North Liberty

Fiscal Year
2018

	Debt Name (A)	Amount of Issue (B)	Type of Debt Obligation (C)	Date Certified to County Auditor (D)	Debt Resolution Number (E)	Principal Due FY 2018 (F)	Interest Due FY 2018 +(G)	Bond Reg/ Paying Agent Fees Due FY 2018 +(H)	Total Obligation Due FY 2018 =(I)	Paid from Funds OTHER THAN Current Year Debt Service Taxes =-(J)	Amount Paid Current Year Debt Service Levy =(K)
(1)	2010A GO	1,730,000	GO	09/2010	10-137	200,000	14,780	500	215,280	68,890	146,390
(2)	2011A GO	790,000	GO	10/2011	11-109	90,000	3,330	500	93,830	0	93,830
(3)	2013A GO	2,540,000	GO	07/2016	13-67	255,000	25,410	500	280,910	0	280,910
(4)	2013B GO	1,425,000	GO	11/2013	13-135	135,000	21,678	500	157,178	0	157,178
(5)	2015A GO/TIF/WATER/SEWER	9,965,000	GO	09/2015	15-105	880,000	164,400	500	1,044,900	954,975	89,925
(6)	2012A RUT REVENUE	1,815,000	NON - GO	03/2012	12-22	115,000	30,840	500	146,340	146,340	0
(7)	1998 SRF CW8907G	1,000,000	NON - GO	01/1998	98-01	70,000	613	35	70,648	70,648	0
(8)	2008B GO/TIF/RUT	1,940,000	GO	07/2008	08-57	245,000	9,875	500	255,375	214,187	41,188
(9)	2009A GO/TIF	2,425,000	GO	06/2009	09-26	170,000	51,615	500	222,115	146,596	75,519
(10)	2010B TIF	7,723,010	GO	10/2010	10-157	690,000	68,650	500	759,150	759,150	0
(11)	2011B TIF	5,810,000	GO	09/2011	11-110	390,000	97,493	500	487,993	487,993	0
(12)	2013C TIF	3,540,000	GO	10/2013	13-136	340,000	54,038	500	394,538	394,538	0
(13)	2014C TIF	3,090,000	GO	10/2014	14-117	295,000	50,100	500	345,600	345,600	0
(14)	2012B TIF LIBRARY EXPANSION	1,815,000	GO	10/2012	12-97	180,000	14,218	500	194,718	194,718	0
(15)	2013 REDLG	360,000	GO	03/2013	13-15	30,000	6,000	0	36,000	36,000	0
(16)	1998 SRF CW 8908R	323,957	NON - GO	01/1998	98-01	23,000	622	24	23,646	23,646	0
(17)	1998 SRF CW9319R	4,248,043	NON - GO	01/1998	98-01	252,000	6,790	257	259,047	259,047	0
(18)	2007 SRF MC124R	5,271,000	NON - GO	05/2007	07-88	117,000	128,310	10,693	256,003	256,003	0
(19)	2008 SRF C0074R	3,044,000	NON - GO	05/2008	08-33	146,000	56,880	4,740	207,620	207,620	0
(20)	2008C SEWER REVENUE	1,550,000	NON - GO	09/2008	08-87	110,000	31,630	500	142,130	142,130	0
(21)	2014A SEWER REVENUE	1,315,000	NON - GO	04/2014	14-30	115,000	22,835	500	138,335	138,335	0
(22)	CS-1920703-01 & WRR15-005 SEWER SRF	22,337,000	NON - GO			474,000	267,421	55,713	797,134	797,134	0
(23)	2008D WATER REVENUE	2,350,000	NON - GO	09/2008	08-86	175,000	50,005	500	225,505	225,505	0
(24)	2012C WATER REVENUE	1,575,000	NON - GO	11/2012	12-98	180,000	12,700	500	193,200	193,200	0
(25)	2014B WATER REVENUE	1,210,000	NON - GO	04/2014	14-31	95,000	22,665	500	118,165	118,165	0
(26)	FY 2018 Commercial/Industrial Replacement Payment		NO SELECTION						0	25,383	-25,383
(27)			NO SELECTION						0		0
(28)			NO SELECTION						0		0
(29)			NO SELECTION						0		0
(30)			NO SELECTION						0		0
TOTALS						5,772,000	1,212,898	80,462	7,065,360	6,205,803	859,557

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
PAGE 2

City Name: North Liberty

USE THIS PAGE ONLY AFTER FILLING LINES 1 THRU 30 ABOVE.

Fiscal Year

2018

Debt Name (A)	Amount of Issue (B)	Type of Debt Obligation (C)	Date Certified to County Auditor (D)	Debt Resolution Number (E)	Principal Due FY 2018 (F)	Interest Due FY 2018 +(G)	Bond Reg./ Paying Agent Fees Due FY 2018 +(H)	Total Obligation Due FY 2018 =(I)	Paid from Funds OTHER THAN Current Year Debt Service Taxes =-(J)	Amount Paid Current Year Debt Service Levy =(K)
(121)		NO SELECTION						0		0
(122)		NO SELECTION						0		0
(123)		NO SELECTION						0		0
(124)		NO SELECTION						0		0
(125)		NO SELECTION						0		0
(126)		NO SELECTION						0		0
(127)		NO SELECTION						0		0
(128)		NO SELECTION						0		0
(129)		NO SELECTION						0		0
(130)		NO SELECTION						0		0
(131)		NO SELECTION						0		0
(132)		NO SELECTION						0		0
(133)		NO SELECTION						0		0
(134)		NO SELECTION						0		0
(135)		NO SELECTION						0		0
(136)		NO SELECTION						0		0
(137)		NO SELECTION						0		0
(138)		NO SELECTION						0		0
(139)		NO SELECTION						0		0
(140)		NO SELECTION						0		0
(141)		NO SELECTION						0		0
(142)		NO SELECTION						0		0
(143)		NO SELECTION						0		0
(144)		NO SELECTION						0		0
(145)		NO SELECTION						0		0
(146)		NO SELECTION						0		0
(147)		NO SELECTION						0		0
(148)		NO SELECTION						0		0
(149)		NO SELECTION						0		0
(150)		NO SELECTION						0		0
					5,772,000	1,212,898	80,462	7,065,360	6,205,803	859,557

NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2017 - ENDING JUNE 30, 2018

City of North Liberty, Iowa

The City Council will conduct a public hearing on the proposed Budget at North Liberty Council Chambers
on 02/28/2017 at 6:30 p.m.
(Date) xx/xx/xx (hour)

The Budget Estimate Summary of proposed receipts and expenditures is shown below.
Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor,
City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property \$ 11.03264

The estimated tax levy rate per \$1000 valuation on Agricultural land is \$ 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

319/626-5700
phone number

Tracey Mulcahey, City Clerk
City Clerk/Finance Officer's NAME

		Budget FY 2018	Re-estimated FY 2017	Actual FY 2016
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	9,197,659	8,518,974	7,583,031
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	9,197,659	8,518,974	7,583,031
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	4,061,816	4,276,891	4,509,489
Other City Taxes	6	212,894	208,033	360,492
Licenses & Permits	7	589,600	715,000	478,562
Use of Money and Property	8	155,400	154,100	160,937
Intergovernmental	9	4,714,655	2,977,653	3,889,968
Charges for Fees & Service	10	10,246,204	9,324,497	9,010,137
Special Assessments	11	0	0	0
Miscellaneous	12	67,500	81,200	833,952
Other Financing Sources	13	5,274,167	25,038,000	20,216,127
Transfers In	14	12,332,845	10,269,026	9,457,911
Total Revenues and Other Sources	15	46,852,740	61,563,374	56,500,606
Expenditures & Other Financing Uses				
Public Safety	16	3,831,209	3,439,598	2,839,674
Public Works	17	2,479,230	1,806,533	1,626,565
Health and Social Services	18	105,000	97,500	105,350
Culture and Recreation	19	4,396,418	4,146,528	3,593,454
Community and Economic Development	20	2,043,923	1,979,449	1,647,664
General Government	21	1,720,311	1,534,702	1,591,679
Debt Service	22	4,737,163	5,394,872	4,831,259
Capital Projects	23	9,689,000	5,466,000	8,020,591
Total Government Activities Expenditures	24	29,002,254	23,865,182	24,256,236
Business Type / Enterprises	25	6,643,186	26,503,154	19,430,925
Total ALL Expenditures	26	35,645,440	50,368,336	43,687,161
Transfers Out	27	12,332,845	10,269,026	9,457,911
Total ALL Expenditures/Transfers Out	28	47,978,285	60,637,362	53,145,072
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,125,545	926,012	3,355,534
Beginning Fund Balance July 1	30	14,186,627	13,260,615	9,905,081
Ending Fund Balance June 30	31	13,061,082	14,186,627	13,260,615

Resolution No. 2017-16

**RESOLUTION ADOPTING THE ANNUAL BUDGET AND
CAPITAL IMPROVEMENTS PLAN FOR THE FISCAL YEAR
ENDING JUNE 30, 2018 FOR THE CITY OF NORTH LIBERTY,
IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,
IOWA:**

WHEREAS, the North Liberty City Council has reviewed the proposed budget for the fiscal year ending June 30, 2018, as set forth in the Resources Detail and Requirements schedules and the detailed worksheets in support of those documents;

WHEREAS, the North Liberty City Council has reviewed the proposed Capital Improvements Plan for the fiscal year ending June 30, 2018;

WHEREAS, the proposed Budget Estimate was published in *The North Liberty Leader* on February 9, 2017, along with a Notice of Public Hearing;

WHEREAS, a Public Hearing was held on the proposed budget and Capital Improvements Plan on February 28, 2017; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of North Liberty, Iowa, that the budget as set forth in the Notice of Public Hearing and Adopted Budget Summary and the Capital Improvements Plan is hereby adopted.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to file the adopted budget with the Johnson County Auditor and the Iowa Department of Management.

APPROVED AND ADOPTED this 28th day of February, 2017.

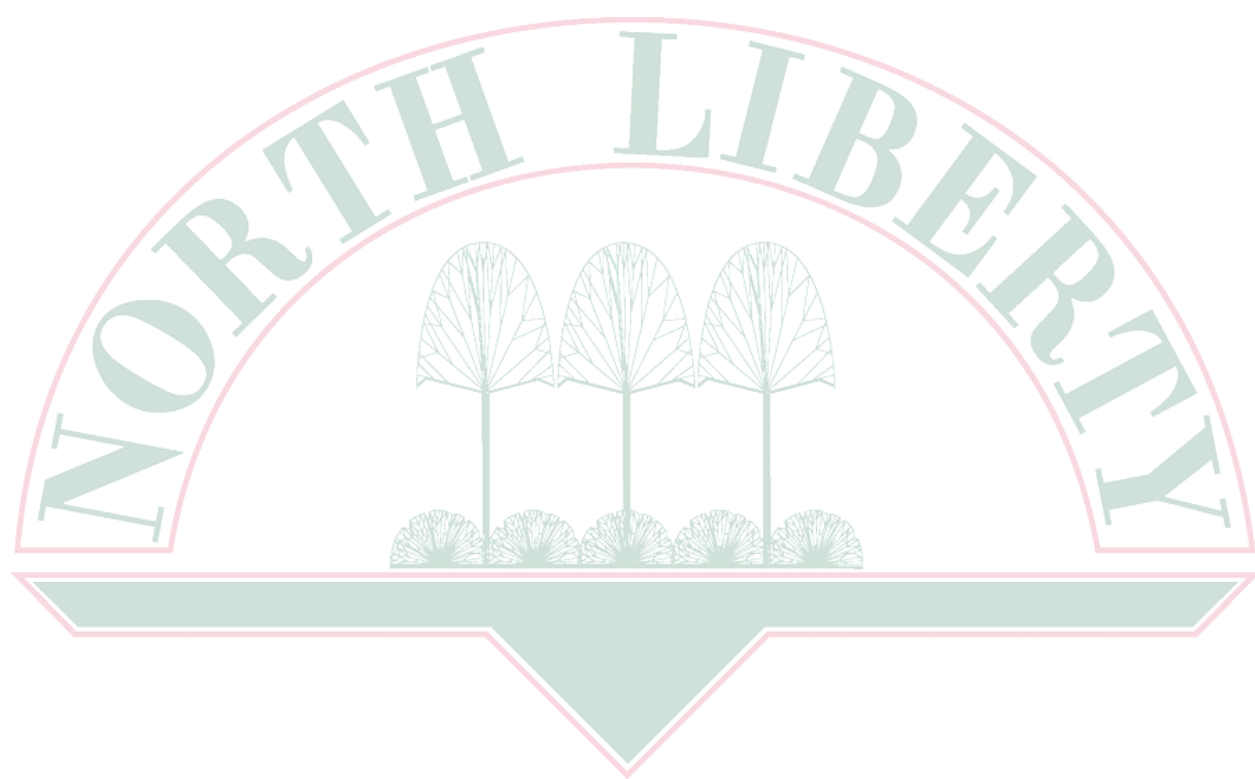
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

Highway 965, Phase 3



PROPOSAL FOR SERVICES

TO: City of North Liberty

ATTN: Mr. Ryan Heiar, City Administrator
P.O. Box 77
North Liberty, Iowa 52317

PROJECT NAME: NL Highway 965 – Phase Three

DATE: February 21, 2017

PROJECT DESCRIPTION: Design, bidding and construction phase services for the Highway 965 Phase Three Improvements project. Improvements generally are to include trail and sidewalks, urban section pavement widening, storm sewer system, water quality components, lighting, and landscaping. Exhibits of the project concept improvements and concept phase project cost opinion are included with this proposal as attachments. The concept phase cost opinion for this project is \$5M.

The undersigned Client and Shive-Hattery, Inc. (S-H) agree as follows:

SCOPE OF SERVICES: S-H will provide the following professional services:

1. **Design Phase:** Design phase shall include the following services and shall be in accordance with Iowa DOT and federal-aid requirements and process. Submittal and review milestones shall include concept statement, preliminary plans, check plans, and final plans per Iowa DOT requirements.
 - a. **Concept Statement**

Prepare and submit project Concept Statement to the Iowa DOT.
 - b. **Design Surveys**

The consultant shall perform field surveys as necessary to prepare topography along the project corridor.
 - c. **Base Map Preparation**

Base maps to facilitate the design will be prepared from the topographic survey information. The maps will be prepared along the proposed corridor and will include existing topography features, right-of-way and easement lines, buried utilities based on field locates, and above ground surface features affected by the proposed project construction.
 - d. **Preliminary Design**
 - 1) Based on an approved design concept plan, prepare geometric layout plan of the proposed project.
 - 2) Prepare horizontal and vertical alignments to be used as the basis for final design.
 - 3) Identify final design constraints for phased construction and review construction phasing plan as necessary to coordinate with access and construction.
 - 4) Develop a preliminary traffic control plan consistent with the proposed project.



- 5) Prepare preliminary trail, sidewalk, and retaining wall design.
- 6) Prepare preliminary grading and storm sewer system design.
- 7) Prepare preliminary landscaping design.
- 8) Prepare preliminary water quality BMP component design.
- 9) Prepare preliminary lighting design.
- 10) Prepare preliminary project schedule.
- 11) Prepare preliminary opinion of probable construction costs.
- 12) Prepare preliminary acquisition and easement layout.
- 13) Meet with City representatives to review preliminary project design and obtain review comments.
- 14) Provide notification to utility companies within the project limits and attend utility coordination meeting with City and utility company representatives. Meeting minutes will be recorded and distributed to attendees by the Consultant.

e. Final Design

- 1) Site Preparation and Removals: Prepare site preparation and removals plans.
- 2) Typical Pavement Sections: The final design typical pavement sections will be developed for the project. These sections will show the pavement section, subgrade requirements, grading requirements, subbase design, subdrainage design, typical joint designs and related pavement details.
- 3) Plan and Profiles: The final design and drafting of the pavement plan and profiles will be prepared on base maps prepared for the project. This will include all detailed information required by the Iowa DOT.
- 4) Cross-Sections: Prepare the final design of the individual cross-sections for the project. Cross-sections will be developed at a minimum of 50-foot intervals with additional cross-sections included as necessary. Cross-sections will show the existing ground as well as final grading, foreslopes, backslopes, special subgrade treatment, and other pertinent information.
- 5) Lighting: Prepare final design of street and trail lighting including conductors and power source. The design of the lighting system will utilize guidance from the SUDAS design manual, IES roadway lighting standards, and city lighting requirements.
- 6) Trail and Landscaping: Prepare final design of trail, sidewalks, and landscaping.
- 7) Water quality components: Prepare final design of water quality BMP components.
- 8) Final Design Plans: Layout plans and appropriate detailed design drawings showing the project and component parts shall consist of plans, elevations, sections, and other drawings for bidding and construction purposes.

- 9) Storm Drainage Design: Final design and drafting of the storm sewer system, storm sewer inlets, manholes, culverts, ditches, and other storm drainage appurtenances on the project will be developed. The design of the storm sewer system will be based on SUDAS and the current Iowa DOT accepted standards.
- 10) Stormwater Pollution Prevention Plan (SWPPP): Design and drafting of temporary and permanent erosion control (Stormwater Pollution Prevention Plan – SWPPP) plans shall be provided. A tabular Pollution Prevention Plan will be prepared and included with the plans.
- 11) Signing and Pavement Markings: Final design and drafting of roadway signage and pavement markings.
- 12) Pavement Jointing Plans: Pavement jointing plans will be prepared and included with the plans.
- 13) Special Details: Specialty item construction details will be prepared and included with the plans.
- 14) Estimated Quantities: The final bid quantities will be determined and included with the plans and project specifications bidding form.
- 15) Estimate Reference Information: Bid Item estimate reference tables and information will be prepared and included with the plans.
- 16) Project Tabulations: Bid Item project tabulations will be prepared and included with the plans.
- 17) ADA Ramp and Sidewalk Compliance: ADA trail and sidewalk ramp details and sidewalk compliance table will be prepared and included with the plans.
- 18) Incidental Components: Incidental design work related to the project scope such as incidental structures and retaining walls, seatwalls, relocations, etc. not stated herein necessary to construct a final completed project shall be the responsibility of the Consultant and no additional compensation shall be provided.

f. Specifications

The Iowa DOT standard specifications for highway and bridge construction will be utilized as the technical specifications for the project. The Iowa DOT standard contract documents will also be utilized for this project. Supplemental specifications and special provisions required by the project will be prepared and incorporated with the standard documents.

g. Final Cost Opinion

Following completion of the final design, an opinion of probable construction costs based on the final design will be prepared.

h. Submittals, Reviews, and Revisions

Submit plans to the City and Iowa DOT according to the Project Development Submittal Dates found in I.M. No. 3.005. Comments and revisions resulting from plan reviews will be incorporated into the final plans prior to bidding.

i. Final Plan and Specification Submittal

Following final plan revisions, assemble documents and submit final plans, specifications, contract documents, and opinion of probable construction costs to the City and Iowa DOT for final approval.

j. Permitting

Submit necessary permit applications to the Iowa DOT in compliance with the National Environmental Policy Act (NEPA) and NPDES storm water permit requirements. Environmental investigations, if required, are not included.

k. Public Involvement

The Consultant shall prepare a video model and rendering of the project design and submit to the City. The Consultant shall attend and assist City staff with a public information open house. The Consultant shall assist City staff and attend individual property owner meetings during the design phase of the project.

l. Easements and Acquisitions

The Consultant shall prepare easement and acquisition legal descriptions and exhibits as necessary for the project. The Consultant shall attend and assist City staff with individual property owner meetings regarding acquiring easements and right-of-way.

m. Utilities

The Consultant shall conduct coordination meetings with affected franchise utility companies and provide project information as necessary for required utility relocations.

2. **Bidding Phase:** Submit drawings to the Iowa DOT for utilization in the Iowa DOT bidding procedures. The consultant shall respond to questions as received and provide addenda information as necessary.

3. **Construction Phase** – Services include the following:

- a. Schedule and conduct a preconstruction conference with the Owner, Iowa DOT, utilities, and the contractors. Preconstruction conference minutes will be recorded and distributed to all attendees by the consultant.
- b. Visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents.
- c. Facilitate and participate with regular construction progress meetings.
- d. Perform required material sampling and laboratory testing (such as soil proctor tests, concrete beam testing, etc.) during construction. Prepare reports in a timely manner.
- e. Review of shop drawings and submittals for:
 - a) Concrete mixes
 - b) Landscape and lighting
 - c) Storm sewer system
 - d) Miscellaneous construction materials

- f. Perform Iowa DOT required construction testing including:
 - a) Subgrade compaction testing and test reports.
 - b) Concrete testing and reports for roadway pavement.
- g. Provide construction staking.
- h. Provide weekly SWPPP inspections in accordance with General Permit #2.
- i. Prepare daily diaries of construction activities.
- j. Prepare daily Iowa DOT Bid Item Progress Documentation and Measurement Reports.
- k. Prepare Iowa DOT Weekly Working Day reports.
- l. Review and record material inspection reports from Iowa DOT.
- m. Review payrolls in accordance with Iowa DOT guidelines.
- n. Provide Davis Bacon / EEO Board inspections and interviews.
- o. Prepare Iowa DOT Quantity Over/Under-run Statements as necessary.
- p. Negotiate and prepare change orders.
- q. Review payment applications and Contractor correspondence.
- r. Perform pre-final project review and prepare remaining work items to be completed prior to final review.
- s. Perform final review with Iowa DOT and Owner representatives.
- t. Complete Statement of Completion (Form 830435).
- u. Prepare Final Estimate (Form 181235) for final payment.
- v. Prepare Iowa DOT Audit Report (Form 830301).
- w. Review audit with Iowa DOT representatives.
- x. Prepare Construction Record Drawings as provided by the Contractor and submit to the Owner.

CLIENT RESPONSIBILITIES: It will be your responsibility to provide the following:

1. Participation at design review meetings and review of design phase submittals. Provide authorization to proceed with final design and bid letting.
2. Schedule and conduct informational meeting(s) with the public as deemed necessary.
3. Provide necessary right-of-way and/or easements as required for construction of the project.
4. Provide Real Estate and legal services, appraisals and negotiations as necessary.

5. Provide daily construction observation services to monitor progress of the project and provide on-site communications with the Contractor, engineer and adjacent property owners.
6. Provide funding for the project.

SCHEDULE: We will begin our services immediately after execution of this Agreement. The services will be completed in a timely manner. We understand that the project schedule goal is for bidding to occur winter 2017 with construction to begin early 2018. The project will follow the Iowa DOT letting schedule per I.M. 3.005.

COMPENSATION: We will provide the Scope of Services for the following fee:

Design & Bidding Phases	\$ 450,000	Lump Sum
Construction Phase	\$ 339,000	Hourly (estimated)
Reimbursable Expenses	\$ 5,000	As incurred (estimated)
Total	\$ 794,000	

We will not proceed with Bidding or Construction Phase services until authorized by the City.

ADDITIONAL SERVICES: Additional services requested that are not included in the Scope of Services will be provided at standard hourly rates. Services may include assistance with environmental delineations or mitigation if required.

AGREEMENT: This proposal shall become the Agreement for Services when signed and dated by both parties. The attached **STANDARD TERMS AND CONDITIONS** are made a part of this proposal and Agreement for Services. Please return a signed copy to our office.

ACKNOWLEDGEMENT OF OFFER AND ACCEPTANCE:

Proposal accepted and work is
authorized to proceed:

THE CITY OF NORTH LIBERY, IOWA

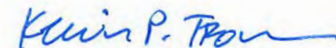
BY: _____

TITLE: _____

DATE ACCEPTED: _____

KPT/bad

SHIVE-HATTERY, INC.



Kevin P. Trom, P.E.
Project Manager

Enc.: Standard Terms and Conditions
Highway 965 Phase 3 Concept Drawing
Opinion of Probable Construction Costs

STANDARD TERMS AND CONDITIONS

PARTIES

"S-H" shall mean Shive-Hattery, Inc., Shive-Hattery A/E Services, P.C., or Design Organization, a Division of Shive-Hattery, Inc.
"CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars (\$50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, employees, contractors, subcontractors and consultants against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants, spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with

the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible for any event or circumstance that is beyond the reasonable control of S-H that has a demonstrable and adverse effect on S-H's ability to perform its obligations under this Agreement or S-H's cost and expense of performing its obligations under this Agreement (an "Excusable Event"), including without limitation, a change in law or applicable standards, actions or inactions by a governmental authority, the presence or encounter of hazardous or toxic materials on the Project, war (declared or undeclared) or other armed conflict, terrorism, sabotage, vandalism, riot or other civil disturbance, blockade or embargos, explosion, epidemic, quarantine, strike, lockout, work slowdown or stoppage, accident, act of God, failure of any governmental or other regulatory authority to act in a timely manner, unexcused act or omission by CLIENT or contractors of any level (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by contractors of any level). When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for damages, nor shall S-H be deemed to be in default of this Agreement, and S-H shall be

entitled to a change order to equitably adjust for S-H's increased time and/or cost to perform its services due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state of the locale of the S-H office address written in this Agreement.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

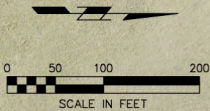
COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. If the CLIENT issues a Purchase Order of which this Agreement becomes a part, the terms of this Agreement shall take precedence in the event of a conflict of terms.

SIGNATURES

Original, facsimile, or electronic signatures by the parties are deemed acceptable for binding the parties to the Agreement. The CLIENT representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

J:\Projects\IC117118P\Deliverables\Drawings\Concept Statement\SK - HWY 965 - Phase 3.dwg | 2/13/2017 7:52 AM



SHIVEHATTERY

ARCHITECTURE+ENGINEERING

2834 Northgate Drive | Iowa City, Iowa 52245
319.354.3040 | fax: 319.354.6921 | shive-hattery.com

Iowa | Illinois | Indiana | Missouri

Illinois Firm Number: 184-000214

HIGHWAY 965
PHASE 3
ZELLER ST. TO PENN ST.
NORTH LIBERTY

KEY PLAN

DRAWN JDB

APPROVED KPT

ISSUED FOR

DATE

FIELD BOOK

PROJECT NO.:

HIGHWAY 965
PHASE 3
CONCEPT DRAWING
ZELLER ST. TO PENN ST.

CONCEPTUAL

DESCRIPTION: Urban section pavement widening of Highway 965 to a 5-lane section from Zeller Street to Penn Street. Project also includes trail and sidewalks, storm sewer system, water quality components, lighting and landscape improvements.

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENDED COST
1	CLEARING AND GRUBBING	LS	1	\$ 10,000	\$ 10,000
2	PAVEMENT REMOVAL	LS	1	\$ 25,000	\$ 25,000
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	18,000	\$ 10	\$ 180,000
4	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	3,400	\$ 6	\$ 20,400
5	MODIFIED SUBBASE	CY	1,350	\$ 35	\$ 47,250
6	STD/S-F PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	SY	600	\$ 45	\$ 27,000
7	STD/S-F PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 10 IN.	SY	6,200	\$ 55	\$ 341,000
8	PRECAST CONCRETE BOX CULVERT, 8 FT. X 4 FT.	LF	50	\$ 550	\$ 27,500
9	PRECAST CONCRETE BOX CULVERT STRAIGHT END SECTION, 8 FT. X 4FT.	EACH	1	\$ 8,000	\$ 8,000
10	APRONS, CONCRETE, 18 IN. DIA.	EACH	0	\$ 1,000	\$ -
11	APRONS, CONCRETE, 36 IN. DIA.	EACH	3	\$ 2,000	\$ 6,000
12	MODULAR BLOCK RETAINING WALL	SF	4,350	\$ 50	\$ 217,500
13	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	10	\$ 4,500	\$ 45,000
14	INTAKE, SW-507	EACH	25	\$ 3,000	\$ 75,000
15	SUBDRAIN, LONGITUDINAL, (SHOULDER) 4 IN. DIA.	LF	4,300	\$ 8	\$ 34,400
16	WATER QUALITY BMPS	EACH	6	\$ 20,000	\$ 120,000
17	STORM SEWER GRAVITY MAIN, TRENCHED, (RCP), 2000D (CLASS III), 18 IN.	LF	3,500	\$ 50	\$ 175,000
18	STORM SEWER GRAVITY MAIN, TRENCHED, (RCP), 2000D (CLASS III), 30 IN.	LF	100	\$ 55	\$ 5,500
19	STORM SEWER GRAVITY MAIN, TRENCHED, (RCP), 2000D (CLASS III), 36 IN.	LF	150	\$ 115	\$ 17,250
20	BRICK PAVERS, PEDESTRIAN CROSSINGS	SF	9,000	\$ 8	\$ 72,000
21	ADA CURB RAMPS	EACH	20	\$ 2,000	\$ 40,000
22	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	4,000	\$ 35	\$ 140,000
23	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	LF	1,710	\$ 35	\$ 59,850
24	SIGNAGE	LS	1	\$ 15,000	\$ 15,000
25	PAINTED PAVEMENT MARKINGS, DURABLE	STA	200	\$ 130	\$ 26,000
26	TRAFFIC CONTROL	LS	1	\$ 50,000	\$ 50,000
27	MOBILIZATION	LS	1	\$ 150,000	\$ 150,000
28	EROSION CONTROL AND SEEDING	LS	1	\$ 74,000	\$ 74,000
29	ELECTRICAL WIRING AND PULLBOXES	LF	10,000	\$ 20	\$ 200,000
30	STREET LIGHTING	EACH	46	\$ 3,500	\$ 161,000
31	PEDESTRIAN LIGHTING	EACH	78	\$ 3,000	\$ 234,000
32	LANDSCAPE UPLIGHTING	EACH	20	\$ 2,750	\$ 55,000
33	TRAIL AND SIDEWALK NODES	EACH	9	\$ 5,000	\$ 45,000
34	BRICK FACE RETROFIT - CHERRY TUNNEL WALLS	LS	1	\$ 50,000	\$ 50,000
35	INTERSECTION SEATWALLS / PAVERS - MINOR (COMMERCIAL DR)	LS	1	\$ 95,000	\$ 95,000
36	INTERSECTION SEATWALLS / PAVERS - MINOR (COMMUNITY DR)	LS	1	\$ 95,000	\$ 95,000
37	INTERSECTION SEATWALLS / PAVERS - MAJOR (ZELLER ST)	LS	1	\$ 120,000	\$ 120,000
38	TREES / LANDSCAPING	LS	1	\$ 50,000	\$ 50,000
				SUBTOTAL	\$ 3,115,000
				CONTINGENCY (20%)	\$ 625,000
				CONSTRUCTION TOTAL	\$ 3,740,000
				ENGINEERING, LEGAL, ADMIN	\$ 815,000
				OVERHEAD UTILITIES UNDERGROUND *	\$ 250,000
				ROW & EASEMENTS	\$ 150,000
				TOTAL	\$ 4,955,000

* Alliant Energy provided \$215,000 cost estimate.

* Mediacom and Windstream cost estimates have not been provided.

Resolution No. 2017-17

**RESOLUTION APPROVING SERVICES AGREEMENT
BETWEEN THE CITY OF NORTH LIBERTY AND SHIVE-
HATTERY, INC. FOR THE HIGHWAY 965, PHASE THREE
PROJECT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,
IOWA:**

WHEREAS, the City Council desires to design, bid and construct Phase Three of the Highway 965 Project;

WHEREAS, Shive-Hattery, Inc. has presented a proposal for services relating to the this project; and

NOW, THEREFORE, BE IT RESOLVED that the agreement presented by Shive-Hattery is approved for services relating to the Highway 965, Phase Three Project Agreement at a lump sum fee of \$450,000 for design; estimated \$339,000 for construction plus costs of expenses is hereby approved as set forth therein.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and ordered to execute the agreement with said engineering firm for the project.

APPROVED AND ADOPTED this 28th day of February, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

Creekside South BMP Maintenance Agreement



Prepared by and Return to:
Scott C. Peterson, 3 Quail Creek Circle, P.O. Box 77, North Liberty, IA 52317 319-626-5767

**STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT
AND
EASEMENT
CREEKSIDE SOUTH**

THIS AGREEMENT, made by and between the City of North Liberty, Iowa, a municipal corporation, hereinafter referred to as "City," and Hodge Construction Company, hereinafter referred to as "Owner."

SECTION 1. REQUEST FOR STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT.

A. The Owner has requested that the City approve this Stormwater Management Facility Maintenance Agreement and Easement with respect to the real estate situated in North Liberty, Johnson County, Iowa, upon which the Stormwater Management Facility for Creekside South (the "Facility") will be constructed, with said real estate legally described as follows and also set out in Exhibit A, which is attached hereto and incorporated herein by reference:

Lots 1-3, Creekside South, North Liberty, Johnson County, Iowa

B. As part of this request, the Owner acknowledges the following:

1. The Owner has full ownership and control of the real estate described above;
2. The Owner, for the purposes of this Agreement, includes the current owner of the property described above; any successor owners, assigns, and heirs of the original

Owner, including a homeowners association; and any other person or party determined to be a “responsible person” as defined in Chapter 156, City of North Liberty Code of Ordinances, or any successor ordinance thereto.

3. This Agreement is required by and shall be enforced pursuant to Chapter 156, City of North Liberty Code of Ordinances, or any successor ordinance thereto, and the Iowa Stormwater Management Manual, or any successor manual thereto.

SECTION 2. CONDITIONS OF APPROVAL OF AGREEMENT.

A. The Owner agrees that this Agreement shall be a covenant running with the land and shall be binding on the present and future owners of the property in perpetuity.

B. This Agreement shall be filed with the City Clerk, approved by the City Council, fully executed by both parties, and recorded at the Owner’s expense at the Office of the Johnson County Recorder.

SECTION 3. MAINTENANCE AND REPAIR OF STORMWATER MANAGEMENT FACILITY.

A. The Owner and any future owners of any part or all of the property described above shall be responsible for maintaining and repairing the Facility in a properly functioning condition, as determined in the sole judgment of the City, after approval of the final plat that includes the property described in Section 1 above. Maintenance and repair shall include but is not limited to the following best management Practices:

1. Clean and remove debris from the detention outlet structure. To be done monthly.
2. Clean and remove debris from ponding areas. To be done monthly.
3. Mow and maintain grass in graded detention area and upland slopes. To be done as needed based on season.
4. Inspect for unwanted animals such as muskrats, beaver, woodchuck, skunks and burrowing type animals that can compromise the side banks by creating burrows. Contact a licensed and insured professional to remove pests when needed. To be completed annually.
5. Monitor for sediment accumulation in the ponding areas. When sediment accumulates such that a 25% reduction in storage volume occurs, the accumulated sediment shall be removed. To be monitored annually and addressed as needed.
6. Inspect private and public storm sewers within the detention area annually. The developer/HOA is responsible to clean or repair private storm sewers

and notify the City of North Liberty of any concerns with public storm sewers.

B. A complete copy of the specifications for the as-built Facility and related documents will be kept on file with the City to provide more detail as to the Facility and the maintenance and repair requirements related thereto.

C. The Owner is responsible for documenting maintenance and repair needs and ensuring compliance with the requirements of this ordinance and accomplishment of its purposes.

SECTION 4. MAINTENANCE AND REPAIR EASEMENT.

The Owner grants to the City perpetual permission for access to the Facility at reasonable times for periodic inspection by City or City's designee to ensure that the Facility is maintained in proper working condition to meet City stormwater requirements and, if necessary, for maintenance and repair of the Facility in accordance with the terms of this Agreement.

SECTION 5. INSPECTION OF FACILITY.

The Facility is subject to periodic inspections by the City on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of uses of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in the Facility, and evaluating the condition of the Facility.

SECTION 6. RIGHT OF ENTRY FOR INSPECTION.

In the event any new stormwater management facility is installed on private property within Creekside South, or when any new connection is made between private property and a public stormwater management facility, sanitary sewer or combined sewer, the Owner of that private property will be required to grant to the City the perpetual right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when City has a reasonable basis to believe that a violation of this Agreement or the City's ordinance is occurring or has

occurred or when necessary for abatement of a public nuisance or correction of a violation of this Agreement or the City's ordinance.

SECTION 7. RECORDS OF INSTALLATION AND MAINTENANCE AND REPAIR ACTIVITIES.

The Owner is responsible for the operation and maintenance of the Facility, shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least twenty five (25) years. These records shall be made available to the City during inspection of the facility and at other reasonable times upon the City's request.

SECTION 8. FAILURE TO MAINTAIN STORMWATER MANAGEMENT FACILITY.

In the event that the Facility is not being maintained and repaired as required by this Agreement or the City's ordinances, the City shall notify the Owner in writing. Upon receipt of that notice, the Owner shall have thirty (30) days to effect maintenance and repair of the Facility in an approved manner. A reasonable extension may be allowed if the work cannot be completed within the thirty days due to weather, unavailability of necessary materials, or other good cause shown by the Owner.

If the Owner fails or refuses to meet the requirements of the maintenance covenant or any provision of this Agreement or the City's ordinance, the City, after reasonable notice, may correct a violation by performing all necessary work to place the Facility in proper working condition. After correcting said violation, City may assess, jointly and severally, the Owner of the Facility, and any other persons or parties responsible for maintenance under any applicable written agreement with the Owner, for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property or prorated against the beneficial users of the property, which are all property owners of this subdivision, and may be placed on the tax bill and collected as ordinary taxes. The Owner hereby agrees that it shall not be necessary for the City to seek a court order for permission to enter upon the property or take the corrective actions it determines necessary under this Section.

SECTION 9. ENFORCEMENT AND APPEALS.

A. Building and occupancy permits shall not be issued until the Facility has been constructed by the Owner and inspected and approved by the City; however, upon request of the Owner and prior to completion of the Facility, the City may, in its discretion, conditionally approve the Facility, subject to certain terms and the posting of sufficient security in accordance with Subsection 180.11(8)(A)(2) of the City's Subdivision Ordinance. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

B. Violation of any provision of this ordinance may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover attorney fees and court costs from any person or party who is determined by a court of competent jurisdiction to have violated this ordinance.

C. Violation of any provision of this ordinance may also be enforced as a municipal infraction within the meaning of §364.22 of the Code of Iowa, pursuant to the City's municipal infraction ordinance.

SECTION 10. OWNER'S OBLIGATION AND CITY ACTIONS.

A. The Owner of part or all of the property described above agrees and is fully obligated to perform as provided in this Agreement. The Owner is liable and responsible for each and every obligation agreed to be undertaken pursuant to this Agreement. Failure of any party responsible to perform under this Agreement is not a defense against any action to be taken by the City.

B. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers must be in writing, signed by both parties and approved by written resolution of the City Council.

C. Upon completion of the stormwater management facility and, further, upon inspection and approval of the facility by the City, the Owner shall have the right to assign all of its obligations under this Agreement to a homeowners association, and is thereafter released from performance under this Agreement. Such assignment shall not affect the obligations or rights other persons may have under this Agreement.

SECTION 11. FEES.

The Owner agrees to pay for the costs of recording this Agreement. The Owner agrees to pay all necessary recording and filing fees that accrue as a result of any work that is performed under this Agreement or made necessary as a result of this development project. A copy of all recorded documents, including but not limited to this Agreement, shall be provided to the City.

SECTION 12. NOTICES.

Required notices to the Owner shall be in writing and shall either be hand delivered to the Owner, its agents or employees, or mailed to the Owner by registered mail at the following address:

Hodge Construction Company
c/o Mike Hodge
711 S. Gilbert Street

Iowa City, IA 52240

The Owner is required to maintain current contact information on file with the City at all times. In the event ownership of the property changes for any reason and under any circumstances, any new owner shall maintain current contact information on file with the City.

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator or mailed to the City by registered mail in care of the City Administrator at the following address:

North Liberty City Administrator
3 Quail Creek Circle
P.O. Box 77
North Liberty, IA 52317

Notices mailed in conformance with this section shall be deemed properly given.

SECTION 13. SUCCESSORS AND ASSIGNS.

This Agreement shall be a covenant running with the land and inure to the benefit of and be binding upon the Owner and all successors, heirs, and assigns in perpetuity.

DATED this ____ day of _____, 2017.

CITY OF NORTH LIBERTY, IOWA

HODGE CONSTRUCTION COMPANY

By: _____
Amy Nielsen, Mayor

By: _____
Mike Hodge / President

ATTEST: _____
Tracey Mulcahey, City Clerk

By: _____
Kevin Digmann / Treasurer

STATE OF IOWA, JOHNSON COUNTY: ss

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Amy Nielsen and Tracey Mulcahey, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of North Liberty, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation; and that

the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, as contained in Resolution No. _____ of the City Council on the ____ day of _____, 2017; and that Amy Nielsen and Tracey Mulcahey acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

STATE OF IOWA, JOHNSON COUNTY: ss

This instrument was acknowledged before me on this ____ day of _____, 2017, by Mike Hodge as President and Kevin Digmann as Treasurer of Hodge Construction Company.

Notary Public in and for the State of Iowa

Resolution No. 2017-18

**RESOLUTION APPROVING THE STORMWATER
MANAGEMENT FACILITY MAINTENANCE
AGREEMENT AND EASEMENT BETWEEN THE CITY
OF NORTH LIBERTY AND HODGE CONSTRUCTION
COMPANY THAT ESTABLISHES THE TERMS AND
CONDITIONS UNDER WHICH STORMWATER
MANAGEMENT FACILITIES WILL BE MAINTAINED IN
CREEKSIDE SOUTH IN THE CITY OF NORTH LIBERTY,
IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,
IOWA:**

WHEREAS, the terms and conditions for the maintenance of the stormwater management facilities of Creekside South have been set forth in an Agreement between the City of North Liberty ("City") and Hodge Construction Company ("Owner");

WHEREAS, the owner of the property shown in the attachment have executed the Public Storm Sewer Easement Agreement to permit the City to utilize property delineated in the agreement for the purpose of excavating for and the installation, replacement, maintenance and use of public storm sewer infrastructure;

NOW, THEREFORE, BE IT RESOLVED that that the Storm Water Management Facility Maintenance Agreement and Easement between the City of North Liberty and Hodge Construction Company is approved for the development of Creekside South, North Liberty, Iowa.

APPROVED AND ADOPTED this 28th day of February, 2017.

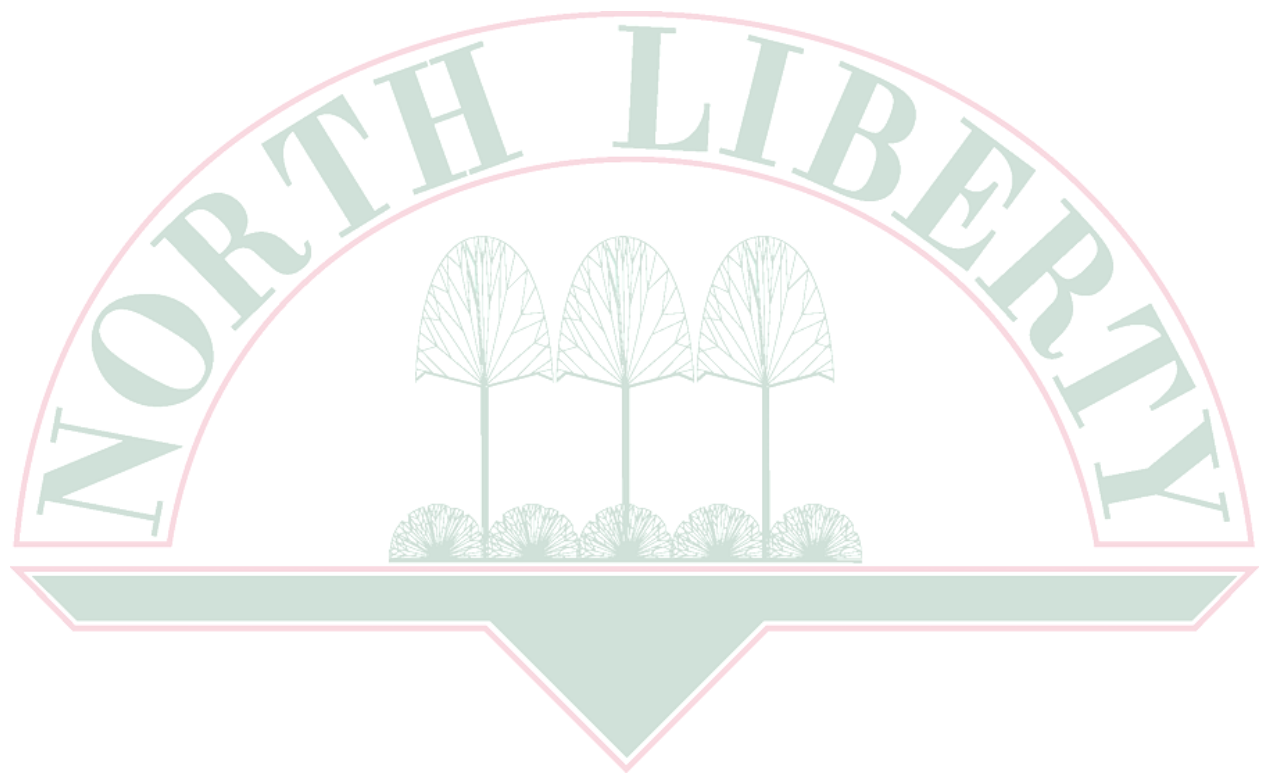
CITY OF NORTH LIBERTY:

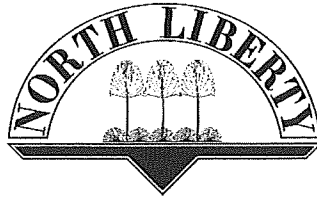
ATTEST:

TERRY L. DONAHUE, MAYOR PRO TEM

TRACEY MULCAHEY, CITY CLERK

Mayoral Appointment





Application for Appointment to Mayor

Applications should be submitted to the City Clerk by 4 p.m. on Tuesday, February 21, 2017, in person at City Hall, 3 Quail Creek Circle, North Liberty, Iowa, or electronically to tmulcahey@northlibertyiowa.org. The City Council will consider the appointment at a meeting at 6:30 p.m. on February 28, 2017, and applicants are encouraged to attend.

This appointment lasts until November or until the next city special election, whichever is first.

An applicant must be 18 years of age or older, and must be a resident of North Liberty.

City Council meetings are scheduled on the second and fourth Tuesday of each month, with occasional special meetings such as work sessions that relate to budgets, personnel and special issues that need extraordinary attention, as well as joint meetings with various city departments and boards.

Additionally, eligible electors have the right to file a petition requiring that the vacancy be filled by special election. Such a petition, with the signatures of 26 eligible electors, must be filed by February 17 or within the 14 days after an appointment is made.

Name: Terry L. Donahue

Address: 125 Vixen Lane, North Liberty

Phone Number: 319-626-3774

Email Address: hzhonor@att.net

Gender (optional): ☐ Female ☒ Male

Length of residence in North Liberty: July 1997

Current employer and position: Retired

What skills do you possess that would contribute to the council and community?

I have been involved in city and state administration for 24+ years. Work tasks involved budget development and execution, policy development, oversight and supervision of several departments both in city/state government. These have included personnel, public safety, infrastructure both vertical and horizontal, IT, dietary, laundry, housekeeping, fleet management, electronic security systems, inmate telephone systems, purchasing for all departments (which included medical, security, records, IT, etc.) Lastly, my experience in being the Director of the Union County Development Group enabled me to develop a county-wide economic development organization from the ground up. Presenter to various groups such as USDA and Iowa Community Betterment Groups.

What has been your involvement in community activities and projects?

Metro Planning Organization Johnson County, North Liberty Centennial Chairman, Blues and BBQ volunteer, volunteer Van Allen Elementary School, CVB focus groups on branding, alternate ECCOG, NL planning and zoning commission, Creston Sesquicentennial Celebration Chairman, Iowa Community Betterment Presenter, USDA rural development presenter, Creston RAGBRAI, Creston Revitalization group

List any governmental committees, commissions, boards in which you have been involved:

Johnson Co. MPO, NL Planning and Zoning Commission, Southwest Iowa Mental Health Planning Group, Union County Law Enforcement Commission, Southwest Iowa Coalition, Area 14 task force on public transportation, Southern Iowa Landfill Commission, Children with Disabilities/Special Needs state forums, City Council Budget Chairman, Iowa League of Cities Board, NL small business loan committee.

Please give a brief statement of why you would like to serve as Mayor:

I sincerely believe that with my past history of being a councilperson for four years and then fourteen years as Mayor of Creston, Iowa, along with now nine years as a councilor (2+ years Mayor proTem) in North Liberty, along with my past vocational experience, qualifies me to be the new mayor. I take pride in North Liberty, what has been achieved and look forward to continued development of our community.

Please note any real estate, business or commercial interest that you have that may cause a potential conflict of interest in your deliberations as Mayor:

I have no conflicts of interest.

Please share any other background or personal information that you deem helpful to the City Council in making its decision:

My reputation has been a builder of people, businesses as well as physical structures. I am a pragmatic thinker and not afraid to speak my opinion on items whatever the circumstance. Win or lose on an issue, I can move on to the next matter without prejudice. I have the expertise, time, as well as patience to face the needs of the community.

Applicant's signature: _____

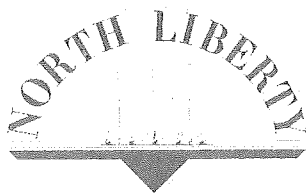


Date: _____

Feb. 6, 2017

Date Received by City Clerk: _____

Feb 6, 2017



Application for Appointment to Mayor

Applications should be submitted to the City Clerk by 4 p.m. on Monday, February 20, 2017, in person at City Hall, 3 Quail Creek Circle, North Liberty, Iowa, or electronically to tmulcahey@northlibertyiowa.org. The City Council will consider the appointment at a meeting at 6:30 p.m. on February 28, 2017, and applicants are encouraged to attend.

This appointment lasts until November or until the next city special election, whichever is first.

An applicant must be 18 years of age or older, and must be a resident of North Liberty.

City Council meetings are scheduled on the second and fourth Tuesday of each month, with occasional special meetings such as work sessions that relate to budgets, personnel and special issues that need extraordinary attention, as well as joint meetings with various city departments and boards.

Additionally, eligible electors have the right to file a petition requiring that the vacancy be filled by special election. Such a petition, with the signatures of 26 eligible electors, must be filed by February 17 or within the 14 days after an appointment is made.

Name: Chris Hoffman

Address: 365 Fox Run

Phone Number: 319-321-4902

Email Address: hoffmanchris5@gmail.com

Gender (optional): ☐ Female ☒ Male

Length of residence in North Liberty: 14.5 years

Current employer and position: Moxie Solar – Business Development

What skills do you possess that would contribute to the council and community?

My ability and desire to understand both sides (and more) of an issue is probably the first and most important skill I possess. I've served as a North Liberty city councilor since 2007 and understand very well the decisions a council has to make. I have also proven my ability to work with businesses and residents in North Liberty over the many years I have served this community.

What has been your involvement in community activities and projects?

Penn Elementary – Volunteer in classroom during school year 1x/week – 2013 to present
Optimist Club of NL – Lead a crew of volunteers during Avenue of Flags – 2015 to present
Iowa City Community School District – Served on original Facilities Master Planning Committee
NLYBS – Coach/asst Coach T-ball and Softball 2013 to present

List any governmental committees, commissions, boards in which you have been involved:

North Liberty City Council – Nov 2007 to present
North Liberty Telecommunications Commission – July 2003 to Nov 2007
Johnson County Joint Emergency Communications Center Policy Board – Sep 2014 to present
Iowa City/Coralville Area Convention and Visitors Bureau – August 2015 – present
UNESCO City of Literature founding Board Member (NL rep) – Aug 2008 to Nov 2010

Please give a brief statement of why you would like to serve as Mayor:

Serving as Mayor has been my goal of mine for a few years now. As a member of your city council, I see first-hand the work and relationships needed to be successful as the mayor. The mayor is the person the community, city staff and city council depend upon to support them and help them to achieve their goals. I deeply care about North Liberty, its people and its incredible journey forward. I believe my time in our city's government and relationships within our community make me uniquely qualified to be your Mayor.

Please note any real estate, business or commercial interest that you have that may cause a potential conflict of interest in your deliberations as Mayor:

I am a business developer for a North Liberty company. By the nature of my work, I work with local and regional businesses, municipalities, schools, and homeowners. I have abstained from votes that present potential conflict of interest in my position as a city councilor. If I am fortunate enough to be appointed as your Mayor, my deliberations will be handled in the same manner.

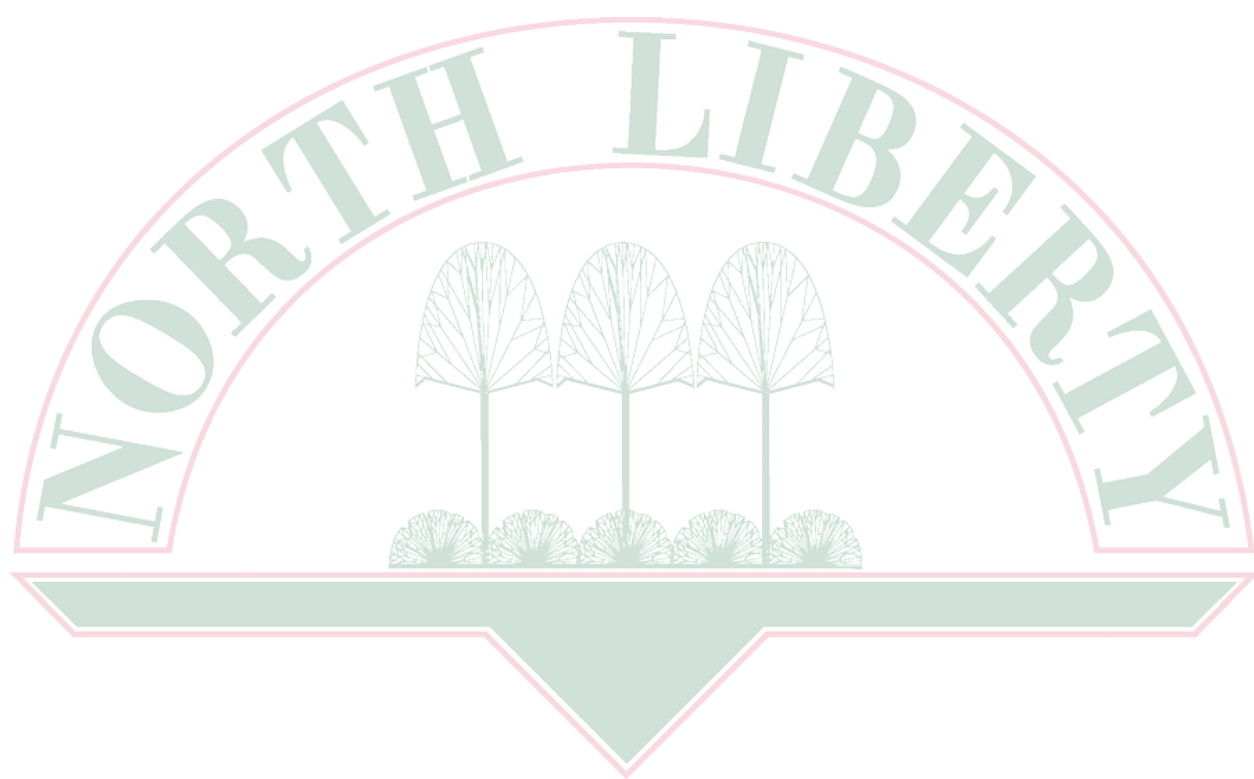
Please share any other background or personal information that you deem helpful to the City Council in making its decision:

Nearly 15 years ago, my wife and I chose North Liberty as the place to eventually start our family. Since then I have served our community in numerous settings and will continue to do so in the years to come. It's been an honor and a privilege to have been elected once and re-elected twice more to be one of your city councilors. I love, and take great pride in, our City and how it has grown into a vibrant place to live and work. I am grateful now for the opportunity to build upon my experience and relationships within North Liberty to serve as your Mayor. Thank you, for your time and consideration.

Applicant's signature:  Date: 2/13/17

Date Received by City Clerk: 02/13/2017

Additional Information



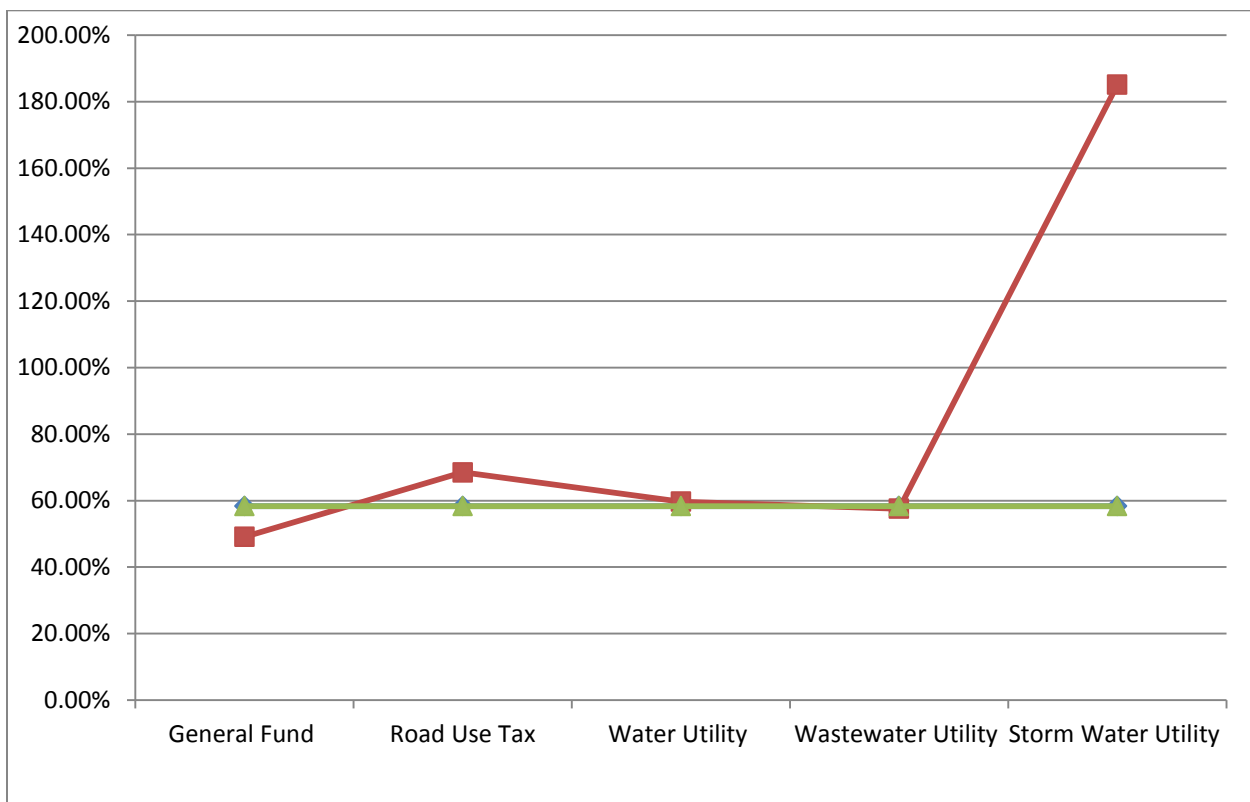


Monthly Report Summarization

January 31, 2017

This report provides a summarization of the budget status after the end of January 2017. At the end of this month, the City is 58.33% through the budget year. The red line indicates the percentage where the budget area is and green/blue line is the percentage of the budget year. Any particular area falling approximately 10% below or above the percentage of the budget year will be explained below.

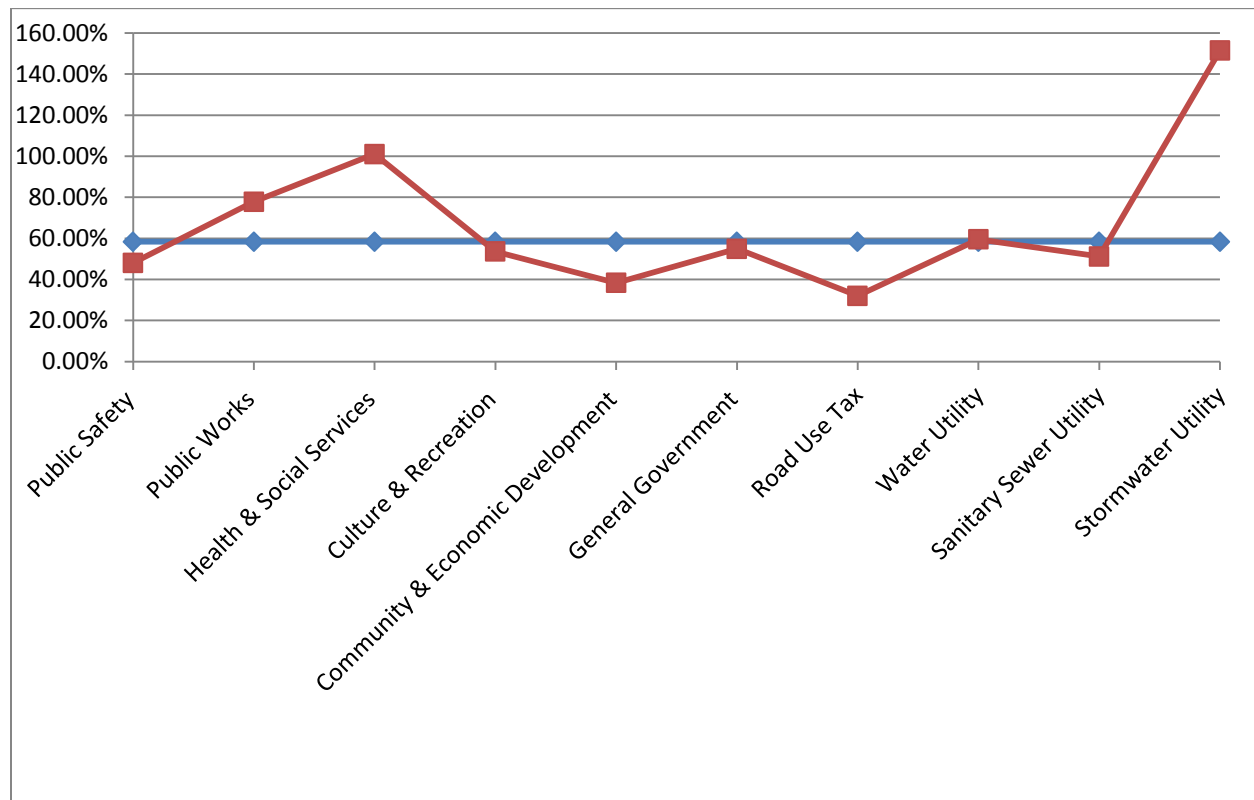
Revenues: The following chart demonstrates the condition of the City's budgeted revenues as of January 31, 2017:



- This chart represents the historical view at the end of January. The City received the first half of the property tax revenue in October and will receive the second half in April.
- Coralville contributed to the North Liberty Road/Dubuque Street Project and the East Trunk Utilities Project. These funds were mistakenly credited to the General Fund in December. They were moved to the appropriate funds in January causing the General Fund revenues year to date to be less than reported for December. These revenues are reflected in the Treasurer's Report below in Capital Projects and Wastewater.
- Road Use Tax revenues are higher than projected at budget time. Staff always projects conservatively.
- Stormwater revenues are significantly higher than budgeted due to the SRF Sponsored Water Quality Soil Quality Restoration Project reimbursement.

Overall revenues for the year to date are \$24,791,703.81, 40.27% of the budgeted amount. This amount is less than the budgeted mark. Projected borrowing and end of year transfers will bring this number in line with projected amounts.

Expenditures: The following chart demonstrates the condition of the City's budgeted expenditures as of January 31, 2017:



- Public Safety is below projected due to end of year transfers.

- Public works is higher than expected due to the volume of garbage sticker and bin costs paid in July and August along with the increased costs paid to Johnson County Refuse for recycling.
- Health and Social Service expenses are higher due to the payment to the Food Pantry and the School Family Resource Centers and other social service commitments in July and August.
- Community and Economic Development are below projected budget due to some contributions budgeted not being necessary in FY 17.
- Road Use Tax expenditures are lower than expected due to end of year transfers.
- Stormwater Utility expenses are higher than projected due to the Soil Quality Restoration Program.

Year to date total expenditures are \$24,846,117.62 or 41.15% of the projected budget amounts. This amount is less than the 58.33% of the fiscal year completed due to expenditures occurring later in the fiscal year.

Following is the Treasurer's Report for January. The General Fund Balance is comprised of more than just the 010 General Fund. For accounting purposes of the budget and reporting, other funds such as Library Capital, Fire Capital and others are incorporated into the General total. The General Fund for operating expenses has a fund balance of \$ 3,477,352.37. The other funds in the total shown here are obligated to specific departments or types of activities. The other funds are separated out to keep those obligations clear for future expenditures.

CITY OF NORTH LIBERTY

TREASURER'S REPORT

January 31, 2017

FUNDS	BALANCE FORWARD	REVENUE	EXPENSE	BALANCE ENDING
	01/01/2017			01/31/2017
GENERAL	8,934,374.98	-1,298,558.98	-782,843.61	6,852,972.39
SPECIAL REVENUE	5,782,144.70	362,772.29	-85,500.30	6,059,416.69
DEBT SERVICE	357,529.60	24,164.35	0.00	381,693.95
CAPITAL PROJECTS	-5,176,713.27	361,925.65	-266,271.18	-5,081,058.80
WATER ENTERPRISE	3,657,236.28	516,675.58	-878,063.74	3,295,848.12
WASTEWATER ENTERPRISE	235,666.06	1,938,228.41	-626,816.06	1,547,078.41
STORM WATER ENTERPRISE	191,692.50	18,168.76	-11,814.76	198,046.50
TOTAL	13,981,930.85	1,923,376.06	-2,651,309.65	13,253,997.26

If you have questions regarding this document or would like additional information, please contact Tracey Mulcahey.



PLANNING COMMISSION

Minutes
February 22, 2017

Roll Call

Chair Ronda Detlefsen called the February 22, 2017 Special Session of the North Liberty Planning Commission to order at 6:33 p.m. Commission members present: Josh Covert, Ronda Detlefsen, Adam Gebhart, Jason Heisler and Patrick Staber. Absent – Jennifer Bleil and Kylie Pentecost.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Megan Benischek and other interested parties.

Agenda Approval

Sayre moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved.

Junge Ford Site Plan

Consider removing the agenda item from the table

Covert moved, Gebhart seconded to remove the Junge Ford Site Plan from the table. The vote was all ayes. Motion carried.

Staff presentation

Wheatley presented the request of Junge Automotive to approve a site plan for a new car dealership located on North Madison Avenue west of Kansas Avenue.

Applicants presentation

Mike Warden, Knapp Warden Architects, spoke regarding the updates to the site plan application.

Public comments

No public comments were offered.

Questions and comments

The Commission discussed the awnings, the revisions, masonry percentage, really appreciate the effort of the applicant to work with the Commission and staff, the addition of pilasters and the updated doors on the service side.

Recommendation to the City Council

Covert moved, Staber seconded to recommend approval of the Junge Ford Site Plan with no conditions. The vote was: ayes – Staber, Covert, Heisler, Gebhart, Detlefsen; nays – none. Motion approved.

Approval of Previous Minutes

Covert moved, Gebhart_ seconded to approve the minutes of the February 7 Planning Commission meeting. The vote was all ayes, except Detlefsen abstaining due to absence. Minutes approved.

Old Business

No old business was presented.

New Business

Wheatley reported that two cases have been submitted for the March meeting.

Adjournment

At 6:50 p.m., Covert moved, Heisler seconded to adjourn. All ayes. Meeting adjourned.

North Liberty Community Library Board of Trustees Meeting

Board Members Present:

President: Barbara Beaumont

Members: Bud Forbes, Marcia Ziemer, Doug Neale, Sue Nelson, John Henk

Library Director: Jennie Garner

The meeting was called to order at 6:31 p.m.

Additions/Changes to the Agenda:

Removal of Meeting Room policy from section VI, it was inadvertently included.

Public Comment:

None

Approval of November Minutes:

Neale moved and Ziemer seconded approval of the December meeting minutes. Motion carried.

IV. Reports:

Garner introduced Emily O'Sheridan-Taborto discuss her position as Family Services Librarian. Emily noted she has settled more into her new role, focusing on Family Services and transitioning out of Circulation. She does Story Time, Community Outreach, Family programming, and kids 0-5, and recently rolled out the 1000 Books Before Kindergarten program. Enrollment is available at the library as are logs for kids/families to fill out. When the program is complete, kids receive a Kindergarten Readiness kit. This has been a big program at other libraries. Emily is also working with the Youth and Teen Services Librarian for Bridge to Reading to curate and identifying books for storytime, which we will be working to encourage preschools and parents to utilize. She reported the Noon Year's Eve program had 261 participants, which was welcome but unexpected and they are learning from this. Emily noted in the future they will implement registration for all events to help with planning. She reported on statistics from last year: almost 1500 participants in baby story time, and over 2500 participants in preschool programs. Looking forward she is looking to add STEM and STEAM (science, technology, engineering, art, math) activities after story time. Finally, she's been involved in the revamp of the children's area, which not includes a lego table, a train table, and an activity block. The board thanked her for her efforts and report. With no further questions, Emily departed the meeting.

Garner provided oral update and summary of reports included in Board materials including:

Budget: Garner noted at 47%, budget is on track for this time of fiscal year and we are "doing well". She noted services and commodities were up due to timing of expenditures in these categories. She also noted city budget work session scheduled for tomorrow with considerations of items to include in budget underway, including security updates which they are obtaining quotes.

Director Report:

Garner noted staff evaluations are underway with one remaining. She also noted the lactation room is almost complete.

Garner reported on involvement in various conferences including attendance at Ames conference and involvement in ARSL Conference Planning Committee in Promotions and PR. She noted scheduling of Practicum Students Thursday and Saturday's. Also help with mock interviews, and the success of the author's program with Eric Litwin's presentation sold out with approximately 400 tickets in one week.

Endowment letters are in the process of being finalized with approximately 260 letters planned on going out. Garner noted that they will request board involvement in this process next year to assist with the outreach success. She noted that the population has outgrown the current library facility and they are currently assessing a community survey to initiate discussion regarding community needs and how to accommodate and plan given existing limitations.

Policy Review:

Mission Statement:

The recommendation was to leave this as is for now and revisit next year. Garner noted that this needs "deep dive" and that Ziemer will moderate session in the near future. Nelson motioned approval of Mission Statement, Henk seconded, motion passed.

Service Policy:

Henk questioned why the Service Policy was not combined a Usage Policy similar to many libraries and Garner confirmed they were separated by design due to the unique needs of our facility. Ziemer motioned approval of policy, Forbes seconded, motioned passed.

Old Business:

Library Director Evaluation:

It was noted that question regarding the Library Director recruiting for library board positions would be eliminated due to potential conflict of interest.

Other Business:

Forbes questioned information in the Report to City Council and Garner confirmed incorrect date. It was noted that the Library Use Chart already shows services have surpassed all of last year with 150% growth. There was discussion regarding potential growth and options for expansion, including potentially considering alternate location at some point.

Ziemer noted planning session Friday and that the three year plan went well with good input from participants. She noted it is due to be completed in March.

New Business:

There was no new business.

Forbes motioned to adjourn the meeting, Ziemer seconded, motion passed. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,
John Henk, Secretary