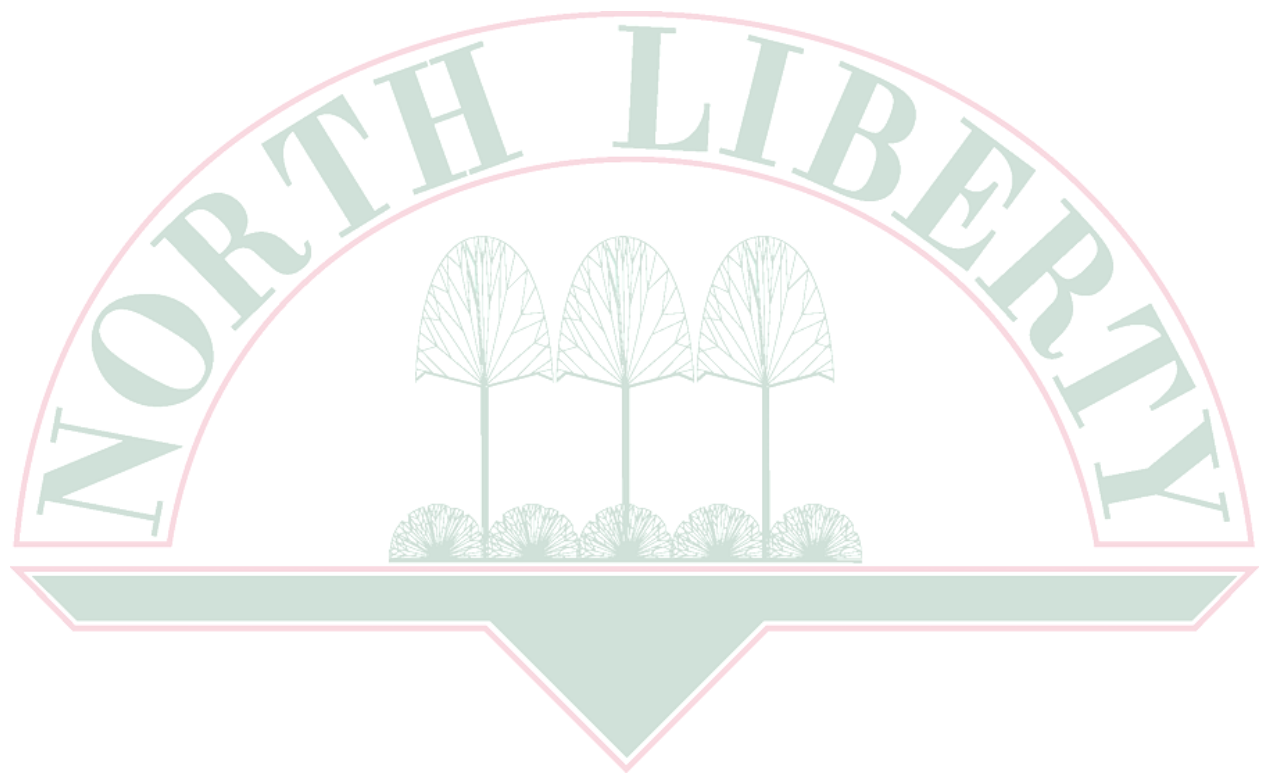




May 23, 2017

North Liberty
City Council
Regular Session

City Administrator Memo





City Council Memo

for May 23, 2017

from the desk of Ryan C. Heiar

Meetings & Events

Tuesday, May 23 at 6:30p.m.
City Council

Monday, May 29
Memorial Day – City Offices
Closed

Thursday, Jun 1 at 7:00p.m.
Parks & Recreation
Commission

Monday, Jun 5 at 6:00p.m.
Communications Commission

Tuesday, Jun 6 at 6:30p.m.
Planning Commission

Tuesday, Jun 13 at 6:30p.m.
City Council

Consent Agenda

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

- City Council Minutes (05/09/17)
- Claims
- April Revenues
- Liquor Licenses
 - Casey's General Store (Zeller Street)
 - Sushiya LLC
- Pay Application #7, Phase 1 Water System Improvements, Division I – Water Treatment Plant, Portzen Construction \$364,555.99
- Change Order #4, Phase 1 Water System Improvements, Division I – Water Treatment Plant, Portzen Construction (\$61,625.00)
- Change Order #9, North Liberty Road, Streb Construction Inc., \$34,500
- Pay Application #11, North Liberty Road, Streb Construction Inc., \$37,607.05
- FY 18 ICAD Allocation, \$75,000

Creekside South Final Plat and Site Plan

The infrastructure improvements within the subdivision by Hodge Construction have been completed and accepted by City staff, and the final plat is ready for approval so it can be recorded. Also, the site plan was recommended for approval by the Planning Commission at their May 2 meeting, and was being held until final plat approval, so it can now be considered. The plat and site plan are located near the northwest corner of Forevergreen Road and S. Front Street, and the zoning is RM-21, multi-family. The site plan covers roughly half of a larger final plat area that extends east to Front Street, all zoned RM-21. The plan proposes 88 units on 4.71 acres, a density of 2,331 square feet of land per acre, well below the maximum density allowed in the RM-21 district of 2,000 square feet per units. The subdivision is well thought-out and the architectural design of the proposed buildings is unique and attractive. It should be noted that residents from the Creekside subdivision to the north attended the Commission meeting earlier this

Ryan C. Heiar, City Administrator

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month to express concerns with the new subdivision. A video of that meeting can be found at the following link:

<https://vimeo.com/215759025>

Fire Chief Search

Chief Schmooke and I are recommending approval of a proposal from Moulder and Associates, which also includes services from Jeff Cayler, for the search for a full time Fire Chief. The specifics of the proposed process are outlined in the Moulder/Cayler proposal, which are included in your packet. In short, the process includes involvement by various people and groups, interviews and an assessment center, all of which will help evaluate each candidate. The estimated cost for the search process is \$16,000. While the cost is substantial, this evaluation process will be very thorough and allow us to find a candidate that will be a good fit for our fire department, organization and community. If approved, Mr. Moulder and his team will begin immediately.

Police Station Project

The agenda includes three action items related to the financing of the future police station. The first two items are a public hearing and resolution amending the City's urban renewal plan to include the construction of a new police station. Once the plan amendment is approved, the City Council can consider a resolution setting a public hearing for the issuance of up to \$5 million in GO bond funds specifically for this project. If these aforementioned resolutions are approved by Council, the next action regarding financing will be scheduled for June 23rd. Staff is recommending approval of both resolutions.

Shive Hattery is currently developing a document that will more specifically outline what a \$4 million project will provide versus a \$5 million project. This document will not be ready by Tuesday but should be available the week of the 29th. The resolutions are written so that they are not committing the City to spending \$5 million on this project; rather, these documents provide the option to spend *up to* \$5 million. If it's decided that a smaller building is more feasible or if costs on a larger building come in lower than expected, the City would only borrow what is needed, not to exceed \$5 million. This is a similar approach to how we fund other capital projects.

And finally, at our last meeting a councilor suggested we seek Requests for Qualifications/Proposals (RFQ/P) for architectural firms for this project. Staff is recommending against the RFQ/P process for this project and moving forward with Shive Hattery's architectural team. A memo is currently being drafted and will be delivered next week explaining the reasoning behind the recommendation. That said, if the Council as a whole believes we should start a consultant selection process, a decision should be made soon as the process will take a considerable amount of time. Moreover, if the Council would like to see the RFQ/P process used for other future projects we should discuss implementing such a policy.

FY2017 Budget Amendment

Each year, cities are required to amend their budgets in order to provide additional spending authority in cases where expenses are greater than budgeted. Amendments are not required for revenues; however, we include revenues projections within the amendment. Included in your packet is the budget amendment summary, which includes notes explaining the additional revenues and expenses projected

for FY 17. The substantial changes in this amendment revolve around capital projects and bond proceeds. Despite the changes, fund balances and cash reserves will stay relatively unchanged and remain strong.

Backflow Prevention Ordinance, 3rd and Final Reading

Iowa Code requires cities with a population of 15,000 or more to implement a water backflow inspection program. Currently, we have approximately 400 backflow preventers installed in homes and businesses throughout the City. These units prevent water that has passed through the meter from being sucked back into the City's water system. Backflow preventers are not required on all accounts; rather, they are used in situations where there is a direct connection to an irrigation system, chemical tank or other potential for contamination. The proposed ordinance will allow the building department more discretion when it comes to requiring backflow preventers as well as establish an inspection program. The inspection itself will be completed by a third party (not the city) and staff is currently exploring an online, automated reporting process so that staff time is minimized in this process. Building Official Tom Palmer will be at Tuesday's meeting to answer questions. Since the last Council meeting and as a result of the feedback from Council, staff has added new, clarifying language to this code section. The added language is taken directly from the existing building code and is included in this section so the reader better understands the requirements specific to backflow prevention.

Electrician/Plumber License Ordinance, 3rd and Final Reading

At one time cities were responsible for issuing plumber and electrician licenses to complete work within the municipal jurisdiction. Recently, the state of Iowa changed that rule and now licenses are being issued at the state level. As a result of this change, Chapter 125 of the North Liberty Code entitled "Electrician and Plumber Licenses" is irrelevant and no longer needed. Staff is recommending approval of the proposed ordinance which deletes chapter 125.

Water and Sewer Rate Adjustment Ordinances

As part of the FY 18 budget discussions earlier this year, water and sewer rates were discussed and at that time the financial model was projecting a 5% rate increase. An updated model is included in your packet, which continues to show a 5% rate increase is needed in both the water and wastewater utilities. The driving force behind these proposed rate increases continues to be the cost of the needed capital projects for each utility: new drinking water treatment plant and an expansion to the existing wastewater treatment plant. Staff is recommending approval of the ordinance amendments, which would take effect July 1, 2017.

Fireworks Legislation

Recently approved legislation legalizes the sale and use of fireworks in Iowa. The legislation requires cities to provide for the sale of fireworks; however, allows for discretion by cities in terms of use within the corporate limits. This legislation was executed by the Governor on Tuesday, May 9, essentially giving cities 21 days (15 business days) to make any necessary modifications to relevant ordinances. On Tuesday, staff would like to discuss a sales moratorium with Council, which would allow staff time to prepare a zoning ordinance that would permit fireworks sales in certain zoning districts. If amenable, a moratorium resolution would be brought forward for consideration at the June 13 meeting.

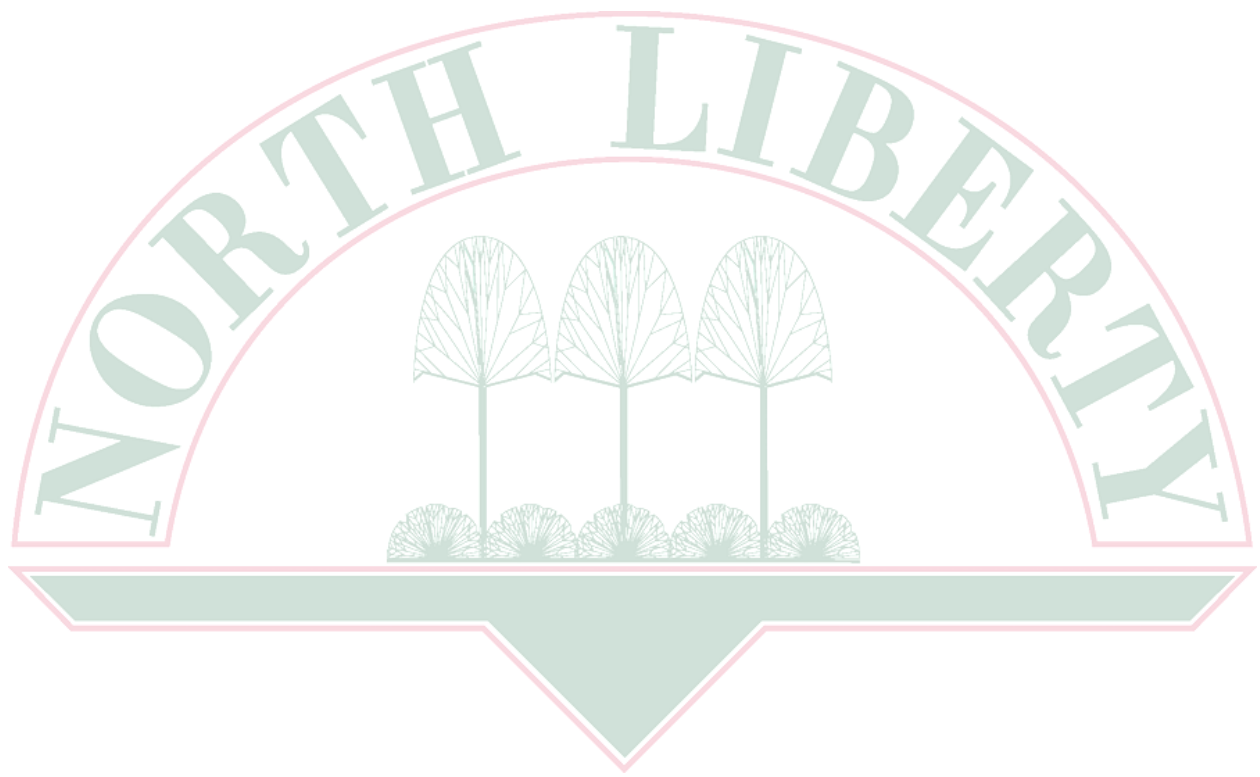
Regarding use within the corporate limits, staff is recommending against, which is consistent with our current code, mainly for reasons of safety and public disturbances/complaints. Chiefs Venenga and Schmooke will be at the meeting to discuss their concerns. That said, if the majority of the Council would like to see use within the corporate limits, staff needs direction as to what, if any, restrictions or other factors should be included in a draft ordinance.

IDOT Cooperative Agreement – I380/Forevergreen Road Project

Included in your packet is an agreement with the IDOT outlining the responsibilities and cost sharing for the local road projects associated with the I380/Forevergreen Road interchange project. In summary, IDOT is responsible for design, letting and construction administration of the local road project and has agreed to pay a lump sum of \$1 million of the estimated \$6 million project. The City is responsible for the remaining \$5 million and will reimburse the IDOT, starting in FY 21, in five equal installments. The plan is to start collecting revenues for repayment purposes in FY 19, so we can spread this interest free debt over 8 years. Specifics as to the responsibilities of the IDOT and the City are outlined within the included agreement.

Staff has been negotiating this agreement with the IDOT for a better part of a year and we feel that the proposal is fair for the City, will certainly be a benefit to our local transportation system and that the project will encourage new development in that part of the City. Staff recommends approval of the proposed agreement.

Agenda





AGENDA

North Liberty City Council
May 23, 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, May 9, 2017
 - B. Claims
 - C. April Revenues
 - D. Liquor License Renewal, Casey's General Store, 625 W. Zeller Street. Class C Beer Permit with Sunday sales endorsement includes ownership change
 - E. Liquor License Renewal, Sushiya, Special Class C Liquor License with Outdoor Service endorsement
 - F. Phase I Water System Improvements Division I – Water Treatment Plant, Pay Application #7, Portzen Construction, Inc., \$364,555.99
 - G. Phase I Water System Improvements Division I – Water Treatment Plant, Change Order #4, Portzen Construction, Inc., (\$61,625.00)
 - H. North Liberty Road/Dubuque Street Project, Pay Application #11, Streb Construction, \$37,607.05
 - I. North Liberty Road/Dubuque Street Project, Change Order #9, Streb Construction, \$34,500.00
 - J. ICAD FY 18 Allocation
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 Report
12. Creekside South
 - A. Commission and staff recommendations
 - B. Applicant Presentation
 - C. Resolution Number 2017-49, A Resolution approving the Final Plat and accepting improvements for Creekside South, North Liberty, Iowa
 - D. Resolution Number 2017-50, A Resolution approving the Walkway Agreement between the City of North Liberty and Hodge Construction Company for Creekside South
 - E. Resolution Number 2017-51, A Resolution approving the Development Site Plan for Lot 1, Creekside South, North Liberty, Iowa
13. Fire Chief Position
 - A. Resolution Number 2017-53, A Resolution approving the Agreement between Moulder and Associates and the City of North Liberty, Iowa regarding the Fire Chief Position Executive Search
14. Police Station Project
 - A. Public Hearing on Proposed Amendment to the North Liberty Urban Renewal Area
 - B. Resolution Number 2017-54, A Resolution to Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area
 - C. Resolution Number 2017-55, Resolution setting the date for a public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$5,000,000
15. FY 2017 Budget
 - A. Public Hearing regarding proposed budget amendment
 - B. Resolution Number 2017-56, A Resolution approving the City Budget Amendment and Certification – FY 17 – Amendment #1
16. Backflow Prevention Ordinance
 - A. Third consideration and adoption of Ordinance Number 2017-03, An Ordinance adding Chapter 90 of the North Liberty Code of Ordinances to Address Backflow Prevention in the City's Water Service System
17. Electrician/Plumber Ordinance
 - A. Third consideration and adoption of Ordinance Number 2017-04, An Ordinance amending Chapter 125, "Electrician and Plumber Licenses," of the North Liberty Code of Ordinances by repealing Chapter 125
18. Water Rate Ordinance
 - A. Second consideration of Ordinance Number 2017-06, An Ordinance amending Chapter 92.02, entitled "Rates for Service," of the Municipal Code of North Liberty by adopting a new Section 92.02 to increase the charges for water used

19. Sewer Rate

- A. Second consideration of Ordinance Number 2017-07, An Ordinance amending Chapter 99.02 entitled, "Rate," of the Municipal Code of North Liberty by adopting a new Section 99.02 to increase the charges for sanitary sewer services

20. Fireworks Discussion

21. IDOT Agreement – West Forevergreen Road Project

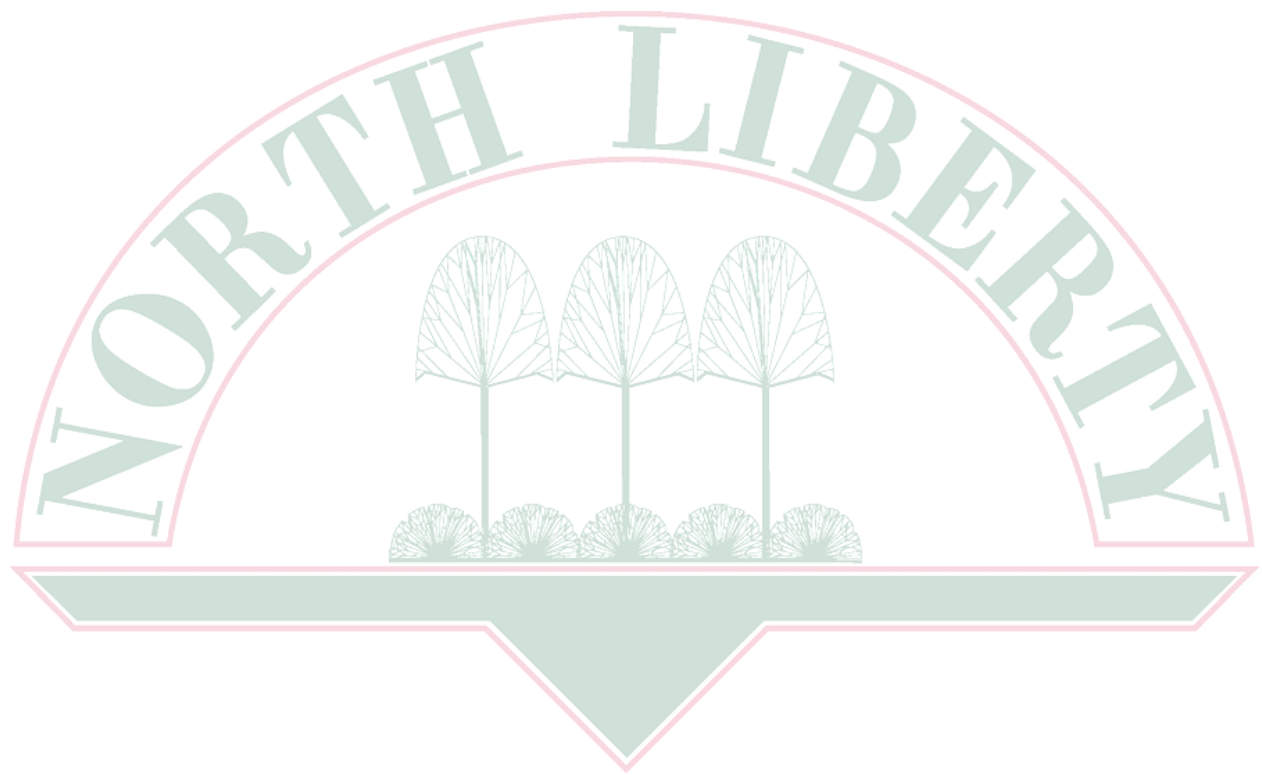
- 22. Resolution Number 2017-52, A Resolution approving the Cooperative Agreement for Primary Road Project between the Iowa Department of Transportation and the City of North Liberty, Iowa regarding the West Forevergreen Road Project (AGREEMENT NO. 2015-16-255)

23. Old Business

24. New Business

25. Adjournment

Consent Agenda





Minutes

North Liberty City Council
May 9, 2017
Work Session
Regular Session

Call to order

Mayor Terry Donahue called the May 9, 2017 Work and Regular Sessions of the North Liberty City Council to order at 6:30 p.m. Councilors present: Chris Hoffman, Sarah Madsen, Annie Pollock, Jim Sayre and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Dean Wheatley, Megan Benischek, Tionna Pooler, Acie Earl, Vince Schrock, Glen Siders, Chief Diane Venenga, Brian Gotwals, Tom Palmer, Shelby Behrens and other interested parties.

Swearing in of newly elected officials

Mayor Terry Donahue and Councilor Sarah Madsen were sworn in.

Approval of the Agenda

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

Consent Agenda

Hoffman moved, Sayre seconded to approve the Consent Agenda including City Council Minutes form the Regular Session on April 25, 2017; the attached list of Claims; Change Order Number 3 for the Phase I Water System Improvements Division 1 Water Treatment Plant to Portzen Construction in a deduct amount of \$41,737.00; Pay Application Number 20R for the Phase II WWTP Improvements to Tricon Construction Group in the amount of \$218,314.64; Change Order Number 1 for the North Liberty Road Improvements to Metro Pavers, Inc. in the amount of \$7,731.74; Change Order Number 2 for the North Liberty Road Improvements to Metro Pavers, Inc. in the amount of \$9,116.63; Pay Application Number 3 for the North Liberty Road Improvements to Metro Pavers, Inc. in the amount of \$228,086.36; Pay Application Number 5 for the Phase I Water System Improvements, Division III – Well Construction and Rehabilitation to Gingerich Well & Pump Service in the amount of \$174,781.00; Pay Application Number 8 for the SRF Sponsored Water Quality Project to Metro Pavers, Inc. in the amount of \$116,808.38; Change Order Number 2 for the Penn Street Project to Streb Construction Co., Inc. in the amount of \$803.75; and the Liquor License Update, Café Muse, adding Outdoor Service endorsement. The vote was all ayes. Consent agenda approved.

Public Comment

No public comment was offered.

City Planner Report

City Planner Wheatley provided a fixed route service summary update. The number of trips decreased from March to April with costs remaining about the same. A joint meeting with the Planning Commission is requested to discuss approve site plans versus submitted construction plans with amendments. Council discussed the report with Wheatley.

City Engineer Report

City Engineer Trom reported on the Water System Improvements Projects. The contractor on the Water Plant project continues to pour walls, foundations, install underground plumbing and the base for the ground storage tank. Staff is traveling to Mt. Pleasant tomorrow to look at precast walls before they are delivered. The contractor on the Wells project has completed the Jordan well pump test. The results were a bit better than expected. The contractor is waiting for the engineering to certify the well pump results before removing the sound barrier. Construction of the well house has started. The Raw Water Main project will start in the summer. The North Liberty Road, Phase 2 project has slowed because of rain and poor soil conditions. The Penn Street project gas main relocation is scheduled to be completed tomorrow. The street crossings will be made the week of May 22. During heavy traffic times, two lanes will be open. After rush hour, there will be flaggers for somewhere between eight days and two weeks. The contractor for the Brine/Water Maintenance Storage project is mobilizing soon. The SRF Sponsored Water Quality Project is close to substantial completion. The Ranshaw House project design and bidding are underway. Council discussed the report with Trom.

City Attorney Report

City Attorney Peterson presented information regarding the fireworks bill that was signed into law today. Cities have the ability to opt out of allowing the use of fireworks, but cannot opt out of the sale. Heiar updated Council on staff's opinion on the use of fireworks. Staff hopes to have information for discussion and a recommendation from staff for the next City Council meeting. Peterson talked about implementing a moratorium on sales so that an ordinance can be put into effect that is reasonable and consistent with state and local codes. Council discussed the fireworks issue. Peterson presented information on the final decision in the Weinman case. He reviewed the history of the case in detail for Council. Council discussed the report with Peterson.

Assistant City Administrator Report

Assistant City Administrator Mulcahey reported that the North Liberty Summer Lunch and Fun Program begins June 5. Volunteers are still needed. Defenders of Land and Water Day was last Friday. Approximately 300 North Central Junior High 7th graders were out in the field pulling garlic mustard, water testing, doing stream clean up and underbrush removal. Mulcahey thanked the Streets Department, Parks Department, Recreation Department, and Stormwater Coordinator, Mike Wolfe for making the day a great success.

City Administrator Report

City Administrator Heiar reported that a proposal from a search firm will be on the next City Council agenda. In addition to a joint meeting with the Planning Commission, a joint meeting is needed with the Park Board to review and discuss the Aquatic Study.

Mayor Report

Mayor Donahue reported that the CITY group is meeting next Monday. He will forward a synopsis of the meeting.

2017B Bond Sale

Tionna Pooler, IPA, presented information regarding the bond sale.

Hoffman moved, Wayson seconded to approve Resolution Number 2017-48, A Resolution authorizing and approving a Loan Agreement, authorizing the call of outstanding bonds, providing for the sale and issuance of General Obligation Urban Renewal and Refunding Bonds, Series 2017B, and providing for the levy of taxes to pay the same to Wells Fargo. After discussion, the vote was: ayes – Wayson, Pollock, Madsen, Sayre, Hoffman; nays –none. Motion carried.

United Methodist Church Site Plan

Wheatley reported that Staff and the Commission recommended approval of the application as submitted. Council discussed the application with Wheatley.

Glen Siders was present on behalf of the applicant. The applicant has removed the request to delay the sidewalk installation. The Council discussed the application with Siders.

Sayre moved, Pollock seconded to approve Resolution Number 2017-47, A Resolution approving the Development Site Plan for the First United Methodist Church, North Liberty, Iowa. The vote was: ayes – Sayre, Wayson, Madsen, Pollock, Hoffman; nays – none. Motion carried.

Venom Villas Rezoning

Mayor Donahue opened the public hearing regarding proposed rezoning at 7:19 p.m. Shelby Behrens, 1270 Doe Run Drive, spoke regarding the adequacy of the amended lot sizes created with the rezoning request. The public hearing was closed.

Wheatley reported that Staff and the Commission recommended denial of the application. Council discussed the application with Wheatley.

Acie Earl, the applicant, presented information regarding the application. Vince Schrock, MMS Consultants, presented additional information on the application. Council discussed the application with the applicant.

Donahue presented the findings in the staff report. Hoffman moved, Sayre seconded to deny the first consideration of Ordinance Number 2017-05, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property owned by Venom Investments, LLC located in North Liberty, Iowa to those set forth in the Municipal Code for the RM-8 Multi Family Residential Zoning District. After discussion, the vote was: ayes – Hoffman, Madsen, Sayre, Wayson, Pollock; nays – none. Motion carried. Pollock moved, Hoffman seconded to adopt the findings in the staff report. After discussion, the vote was: ayes Sayre, Pollock, Hoffman, Madsen; nays – Wayson. Motion carried.

Athletic Field Lighting Ordinance

Wayson moved, Hoffman seconded to approve the third consideration and adoption of Ordinance Number 2017-01, An Ordinance Amending Chapter 169, “Zoning Code – Development Regulations” of the North Liberty Code of Ordinances by Updating Section 169.12(1)(I) for Certain Outdoor Sports Field Lighting. The vote was: ayes – Madsen, Pollock, Sayre, Hoffman, Wayson; nays – none. Motion carried.

Sign Ordinance

Madsen moved, Hoffman seconded to approve the third consideration and adoption of Ordinance Number 2017-02, An Ordinance Amending Chapter 173, "Zoning Code – Sign Regulations" of the North Liberty Code of Ordinances by Updating Section 173.08 Adding a Height Limitation for Ground Signs. The vote was: ayes – Wayson, Madsen, Sayre, Hoffman, Pollock; nays – none. Motion carried.

Backflow Prevention Ordinance

Sayre moved, Pollock seconded to approve the second consideration of Ordinance Number 2017-03, An Ordinance adding Chapter 90 of the North Liberty Code of Ordinances to Address Backflow Prevention in the City's Water Service System. After discussion, the vote was: ayes – Sayre, Madsen, Wayson, Hoffman, Pollock; nays – none. Motion carried.

Electrician/Plumber Ordinance

Wayson moved, Hoffman seconded to approve the second consideration of Ordinance Number 2017-04, An Ordinance amending Chapter 125, "Electrician and Plumber Licenses," of the North Liberty Code of Ordinances by repealing Chapter 125. The vote was: ayes – Pollock, Madsen, Hoffman, Wayson, Sayre; nays – none. Motion carried.

WoodRiver Energy

Heiar presented information regarding the WoodRiver Energy agreement. Council discussed the agreement with staff.

Pollock moved, Wayson seconded to approve Resolution Number 2017-46, A Resolution approving the Natural Gas Sales Agreement between WoodRiver Energy, LLC and the City of North Liberty, Iowa regarding the City's natural gas purchases for certain facilities. The vote was: ayes – Pollock, Sayre, Madsen, Hoffman, Wayson; nays – none. Motion carried.

Water Rate Ordinance

Heiar presented information regarding the proposed water rate amendment.

Mayor Donahue opened the public hearing regarding proposed water rate at 8:01 p.m. No oral or written comments were received. The public hearing was closed.

Hoffman moved, Wayson seconded to approve the first consideration of Ordinance Number 2017-06, An Ordinance amending Chapter 92.02, entitled "Rates for Service," of the Municipal Code of North Liberty by adopting a new Section 92.02 to increase the charges for water used. After discussion, the vote was: ayes – Sayre, Hoffman, Wayson, Madsen, Pollock; nays – none. Motion carried.

Sewer Rate

Heiar presented information on the proposed sewer rate amendment.

Mayor Donahue opened the public hearing regarding proposed sewer rate at 8:03 p.m. No oral or written comments were received. The public hearing was closed.

Wayson moved, Hoffman seconded to approve the first consideration of Ordinance Number 2017-07, An Ordinance amending Chapter 99.02 entitled, "Rate," of the Municipal Code of North Liberty

by adopting new Section 99.02 to increase the charges for sanitary sewer services. The vote was: ayes- Madsen, Wayson, Sayre, Hoffman, Pollock; nays – none. Motion carried.

Work Session – Civic Campus

Heiar presented information regarding the Civic Campus project. Chief Diane Venenga and Brian Gotwals, Shive Hattery were also present. Council discussed the project.

Old Business

No old business was presented

New Business

Wheatley reported on a recent phone conference with IDOT regarding I380 improvements and alternatives. Councilor Wayson reported on City Clean up Day. He also reported that it is National Nurses Week and National Hospital Week. Of the 100 Great Nurses in Iowa, 20 are Johnson County residents, 5 are North Liberty residents. Pollock reported that one is on North Liberty City Council, Councilor Wayson.

Councilor Hoffman was contacted by the University of Iowa by an engage social innovation student. He will be working with the group on a North Liberty project.

Mayor Donahue reported that Councilor Hoffman will be maintained as Mayor Pro Tem. He requested that Council submit a list of outside committees they are members of and whether they would like to maintain those positions.

Adjournment

Mayor Donahue adjourned the meeting at 8:32 p.m.

CITY OF NORTH LIBERTY

By: _____
Terry L. Donahue, Mayor

Attest:

Tracey Mulcahey, City Clerk

APRIL 30TH, 2017

	MONTH-TO-DATE BALANCE	YEAR-TO-DATE BALANCE
010-GENERAL FUND	3,154,245.86	9,381,301.96
011-FIRE EQUIPMENT CAPITA	0.00	1,500.00
012-LIBRARY CAPITAL FUND	136.50	13,258.58
013-RECREATION CAPITAL FU	0.00	1,274.00
014-POLICE CAPITAL FUND	5,520.00	40,624.47
015-TRANSPORTATION IMPACT	9,493.29	787,045.09
016-STORMWATER IMPACT FEE	0.00	0.00
017-TREE PROGRAM	1,000.00	1,000.00
018-PARK CAPITAL FUND	2,000.00	1,606,321.03
019-YOUTH SPORTS SCHOLARS	923.92	14,871.63
020-EQUIPMENT REVOLVING	175.49	2,613.42
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	552.48	4,849.56
025-POLICE SEIZED FUNDS	0.00	0.00
060-ROAD USE TAX FUND	128,170.75	1,612,014.19
061-STREET CAPITAL PROJEC	1,111,346.05	1,369,461.05
062-IJOBS STREETS	0.00	0.00
090-TIF FUND	1,741,384.71	4,211,366.61
110-DEBT SERVICE FUND	2,963,697.56	3,553,911.76
210-TRUST AND AGENCY	596,532.16	1,381,789.83
280-CUSTOMER DEPOSITS	8,860.00	130,810.00
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	298,799.87
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	0.00	103,800.13
320-LIBERTY CENTER PROJEC	0.00	0.00
321-LAND/FACILITIES	0.00	0.00
322-LIBRARY BUILDING FUND	10.46	8,304.92
323-LIBERTY CENTRE BLUES/	0.00	0.00
324-RANSHAW HOUSE PROJECT	0.00	0.00
510-WATER FUND	269,592.02	2,746,146.19
511-WATER CAPITAL RESERVE	0.00	82,496.00
512-WATER SINKING FUND	1,281,567.73	1,975,081.45
513-WATER BOND RESERVE	0.00	0.00
514-WATER CAPITAL PROJECT	0.00	2,536,415.67
520-SEWER FUND	340,163.96	3,393,194.80
521-SEWER CAPITAL RESERVE	17,125.00	348,214.00
522-SEWER SINKING FUND	113,135.33	1,131,353.30
523-WASTEWATER TREATMENT	0.00	3,970,433.76
524-SEWER TRUNK AND I&I	1,576,748.21	3,017,135.61
525-SEWER DEBT SERVICE RE	0.00	0.00
530-STORMWATER MANAGEMENT	16,692.00	415,819.36
532-STORMWATER SINKING FU	0.00	0.00
GRAND TOTAL REVENUE	13,339,073.48	44,141,208.24

Applicant License Application (BC0027728)

Name of Applicant: <u>Casey's Marketing Company</u>		
Name of Business (DBA): <u>Casey's General Store #2479</u>		
Address of Premises: <u>625 W Zeller St</u>		
City <u>North Liberty</u>	County: <u>Johnson</u>	Zip: <u>52317</u>
Business	<u>(319) 626-3108</u>	
Mailing	<u>PO Box 3001</u>	
City <u>Ankeny</u>	State <u>IA</u>	Zip: <u>500218045</u>

Contact Person

Name	<u>JESSICA FISHER, Store Operations</u>		
Phone:	<u>(515) 446-6404</u>	Email	<u>JESSICA.FISHER@caseys.com</u>

Classification Class C Beer Permit (BC)

Term:12 months

Effective Date: 06/19/2017

Expiration Date: 06/18/2018

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType:	<u>Publicly Traded Corporation</u>		
Corporate ID Number:	<u>184278</u>	Federal Employer ID	<u>42-1435913</u>

Ownership

Michael Richardson

First Name:	<u>Michael</u>	Last Name:	<u>Richardson</u>	
City:	<u>Pleasant Hill</u>	State:	<u>Iowa</u>	Zip: <u>50327</u>
Position:	<u>President</u>			
% of Ownership:	<u>0.00%</u>	U.S. Citizen:	<u>Yes</u>	

42-0935283 Casey's General Stores, Inc.

First Name:	<u>42-0935283</u>	Last Name:	<u>Casey's General Stores, Inc.</u>	
City:	<u>Ankeny</u>	State:	<u>Iowa</u>	Zip: <u>50021-804</u>
Position:	<u>Owner</u>			
% of Ownership:	<u>100.00%</u>	U.S. Citizen:	<u>No</u>	

Robert C Ford

First Name:	<u>Robert C</u>	Last Name:	<u>Ford</u>	
City:	<u>Dallas Center</u>	State:	<u>Iowa</u>	Zip: <u>50063</u>
Position:	<u>Vice President</u>			

% 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: Assistant 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: First Western Insurance

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

**City of North Liberty
Alcoholic Beverage Permit
Chapter 120 of the Municipal Code**

The Municipal Code requires approval from the following City and County Departments.

Legal Name of Applicant: Casey's General Store #2479

Name of Business (DBA): _____

Address of Business: _____

Business Phone & Email: _____

City of North Liberty:

The above referenced property is located within a zoning district that permits the sale or consumption of alcoholic beverage.

City Official

North Liberty Fire Department:

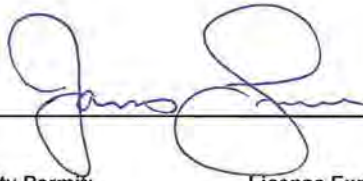
The above referenced property currently complies with International Fire Code. .

Fire Inspector

Johnson County Health Department:

✓ The above referenced property currently complies with Johnson County Public Health requirements.

Johnson County Public Health Official



State of Iowa ABD License: _____ North Liberty Permit: _____ License Expiration Date: _____

**City of North Liberty
Alcoholic Beverage Permit
Chapter 120 of the Municipal Code**

The Municipal Code requires approval from the following City and County Departments.

Legal Name of Applicant: Casey's General Store #2479

Name of Business (DBA): _____

Address of Business: 625 W. Zeller Street

Business Phone & Email: _____

City of North Liberty:

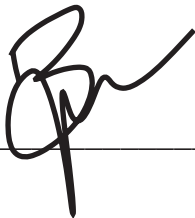
The above referenced property is located within a zoning district that permits the sale or consumption of alcoholic beverage.

City Official

North Liberty Fire Department:

The above referenced property currently complies with International Fire Code. .

Fire Inspector



Bryan Hardin 5/1/17

Johnson County Health Department:

The above referenced property currently complies with Johnson County Public Health requirements.

Johnson County Public Health Official

State of Iowa ABD License: _____ North Liberty Permit: _____ License Expiration Date: _____

**City of North Liberty
Alcoholic Beverage Permit
Chapter 120 of the Municipal Code**

The Municipal Code requires approval from the following City and County Departments.

Legal Name of Applicant: Casey's General Store #2479

Name of Business (DBA): _____

Address of Business: 625 W. Zeller Street

Business Phone & Email: _____

City of North Liberty:

The above referenced property is located within a zoning district that permits the sale or consumption of alcoholic beverage.

City Official Tom Palmer  Digitally signed by Tom Palmer
Date: 2017.05.02 06:40:49 -05'00'

North Liberty Fire Department:

The above referenced property currently complies with International Fire Code. .

Fire Inspector

Johnson County Health Department:

The above referenced property currently complies with Johnson County Public Health requirements.

Johnson County Public Health Official

State of Iowa ABD License: _____ North Liberty Permit: _____ License Expiration Date: _____



North Liberty Fire Department

Occupancy: **Casey's General Store (Zeller)**
Address: **625 W Zeller ST Building #613201001**
North Liberty IA 52317

Inspection Type: **Liquor License Inspection**

Inspection Date: **5/1/2017**

By: **Hardin, Bryan E (01-1022)**

Time In: **10:56**

Time Out: **10:56**

Authorized Date: **Not Author**

By:

Form: General Fire
Inspection Checklist 1.0

Inspection Description:

ORDER TO COMPLY:

You must correct the violations noted upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on or after 30 days from the date of inspection.

This initial and the first re-inspection are at no charge. If subsequent re-inspections are needed to ensure compliance, you will be charged the current fee schedule.

If you fail to comply with this notice, you may be liable for the penalties provided for by law for such violations.

Inspection Topics:

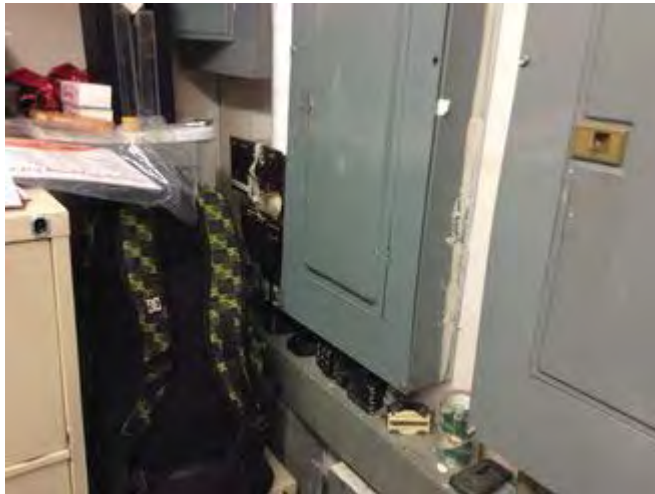
Electrical Rooms / Electrical Wiring

Electrical Equipment - 3 Feet Clearance in Front of Panel

605.3 Working space and clearance. A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

Status: **FAIL**

Notes:



Kitchen Hood System

Cooking Equipment with Casters in Approved Floor Mounted Restraining Device

Section 609.4 Movement of new and existing cooking appliances with caster(s) under a Type I hood shall be limited by an approved floor mounted restraining device and flexible gas connector installed in accordance with the connector and appliance manufacturer's instructions.

Status: FAIL

Notes: Add to fryer and pizza oven.



Interior Finish/Flame Spread

Suspended Ceiling Tiles/Panels in Place

703.1 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistive materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. All suspend ceiling panels/tiles shall be in place and in good condition.

Status: FAIL

Notes: Kitchen, replace missing ceiling tile.



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Administrative	5/1/2017 10:52:00 AM	5/1/2017 10:56:00 AM
Notes:		

Total Additional Time: 4 minutes

Inspection Time: 0 minutes

Total Time: 4 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:

Closing Notes:

Above is the results of your Fire Inspection conducted by the North Liberty Fire Department Department. If you have any questions, please feel free to contact Fire Marshal Bryan Hardin at (319) 626-5709. If you had any violations, please reply back when all corrections are made so we may close out your inspection. Thank you for your time and attention.

Inspector:

Name: Hardin, Bryan E
Rank: Assistant Chief
Work Phone(s): None on file
Email(s): bhardin@northlibertyiowa.org
Hardin, Bryan E:



Signed on: 05/01/2017 11:19

Signature

Date

Representative Signature:

Signature of: Krystle burrows on 05/01/2017 11:20



Signature of: Krystle burrows on 05/01/2017 11:21



Signature of: Krystle burrows on 05/01/2017 11:21



Signature of: Krystle burrows on 05/01/2017 11:21



Signature

Date



North Liberty Police Department

5 E Cherry St•PO Box 77•North Liberty, Iowa•52317•(319) 626-5724/Fax: 5743

May 9, 2017

Liquor License Check

Business: Casey's General Store #2479
625 W. Zeller St.
North Liberty, IA 52317

Owners: Michael Richardson (DOB: 1956)
Robert C. Ford (DOB: 1957)
Julia L. Jackowski (DOB: 1966)
James Pistillo (DOB: 1971)

The North Liberty Police department does not have any documented contacts for the above owners or calls for service related to their liquor license.

I recommend the license be granted.

Sergeant Chris Shine



Applicant License Application (BW0094502)

Name of Applicant: Sushiya LLC

Name of Business (DBA): Sushiya

Address of Premises: 745 Community dr. ste A

City North Liberty

County: Iowa

Zip: 52317

Business (319) 626-6666

Mailing 1371 Burry Dr.

City Iowa City

State IA

Zip: 52246

Contact Person

Name Li

Phone: (319) 594-0065

Email

chiouhappy1127@gmail.com

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term:12 months

Effective Date: 06/18/2017

Expiration Date: 06/17/2018

Privileges:

Outdoor Service

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: 434107

Federal Employer ID 45-4955022

Ownership

mingta chia

First Name: mingta

Last Name: chia

City: Iowa City

State: Iowa

Zip: 52246

Position: member

% of Ownership: 100.00%

U.S. Citizen: No

Insurance Company Information

Insurance Company: Illinois Union Insurance Company

Policy Effective Date: 06/18/2017

Policy Expiration 06/18/2018

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:



North Liberty Police Department

5 E Cherry St•PO Box 77•North Liberty, Iowa•52317•(319) 626-5724/Fax: 5743

April 13, 2017

Liquor License Check

Business: Sushiya
745 Community Dr. Unit A
North Liberty, IA 52317

Owners: Mingta Chia (DOB: 1970)

The North Liberty Police department does not have any documented contacts for the above owners or business related to their liquor license.

I recommend the license be granted.

Sergeant Chris Shine



**City of North Liberty
Alcoholic Beverage Permit
Chapter 120 of the Municipal Code**

The Municipal Code requires approval from the following City and County Departments.

Legal Name of Applicant: Sushiya LLC
Name of Business (DBA): Sushiya
Address of Business: 745 Community Dr. Suite A N. Liberty IA 52317
Business Phone & Email: 319-626-6666

City of North Liberty:

The above referenced property is located within a zoning district that permits the sale or consumption of alcoholic beverage.

City Official

North Liberty Fire Department:

The above referenced property currently complies with International Fire Code. .

Fire Inspector

Johnson County Health Department:

✓ The above referenced property currently complies with Johnson County Public Health requirements.

✓ **Johnson County Public Health Official** 

State of Iowa ABD License: _____ North Liberty Permit: _____ License Expiration Date: _____

**City of North Liberty
Alcoholic Beverage Permit
Chapter 120 of the Municipal Code**

The Municipal Code requires approval from the following City and County Departments.

Legal Name of Applicant: Sushiya LLC
Name of Business (DBA): Sushiya
Address of Business: 745 Community Dr. Suite A N. Liberty IA 52317
Business Phone & Email: 319-626-6666

City of North Liberty:

The above referenced property is located within a zoning district that permits the sale or consumption of alcoholic beverage.

City Official Tom Palmer

Digitally signed by Tom
Palmer
Date: 2017.04.26
11:14:30 -05'00'

North Liberty Fire Department:

The above referenced property currently complies with International Fire Code. .

Fire Inspector

 Bryan Hardin

5/3/17

Johnson County Health Department:

The above referenced property currently complies with Johnson County Public Health requirements.

Johnson County Public Health Official

State of Iowa ABD License: _____ North Liberty Permit: _____ License Expiration Date: _____



North Liberty Fire Department

Occupancy: **Sushiya**

Address: **745 Community DR Apt/Suite ##A**

North Liberty IA 52317

Inspection Type: **Liquor License Inspection**

Inspection Date: **5/3/2017**

By: **Hardin, Bryan E (01-1022)**

Time In: **13:08**

Time Out: **13:42**

Authorized Date: **Not Author**

By:

Form: General Fire

Inspection Checklist 1.0

Inspection Description:

ORDER TO COMPLY:

You must correct the violations noted upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on or after 30 days from the date of inspection.

This initial and the first re-inspection are at no charge. If subsequent re-inspections are needed to ensure compliance, you will be charged the current fee schedule.

If you fail to comply with this notice, you may be liable for the penalties provided for by law for such violations.

Inspection Topics:

Electrical Rooms / Electrical Wiring

Electrical Panels, Junction Boxes & Outlet Boxes - No Openings or Exposed Wiring

605.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Status: **FAIL**

Notes: **Exposed wiring on cord. Replace uni/cord with approved cord.**



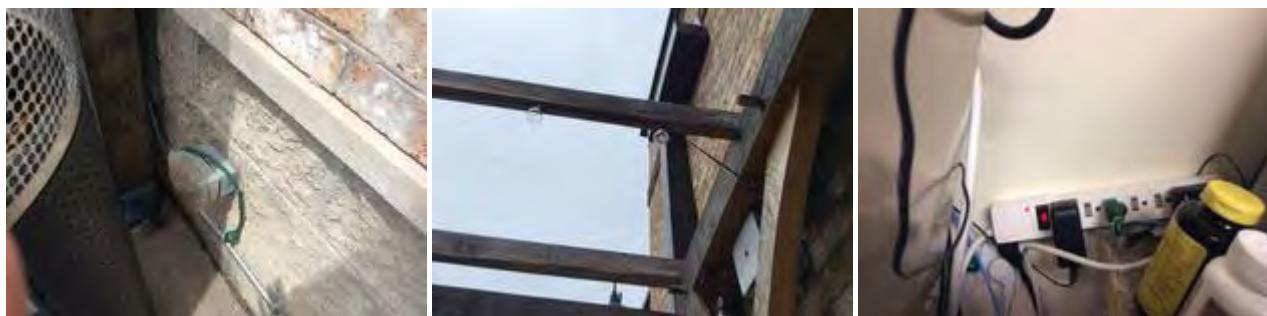
No Extension Cords

605.5 Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

Status: FAIL

Notes: Patio lights have to be plugged directly into an outlet, cannot use extension cord.
Some of the patio lights do not appear to be ul listed for outdoor use. Provide product spec sheets on lighting for review.
Discontinue use until approved.

Office, remove green extension cord.



Kitchen Hood System

Cooking Equipment with Casters Have Approved Flexible Gas Connector

Section 609.4 Movement of new and existing cooking appliances with caster(s) under a Type I hood shall be limited by an approved floor mounted restraining device and flexible gas connector installed in accordance with the connector and appliance manufacturer's instructions.

Status: FAIL

Notes: Replace stationary gas hoses to rice cooker and grill with approved flexible gas hose/connector.



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Travel Time	5/3/2017 1:03:00 PM	5/3/2017 1:09:00 PM
Notes:		

Total Additional Time: 6 minutes
Inspection Time: 34 minutes
Total Time: 40 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:

Closing Notes:

Above is the results of your Fire Inspection conducted by the North Liberty Fire Department Department. If you have any questions, please feel free to contact Fire Marshal Bryan Hardin at (319) 626-5709. If you had any violations, please reply back when all corrections are made so we may close out your inspection. Thank you for your time and attention.

Inspector:

Name: Hardin, Bryan E
Rank: Assistant Chief
Work Phone(s): None on file
Email(s): bhardin@northlibertyiowa.org
Hardin, Bryan E:



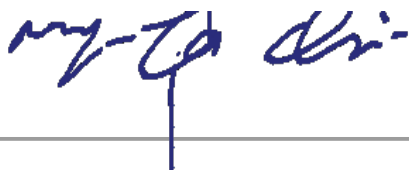
Signed on: 05/03/2017 13:43

Signature

Date

Representative Signature:

Signature of: Minotaur chia on 05/03/2017 13:44



Signature

Date

Contractor's Application for Payment No.

7

Application Period: 3/31/2017		Application Date: 3/24/2017	
To: City of North Liberty 3 Quail Creek Circle (Owner): North Liberty, Iowa 52317	From: Portzen Construction, Inc. 205 Stone Valley Drive (Contractor): Dubuque, Iowa 52003	Via (Engineer): FOX Engineering 414 South 17th Street, Suite 107 Ames, Iowa 50010	
Project: Phase 1 Water System Improvements Division 1 - Water Treatment Plant		Contract:	
Owner's Contract No.: None	Contractor's Project No.: #16-29	Engineer's Project No.: 3373-15A	


**Application For Payment
Change Order Summary**

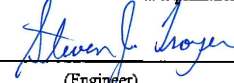
Approved Change Orders		
Number	Additions	Deductions
COR 1	\$26,585.00	\$1,805.00
COR 2	\$24,352.00	
TOTALS	\$50,937.00	\$1,805.00
NET CHANGE BY CHANGE ORDERS	\$49,132.00	

1. ORIGINAL CONTRACT PRICE.....	\$ 13,449,000.00
2. Net change by Change Orders.....	\$ 49,132.00
3. Current Contract Price (Line 1 + 2).....	\$ 13,498,132.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 1,796,270.27
5. RETAINAGE:	
a. 5% X 1,413,502.96 Work Completed.....	\$ 70,675.14
b. 5% X 382,767.31 Stored Material.....	\$ 191,383.7
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 89,813.51
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 1,706,456.76
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 1,341,900.77
8. AMOUNT DUE THIS APPLICATION.....	\$ 364,555.99
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 11,791,675.25

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature 
By: Mike Jr. Portzen, Vice President Date: 3/24/2017

Payment of: \$ 364,555.99
(Line 8 or other - attach explanation of the other amount)
is recommended by:  05/16/17
(Engineer) (Date)
Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)
is approved by: _____
(Owner) (Date)
Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Date of Issuance: 5-16-17
 Owner: City of North Liberty
 Contractor: Portzen Construction, Inc.
 Engineer: FOX Engineering
 Project: Phase I Water System Improvements
 Div. 1 Water Treatment Plant

Effective Date: 5-23-17
 Owner's Contract No.:
 Contractor's Project No.: 16-29
 Engineer's Project No.: 3373-15A
 Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Item 1 Landscaping Revisions: Revise landscaping plan per Change Proposal Request (CPR) 11R. Revisions include reducing the area for prairie plantings and change from plugs to sod, as well changes in areas for erosion control blanket and seeding. See Contactor Change Order Request (COR) 16R1 and CPR 11R. **Deduct \$61,625.**

Attachments: Contractor COR 16R1; CPR 11R.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>13,449,000.00</u>	Original Contract Times: Substantial Completion: <u>May 15, 2018</u> Ready for Final Payment: <u>August 15, 2018</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : \$ <u>7,395.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u>
Contract Price prior to this Change Order: \$ <u>13,456,395.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>May 15, 2018</u> Ready for Final Payment: <u>August 15, 2018</u>
Decrease of this Change Order: \$ <u>(61,625.00)</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>13,394,770.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>May 15, 2018</u> Ready for Final Payment: <u>August 15, 2018</u>

RECOMMENDED:		ACCEPTED:	
By: <u>Steven J. Proyer</u>	By: _____	By: <u>Matt P. [Signature]</u>	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: <u>Project Manager</u>	Title: _____	Title: <u>Project Manager</u>	Title: _____
Date: <u>5-16-17</u>	Date: _____	Date: <u>5-17-17</u>	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____

Line #	Description	Quantity	UM	Unit Price	Total Price	Previous Quantity	Quantity	Current Amount	%	Quantity	Completed Amount	%
1	CLEARING AND GRUBBING	1,798.500	UN	\$ 17.00	\$ 30,574.50	1,798.500	-	\$ -	0.00%	1,798.500	\$ 30,574.50	100.00%
2	EXCAVATION, CLASS 10 ROADWAY & BORROW	62,925.000	CY	\$ 4.41	\$ 277,499.25	69,482.700	-	\$ -	0.00%	69,482.700	\$ 306,418.71	110.42%
3	TOPSOIL, STRIP, SALVAGE & SPREAD	13,580.000	CY	\$ 1.17	\$ 15,888.60	13,580.000	-	\$ -	0.00%	13,580.000	\$ 15,888.60	100.00%
4	SUBGRADE TREATMENT	16,310.000	SY	\$ 7.10	\$ 115,801.00	16,879.000	-	\$ -	0.00%	16,879.000	\$ 119,840.90	103.49%
5	MODIFIED SUBBASE	5,715.000	CY	\$ 25.20	\$ 144,018.00	5,824.110	-	\$ -	0.00%	5,824.110	\$ 146,767.57	101.91%
6	PAVED TRANSITION, HOT MIX ASPHALT MIXTURE, 7"	121.000	SY	\$ 75.20	\$ 9,099.20	121.000	-	\$ -	0.00%	121.000	\$ 9,099.20	100.00%
7	PA VED SHOULDER, HOT MIX ASPHALT MIXTURE, 8"	877.000	SY	\$ 45.25	\$ 39,684.25	877.000	-	\$ -	0.00%	877.000	\$ 39,684.25	100.00%
8	SHOULDER FINISHING, EARTH	140.000	STA	\$ 125.00	\$ 17,500.00	140.000	-	\$ -	0.00%	140.000	\$ 17,500.00	100.00%
9	RELOCATION OF MAILBOXES	9.000	EA	\$ 225.00	\$ 2,025.00	9.000	-	\$ -	0.00%	9.000	\$ 2,025.00	100.00%
10	PAVEMENT SCARIFICATION	5,855.000	SY	\$ 4.45	\$ 26,054.75	6,276.720	-	\$ -	0.00%	6,276.720	\$ 27,931.40	107.20%
11	STD OR SLIP FORM PCC PAVEMENT, CL C, CL3 DURABILITY, 7"	373.000	SY	\$ 40.95	\$ 15,274.35	373.000	-	\$ -	0.00%	373.000	\$ 15,274.35	100.00%
12	STD OR SLIP FORM PCC PAVEMENT, CL C, CL3 DURABILITY, 9"	20,680.000	SY	\$ 42.55	\$ 879,934.00	20,700.620	-	\$ -	0.00%	20,700.620	\$ 880,811.38	100.10%
13	PAY ADJ INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS	18,025.000	EA	\$ 1.00	\$ 18,025.00	-	-	\$ -	0.00%	-	\$ -	0.00%
14	HMA MIXTURE (3,000,000 ESAL, BASE COURSE, 1/2" MIX	1,410.000	TN	\$ 63.25	\$ 89,182.50	1,589.680	-	\$ -	0.00%	1,589.680	\$ 100,547.26	112.74%
15	HMA MIXTURE (3,000,000 ESAL) INTERMED COURSE, 1/2" MIX	440.000	TN	\$ 70.85	\$ 31,174.00	432.700	-	\$ -	0.00%	432.700	\$ 30,656.80	98.34%
16	HMA MIXTURE (3,000,000 ESAL), SURFACE COURSE, 1/2" MIX, FRICTION L-3	790.000	TN	\$ 73.40	\$ 57,986.00	919.710	-	\$ -	0.00%	919.710	\$ 67,506.71	116.42%
17	ASPHALT BINDER, PG 58-28	90.000	TN	\$ 369.00	\$ 33,210.00	79.480	-	\$ -	0.00%	79.480	\$ 29,328.12	88.31%
18	ASPHALT BINDER, PG 64-28	80.000	TN	\$ 445.00	\$ 35,600.00	66.340	-	\$ -	0.00%	66.340	\$ 29,521.30	82.93%
19	TEMPORARY PAVEMENT	1,910.000	SY	\$ 42.00	\$ 80,220.00	2,059.430	-	\$ -	0.00%	2,059.430	\$ 86,496.06	107.82%
20	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	115.000	TN	\$ 20.00	\$ 2,300.00	106.600	-	\$ -	0.00%	106.600	\$ 2,132.00	92.70%
21	PAY ADJ INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT SMOOTHNESS	10,726.000	EA	\$ 1.00	\$ 10,726.00	1,600.000	-	\$ -	0.00%	1,600.000	\$ 1,600.00	14.92%
22	REMOVAL OF SIGN	22.000	EA	\$ 55.00	\$ 1,210.00	22.000	-	\$ -	0.00%	22.000	\$ 1,210.00	100.00%
23	REMOVALS, AS PER PLAN	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.120	-	\$ -	0.00%	1.120	\$ 5,600.00	112.00%
24	REMOVAL OF CONCRETE	1,777.000	SY	\$ 8.00	\$ 14,216.00	1,793.840	-	\$ -	0.00%	1,793.840	\$ 14,350.72	100.95%
25	APRONS, CONCRETE, 15" DIA	4.000	EA	\$ 850.00	\$ 3,400.00	4.000	-	\$ -	0.00%	4.000	\$ 3,400.00	100.00%
26	APRONS, CONCRETE, 24" DIA	3.000	EA	\$ 1,200.00	\$ 3,600.00	3.000	-	\$ -	0.00%	3.000	\$ 3,600.00	100.00%
27	APRONS, CONCRETE, 30" DIA	4.000	EA	\$ 1,300.00	\$ 5,200.00	4.000	-	\$ -	0.00%	4.000	\$ 5,200.00	100.00%
28	APRONS, CONCRETE, 42" DIA	2.000	EA	\$ 2,000.00	\$ 4,000.00	2.000	-	\$ -	0.00%	2.000	\$ 4,000.00	100.00%
29	APRONS, CONCRETE, 48" DIA	1.000	EA	\$ 2,200.00	\$ 2,200.00	1.000	-	\$ -	0.00%	1.000	\$ 2,200.00	100.00%
30	MANHOLE, STORM SEWER, SW-401, 48"	5.000	EA	\$ 2,650.00	\$ 13,250.00	5.000	-	\$ -	0.00%	5.000	\$ 13,250.00	100.00%
31	MANHOLE, STORM SEWER, SW-401, 60"	2.000	EA	\$ 4,000.00	\$ 8,000.00	-	-	\$ -	0.00%	-	\$ -	0.00%
32	MANHOLE, STORM SEWER, SW-401, 72"	1.000	EA	\$ 5,000.00	\$ 5,000.00	1.000	-	\$ -	0.00%	1.000	\$ 5,000.00	100.00%
33	MANHOLE, STORM SEWER, SW-401, 96"	1.000	EA	\$ 14,100.00	\$ 14,100.00	-	-	\$ -	0.00%	-	\$ -	0.00%
34	MANHOLE, STORM SEWER, SW-404	1.000	EA	\$ 9,000.00	\$ 9,000.00	2.000	-	\$ -	0.00%	2.000	\$ 18,000.00	200.00%
35	INTAKE, SW-501	3.000	EA	\$ 3,100.00	\$ 9,300.00	3.000	-	\$ -	0.00%	3.000	\$ 9,300.00	100.00%
36	INTAKE, SW-507	19.000	EA	\$ 3,100.00	\$ 58,900.00	19.000	-	\$ -	0.00%	19.000	\$ 58,900.00	100.00%
37	INTAKE, SW-508	1.000	EA	\$ 3,200.00	\$ 3,200.00	1.000	-	\$ -	0.00%	1.000	\$ 3,200.00	100.00%
38	INTAKE, SW-509	17.000	EA	\$ 3,800.00	\$ 64,600.00	17.000	-	\$ -	0.00%	17.000	\$ 64,600.00	100.00%
39	INTAKE, SW-510	1.000	EA	\$ 4,500.00	\$ 4,500.00	1.000	-	\$ -	0.00%	1.000	\$ 4,500.00	100.00%
40	INTAKE, SW-512	2.000	EA	\$ 1,600.00	\$ 3,200.00	2.000	-	\$ -	0.00%	2.000	\$ 3,200.00	100.00%
41	MANHOLE ADJUSTMENT, MINOR	1.000	EA	\$ 250.00	\$ 250.00	-	-	\$ -	0.00%	-	\$ -	0.00%
42	MANHOLE ADJUSTMENT, MAJOR	3.000	EA	\$ 675.00	\$ 2,025.00	1.000	-	\$ -	0.00%	1.000	\$ 675.00	33.33%
43	REMOVAL OF INTAKES & UTILITY ACCESSES	6.000	EA	\$ 350.00	\$ 2,100.00	5.000	-	\$ -	0.00%	5.000	\$ 1,750.00	83.33%
44	SUBDRAIN, LONGITUDINAL (SHOULDER), 4" DIA	4,550.000	LF	\$ 6.00	\$ 27,300.00	6,577.000	-	\$ -	0.00%	6,577.000	\$ 39,462.00	144.55%
45	SUBDRAIN OUTLETS	31.000	EA	\$ 120.00	\$ 3,720.00	46.000	-	\$ -	0.00%	46.000	\$ 5,520.00	148.39%
46	SUBDRAIN OUTLET, DR-304	11.000	EA	\$ 350.00	\$ 3,850.00	-	-	\$ -	0.00%	-	\$ -	0.00%
47	STORM SEWER, TRENCHED RCP 2000D (CL III), 15"	2,571.000	LF	\$ 40.00	\$ 102,840.00	2,662.000	-	\$ -	0.00%	2,662.000	\$ 106,480.00	103.54%
48	STORM SEWER, TRENCHED RCP 2000D (CL III), 18"	280.000	LF	\$ 49.00	\$ 13,720.00	252.000	-	\$ -	0.00%	252.000	\$ 12,348.00	90.00%
49	STORM SEWER, TRENCHED RCP 2000D (CL III), 24"	1,164.000	LF	\$ 54.00	\$ 62,856.00	1,142.000	-	\$ -	0.00%	1,142.000	\$ 61,668.00	98.11%
50	STORM SEWER, TRENCHED RCP 2000D (CL III), 30"	141.000	LF	\$ 75.00	\$ 10,575.00	141.000	-	\$ -	0.00%	141.000	\$ 10,575.00	100.00%
51	STORM SEWER, TRENCHED RCP 2000D (CL III), 36"	299.000	LF	\$ 89.00	\$ 26,611.00	304.000	-	\$ -	0.00%	304.000	\$ 27,056.00	101.67%
52	STORM SEWER, TRENCHED RCP 2000D (CL III), 42"	200.000	LF	\$ 103.00	\$ 20,600.00	285.000	-	\$ -	0.00%	285.000	\$ 29,355.00	142.50%
53	STORM SEWER, TRENCHED RCP 2000D (CL III), 48"	147.000	LF	\$ 121.00	\$ 17,787.00	141.000	-	\$ -	0.00%	141.000	\$ 17,061.00	95.92%

Line #	Description	Quantity	UM	Unit Price	Total Price	Previous Quantity	Current Amount	%	Quantity	Completed Amount	%
54	STORM SEWER, TRENCHED RCP 2000D (CL III), 66"	17.000	LF	\$ 290.00	\$ 4,930.00	-	\$ -	0.00%	-	\$ -	0.00%
55	REMOVE STORM SEWER PIPE >OR = TO 36"	426.000	LF	\$ 10.00	\$ 4,260.00	532.000	\$ -	0.00%	532.000	\$ 5,320.00	124.88%
56	REMOVE STORM SEWER PIPE GREATER THAN 36"	17.000	LF	\$ 20.00	\$ 340.00	77.000	\$ -	0.00%	77.000	\$ 1,540.00	452.94%
57	REMOVE/REINSTALL STORM SEWER PIPE >OR = TO 36"	420.000	LF	\$ 28.00	\$ 11,760.00	291.000	\$ -	0.00%	291.000	\$ 8,148.00	69.29%
58	REVEITEMENT, CLASS E / RIP RAP, CL D	1,070.000	TN	\$ 35.00	\$ 37,450.00	1,046.980	\$ -	0.00%	1,046.980	\$ 36,644.30	97.85%
59	MACADAM STONE BASE	364.000	TN	\$ 22.00	\$ 8,008.00	424.790	\$ -	0.00%	424.790	\$ 9,345.38	116.70%
60	REMOVAL OF PAVEMENT	5,025.000	SY	\$ 10.00	\$ 50,250.00	5,157.240	\$ -	0.00%	5,157.240	\$ 51,572.40	102.63%
61	RECREATIONAL TRAIL, PCC, 6"	946.000	SY	\$ 33.00	\$ 31,218.00	925.380	\$ -	0.00%	925.380	\$ 30,537.54	97.82%
62	SIDEWALK, PCC 6"	99.000	SY	\$ 36.00	\$ 3,564.00	99.000	\$ -	0.00%	99.000	\$ 3,564.00	100.00%
63	DETECTABLE WARNINGS	80.000	SF	\$ 40.00	\$ 3,200.00	80.000	\$ -	0.00%	80.000	\$ 3,200.00	100.00%
64	CURB & GUTTER, PCC, 4.0 FT	1,380.000	LF	\$ 22.05	\$ 30,429.00	1,450.000	\$ -	0.00%	1,450.000	\$ 31,972.50	105.07%
65	UNIT PAVERS	13,825.000	SF	\$ 12.26	\$ 169,494.50	13,825.000	\$ -	0.00%	13,825.000	\$ 169,494.50	100.00%
66	PCC SUBBASE FOR UNIT PAVERS	1,536.000	SY	\$ 35.00	\$ 53,760.00	1,536.000	\$ -	0.00%	1,536.000	\$ 53,760.00	100.00%
67	PCC RIBBON CURB, 1.5 FT	283.000	LF	\$ 37.30	\$ 10,555.90	283.000	\$ -	0.00%	283.000	\$ 10,555.90	100.00%
68	DRIVEWAY, PCC, 6"	450.000	SY	\$ 38.75	\$ 17,437.50	450.000	\$ -	0.00%	450.000	\$ 17,437.50	100.00%
69	FENCE, CHANNEL CROSSING, TYPE A	46.000	LF	\$ 26.00	\$ 1,196.00	46.000	\$ -	0.00%	46.000	\$ 1,196.00	100.00%
70	FENCE, FIELD	2,880.000	LF	\$ 6.70	\$ 19,296.00	2,885.000	\$ -	0.00%	2,885.000	\$ 19,329.50	100.17%
71	GATE, FIELD FENCE, 16 FT	1.000	EA	\$ 975.00	\$ 975.00	1.000	\$ -	0.00%	1.000	\$ 975.00	100.00%
72	REMOVAL/REINSTALLATION OF FENCE, FIELD	2,570.000	LF	\$ 7.70	\$ 19,789.00	2,069.351	\$ -	0.00%	2,069.351	\$ 15,934.00	80.52%
73	REMOVAL OF FENCE, FIELD	5,975.000	LF	\$ 1.50	\$ 8,962.50	5,975.000	\$ -	0.00%	5,975.000	\$ 8,962.50	100.00%
74	REMOVE/REINSTALL SIGN AS PER PLAN	3.000	EA	\$ 200.00	\$ 600.00	2.500	\$ -	0.00%	2.500	\$ 500.00	83.33%
75	PERFORATED SQUARE STEEL TUBE POSTS	620.000	LF	\$ 9.00	\$ 5,580.00	620.000	\$ -	0.00%	620.000	\$ 5,580.00	100.00%
76	TYPE A SIGNS, SHEET ALUMINUM	267.000	SF	\$ 21.00	\$ 5,607.00	267.000	\$ -	0.00%	267.000	\$ 5,607.00	100.00%
77	SOLAR RADAR SPEED FEEDBACK SIGN ASSEMBLY	2.000	EA	\$ 3,500.00	\$ 7,000.00	2.000	\$ -	0.00%	2.000	\$ 7,000.00	100.00%
78	PAINTED PAVEMENT MARKINGS, EPOXY	325.000	STA	\$ 61.00	\$ 19,825.00	325.000	\$ -	0.00%	325.000	\$ 19,825.00	100.00%
79	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	46.000	STA	\$ 115.00	\$ 5,290.00	67.850	\$ -	0.00%	67.850	\$ 7,802.75	147.50%
80	PAINTED SYMBOLS & LEGENEDS, EPOXY	19.000	EA	\$ 225.00	\$ 4,275.00	19.000	\$ -	0.00%	19.000	\$ 4,275.00	100.00%
81	PAVEMENT MARKINGS REMOVED	36.250	STA	\$ 45.00	\$ 1,631.25	9.120	\$ -	0.00%	9.120	\$ 410.40	25.16%
82	TRAFFIC CONTROL	1.000	LS	\$ 20,000.00	\$ 20,000.00	1.000	\$ -	0.00%	1.000	\$ 20,000.00	100.00%
83	FLAGGERS	50.000	EA	\$ 400.00	\$ 20,000.00	16.000	\$ -	0.00%	16.000	\$ 6,400.00	32.00%
84	CHANGEABLE MESSAGE SIGNS, PORTABLE	50.000	CDAY	\$ 75.00	\$ 3,750.00	50.000	\$ -	0.00%	50.000	\$ 3,750.00	100.00%
85	MOBILIZATION	1.000	LS	\$ 185,000.00	\$ 185,000.00	1.000	\$ -	0.00%	1.000	\$ 185,000.00	100.00%
86	WATER MAIN, TRENCHED, PVC PIPE, 12"	1,737.000	LF	\$ 32.00	\$ 55,584.00	1,737.000	\$ -	0.00%	1,737.000	\$ 55,584.00	100.00%
87	FITTINGS BY COUNT, DUCTILE IRON, 12"	4.000	EA	\$ 450.00	\$ 1,800.00	5.000	\$ -	0.00%	5.000	\$ 2,250.00	125.00%
88	VALVE, GATE, DIP, 12"	7.000	EA	\$ 2,300.00	\$ 16,100.00	5.000	\$ -	0.00%	5.000	\$ 11,500.00	71.43%
89	FIRE HYDRANT ASSEMBLY, WM-20"	5.000	EA	\$ 4,500.00	\$ 22,500.00	5.000	\$ -	0.00%	5.000	\$ 22,500.00	100.00%
90	VALVE BOX EXTENSION	2.000	EA	\$ 165.00	\$ 330.00	12.000	\$ -	0.00%	12.000	\$ 1,980.00	600.00%
91	FIRE HYDRANT ADJUSTMENT	4.000	EA	\$ 900.00	\$ 3,600.00	3.000	\$ -	0.00%	3.000	\$ 2,700.00	75.00%
92	LIGHT POLES	10.000	EA	\$ 3,486.55	\$ 34,865.50	10.000	\$ -	0.00%	10.000	\$ 34,865.50	100.00%
93	HANDHOLES & JUNCTION BOXES	7.000	EA	\$ 750.00	\$ 5,250.00	7.000	\$ -	0.00%	7.000	\$ 5,250.00	100.00%
94	LIGHTING CONTROL CABINET	1.000	EA	\$ 9,000.00	\$ 9,000.00	1.000	\$ -	0.00%	1.000	\$ 9,000.00	100.00%
95	ELECTRICAL CIRCUITS	1,620.000	LF	\$ 11.00	\$ 17,820.00	1,620.000	\$ -	0.00%	1,620.000	\$ 17,820.00	100.00%
96	8' x 8' BOX CULVERT EXTENSIONS	1.000	LS	\$ 135,000.00	\$ 135,000.00	0.994	\$ -	0.00%	0.994	\$ 134,250.00	99.44%
97	COMPOST FILTER TUBE (8" DIA) OR SILT FENCE	21,000.000	LF	\$ 1.45	\$ 30,450.00	15,190.000	\$ -	0.00%	15,190.000	\$ 22,025.50	72.33%
98	BIODEGRADABLE EROSION CONTROL BLANKET	4,025.000	SQ	\$ 12.00	\$ 48,300.00	2,919.270	\$ -	0.00%	2,919.270	\$ 35,031.24	72.53%
99	HYDRAULIC SEEDING, FERTILIZING, MULCHING, TYPE 1	7.000	AC	\$ 3,750.00	\$ 26,250.00	5.860	\$ -	0.00%	5.860	\$ 21,975.00	83.71%
100	HYDRAULIC SEEDING, FERTILIZING, MULCHING, TYPE 2	8.000	AC	\$ 3,175.00	\$ 25,400.00	5.890	\$ -	0.00%	5.890	\$ 18,700.75	73.63%
101	STABILIZING CROP-SEEDING, FERTILIZING & MULCHING, TYPE 4	14.350	AC	\$ 500.00	\$ 7,175.00	9.560	\$ -	0.00%	9.560	\$ 4,780.00	66.62%
102	PERMEABLE DITCH CHECKS	1,260.000	LF	\$ 5.75	\$ 7,245.00	1,170.000	\$ -	0.00%	1,170.000	\$ 6,727.50	92.86%
103	REMOVAL OF COMPOST FILTER TUBE/SILT FENCE/DITCH CHECKS	21,645.000	LF	\$ 0.05	\$ 1,082.25	7,923.000	\$ 7,267.00	363.35	15,190.000	\$ 759.50	70.18%
104	MAINTENANCE OF COMPOST FILTER TUBE/SILT FENCE/DITCH CHECKS	1,380.000	LF	\$ 0.50	\$ 690.00	200.000	\$ -	0.00%	200.000	\$ 100.00	14.49%
105	MOBILIZATION, EROSION CONTROL	20.000	EA	\$ 200.00	\$ 4,000.00	34.000	\$ 1.00	200.00	35.000	\$ 7,000.00	175.00%
106	TREES, FURNISHED & INSTALLED	12.000	EA	\$ 385.00	\$ 4,620.00	12.000	\$ -	0.00%	12.000	\$ 4,620.00	100.00%

TO: CITY OF NORTH LIBERTY
FROM: STREB CONSTRUCTION CO., INC.

N LIBERTY ROAD AND DUBUQUE STREET,
NORTH LIBERTY, IOWA

PAY APP# 11
DATE 5/17/2017
PAGE 3 OF 3

Line #	Description	Quantity	UM	Unit Price	Total Price	Previous Quantity	Quantity	Current Amount	%	Quantity	Completed Amount	%
107	PERENNIAL PLANTS & SHRUBS	1.000	LS	\$ 25,000.00	\$ 25,000.00	1.044	-	\$ -	0.00%	1.044	\$ 26,104.00	104.42%
108	AMENDED SOIL (18" DEPTH)	740.000	CY	\$ 51.00	\$ 37,740.00	740.000	-	\$ -	0.00%	740.000	\$ 37,740.00	100.00%
109	LIMESTONE EDGING	29.000	TN	\$ 700.00	\$ 20,300.00	26.450	-	\$ -	0.00%	26.450	\$ 18,515.00	91.21%
110	MULCH, LAVA ROCK	4,073.000	CF	\$ 11.30	\$ 46,024.90	4,213.000	-	\$ -	0.00%	4,213.000	\$ 47,606.90	103.44%
111	CENTER ISLAND WALLS & SIGNAGE	1.000	LS	\$ 165,000.00	\$ 165,000.00	1.007	-	\$ -	0.00%	1.007	\$ 166,208.11	100.73%
	Original Contract Cost				\$ 3,974,446.70							
	Value of Work Completed					\$ 3,951,733.65		\$ 563.35	0.01%		\$ 3,952,297.00	99.44%
111.1	Materials Stored on Site -NEUMILLER		\$	1.00	\$ 28,794.00	\$ -	-	\$ -	0.00%	-	\$ -	0.00%
	Value of Work Completed and Materials Stored					\$ 3,951,733.65		\$ 563.35			\$ 3,952,297.00	
	Approved Change Orders											
112	CO1 DUBUQUE ST NORTH DITCH TEMPORARY DRAINAGE	1.000	LS	\$ 7,148.40	\$ 7,148.40	1.000	-	\$ -	0.00%	1.000	\$ 7,148.40	100.00%
113	CO2 NL RD STORM MOD - STORM MANHOLE SW402	2.000	EA	\$ 5,972.50	\$ 11,945.00	2.000	-	\$ -	0.00%	2.000	\$ 11,945.00	100.00%
114	CO3 RESTOCK FEE: REPL 66" CMP w/42" RCP	1.000	LS	\$ 1,019.47	\$ 1,019.47	1.000	-	\$ -	0.00%	1.000	\$ 1,019.47	100.00%
115	CO4 CONCRETE COLLARS - ITC 10	1.000	LS	\$ 483.00	\$ 483.00	1.000	-	\$ -	0.00%	1.000	\$ 483.00	100.00%
116	CO5 4" LONGITUDINAL SUBDRAIN TRENCHED	312.000	LF	\$ 14.49	\$ 4,520.88	312.000	-	\$ -	0.00%	312.000	\$ 4,520.88	100.00%
117	CO5 4" LONGITUDINAL SUBDRAIN EXCAVATED	423.000	LF	\$ 21.74	\$ 9,196.02	423.000	-	\$ -	0.00%	423.000	\$ 9,196.02	100.00%
118	CO5 SUBDRAIN CLEANOUT	2.000	EA	\$ 301.88	\$ 603.76	2.000	-	\$ -	0.00%	2.000	\$ 603.76	100.00%
119	CO5 OAK LANE SUBGRADE COREOUT	1.000	LS	\$ 2,079.00	\$ 2,079.00	1.000	-	\$ -	0.00%	1.000	\$ 2,079.00	100.00%
120	CO6 TEMPORARY TAPE ARROWS	4.000	EA	\$ 147.00	\$ 588.00	4.000	-	\$ -	0.00%	4.000	\$ 588.00	100.00%
121	CO6 NL ROAD - SEDIMENT/EROSION	1.000	LS	\$ 1,932.00	\$ 1,932.00	1.000	-	\$ -	0.00%	1.000	\$ 1,932.00	100.00%
122	CO6 DUBUQUE STREET - SUBGRADE COREOUT	3.000	HR	\$ 152.25	\$ 456.75	3.000	-	\$ -	0.00%	3.000	\$ 456.75	100.00%
123	CO6 DUBUQUE STREET - SEDIMENT / EROSION	4.000	HR	\$ 152.25	\$ 609.00	4.000	-	\$ -	0.00%	4.000	\$ 609.00	100.00%
124	CO7 BACKSLOPE SUBDRAIN TILE 4"	135.000	LF	\$ 31.40	\$ 4,238.33	135.000	-	\$ -	0.00%	135.000	\$ 4,238.33	100.00%
125	CO7 CUT/REMOVE HANDRAIL PANELS BOX CULVERT	1.000	LS	\$ 787.50	\$ 787.50	1.000	-	\$ -	0.00%	1.000	\$ 787.50	100.00%
126	CO7 ADDITIONAL SAW CUTTING 8-9-16	1.000	LS	\$ 300.00	\$ 300.00	1.000	-	\$ -	0.00%	1.000	\$ 300.00	100.00%
127	CO8 SIGN ANCHORS	1.000	LS	\$ 1,596.00	\$ 1,596.00	1.000	-	\$ -	0.00%	1.000	\$ 1,596.00	100.00%
128	CO8 FIELD FENCE GATE 8'	1.000	EA	\$ 971.25	\$ 971.25	1.000	-	\$ -	0.00%	1.000	\$ 971.25	100.00%
129	EARLY COMPLETION INCENTIVE	23.000	DY	\$ 1,500.00	\$ 34,500.00	-	23.00	\$ 34,500.00	100.00%	23.000	\$ 34,500.00	100.00%
	Total Change Orders				\$ 82,974.36	\$ 48,474.36		\$ 34,500.00	41.58%		\$ 82,974.36	100.00%
	Original Contract Cost & Change Orders				\$ 4,057,421.06							
	Value of Work Completed, Materials Stored & Change Orders					\$ 4,000,208.01		\$ 35,063.35	0.86%		\$ 4,035,271.36	99.45%
	Less Retainage 0.00%					\$ 2,543.70		\$ (2,543.70)			\$ -	
	Net Amount Due Including This Statement					\$ 3,997,664.31		\$ 37,607.05			\$ 4,035,271.36	
	Less Previous Payments					\$ 3,997,664.31					\$ 3,997,664.31	
	Balance Due This Request					\$ (0.00)					\$ 37,607.05	

CONTRACTOR:

STREB CONSTRUCTION CO., INC.

Steven M. Streb

Title: Vice President

Date: MAY 17, 2017

ENGINEER:

SHIVE-HATTERY, INC.

Josiah Bilskemper

Title: Project Engineer

Date:

5/17/17

OWNER:

CITY OF NORTH LIBERTY

Ryan Heiar

Title: City Administrator

Date:

CHANGE ORDER
For Local Public Agency Projects

No.: 9

Non-Substantial: ☐

N/A

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number): N/A

Project Number: 115125-0

Kind of Work: Roadway and Utilities

Local Public Agency: City of North Liberty

Contractor: Streb Construction

Date Prepared: May 16, 2017

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

A - Description of change to be made:

Authorize incentive payment to Streb Construction for project completion in advance of the contract completion period.

B - Reason for change:

Streb Construction achieved Substantial Completion and Final Completion milestones in advance of the contract completion period.

Substantial Completion achieved after 115 working days, with 134 working days allowed (19 working day incentive).

Final Completion achieved after 16 working days, with 20 working days allowed (4 working day incentive).

Total Incentive Achieved = 23 working days.

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

23 working days at \$1,500 / working day = \$34,500 incentive payment

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

Per Article 3 (Contract Time) of the Agreement:

1. The Owner shall pay as an incentive to the Contractor a sum of One Thousand Five Hundred (\$1,500.00) per each working day the project is substantially complete and available for use prior to the substantial completion period.

2. The Owner shall pay as an incentive to the Contractor a sum of One Thousand Five Hundred (\$1,500.00) per each working day the project is substantially complete and available for use prior to the substantial completion period.

3. The total amount (combined substantial and final completion) of incentive payments to the Contractor is \$40,000 maximum. The total incentive payment will be calculated and paid only after final completion is achieved.

E - Contract time adjustment: ☒ No Working Days added

☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:

N/A

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
-	-					
-	-					
				Add Row	Delete Row	TOTAL

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
-	-	CO-9	Early Completion Incentive	\$1,500.00	23.000	\$34,500.00
				Add Row	Delete Row	TOTAL
						\$34,500.00

H. Signatures

Agreed:

Contractor

Date

Recommended:

Project Engineer

Date

Approved:

Person in Responsible Charge

Date

Other (optional)

Title

Date

Contracting Authority (optional)

Date

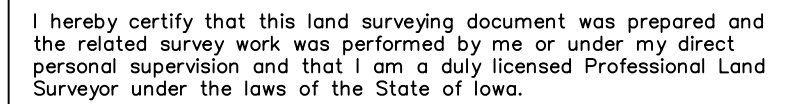
Other (optional)

Title

Date

Creekside South Subdivision





GLEN D. MEISNER
L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20 ____.

Pages or sheets covered by this seal:

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

LOCATION:

OUTLOT "B" OF CREEKSIDE SUBDIVISION IN THE
SE 1/4 - NE 1/4 OF SECTION 24, TOWNSHIP
80 NORTH, RANGE 7 WEST, OF THE FIFTH P.M.
INCLUDING AUDITOR'S PARCELS 2006016 AND
2016017

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

GLEN D. MEISNER P.L.S.
MMS CONSULTANTS INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:

HODGE CONSTRUCTION CO.
711 S. GILBERT STREET
IOWA CITY, IA 52240
319-354-2233

PROPRIETOR OR OWNER:

H & O, L.C.
711 S. GILBERT STREET
IOWA CITY, IA 52240
319-354-2233

OWNER'S ATTORNEY:

TIMOTHY J. KRUMM
122 S. LINN STREET
IOWA CITY, IA 52240
319-338-9222

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

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
06-03-2016	per gdm review - rlw
07-12-2016	PER CITY REVIEW COMMENTS -JDM
09-06-2016	REVISED EASEMENTS -JDM
01-13-2017	PER GDM FINAL REVIEW -JDM
05-15-2017	ADDED ST SEW EASE PER CITY - RLW

FINAL PLAT

CREEK SIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-30-2016

Designed by:	Field Book No:
DAM	1031

Drawn by:	DAM	1021
	PLW	Scale: 1"=100'

Checked by:	Sheet No:
GDM	1

Project No:	1
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IOWA CITY	
8362018	

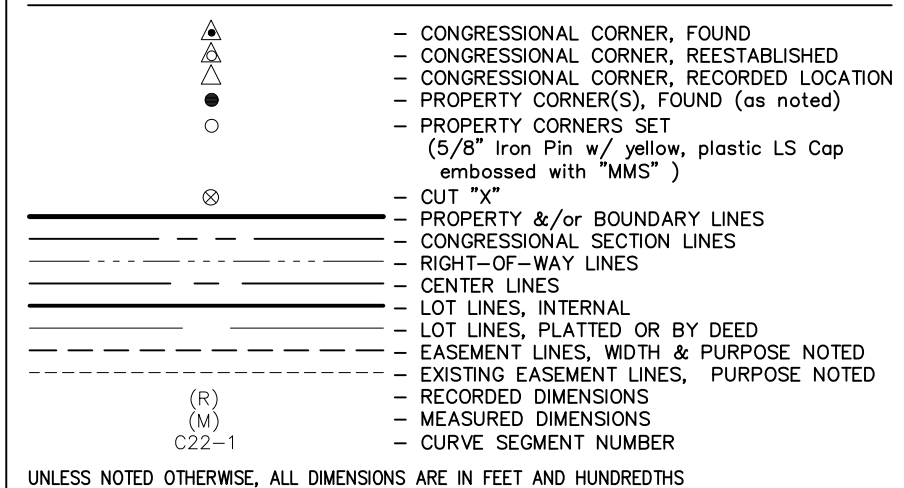
f: 1

CURVE	CURVE SEGMENT				TABLE	
	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	16°32'43"	980.00'	282.99'	142.49'	282.01'	S08°39'11"E
C2	10°55'02"	920.00'	175.30'	87.92'	175.03'	N11°28'02"E
C3	12°50'14"	375.00'	84.02'	42.19'	83.84'	S00°24°36"W
C4	83°03'50"	70.00'	101.48'	62.00'	92.83'	S48°21°39"W
C5	86°00'27"	55.00'	82.56'	51.29'	75.02'	N47°06°13"W
C6	3°15°29"	1101.59'	62.64'	31.33'	62.63'	N05°43°44"W
C7	9°34°05"	880.00'	163.65'	82.02'	163.46'	N12°08°30"W
C8	16°32'43"	920.00'	265.67'	133.77'	264.75'	N08°39°11"W
C9	90°19'47"	65.00'	102.48'	65.88'	92.19'	S44°43°14"W
C10	16°49'07"	950.00'	278.86'	140.44'	277.86'	N08°30°59"W
C11	16°32'43"	950.00'	274.33'	138.13'	273.38'	N08°39°11"W

DESCRIPTION - CREEKSIDE SOUTH

I hereby certify that during the Month of May, 2016, at the Direction of Hodge Construction Co., a survey was made under my supervision of Outlot "B" of Creekside Subdivision, in the Southeast Quarter of the Northeast Quarter of Section 24, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 41 at Page 183 of the Records of the Johnson County Recorder's Office. Said Outlot "B" contains 17.26 Acres, and is subject to easements and restrictions of record.

LEGEND AND NOTES



Resolution No. 2017-49

**RESOLUTION APPROVING THE FINAL PLAT AND ACCEPTING
IMPROVEMENTS FOR CREEKSIDE SOUTH, NORTH LIBERTY, IOWA**

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

WHEREAS, the owner, H & O, L.C., has filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof;

WHEREAS, said real estate is owned by the above-named parties and the subdivision is being made with the free consent and in accordance with the desires of the owners;

WHEREAS, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty;

WHEREAS, the requirements for property improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

NOW, THEREFORE, BE IT RESOLVED that the final plat of Creekside South, as shown on the final plat and that Property Improvements, except for sidewalks, are hereby approved and accepted.

APPROVED AND ADOPTED this 23rd day of May, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

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

CREEKSIDE SOUTH WALKWAY AGREEMENT

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."

The Owner has requested approval of a site plan for Lot 1, Creekside South, North Liberty, Johnson County, Iowa. Approval of the same by the North Liberty City Council is subject to the following terms:

1. All designated pedestrian walkways through driveways within Lot 1 shall remain unblocked at all times and specifically shall not be blocked by parked vehicles.
2. These walkways shall be considered the same as public sidewalks or public crosswalks under City of North Liberty Code Section 69.06 and enforceable by the City in terms of vehicle parking being prohibited.

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. A copy of all recorded documents, including but not limited to this Agreement, shall be provided to the City.

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.

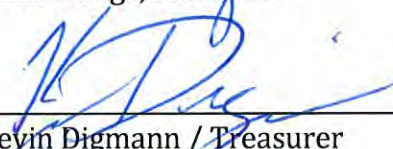
CITY OF NORTH LIBERTY, IOWA

HODGE CONSTRUCTION COMPANY

By: _____
Terry L. Donahue, Mayor

By: 
Mike Hodge, President

ATTEST: _____
Tracey Mulcahey, City Clerk

By: 
Kevin Digmann / Treasurer

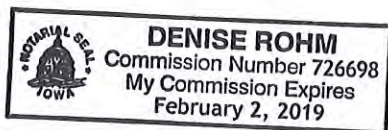
STATE OF IOWA, JOHNSON COUNTY: ss


On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry L. Donahue 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 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 IOWA, JOHNSON COUNTY: ss

This instrument was acknowledged before me on this 10 day of May, 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. 2017-50

**RESOLUTION APPROVING THE WALKWAY AGREEMENT
BETWEEN THE CITY OF NORTH LIBERTY AND HODGE
CONSTRUCTION COMPANY FOR CREEKSIDE SOUTH**

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

WHEREAS, Hodge Construction Company has requested approval of a site plan for Creekside South, Lot 1;

WHEREAS, the city has proposed terms and conditions relating to pedestrian walkways in Creekside South; and

NOW, THEREFORE, BE IT RESOLVED that that the Walkway Agreement 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 23rd day of May, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK



April 26, 2017

Memo

Recommended for approval by
Planning Commission at their
meeting 5/2/2017

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Proposed Lot 1, Creekside South)

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 from Hodge Construction to approve a site plan for multi-family property is located near the northwest corner of Forevergreen Road and S. Front Street. The zoning is RM-21, multi-family, and this site is roughly half of a larger overall property that extends east to Front Street, all zoned RM-21.

This plan proposes 88 units on 4.71 acres, a density of 2,331 square feet of land per acre, well above the maximum density allowed in the RM-21 district of 2,000 units per acre. Here are the numbers:

Units	#	Density
Proposed	88	2,331 Sq Ft per unit
Maximum allowed	102	2,000 Sq Ft per unit

The configuration of the site is dictated to a large degree by fire access requirements to the many units and tall buildings. Access to all units is proposed to be from the internal drives, shown as 22 and 28 feet wide with low "roll" curbs to allow vehicles access to driveways/garages, and "standing" 6-inch curbs in other areas. There is a well-developed sidewalk plan, both within the site and connecting to the public sidewalks on Forevergreen and Front.

While there seems to be a large amount of concrete on the plan, all units are designed with two-stall garages, which minimizes the number of extra surface parking spots required and will give the development a more residential look and feel.

There are three different building styles proposed:

- walkout style townhomes with rear-loading garages, along the Front Street and Forevergreen Road frontages;
- slab-on-grade style townhomes with front-facing garages, along the north property boundary adjacent to existing duplex homes; and

- multi-family style buildings with 27 units (3 residential floor plus parking under); and 36 units (4 residential floors plus parking under).

All building designs feature very attractive elevations with well-designed and generous windows, roofline changes, offsets, masonry beyond minimum requirements, and a variety of materials, and will be an asset in the area.

The landscape plan is well developed and complete, and the developer paid attention to the public street frontages with landscaping, sidewalks, and attractive building fronts. Townhomes with two-stall garages give the development a very desirable scale look and feel, and provide a good mix of housing types on the site. The plan provides a transition from higher-density units within the site to the existing duplex units to the north of the site and to the town homes along the street frontages. The developer has paid attention to quality design and site features the City encourages in this plan.

This is a quality plan for high-density residential development on existing zoned land, and staff recommends approval.



DEVELOPERS: ATTORNEY
TIMOTHY J. KRUMM
122 S. LINN STREET
IOWA CITY, IA 52240





SURVEY CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	634044.7195	2155854.3083	753.841 (ASSUMED)	NORTHWEST BOLT ON HYDRANT LOCATED ON THE WEST SIDE OF BERNARDY DRIVE AT THE END OF THE EXISTING PAVEMENT (MMS NO. 9066)
2	633460.5682	2159586.1094	761.855 (ASSUMED)	NORTHWEST BOLT ON HYDRANT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF FRONT STREET AND FOREVERGREEN ROAD (MMS NO. 13175)
3	633426.4037	2158469.9216	781.564 (ASSUMED)	NORTHWEST BOLT ON HYDRANT LOCATED ON THE NORTH SIDE OF FOREVERGREEN ROAD, APPROXIMATELY 1085 FEET WEST OF THE CENTERLINE INTERSECTION OF FRONT STREET AND FOREVERGREEN ROAD (MMS NO. 12861)
4	633383.2950	2158828.0860	---	CUT X ON INTAKE LOCATED ON THE SOUTH SIDE OF FOREVERGREEN ROAD APPROXIMATELY 729 FEET WEST OF THE CENTERLINE INTERSECTION OF FRONT STREET AND FOREVERGREEN ROAD (MMS NO. 506)
5	633963.0822	2159533.7284	---	CUT X ON INTAKE LOCATED ON THE WEST SIDE OF FRONT STREET APPROXIMATELY 550 FEET NORTH OF THE CENTERLINE INTERSECTION OF FRONT STREET AND FOREVERGREEN ROAD (MMS NO. 513)
6	634052.3880	2158623.6090	---	CUT X ON INTAKE LOCATED ON THE EAST SIDE OF BERNARDY DRIVE AT THE END OF THE EXISTING PAVEMENT (MMS NO. 505)

STANDARD LEGEND AND NOTES

- - - - -	- PROPERTY &/or boundary LINES	
- . - . -	- CONGRESSIONAL SECTION LINES	
- - - - -	- RIGHT-OF-WAY LINES	
- - - - -	- 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	
(R)		
22-1		
-EXIST-	-PROP-	
		- POWER POLE W/DROP
		- POWER POLE W/TRANS
		- POWER POLE W/LIGHT
		- GUY POLE
		- LIGHT POLE
		- SANITARY MANHOLE
		- FIRE HYDRANT
		- WATER VALVE
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		- CURB INLET
		- FENCE LINE
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		- PROPOSED SANITARY SEWER
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		- WATER LINES
		- ELECTRICAL LINES
		- TELEPHONE LINES
		- GAS LINES
		- CONTOUR LINES (1' INTERVAL)
		- PROPOSED GROUND
		- EXISTING TREE LINE
		- EXISTING DECIDUOUS TREE & SHRUB
		- EXISTING EVERGREEN TREES & SHRUBS

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.

PAVEMENT LEGEND

	7" PCC OVER 6" GRANULAR BASE
	5" PCC PARKING OVER 4" GRANULAR BASE
	4" PCC DRIVEWAY OVER 4" GRANULAR BASE
	4" PCC SIDEWALK

SNOW STORAGE FOR THE SITE CAN BE PROVIDED AT THE WEST ENDS OF THE PROPOSED PRIVATE STREETS,

SHEET INDEX

1	TITLE SHEET/OVERALL LAYOUT PLAN
2	LAYOUT AND DIMENSION PLAN
3	LAYOUT AND DIMENSION PLAN
4	GRADING PLAN AND SWPPP
5	DETAILED GRADING PLAN
6	DETAILED GRADING PLAN
7	DETAILED GRADING PLAN
8	DETAILED GRADING PLAN
9	DETAILED GRADING PLAN
10	DETAILED GRADING PLAN
11	SANITARY SEWER AND WATERMAIN PLAN
12	STORM SEWER PLAN
13	SUBDRAIN PLAN
14	RETAINING WALL PROFILES
15	RETAINING WALL PROFILES
16	LANDSCAPE PLAN
17	GENERAL NOTES AND DETAILS
18	GENERAL NOTES AND DETAILS
19	LIGHTING PLAN

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

Date	Revision
9-28-16	PER CITY COMMENTS PVA/LLS
10-04-16	PER CLIENT REQUEST PVA/LLS
11-03-17	MODIFIED SITE LAYOUT -PVA/MAK
1-24-17	PER CITY COMMENTS -PVA/MAK

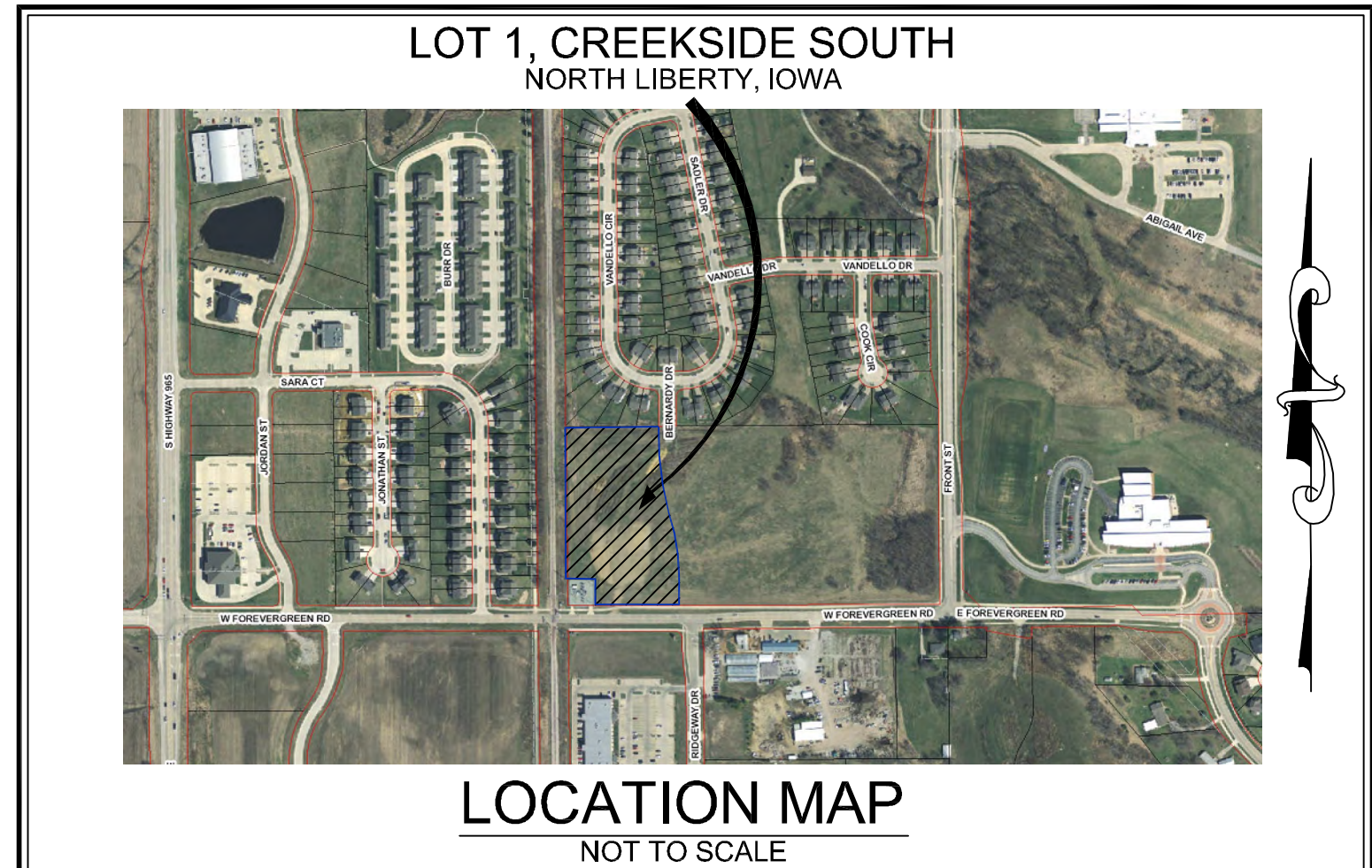
TITLE SHEET/ OVERALL LAYOUT PLAN

LOT 1,
CREEKSIDE SOUTH

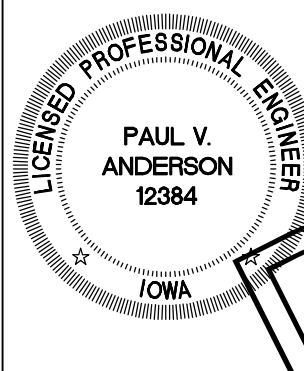
NORTH LIBERTY
JOHNSON COUNTY
OWA

IMS CONSULTANTS, INC.

Date:		05-02-2016	
Designed by:	PVA	Field Book No:	1044,1050
Drawn by:	MAK	Scale:	1"=40'
Checked by:	PVA	Sheet No:	1
Project No:	IOWA CITY		
	1296225		



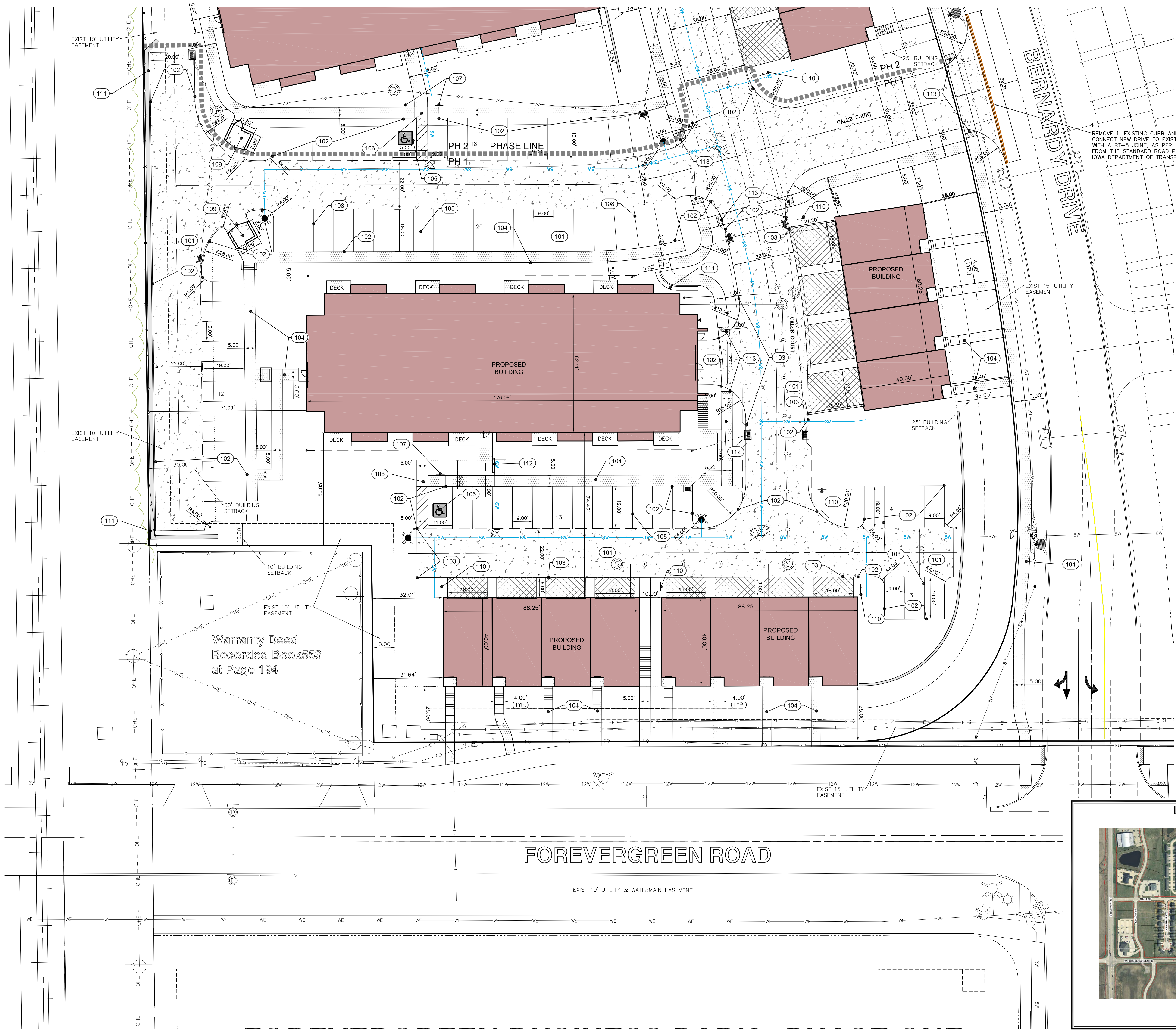
WHERE PUBLIC UTILITY TURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL HAVE ACCESS TO THESE FACILITIES FOR THE NECESSARY MODIFICATION OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY MODIFICATION OF THE PLANS, AND FOR THE 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



PAUL V. ANDERSON P.E. Iowa Lic. No. 12384

Pages or sheets covered by this seal:

SEAL



GRAPHIC SCALE IN FEET
1"=20'

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
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- POWER POLE W/TRANS
- POWER POLE W/LIGHT
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- LIGHT POLE
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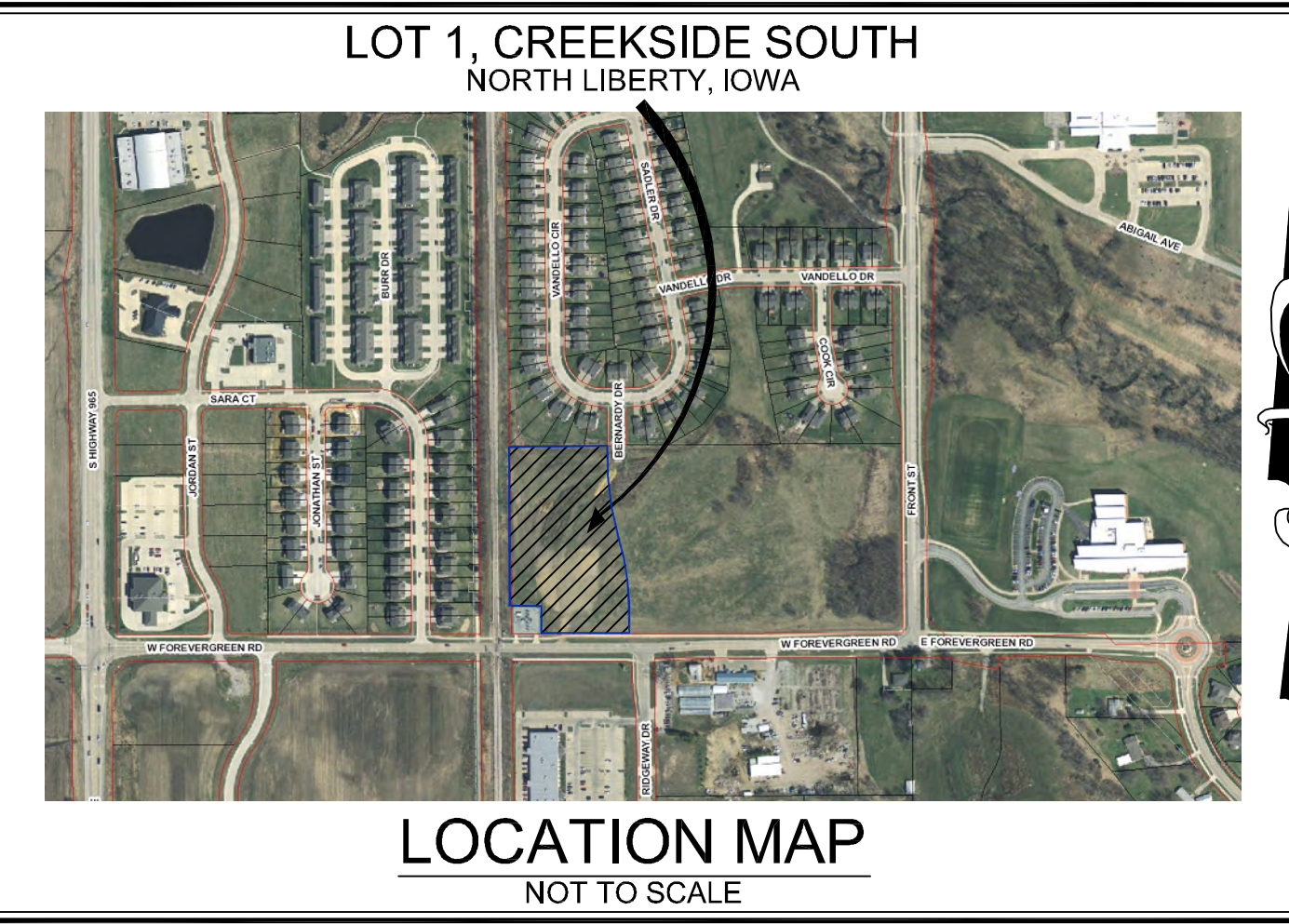
REMOVE 1' EXISTING CURB AND GUTTER SECTION. CONNECT NEW DRIVE TO EXISTING STREET WITH A BT-5 JOINT, AS PER PV-101 DETAIL FROM THE STANDARD ROAD PLANS OF THE IOWA DEPARTMENT OF TRANSPORTATION.

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.

PAVEMENT LEGEND

- 7" PCC OVER 6" GRANULAR BASE
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- 4" PCC DRIVEWAY OVER 4" GRANULAR BASE
- 4" PCC SIDEWALK

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	INSTALL DRIVE (THICKNESS AND MATERIAL AS NOTED)	2/10
102	INSTALL 6" STANDARD CURB	3/10
103	INSTALL 3" ROLL CURB	5/10
104	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
105	INSTALL ACCESSIBLE PARKING SYMBOL	8/10
106	INSTALL ACCESSIBLE PARKING AND RAMPS	4/10
107	INSTALL ACCESSIBLE SIGN PER DETAIL (TYP OF 4)	7/10
108	4" WIDE YELLOW PAVEMENT MARKINGS (TYP.)	
109	DUMPSTER ENCLOSURE	1/10
110	INSTALL "FIRE LANE NO PARKING" SIGN	9/10
111	RETAINING WALL	
112	EXTERIOR STAIRS	
113	ADA TRUNCATED DOMES	



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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Date	Revision
09-28-16	PER CITY COMMENTS PVALLS
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04-24-17	PER CITY COMMENTS -PVA/MAK

**LAYOUT AND
DIMENSION
PLAN**

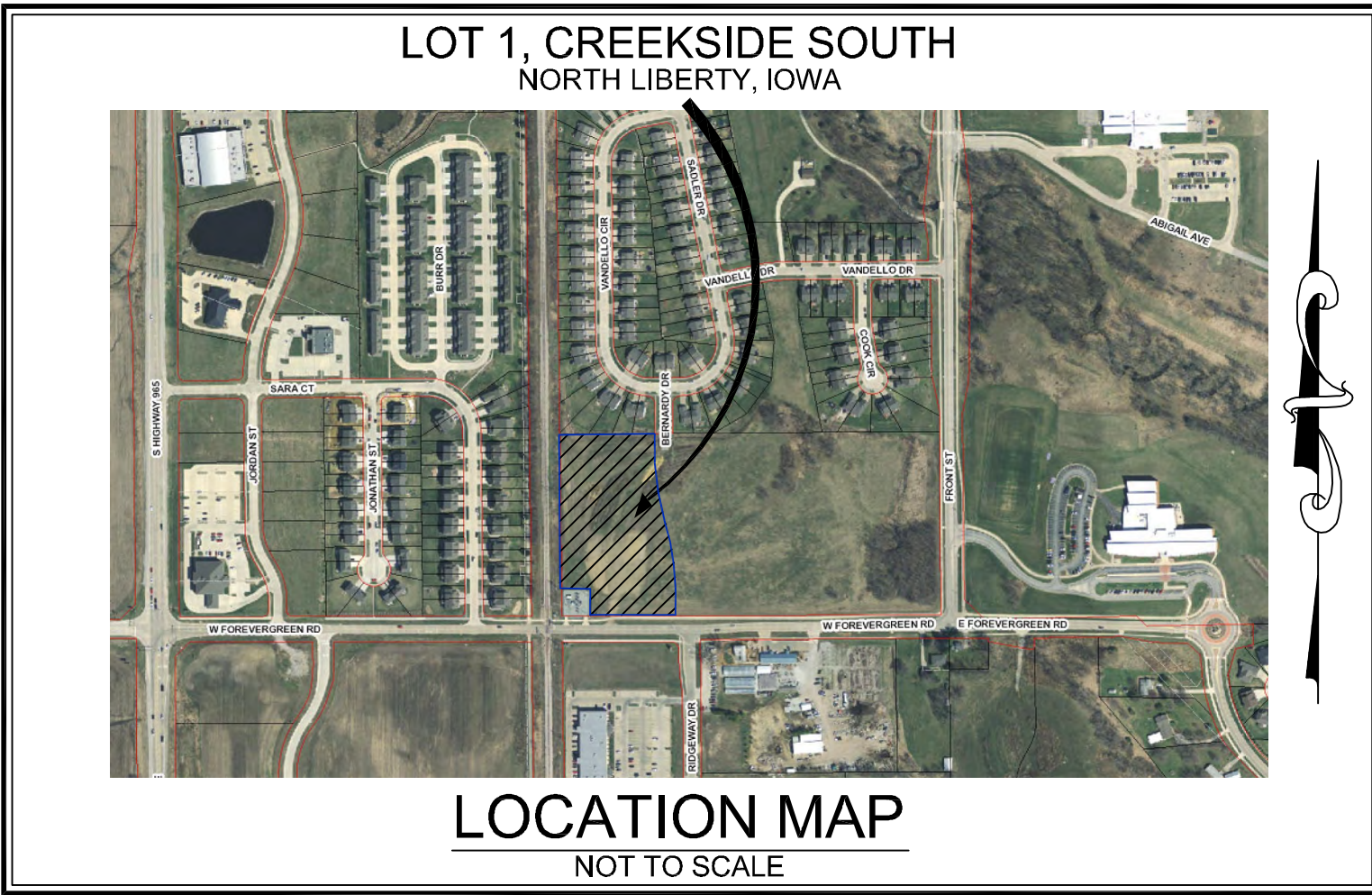
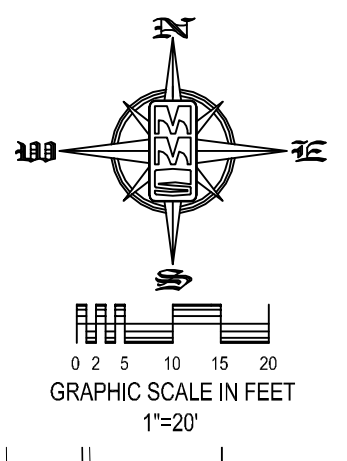
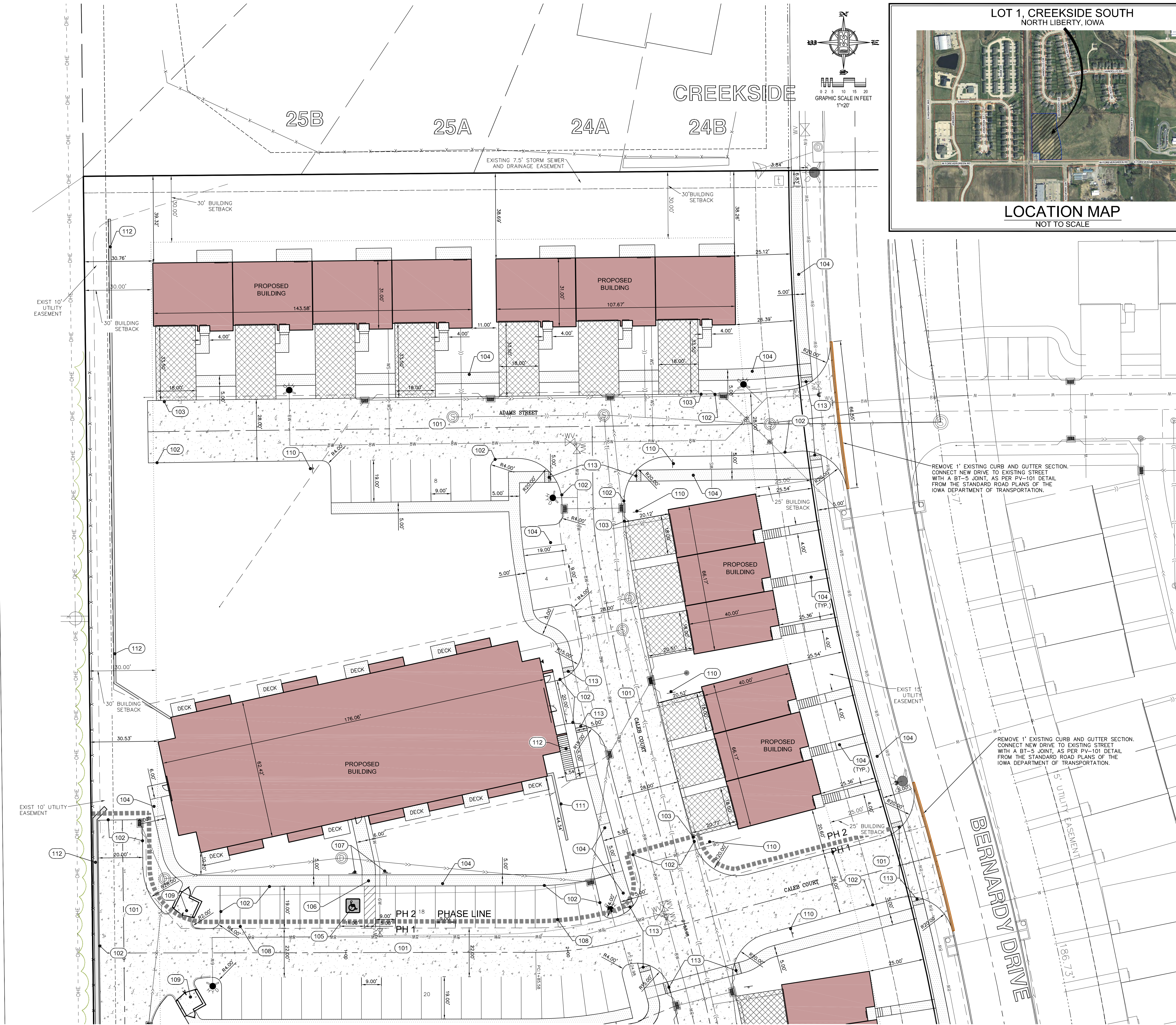
LOT 1, CREEKSIDE SOUTH
NORTH LIBERTY, IOWA

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-02-2016
Designed by:	PVA
Field Book No.:	1044,1050
Drawn by:	MAK
Scale:	1"=20'
Checked by:	PVA
Sheet No.:	
Project No.:	
IOWA CITY	
1296225	

2



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- POWER POLE W/DROP
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[Pattern]	5" PCC PARKING OVER 4" GRANULAR BASE
[Pattern]	4" PCC DRIVEWAY OVER 4" GRANULAR BASE
[Pattern]	4" PCC SIDEWALK

KEYNOTES

NUMBER	KEYNOTE	DETAIL
101	INSTALL DRIVE (THICKNESS AND MATERIAL AS NOTED)	2/10
102	INSTALL 6" STANDARD CURB	3/10
103	INSTALL 3" ROLL CURB	5/10
104	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
105	INSTALL ACCESSIBLE PARKING SYMBOL	8/10
106	INSTALL ACCESSIBLE PARKING AND RAMPS	4/10
107	INSTALL ACCESSIBLE SIGN PER DETAIL (TYP OF 4)	7/10
108	4" WIDE YELLOW PAVEMENT MARKINGS (TYP.)	
109	DUMPSTER ENCLOSURE	1/10
110	INSTALL "FIRE LANE NO PARKING" SIGN	9/10
111	RETAINING WALL	
112	EXTERIOR STAIRS	
113	ADA TRUNCATED DOMES	

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LAYOUT AND DIMENSION PLAN

LOT 1, CREEKSIDE SOUTH

NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: **05-02-2016**

Designed by: PVA Field Book No: 1044,1050

Drawn by: MAK Scale: 1"=20'

Checked by: PVA Sheet No:

Project No: IOWA CITY 1296225

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10-04-16	PER CLIENT REQUEST PVALLS
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04-24-17	PER CITY COMMENTS - PVA/MAK

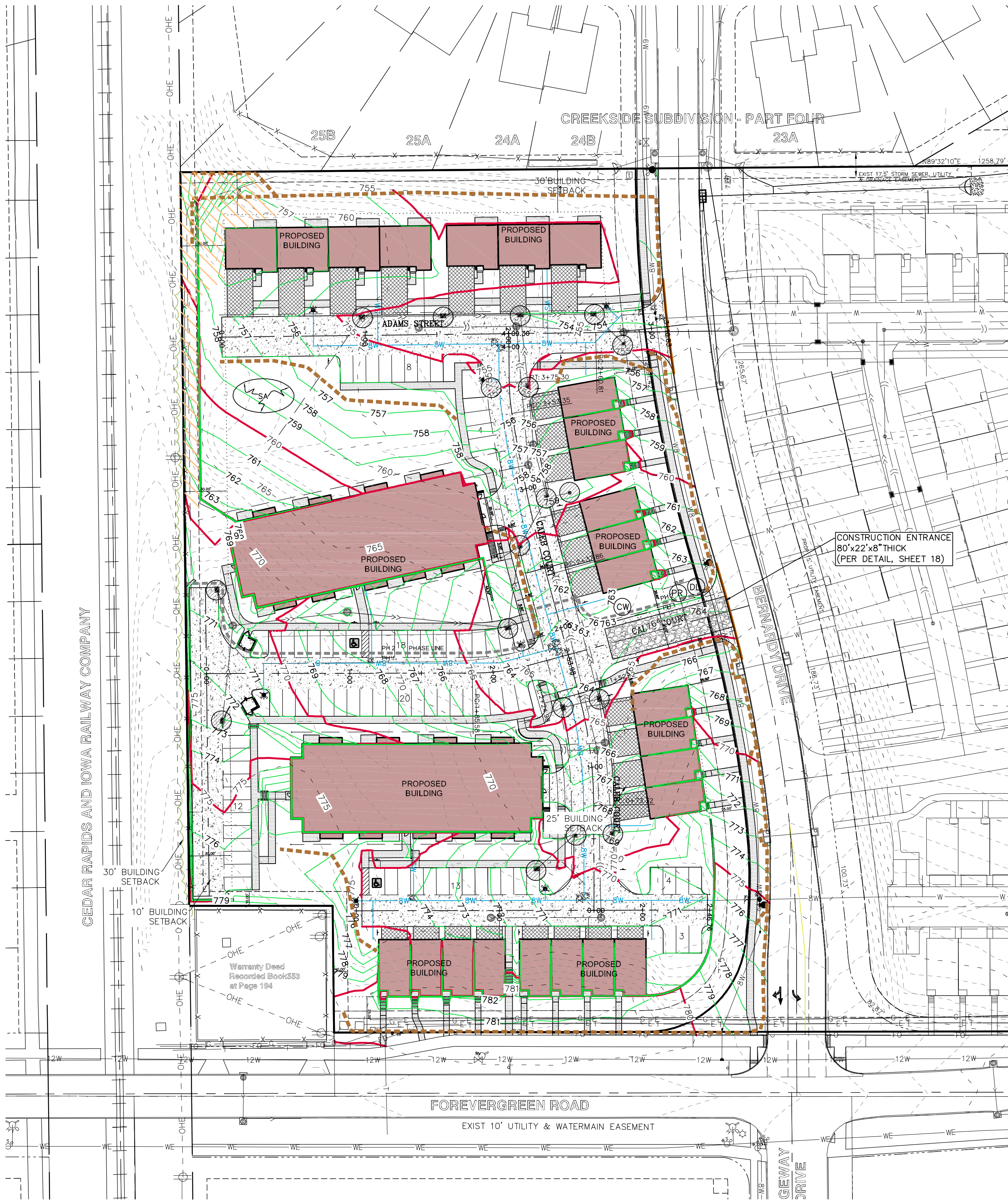
GRADING PLAN AND SWPPP

LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-02-2016
Designed by:	PVA
Drawn by:	MAK
Checked by:	PVA
Project No.:	IOWA CITY 1296225
Field Book No.:	1044,1050
Scale:	1"=50'
Sheet No.:	4

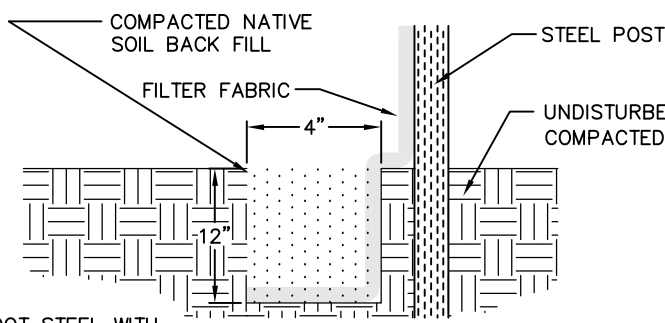


GRADING TOPSOIL NOTE:
PRIOR TO FINAL SEEDING, ALL GREEN SPACE SHALL BE TILLED TO A MINIMUM DEPTH OF 6" AND COVERED WITH A MINIMUM OF 6" OF TOPSOIL. REFER TO TOPSOIL EXHIBIT FOR AREAS OF EXCESS TOPSOIL TO EXCAVATE AND STOCKPILE. CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ADEQUATE TOPSOIL FOR ALL 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. OF BERNARDINE DRIVE AND CITY OF CORALVILLE AT ALL TIMES DURING WORK IN PUBLIC R.O.W. OF FOREVERGREEN ROAD.

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

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 SEEDED.
- 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.

DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION ACTIVITIES WITH OWNER BEFORE COMMENCING ANY DEMOLITION WORK.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND ARRANGE FOR THEIR LOCATION OF FACILITIES BEFORE BEGINNING DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH ALL PUBLIC UTILITIES FOR DISCONNECTION AND REMOVAL OF THEIR FACILITIES SERVING STRUCTURE BEING DEMOLISHED.
- CLEARING AND REMOVAL OF TREES, BUSHES AND BRUSH SHALL INCLUDE REMOVAL FROM THE SITE OF ALL TRUNKS, BRANCHES, STUMPS AND ROOTS. THE CONTRACTOR SHALL REMOVE ALL STUMPS AND ROOTS.
- REMOVAL OF BUILDINGS INCLUDES REMOVAL AND DISPOSAL OF ALL BUILDING MATERIALS, FOUNDATIONS, SIDEWALKS AND BELOW SLAB PIPING AND CONDUITS FOR THE BUILDINGS INDICATED ON THIS SHEET.
- ALL EXCAVATIONS FOR REMOVAL OF FOUNDATIONS, UTILITIES AND TREES SHALL BE BACKFILLED WITH SUITABLE ON SITE SOIL AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- WHERE WORK CAUSES REMOVAL OF PAVEMENT WITHIN EXISTING RIGHTS-OF-WAY, PAVEMENT SHALL BE REPLACED AS SOON AS PRACTICAL.
- REMOVAL OF FENCES INCLUDES REMOVAL AND DISPOSAL OF ALL FENCE MATERIALS FROM THE PROJECT SITE.
- ADJACENT STREETS ARE TO BE MAINTAINED CLEAN AS PER CITY OF NORTH LIBERTY REQUIREMENTS.
- WHEN PEDESTRIAN TRAFFIC FLOW IS INTERRUPTED, CONTRACTOR SHALL INSTALL PROPER SIGNAGE ("SIDEWALK CLOSED AHEAD USE OTHER SIDE").
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL CONFORMING TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" WHEN WORK EXTENDS INTO THE STREET.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2601.03 STABILIZING CROP SEEDING AND FERTILIZING.

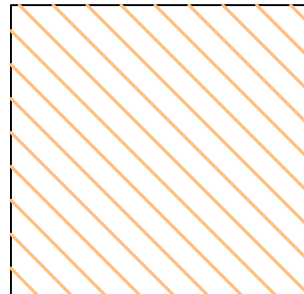
SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

SPRING - MARCH 1 TO MAY 20	2 BUSHEL PER ACRE
OAT	25 LBS. PER ACRE
GRAIN RYE	5 LBS. PER ACRE
RED CLOVER	5 LBS. PER ACRE
TIMOTHY	5 LBS. PER ACRE
SUMMER - MAY 21 TO JULY 20	3 BUSHEL PER ACRE
OAT	35 LBS. PER ACRE
GRAIN RYE	5 LBS. PER ACRE
RED CLOVER	5 LBS. PER ACRE
TIMOTHY	5 LBS. PER ACRE
FALL - JULY 21 TO SEPTEMBER 30	2 BUSHEL PER ACRE
OAT	35 LBS. PER ACRE
GRAIN RYE	5 LBS. PER ACRE
RED CLOVER	5 LBS. PER ACRE
TIMOTHY	5 LBS. PER ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 450 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5:1 HORIZONTAL TO 1:1 VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE SEED AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- PRIOR TO FINAL SEEDING, ALL COMPACTED SOILS SHALL BE TILLED TO A MINIMUM DEPTH OF 12" AND RESPAID A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS.
- ALL CONSTRUCTION MUST BE COMPLETED ACCORDING TO THE REQUIREMENTS OF THE CURRENT NPDES PERMIT FOR THE PROJECT.



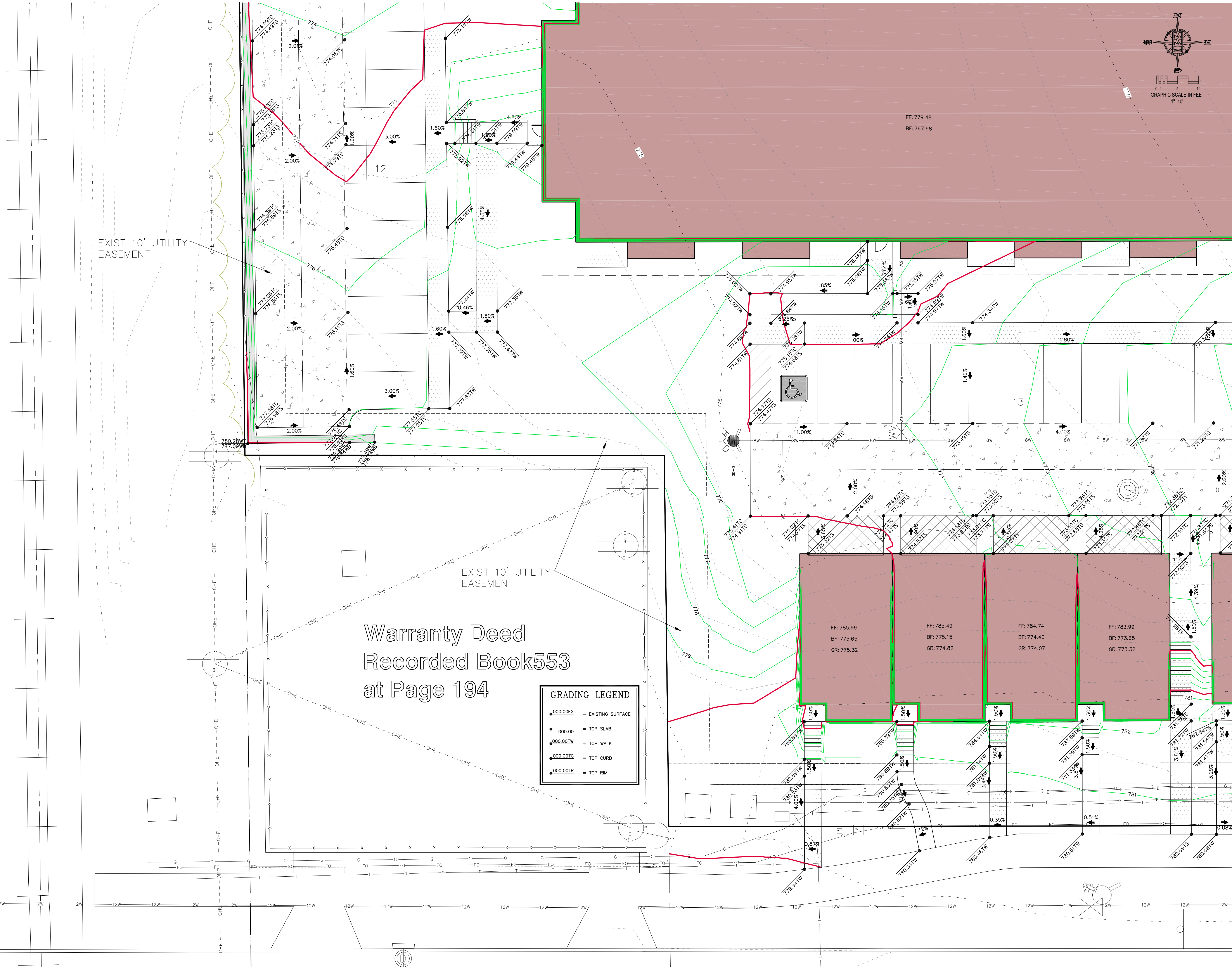
PERMANENT
SEEDING PER SUDAS
SPEC SECTION 9010.
USE PERMANENT
SEED MIX FOR
SLOPES AND
DITCHES PER
SECTION 9010.2.02.B.

- ALL AREAS ADJACENT TO FINISHED BUILDINGS, SIDEWALKS AND PRIVATE DRIVES SHALL BE SEEDED WITH URBAN PERMANENT GRASS SEED PER SUDAS SPECIFICATION 9010.
- ALL OTHER DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING PER SUDAS SPEC SECTION 9010 APPLIED. USE RURAL TEMPORARY EROSION CONTROL MIXTURE PER SECTION 9010.2.02.E.

EROSION CONTROL LEGEND

----- SILT FENCE	----- PERIMETER SILT FENCE
TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	TEMPORARY 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: _____
INLET PROTECTION: 1. PRIOR TO STREET PAVING: INSTALL FABRIC UNDER INTAKE GRATE. 2. FOLLOWING STREET PAVING AND INSTALLATION OF GRATE: INSTALL FILTER SOCK ON ALL UPSLOPE SIDES WITH BLOCKS SUFFICIENT TO POSITION SOCK AROUND THE PERIMETER OF THE INLET GRATE.	OTHER MEASURE: _____
FILTER SOCK BEHIND CURB AT CURB RAMP	OTHER MEASURE: _____

NOTES:
ALL SLOPES GREATER THAN 4:1 SHALL HAVE MATTING MEETING OR EXCEEDING SC150 APPLIED OVER SEEDED SURFACE.
THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, 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.



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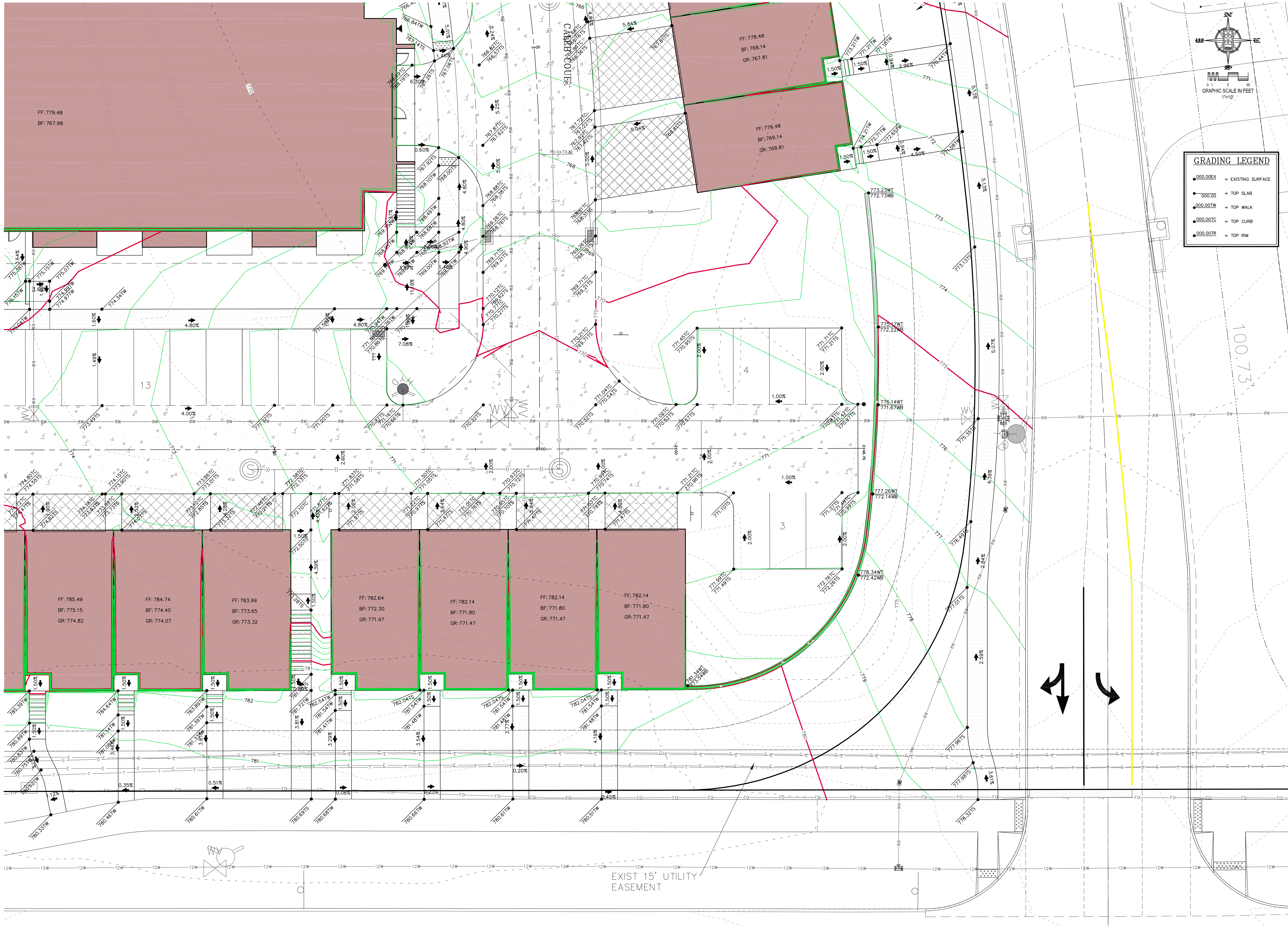
DETAILED GRADING PLAN

LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

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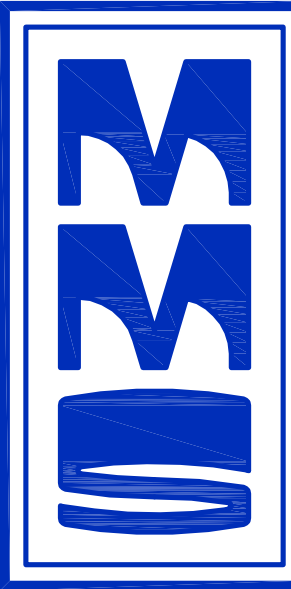
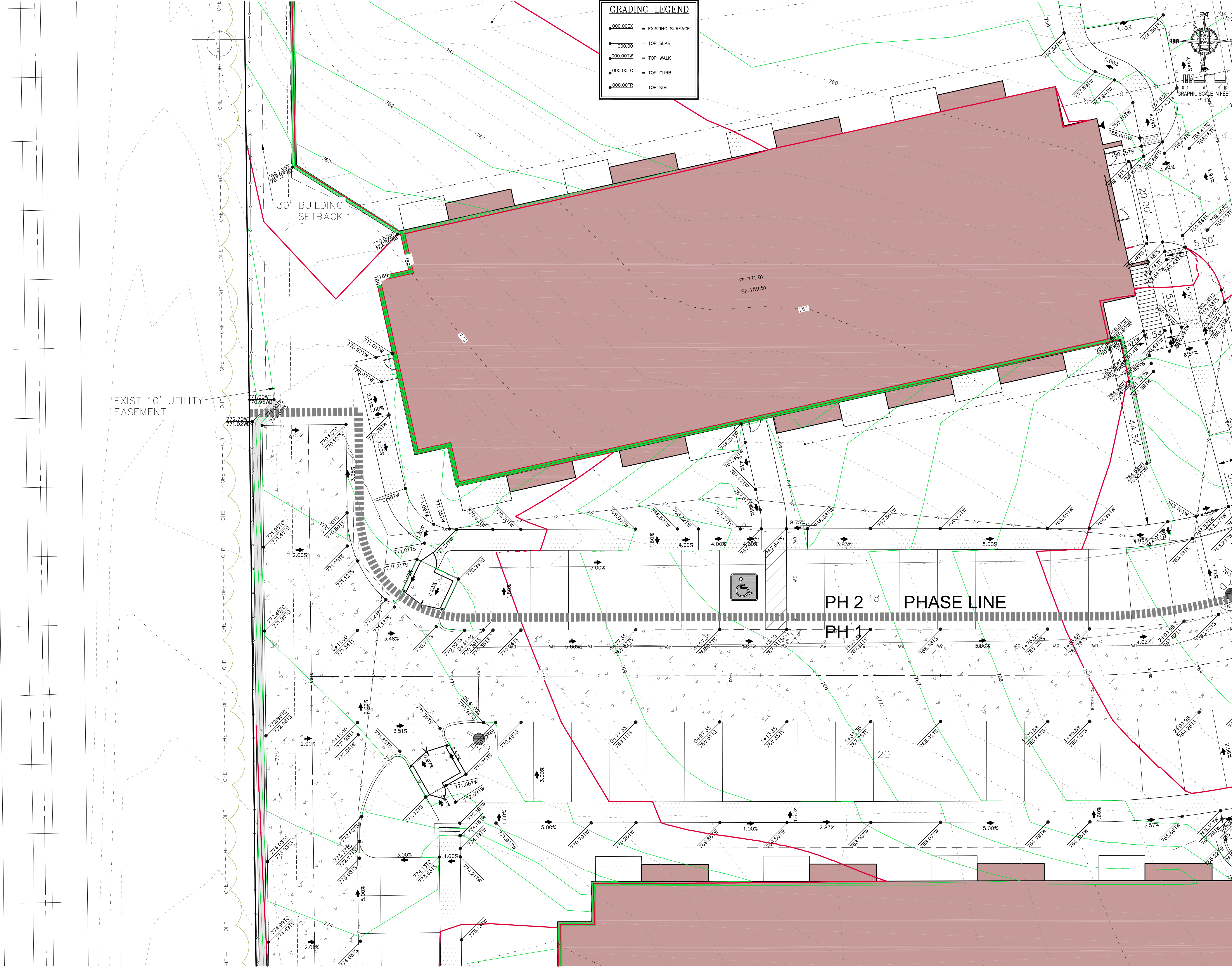
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DETAILED GRADING PLAN

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IOWA CITY	



GRADING LEGEND

- 000.00EX = EXISTING SURFACE
- 000.00 = TOP SLAB
- 000.00TW = TOP WALK
- 000.00TC = TOP CURB
- 000.00TR = TOP RIM



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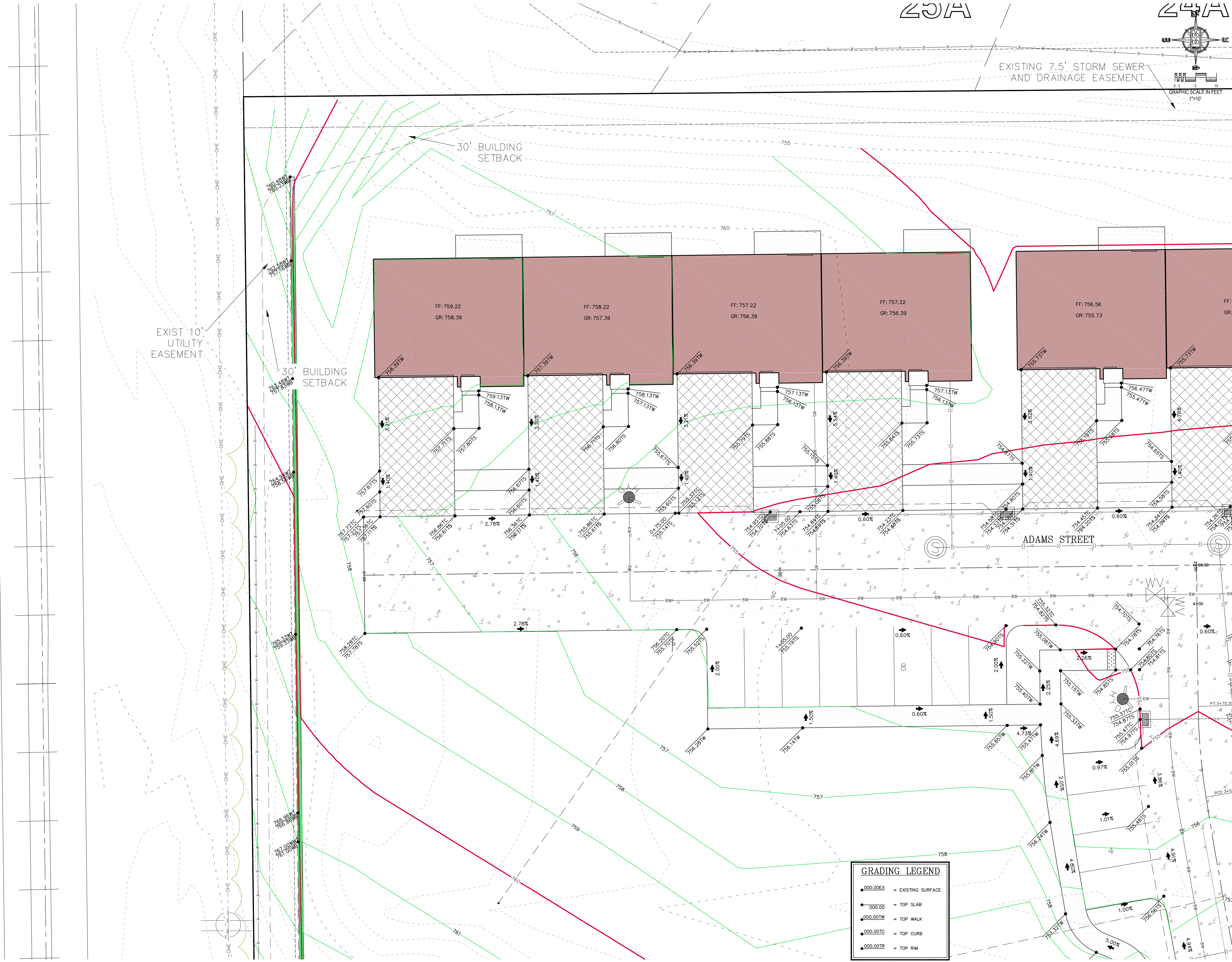
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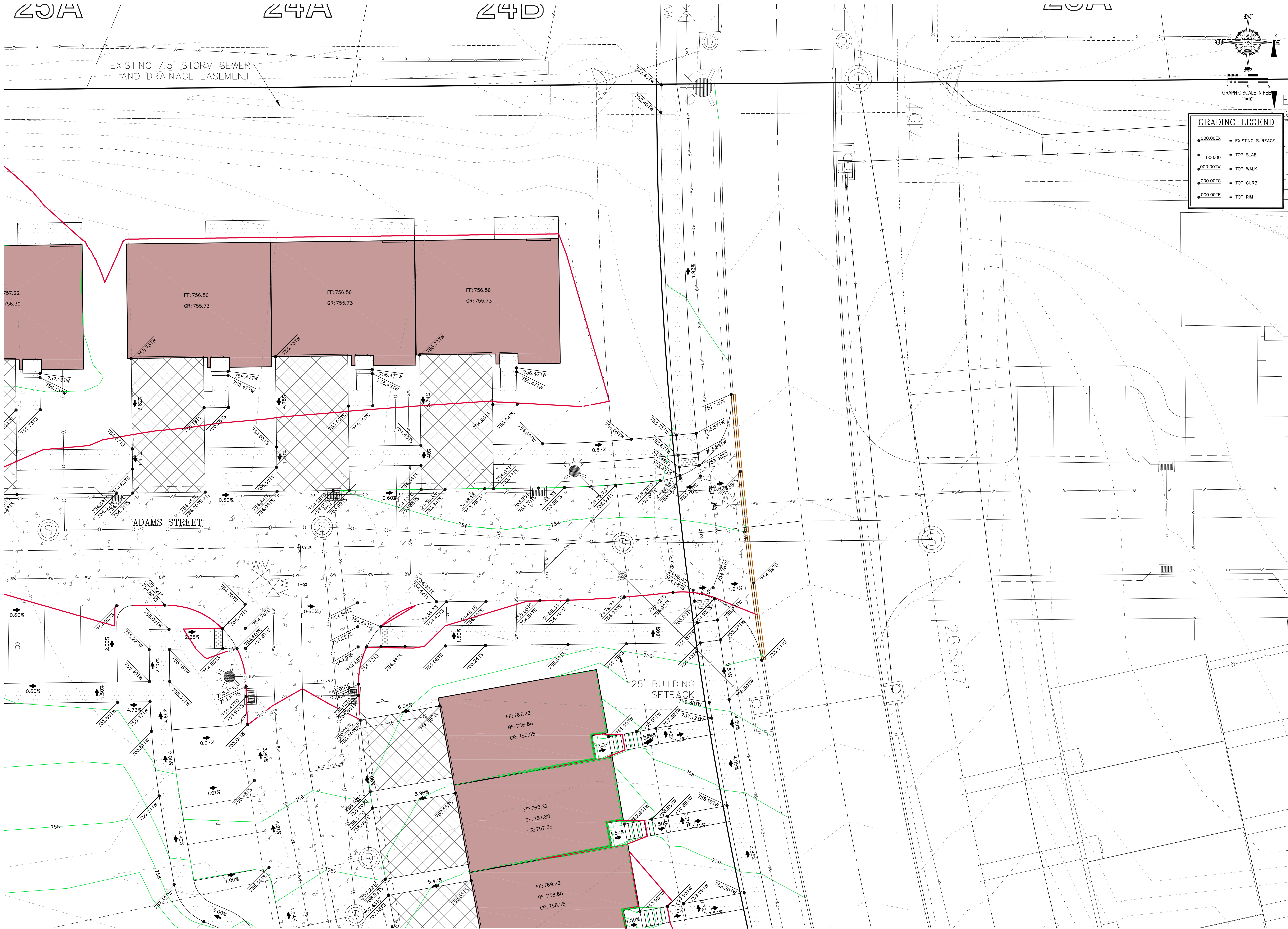
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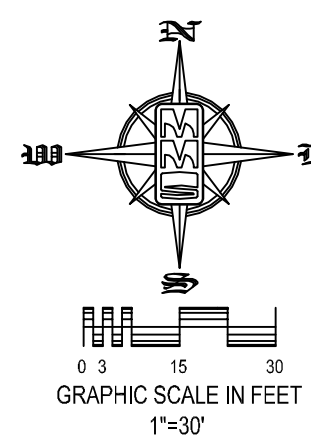
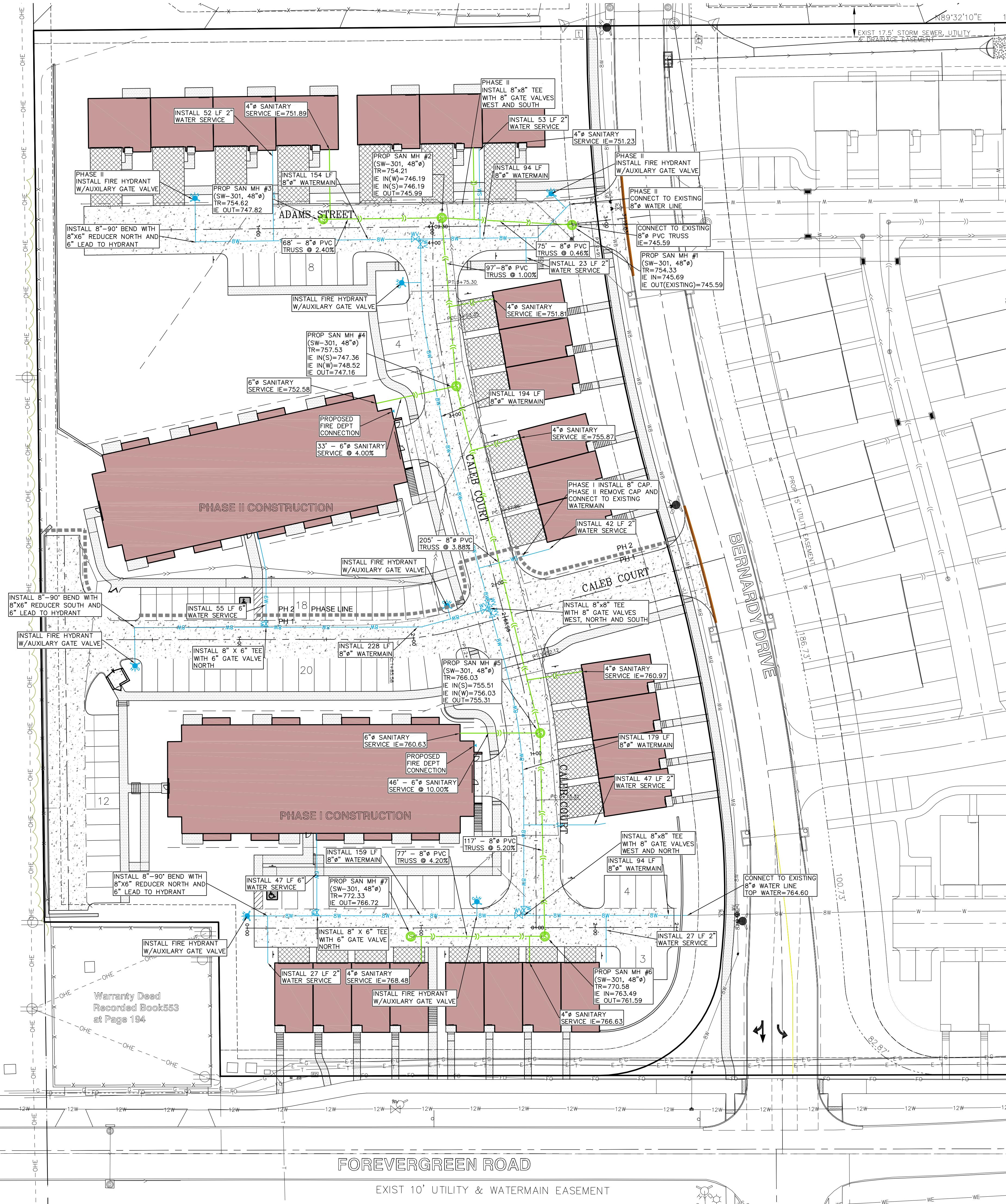
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40B
41A
41B
42A
42B
43A
43B
44A
44B
45A
45B
46A
46B
47A
47B

CORRIDOR COMMERCIAL SUBDIVISION - PART FOUR

CEDAR RAPIDS AND IOWA RAILWAY COMPANY



NOTE:
ALL SANITARY SEWER PRIVATE MAINS AND SERVICES
SHALL BE CONSTRUCTED IN PHASE I.

ALL PRIVATE WATERMAINS, SERVICES AND
HYDRANTS SHALL BE CONSTRUCTED IN PHASE I
EXCEPT PORTIONS NORTH OF CALEB COURT
ENTRANCE DRIVE AS INDICATED ON PLAN.



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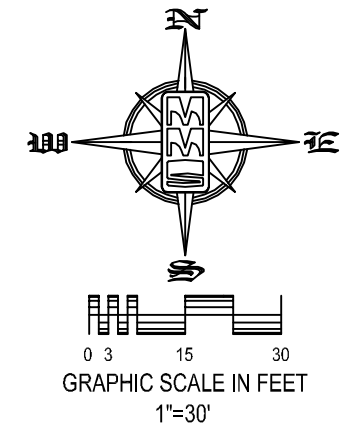
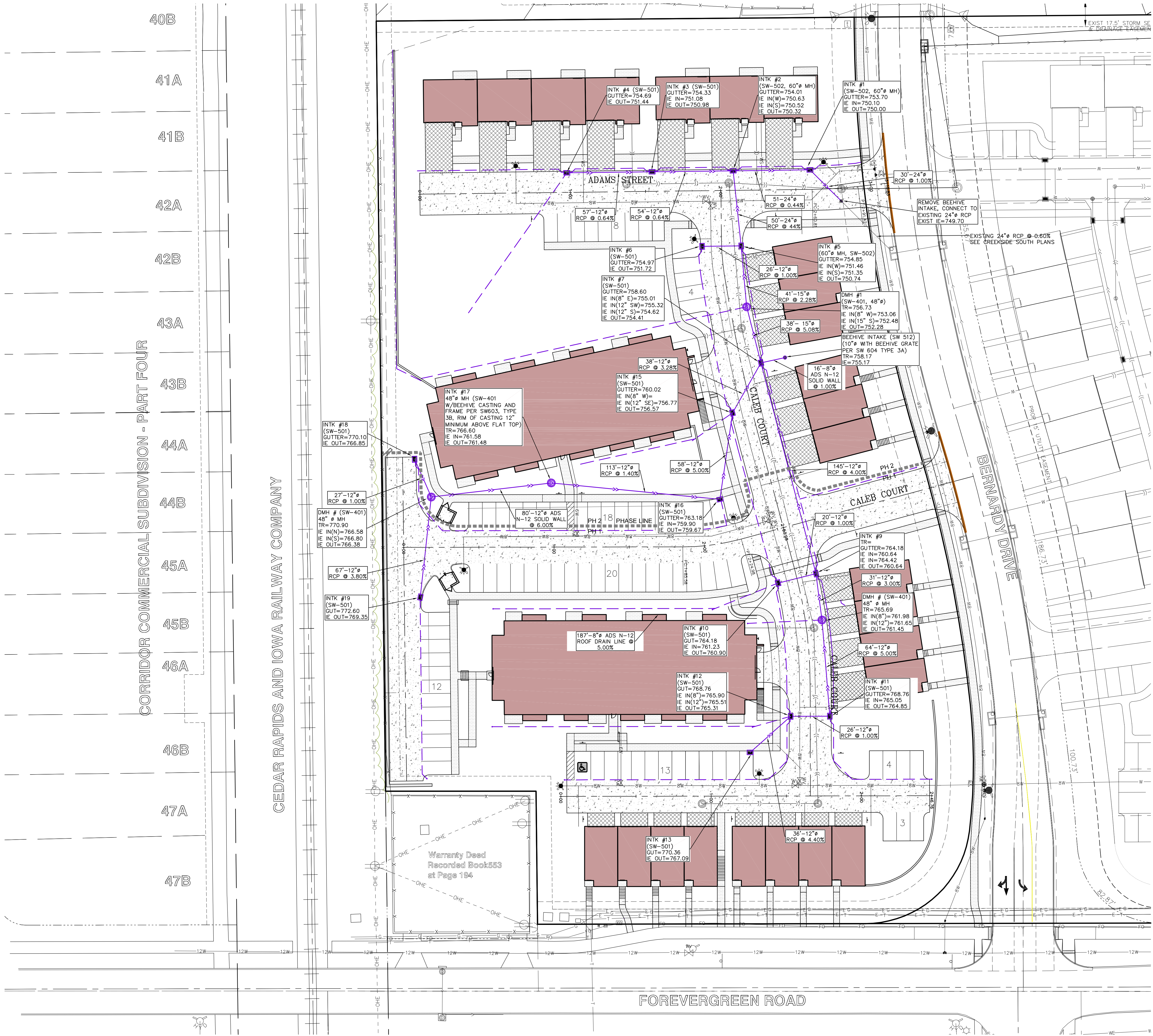
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SANITARY SEWER AND WATERMAIN PLAN

LOT 1,
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MMS CONSULTANTS, INC.	
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NOTE:
ALL STORM SEWERS, INTAKES AND MANHOLES
SHALL BE PHASE I CONSTRUCTION. LONGITUDINAL
SUBDRAINS AND ROOF DRAIN LINES NORTH OF
CALEB COURT ENTRANCE DRIVE SHALL BE PHASE II
AS INDICATED ON PLAN.

NOTE:
INTAKE #14 HAS BEEN OMITTED.



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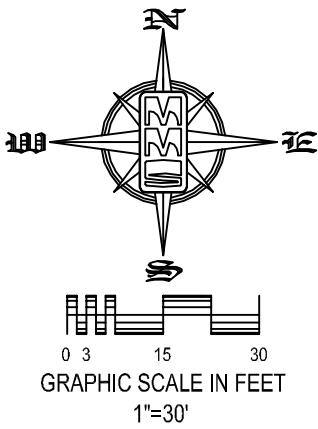
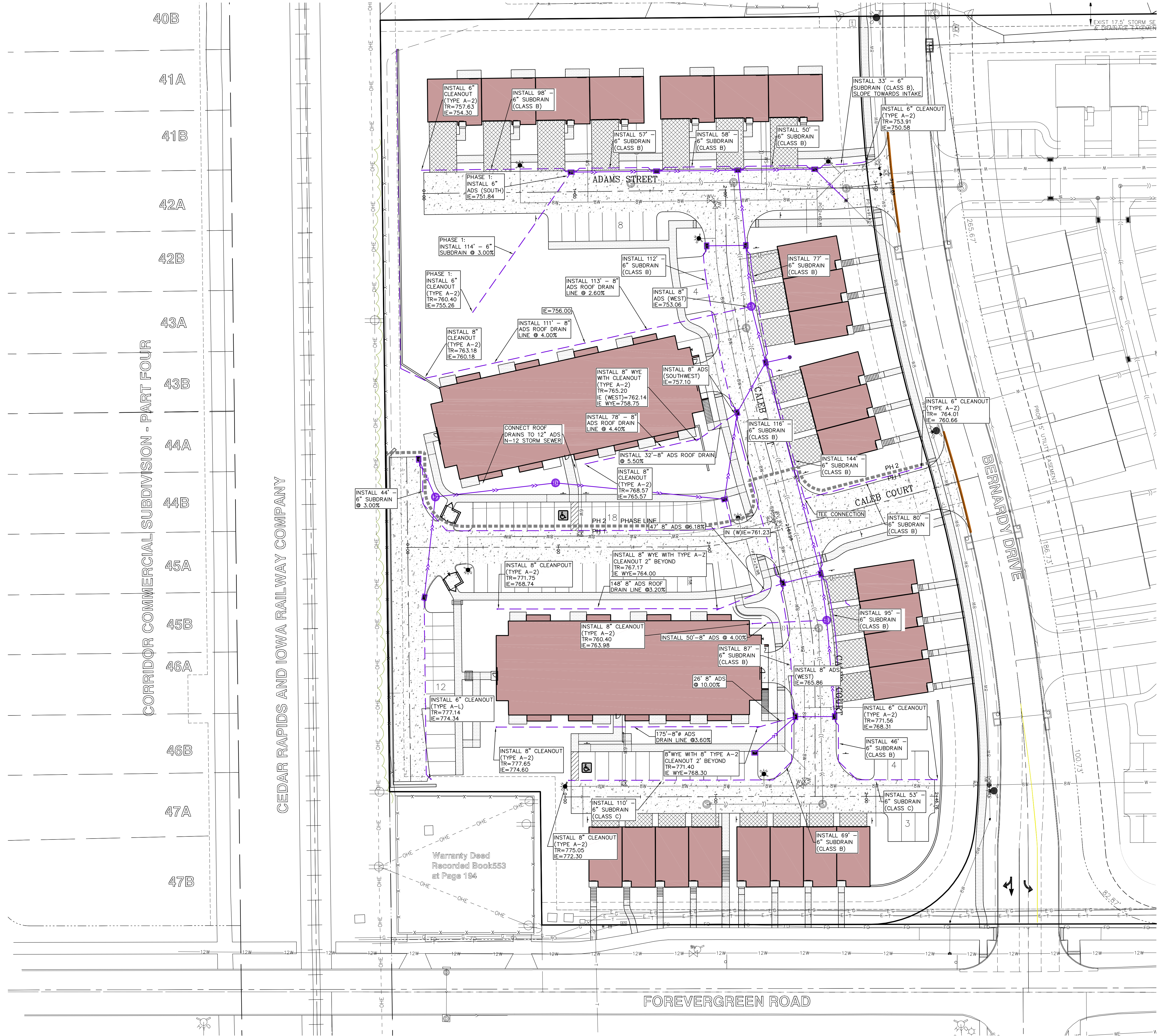
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STORM SEWER PLAN

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NOTE:
1. ALL ROOF DRAIN LINES SHALL BE INSTALLED PER SUDAS FIGURE 3010.103 CLASS F-2.
2. ALL CLEANOUTS SHALL BE INSTALLED PER SUDAS FIGURE 4040.232 TYPE A-2.

NOTE:
ALL STORM SEWERS, INTAKES AND MANHOLES SHALL BE PHASE I CONSTRUCTION. LONGITUDINAL SUBDRAINS AND ROOF DRAIN LINES NORTH OF CALEB COURT ENTRANCE DRIVE SHALL BE PHASE II AS INDICATED ON PLAN.



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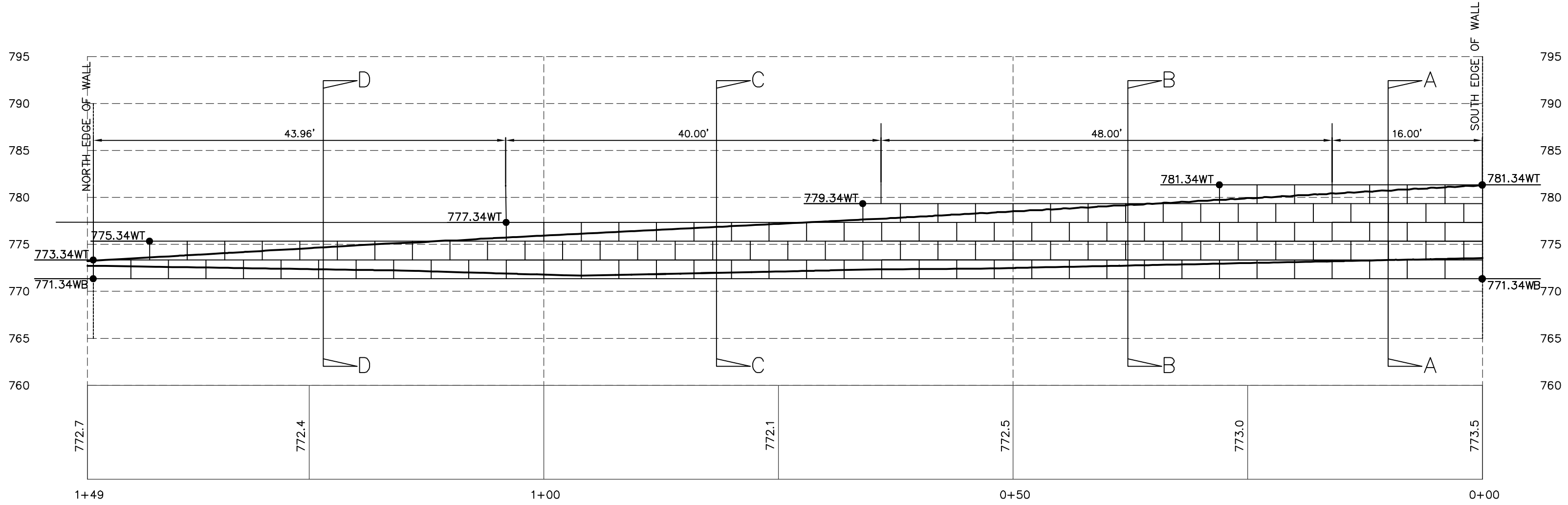
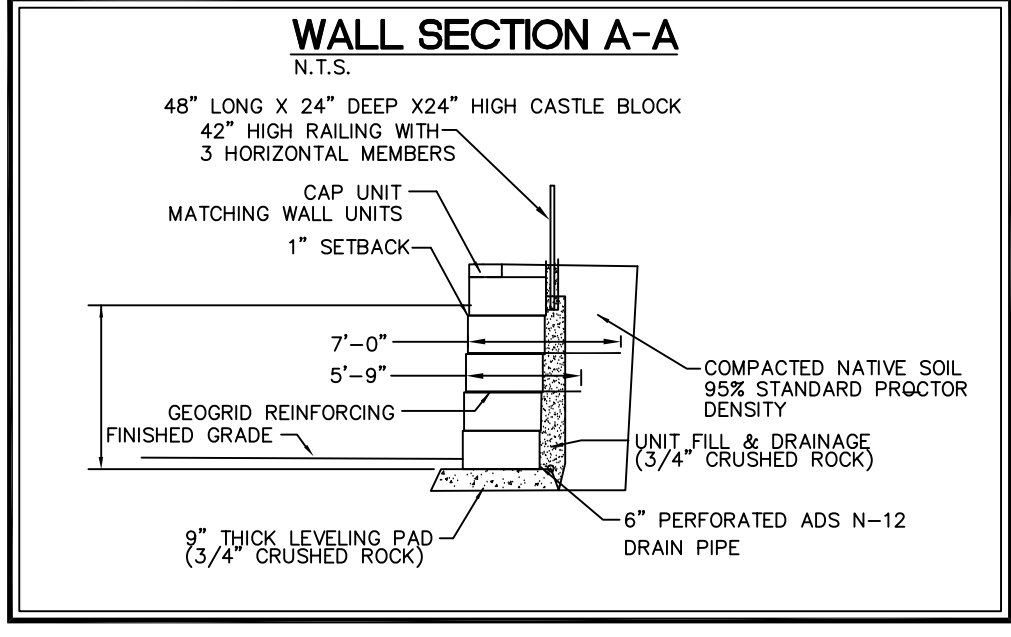
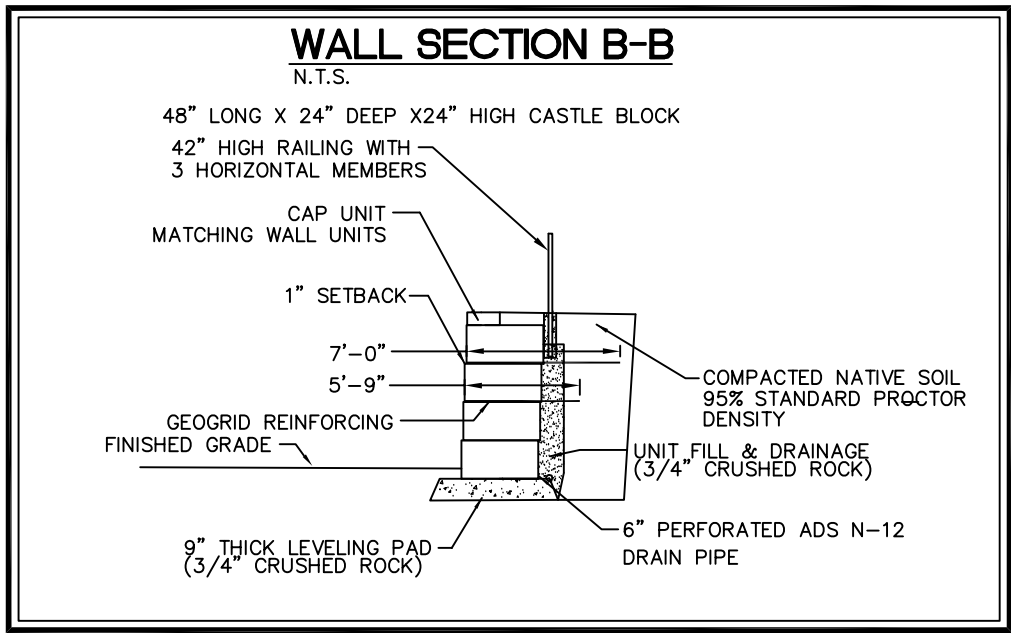
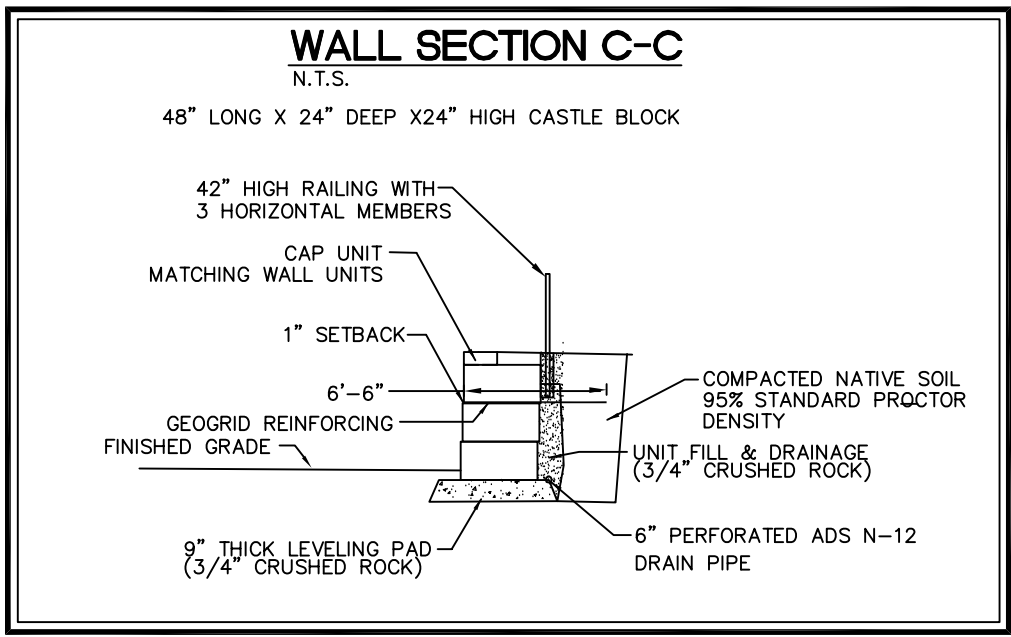
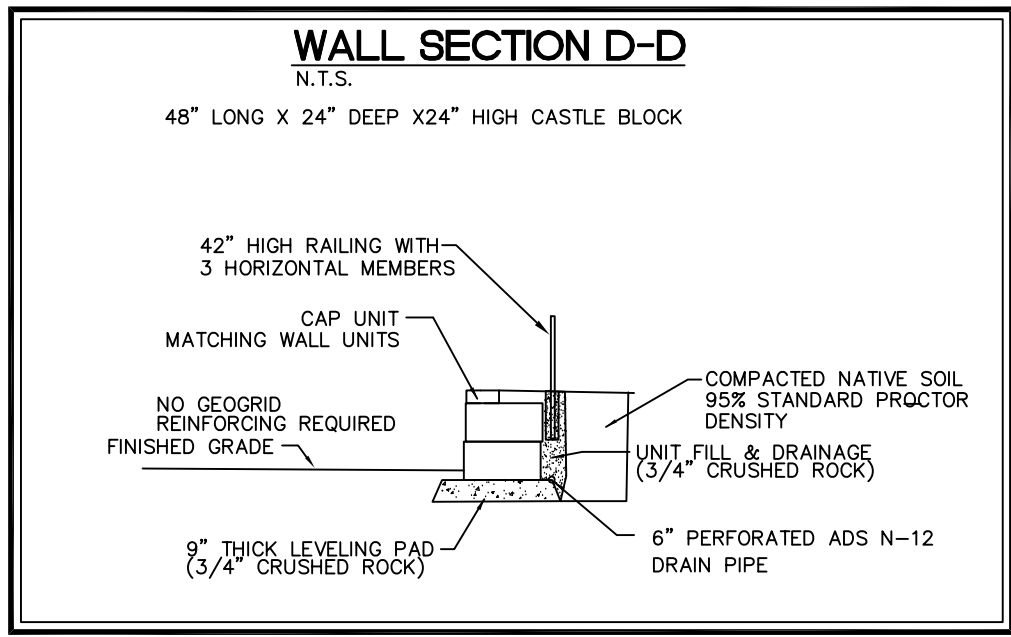
SUBDRAIN
PLAN

LOT 1,
CREEKSIDE SOUTH

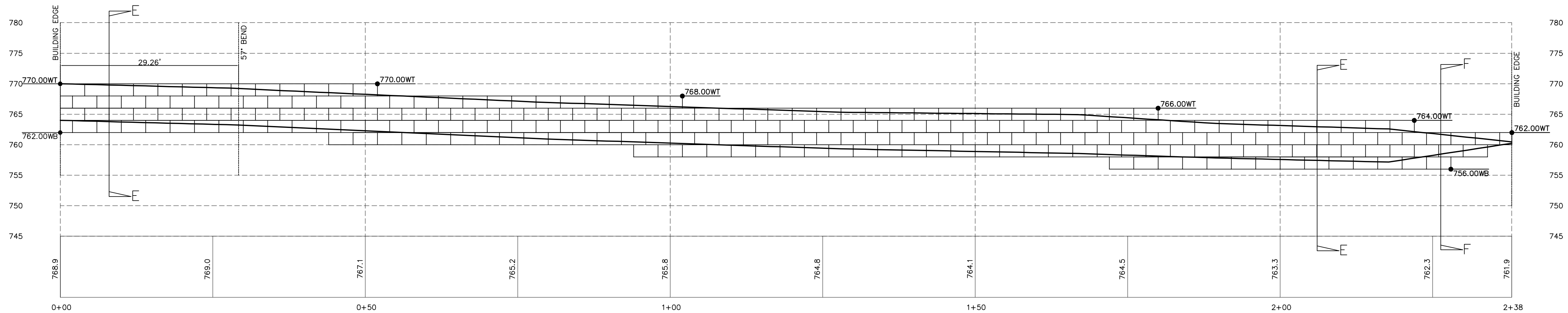
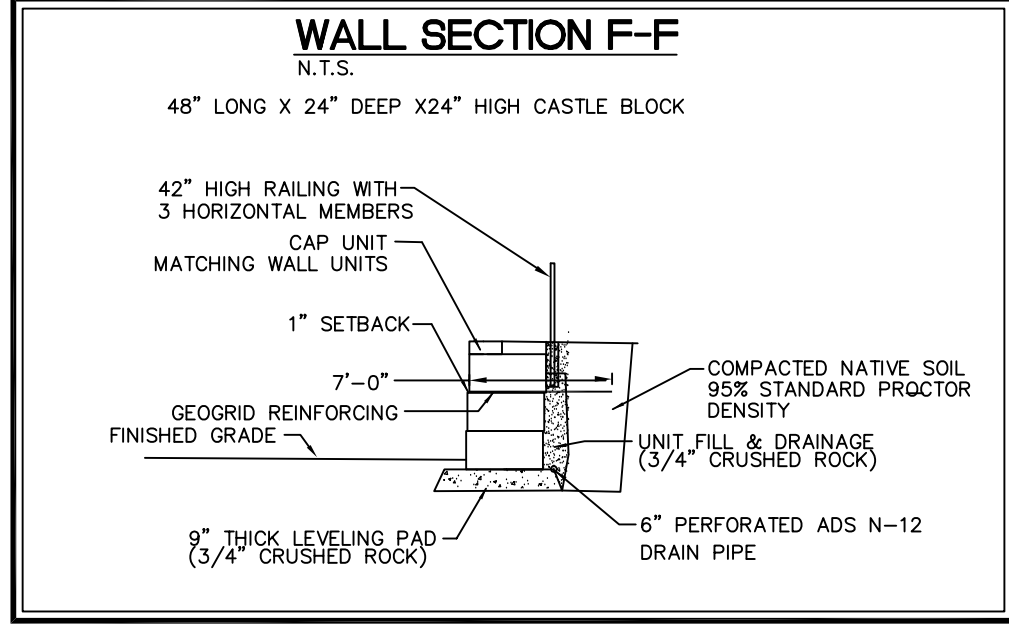
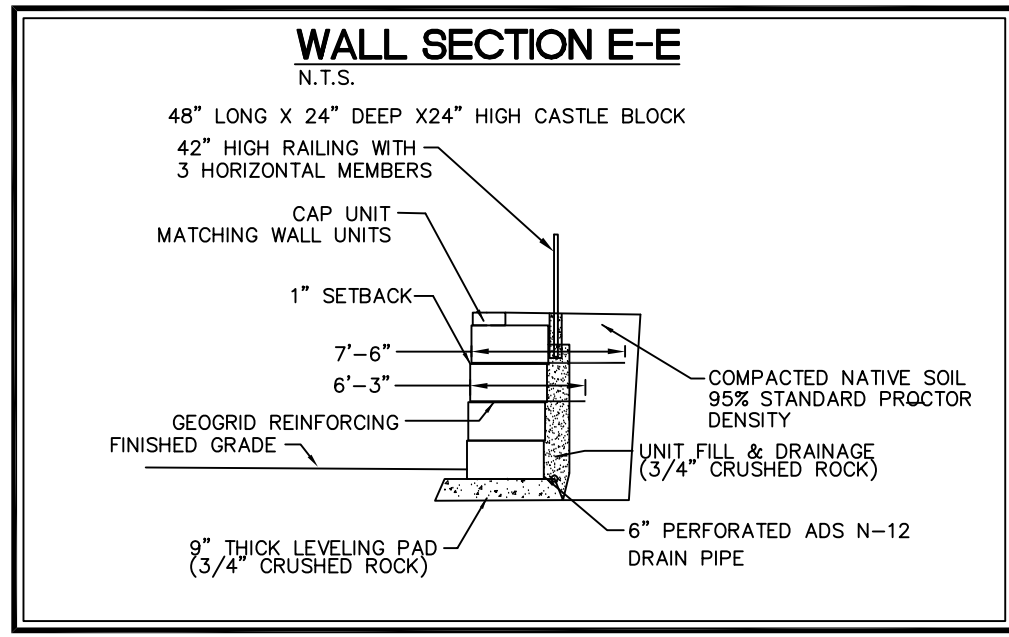
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-02-2016
Designed by:	PVA
Field Book No:	1044,1050
Drawn by:	MAK
Scale:	1"=30'
Checked by:	PVA
Sheet No:	13
Project No:	IOWA CITY 1296225



SOUTHEAST RETAINING WALL
CASTLE BLOCK



NORTHWEST RETAINING WALL
CASTLE BLOCK



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
09-28-16	PER CITY COMMENTS PVALLS
10-04-16	PER CLIENT REQUEST PVALLS
11-03-17	MODIFIED SITE LAYOUT -PVA/MAK
04-24-17	PER CITY COMMENTS -PVA/MAK

RETAINING WALL PROFILES

LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

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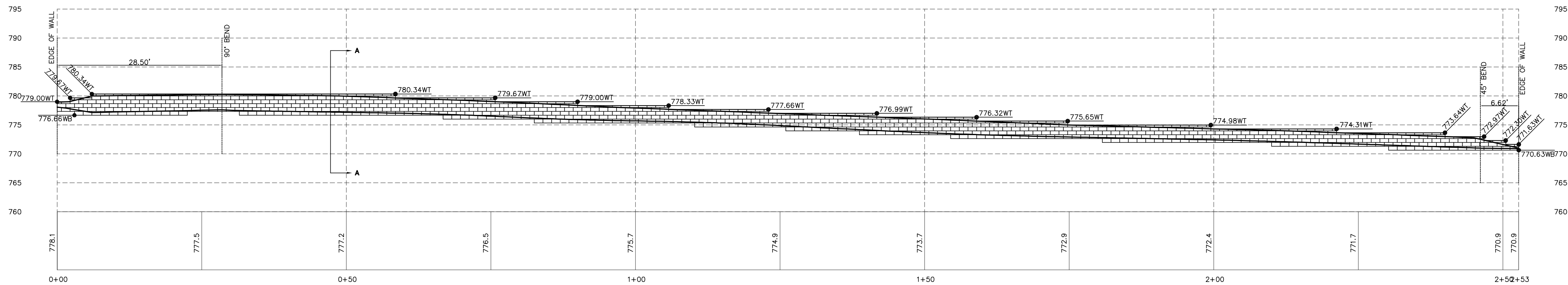


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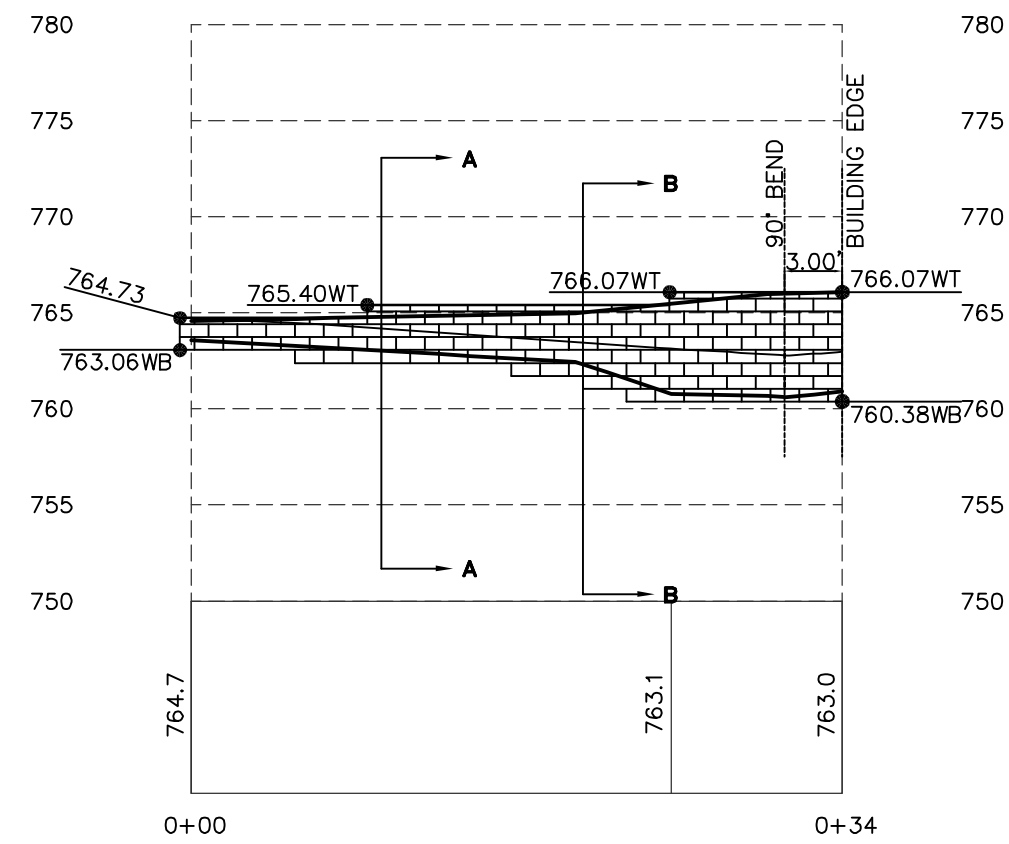
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WEST PARKING RETAINING WALL
KEYSTONE BLOCK



NORTH BUILDING RETAINING WALL
KEYSTONE BLOCK

RETAINING WALL PROFILES

LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

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Field Book No:	1044,1050
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Sheet No:	15

SITE PLAN

LOT 1, CREEKSIDE SOUTH

NORTH LIBERTY, IOWA



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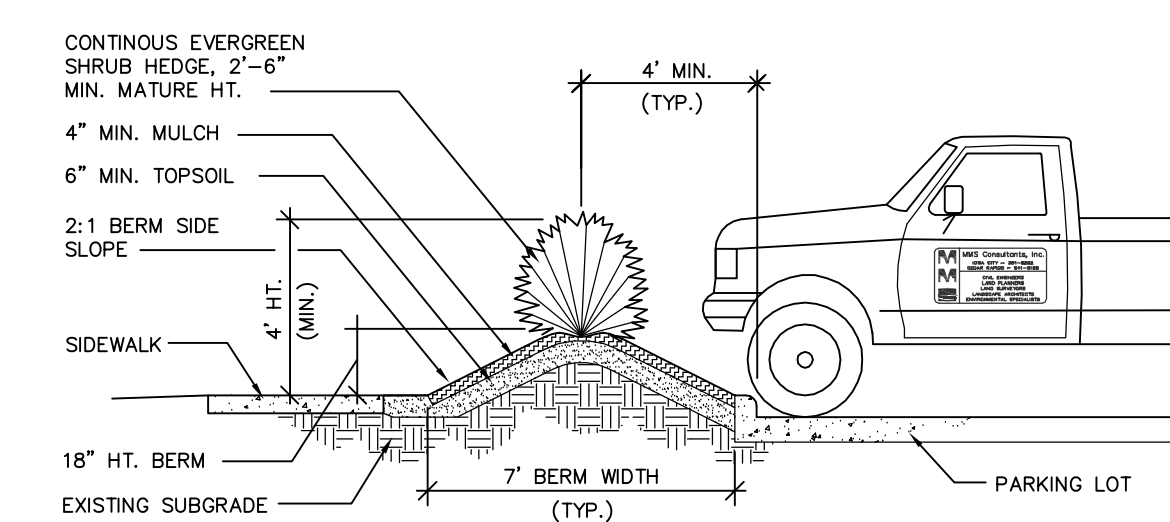
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PLANT LIST - TREES						
QTY	KEY	POTENTIAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
8	AG	ACER GINNALA	AMUR MAPLE	1 1/2" CAL.	D & D	15' X 12'
7	AP	ACER PLATANOIDES 'COLUMNAR'	COLUMNAR MAPLE	2" CAL.	D & D	40' X 15'
4	CA	CORNUS ALTERNAFOLIA	PANODA DOGWOOD	1 1/2" CAL.	D & D	20' X 20'
6	CC	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CAL.	D & D	25' X 25'
5	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2" CAL.	D & D	30' X 20'
6	TH	GRATAEUS CRUSGALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL.	D & D	20' X 15'
8	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 1/2" CAL.	D & D	15' X 15'
5	AH	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM / MUSCLEWOOD	6-8" HT.	D & D	25' X 25'
2	PP	PICEA PENSILVENSIS 'BLAUKE'	COLORADO BLUE SPRUCE	6" HT.	D & D	50' X 25'
3	PS	PINUS STROBUS	WHITE PINE	6" HT.	D & D	75' X 30'
11	SD	SORBUS DECORA	SHOWY MOUNTAIN ASH	1 1/2" CAL.	D & D	15' X 12'

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUND COVER						
QTY	KEY	POTENTIAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
594	HV	HEMEROCALLIS VARIETIES	DAYLILY VARIETIES	12" HT.	CONT.	2' X 2'
140	JC	JUNIPERUS CHINENSIS 'MANEY'	MANEY CHINESE JUNIPER	15" HT.	CONT.	4' X 6'
251	SA	SPIRAEA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	10" HT.	CONT.	3' X 3'
119	VC	VIBURNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN GRABERRY BUSH VIBURNUM	24" HT.	CONT.	5' X 5'

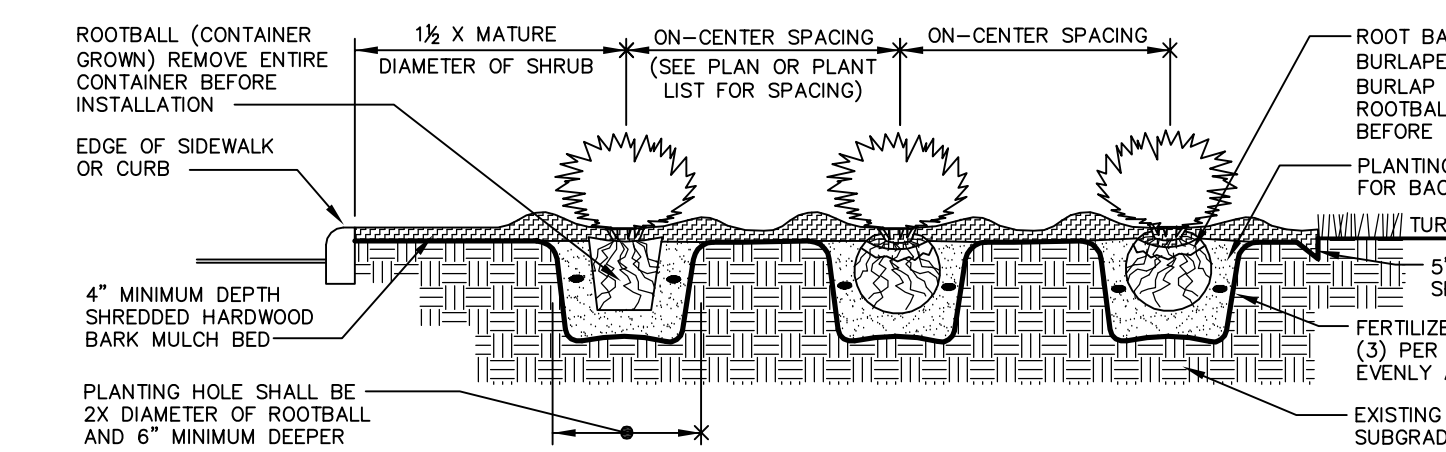
TYPICAL HEADLIGHT SCREENING DETAIL

N.T.S.



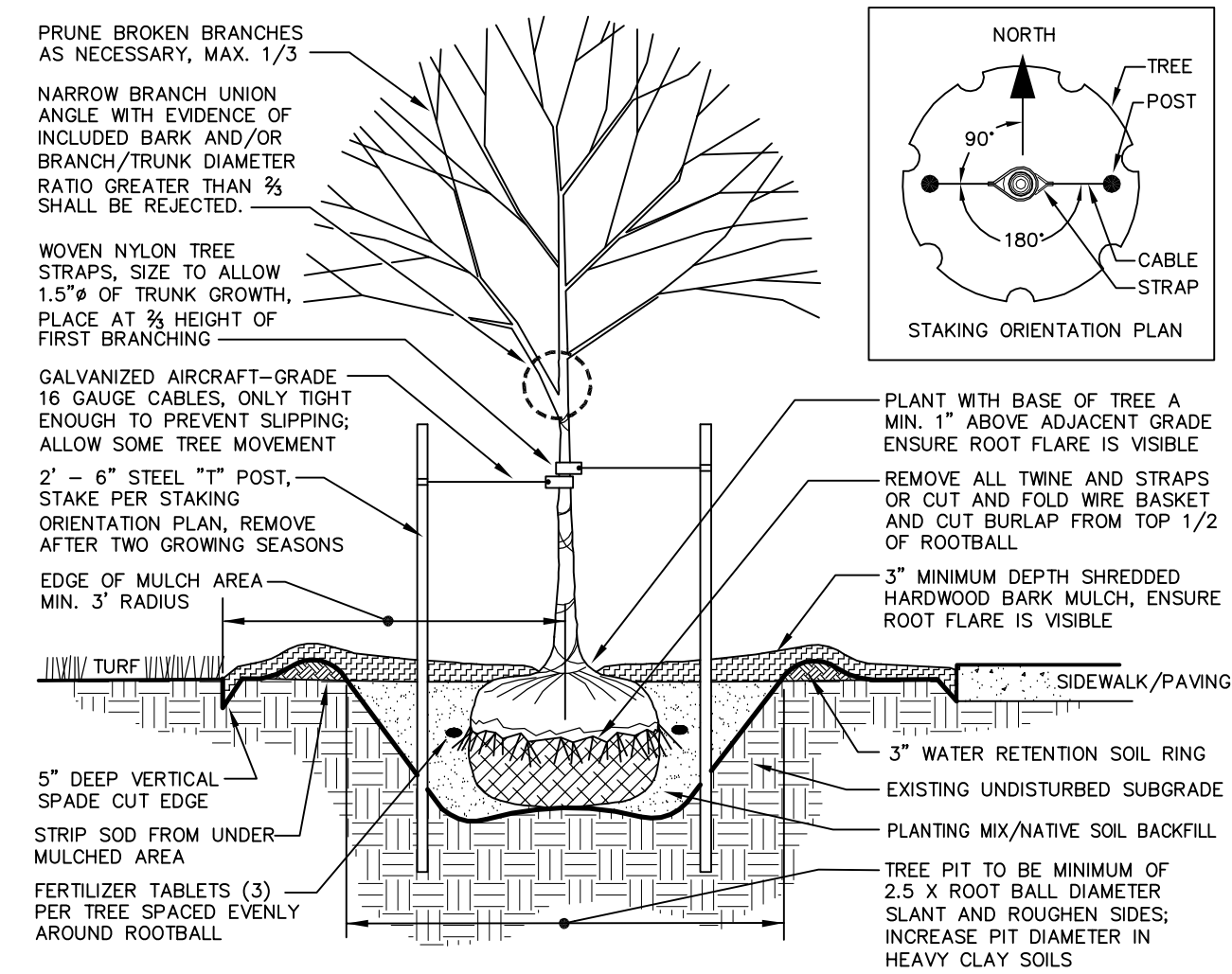
SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.



NOTE:
1. ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW.

TREE REQUIREMENTS:
1 TREE WITHIN 40' OF EACH SPACE
PARKING LOT SCREENING WITH PLANTINGS AND BERMS
1 TREE / 750 SF MULTI-FAMILY BUILDING FOOTPRINT
42,551 @ 1/750 SF = 57 TREES
TOTAL TREES REQUIRED = 57 TREES
TOTAL TREES PROVIDED = 58 TREES

SHEET INDEX

- 1 TITLE SHEET/OVERALL LAYOUT PLAN
- 2 LAYOUT AND DIMENSION PLAN
- 3 LAYOUT AND DIMENSION PLAN
- 4 GRADING PLAN AND SWPPP
- 5 DETAILED GRADING PLAN
- 6 DETAILED GRADING PLAN
- 7 INTERSECTION DETAILS
- 8 SIDEWALK DETAILS
- 9 SANITARY SEWER AND WATERMAIN PLAN
- 10 STORM SEWER PLAN
- 11 LANDSCAPE PLAN
- 12 LANDSCAPE DETAIL PLAN
- 13 GENERAL NOTES AND DETAILS
- 14 GENERAL NOTES AND DETAILS

LANDSCAPE PLAN

LOT 1, CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

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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

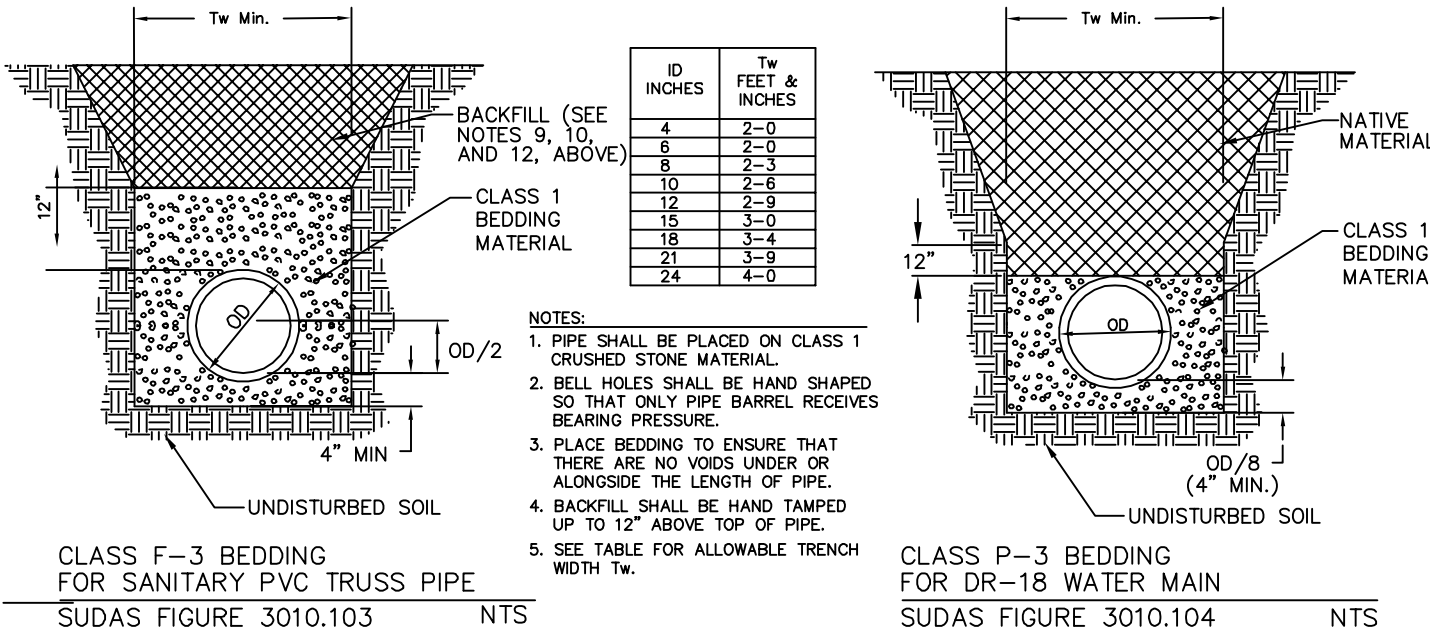
- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE SUDAS STANDARD SPECIFICATIONS MANUAL (2016 EDITION). CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF NORTH LIBERTY'S SUPPLEMENT TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- ALL TRENCH EXCAVATIONS SHALL BE COMPLETED IN ACCORDANCE WITH SUDAS SPECIFICATION SECTION 3010.
- CONTRACTOR SHALL PROVIDE CLASS 1 CRUSHED STONE ENCASEMENT BEDDING ACCORDING TO SUDAS SPECIFICATION 3010.2.02.A FOR ALL SANITARY SEWER 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).
- CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF NORTH LIBERTY PRIOR TO INSTALLING FLEXIBLE COUPLINGS ON SANITARY SEWERS. F APPROVED COUPLING SHALL BE FERRO 5000 SERIES STRONG BACK COUPLER.
- 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.
- ALL SANITARY SEWER TRENCHES 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*
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- GRANULAR TRENCH BACKFILL SHALL BE CLASS 1 CRUSHED STONE CONFORMING TO SUDAS SPECIFICATION 3010.2.02.A. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- ALL WATER MAIN TRENCHES 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 SHALL BE EXTENDED TO THE FOUNDATION LINE OF THE BUILDING BEING SERVED.
- ALL WATER SEWER SERVICE LINES SHALL BE EXTENDED TO:
 - FOR 3 UNIT AND 4 UNIT BUILDINGS, ONE SERVICE TO THE LOCATION INDICATED WITH A CURB STOP INSTALLED AT THE END OF THE SERVICE. WHEN THE BUILDING IS CONSTRUCTED, A MANHOLD SHALL BE INSTALLED OUTSIDE THE BUILDING WITH INDIVIDUAL CURB STOPS FOR EACH DWELLING.
 - FOR 27 UNIT BUILDINGS, ONE SERVICE EXTENDED 5' INSIDE THE FOUNDATION LINE. THE SERVICE WILL BE SPLIT INTO A FIRE SERVICE AND DOMESTIC SERVICE INSIDE THE BUILDING, AN ACCESSIBLE METER ROOM IS PROVIDED IN THE BASEMENT OF THE BUILDING.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.
- ALL WATER MAINS AND WATER SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- 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. PLUG ALL INLETS AND OUTLETS TO RESIST THE TEST PRESSURE.		8	4.0
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.		10	5.0
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.		12	6.0
E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.		15	7.0
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.		18	8.5
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.		21	10.0
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.		24	11.5
I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.		27	13.0
		30	14.0
		36	17.0
		42	20.0
		48	23.0
		54	25.5
		60	28.5

22) 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.

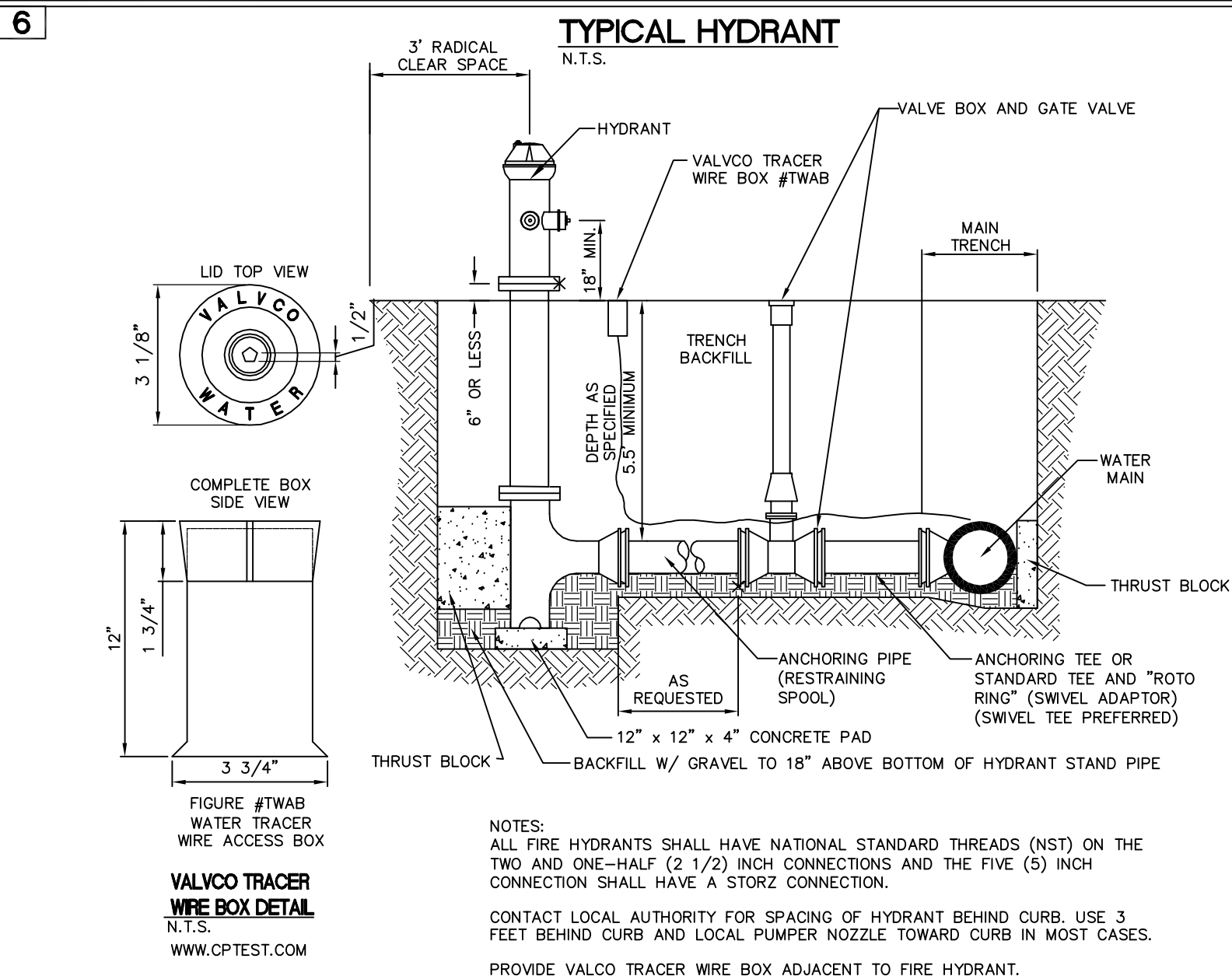
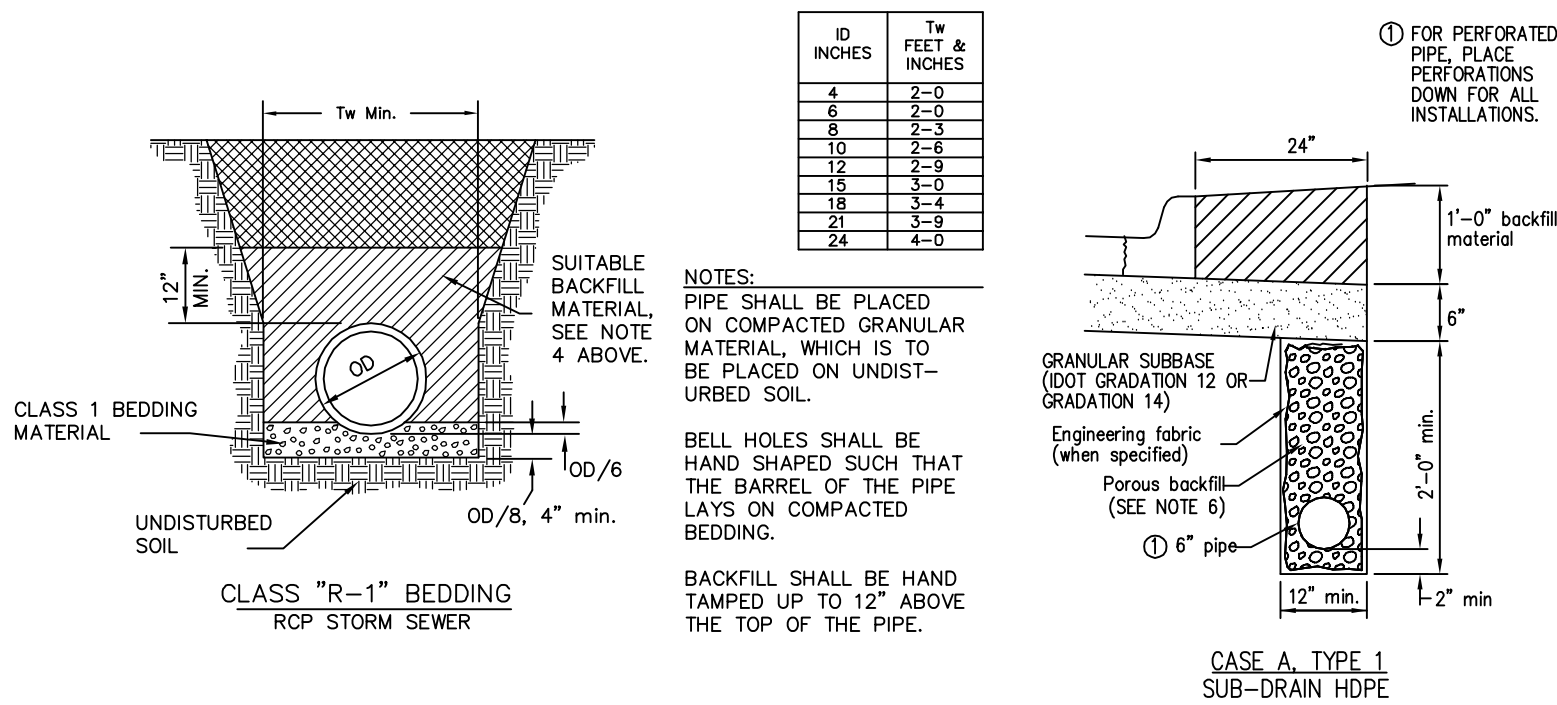
23) MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL. MANHOLE FRAMES IN PAVING SHALL ALSO BE NON-ROCKING. ALL SANITARY SEWER MANHOLE LIDS SHALL HAVE THE WORDS "SANITARY SEWER" CAST INTO THEIR LIDS. ALL SANITARY SEWER FRAMES SHALL HAVE AN EXTERNAL CHIMNEY SEAL INSTALLED.



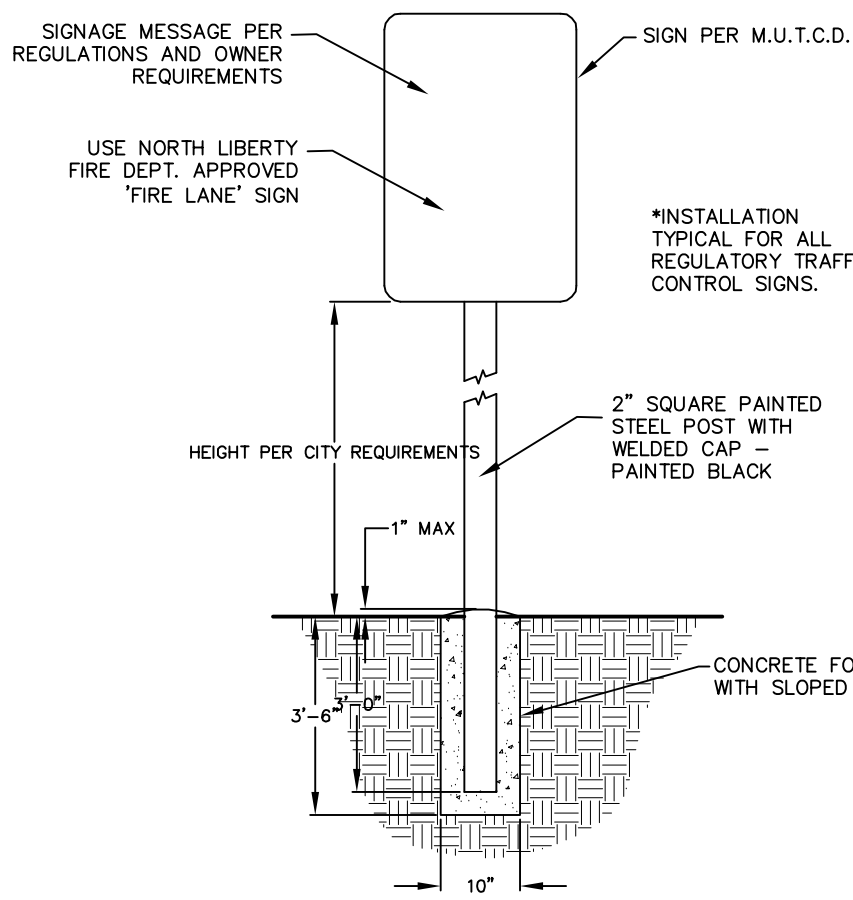
WHERE PUBLIC OR PRIVATE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES 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.

STORM SEWER AND SUB-SURFACE CONSTRUCTION NOTES

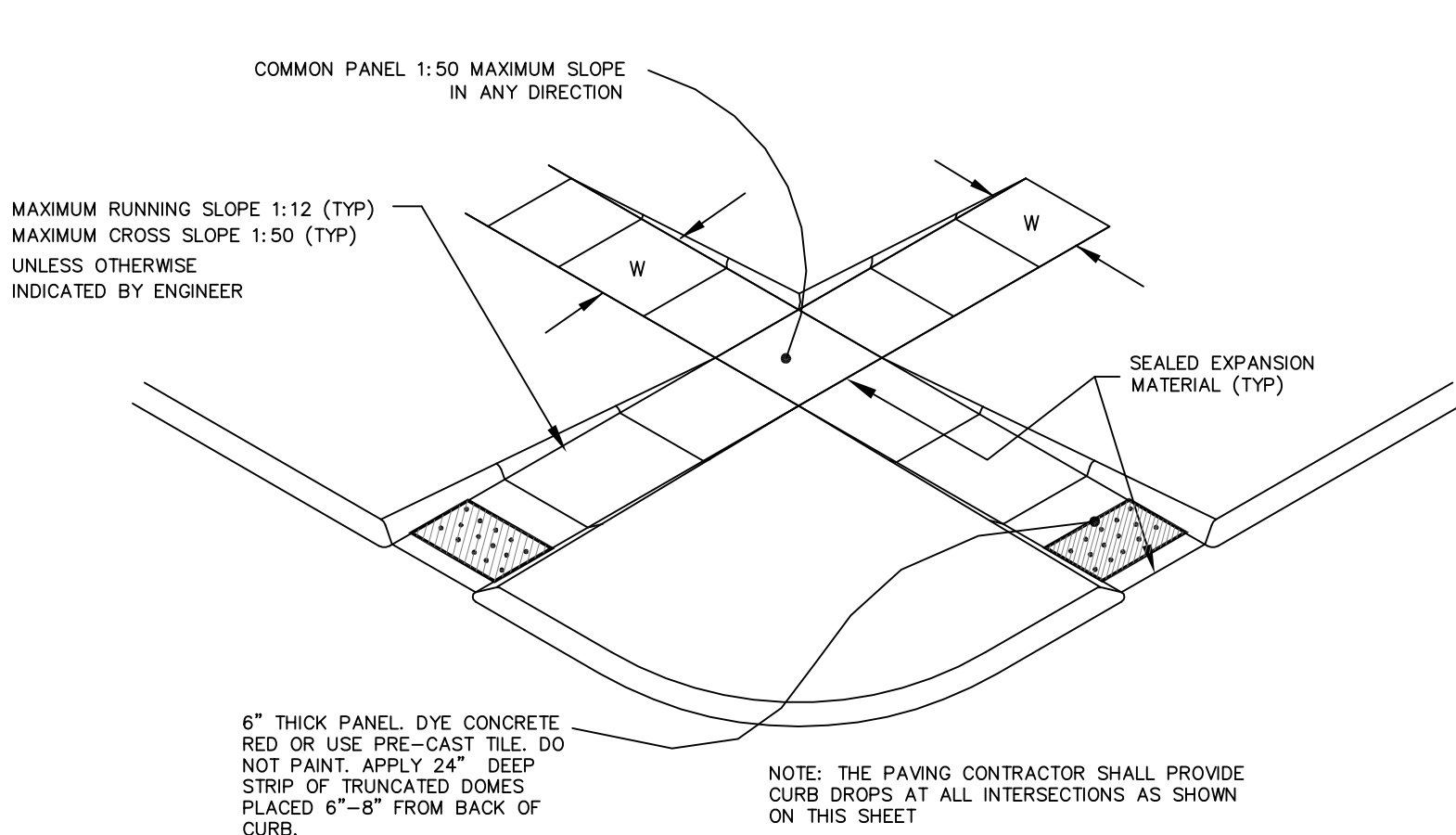
- ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL CONFORM TO PLANS AND DETAILS PREPARED FOR THIS PROJECT BY MMS CONSULTANTS, INC.
- ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
- ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE CLASS III UNLESS NOTED 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 COMPACTION 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.



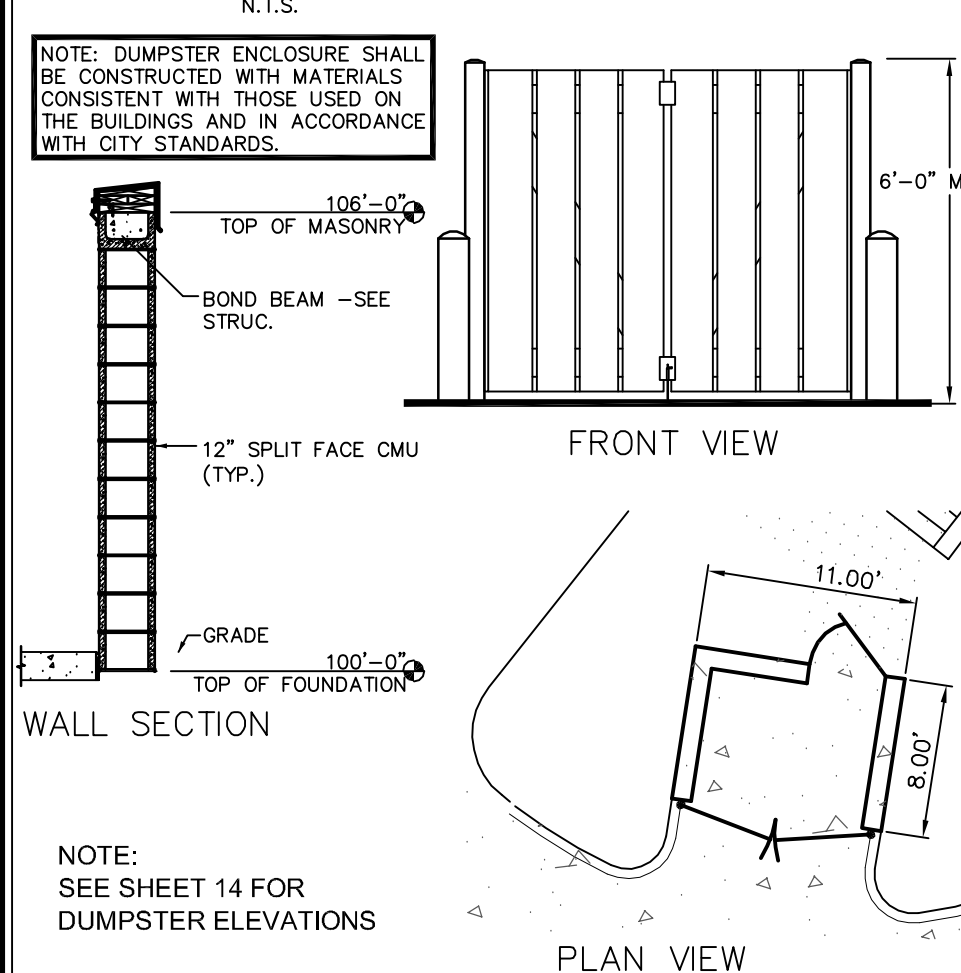
REGULATORY SIGN DETAIL



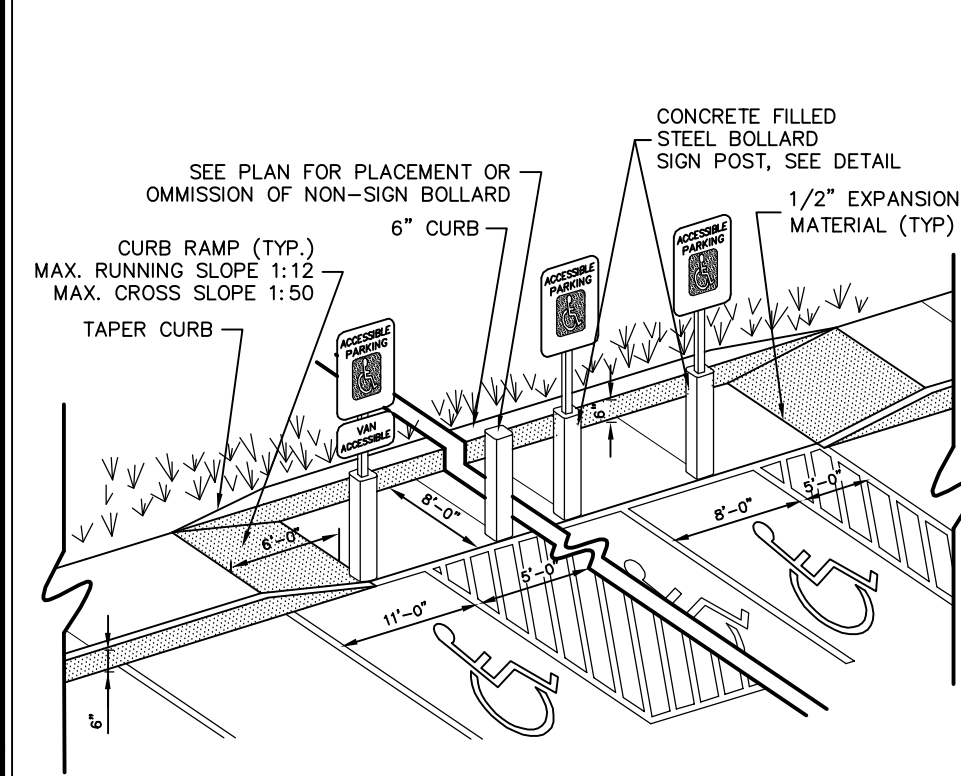
CURB DROP FOR SIDEWALK



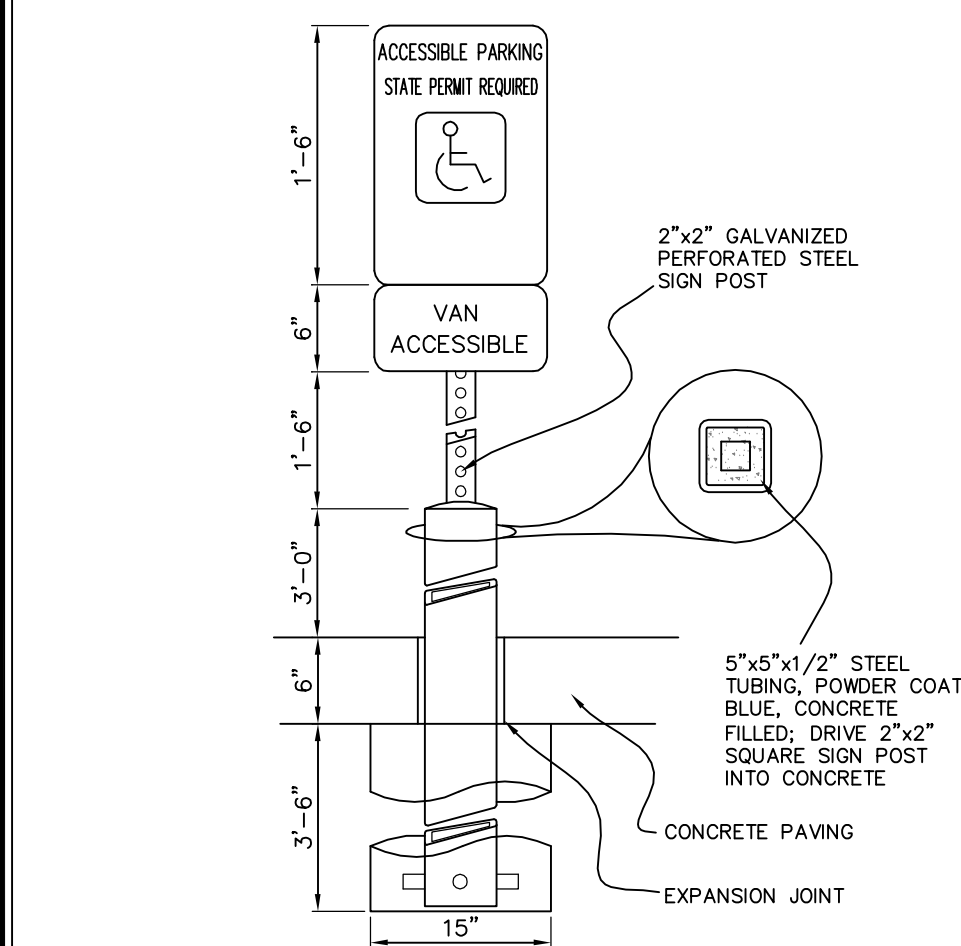
TRASH ENCLOSURE DETAIL



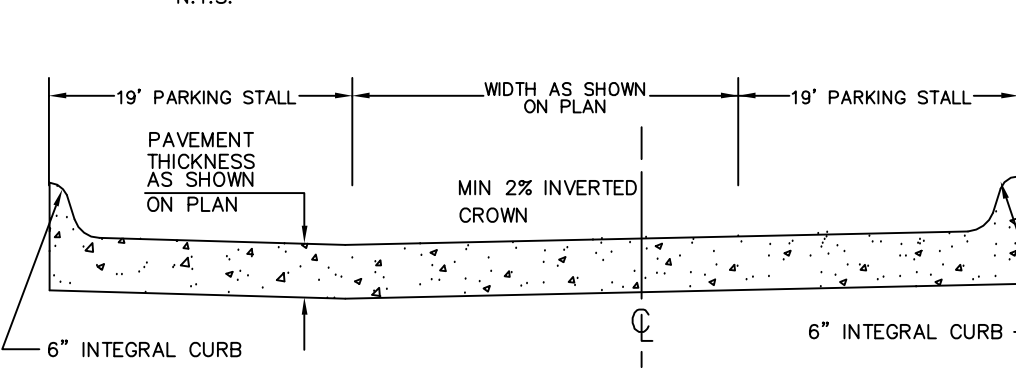
ACCESSIBLE PARKING DETAIL



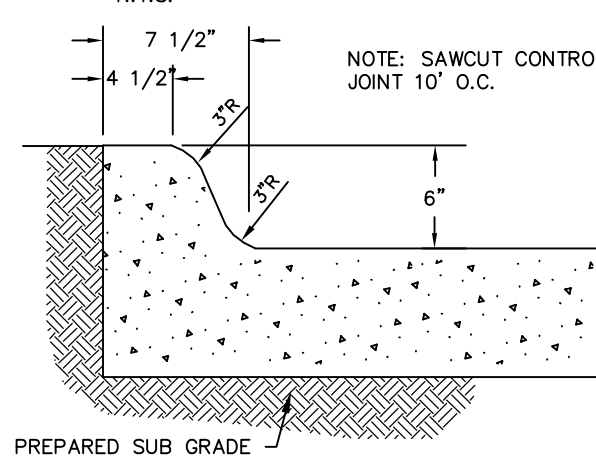
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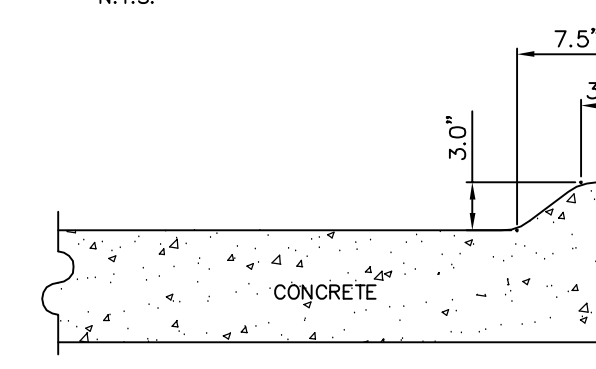
TYPICAL DRIVE/PARKING SECTION



STANDARD CURB DETAIL



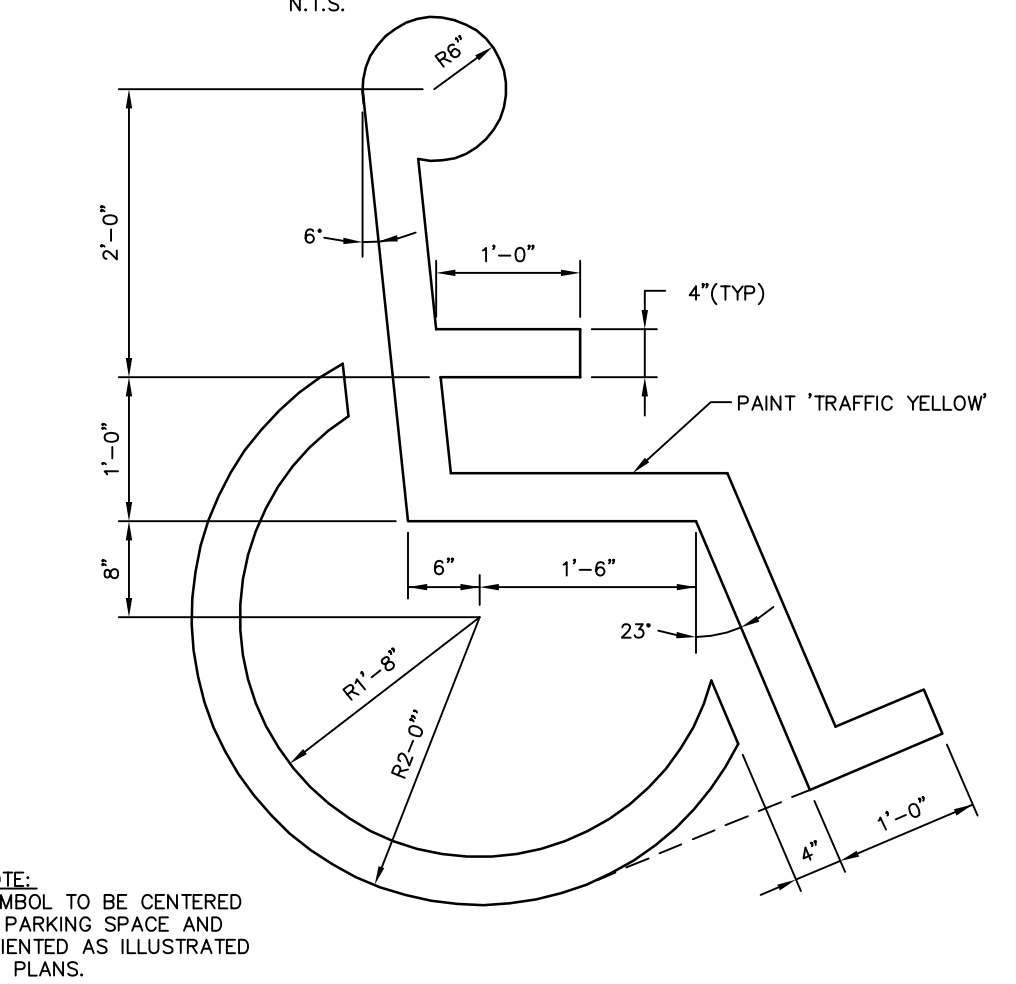
3' ROLL CURB DETAIL



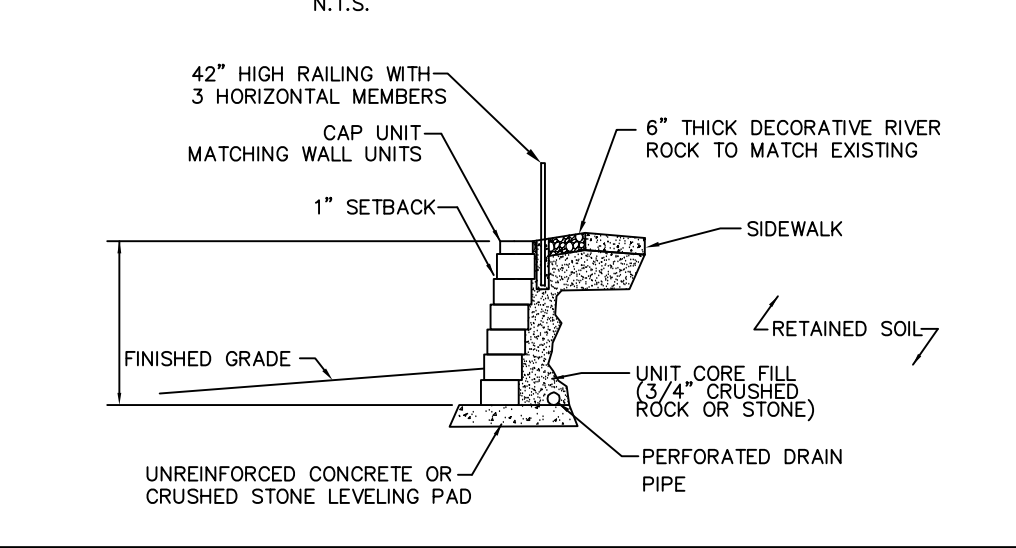
PAVING CONSTRUCTION NOTES

- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
- SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

ACCESSIBLE PARKING SYMBOL



TYPICAL WALL SECTION



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
09-28-16	PER CITY COMMENTS PVA11S
10-04-16	PER CLIENT REQUEST PVA11S
11-03-17	MODIFIED SITE LAYOUT PVA11S
04-24-17	PER CITY COMMENTS PVA11S

GENERAL NOTES AND DETAILS

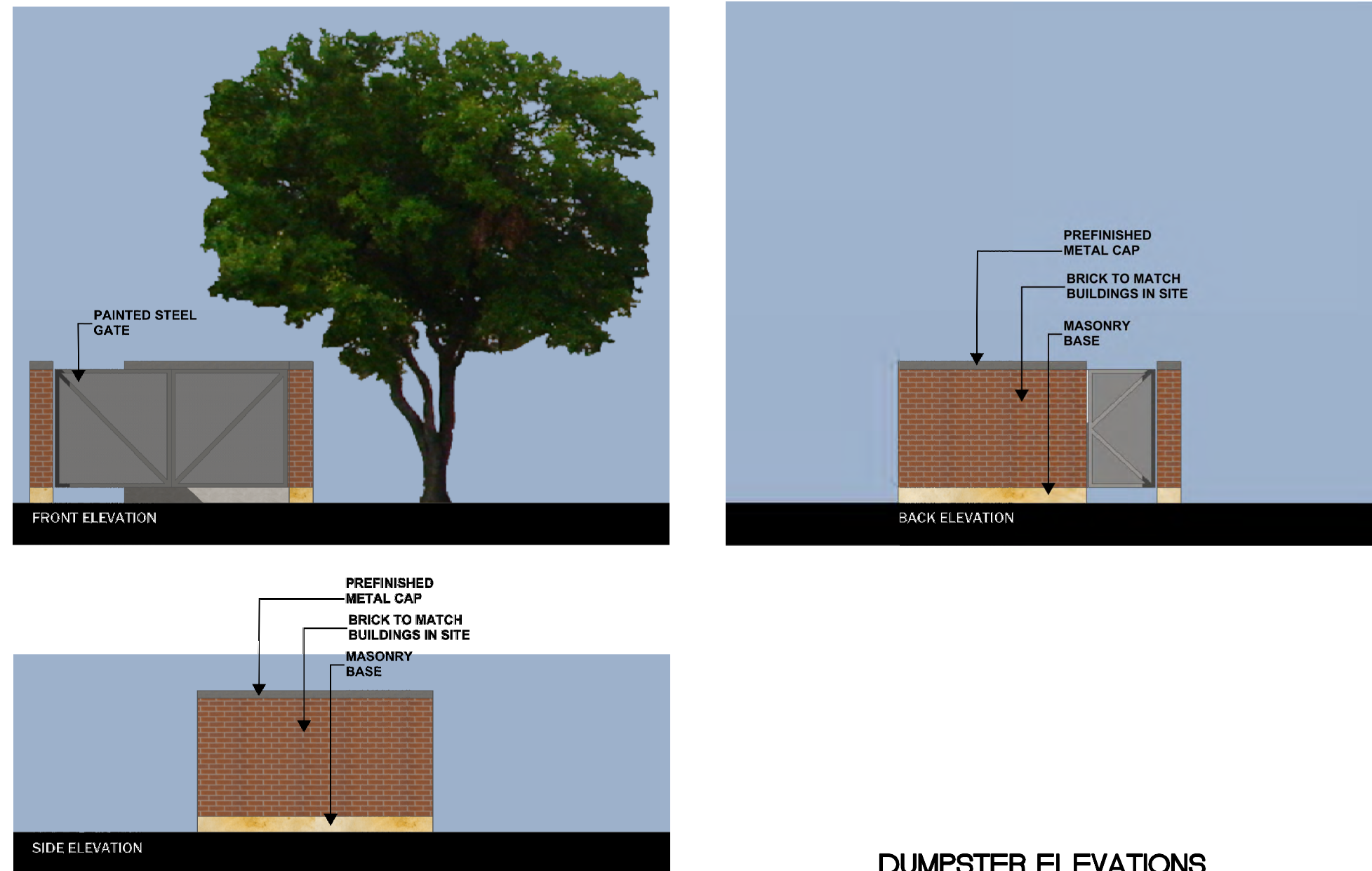
LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-02-2016
Designed by:	Field Book No. 1044,1050
Drawn by:	Scale: AS SHOWN
Checked by:	Sheet No.
Project No:	17
IOWA CITY	
1296225	

A POST CONNECTION



13'-9"

15 TREADS

3'-6"

Level 1
11'-6"

Level 0
0'

16 RISERS EQ. SPACED

9' - 2.1832"

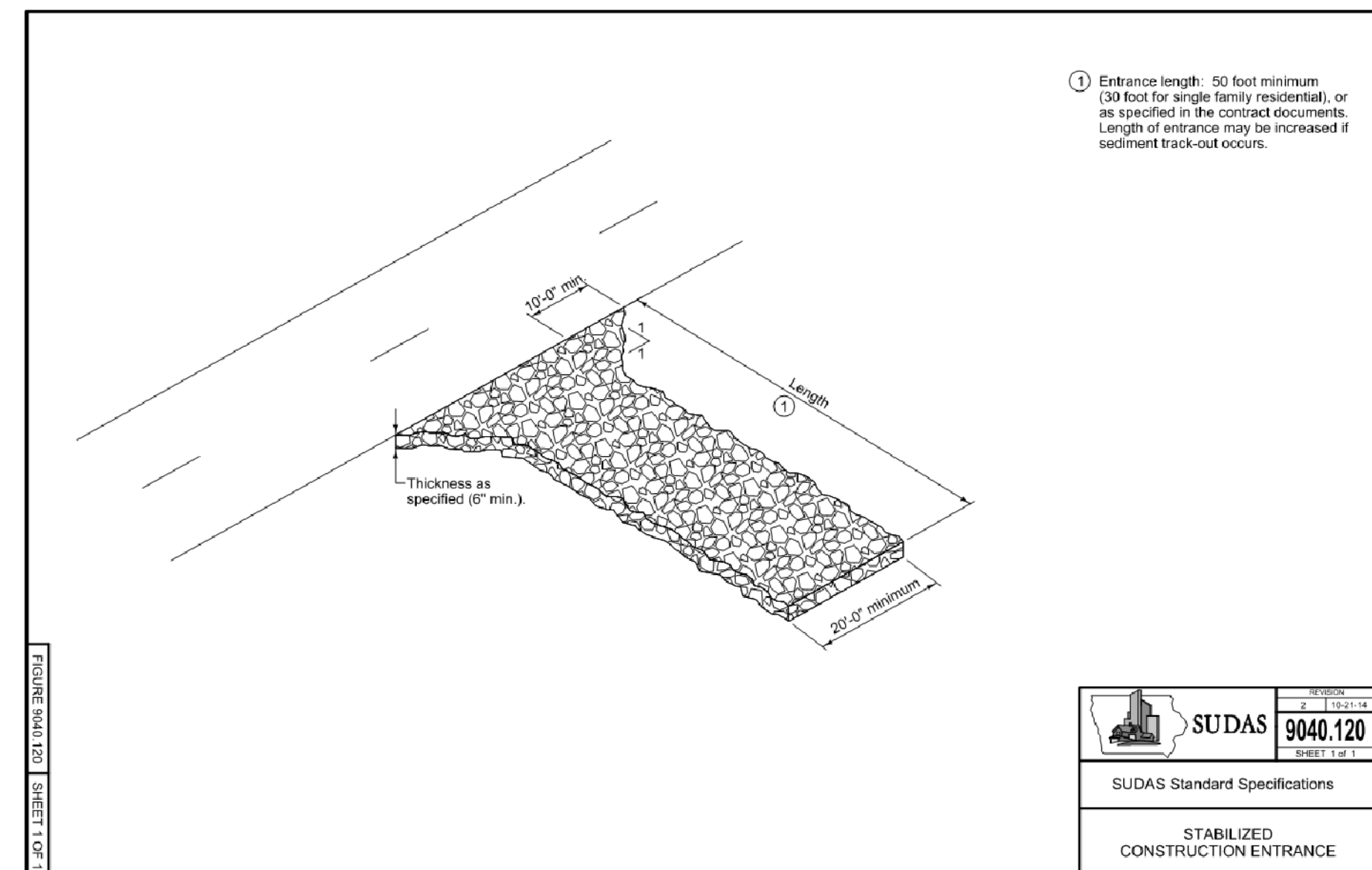
3'-6"

Garage Entrance Structure

Galv. Steel Guardrail & Handrail, Pnt.

Wood Framed Stair

NOTE: ACTUAL NUMBER OF TREADS/RISERS AND RISE AND LENGHT OF STAIR VARIES DEPENDING ON LOCATION OF STAIR



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Date	Revision
09-28-16	PER CITY COMMENTS PVA/LLS
10-04-16	PER CLIENT REQUEST PVA/LLS
11-03-17	MODIFIED SITE LAYOUT -PVA/MAK
04-24-17	PER CITY COMMENTS -PVA/MAK

GENERAL NOTES AND DETAILS

LOT 1,
CREEKSIDE SOUTH

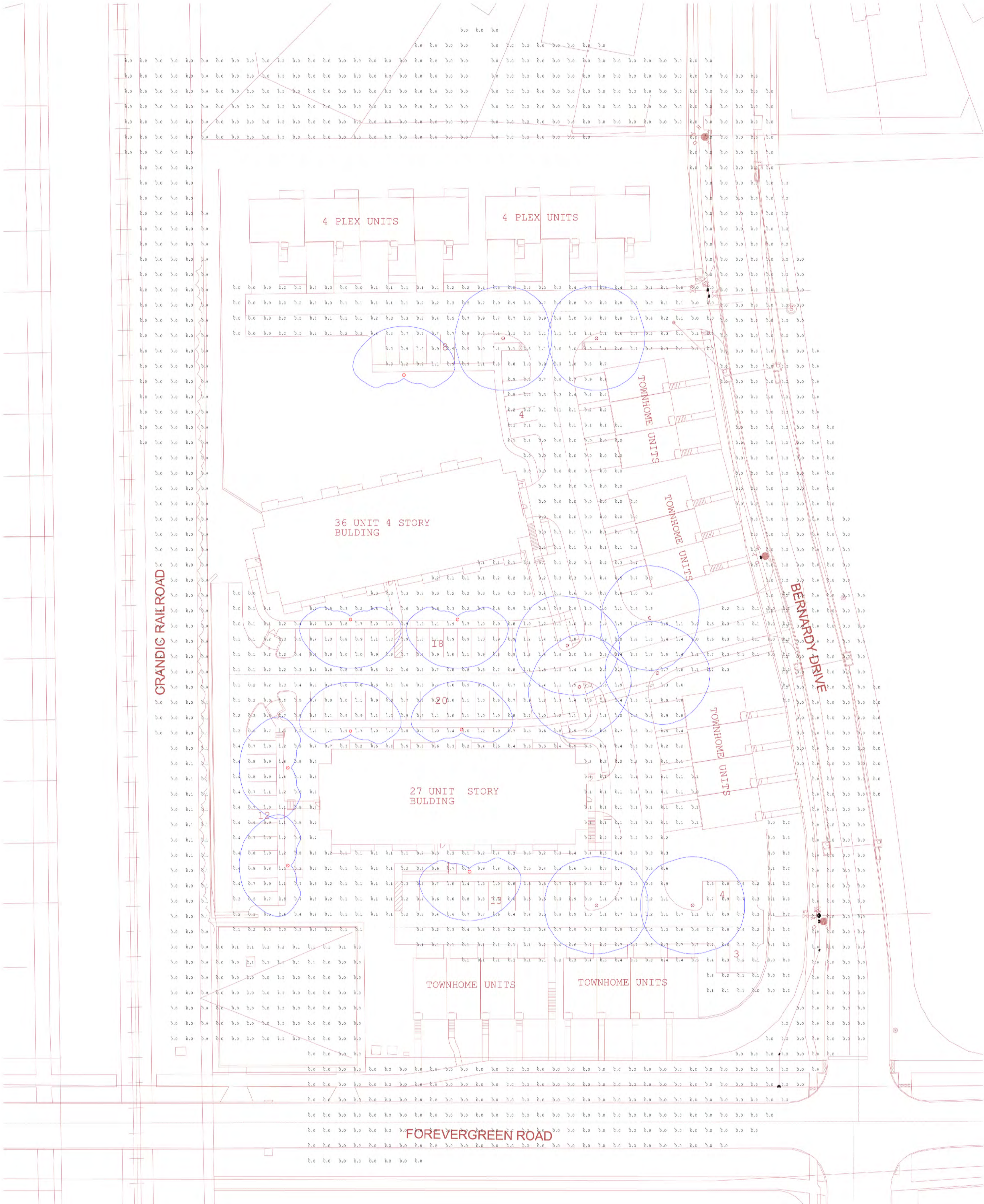
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:		05-02-2016	
Designed by:	PVA	Field Book No:	1044,1050
Drawn by:	MAK	Scale:	AS SHOWN
Checked by:	PVA	Sheet No:	18
Project No:	IOWA CITY		
	1296225		

Luminaire Schedule				
Symbol	Qty	Label	Total Lamp Lumens	Description
○	8	P1A	N.A.	Philips Z14SFZ4-65W42LED4K-R-AC-RLE5
○	8	P1HS	N.A.	Philips Z14SFZ4-65W42LED4K-R-AC-RLE3-HS

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts 1	Illuminance	Fc	0.54	2.4	0.0	N.A.	N.A.	
PROPERTY LINE AND EXTENTS	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.	



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11-03-17	MODIFIED SITE LAYOUT -PVA/MAK
04-24-17	PER CITY COMMENTS -PVA/MAK

LIGHTING PLAN

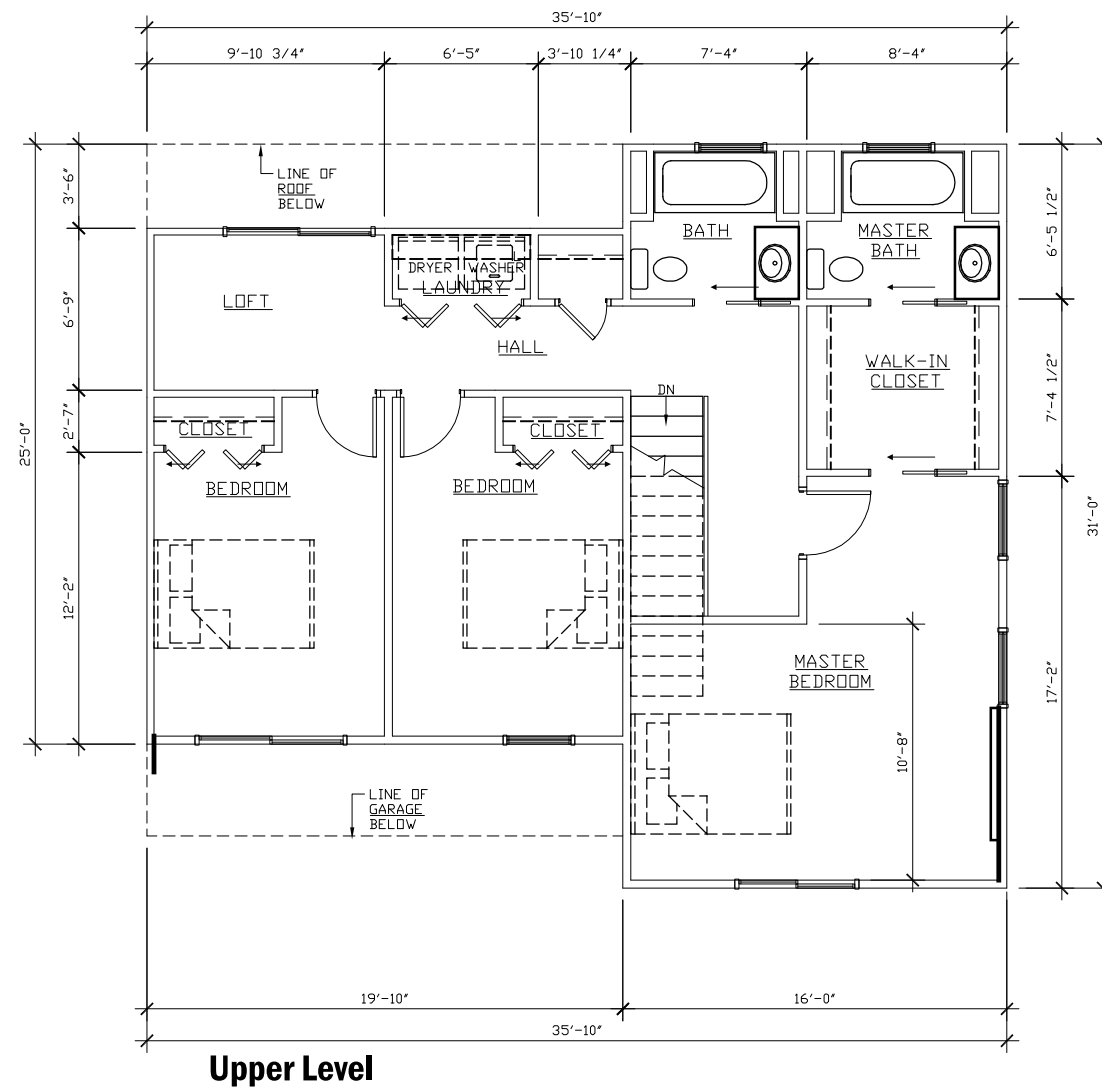
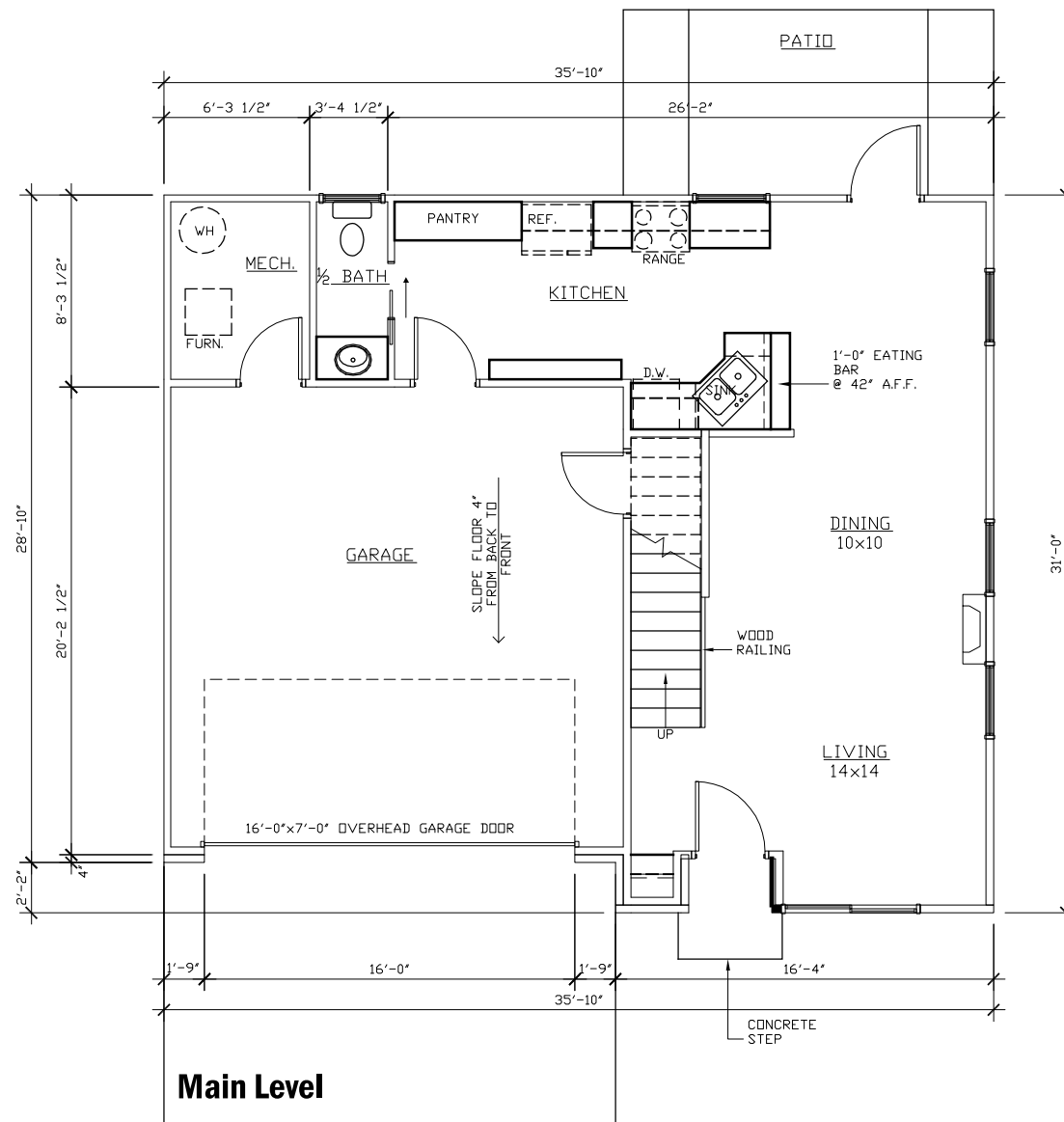
LOT 1,
CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

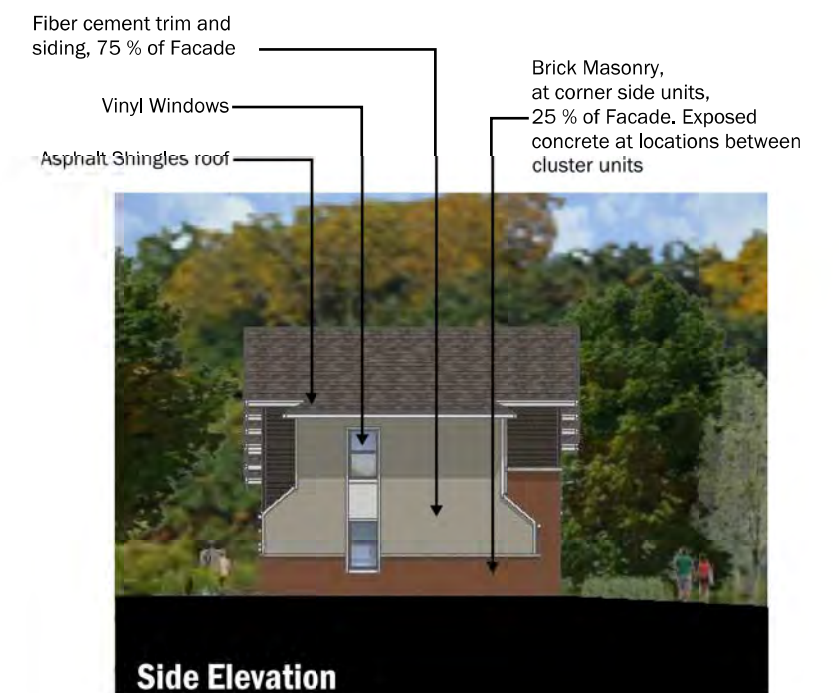
MMS CONSULTANTS, INC.

Date:	05-02-2016
Designed by:	PVA
Field Book No:	1044,1050
Drawn by:	MAK
Scale:	AS SHOWN
Checked by:	PVA
Project No:	IOWA CITY 1296225
Sheet No:	19

North Liberty Development



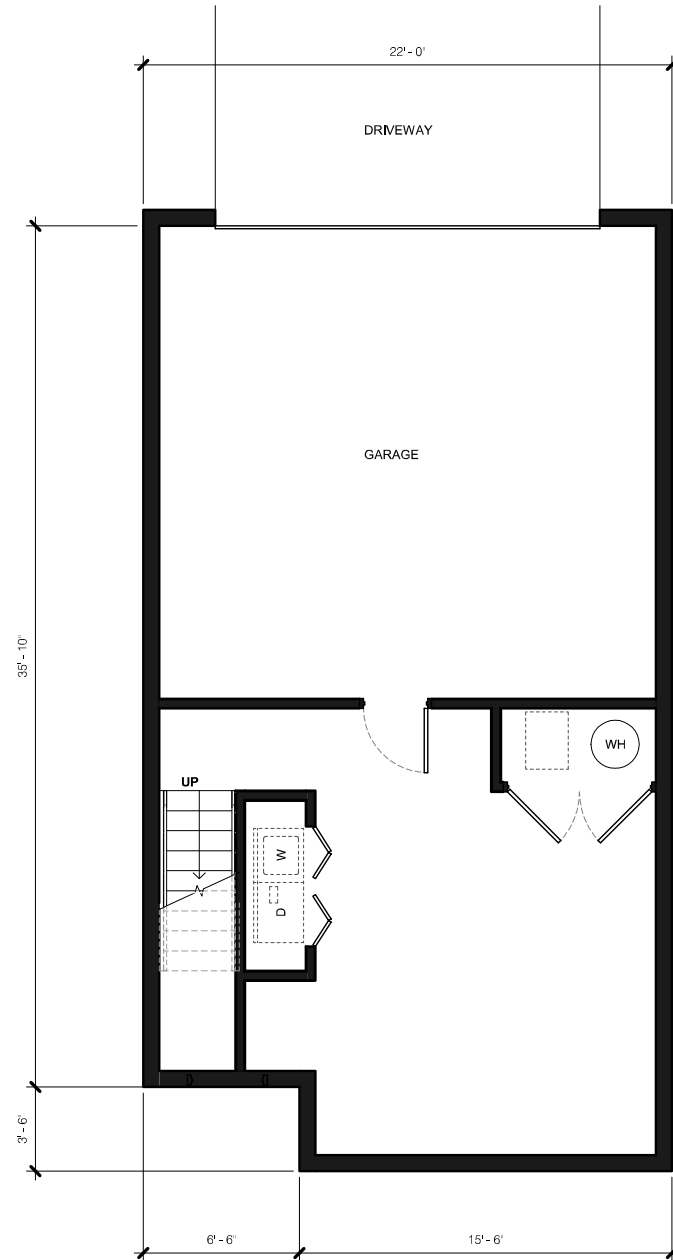
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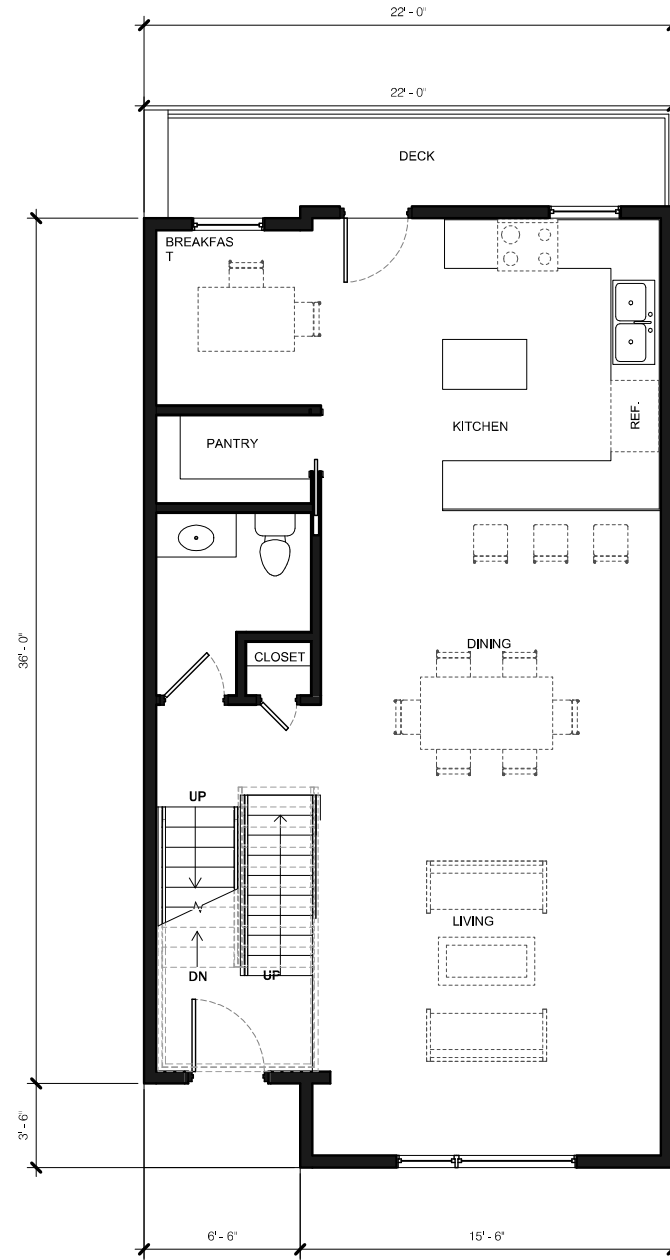
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4 Plex Units Views

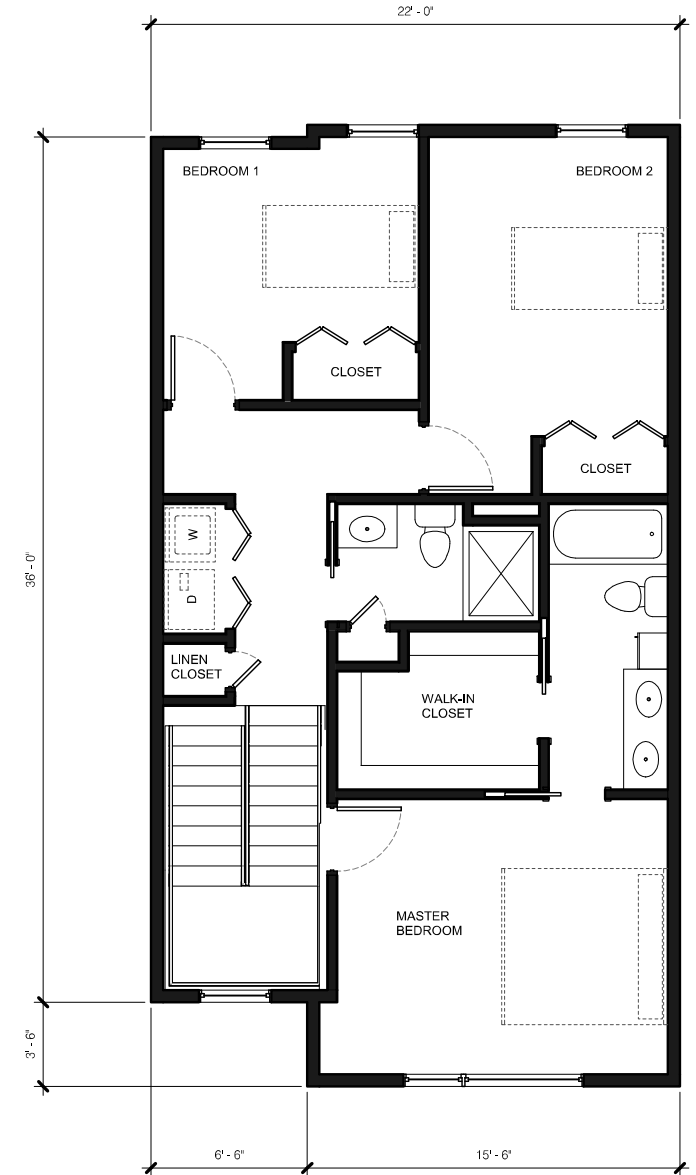


Level 0



Level 1

Split Level Entrance Units



Level 2

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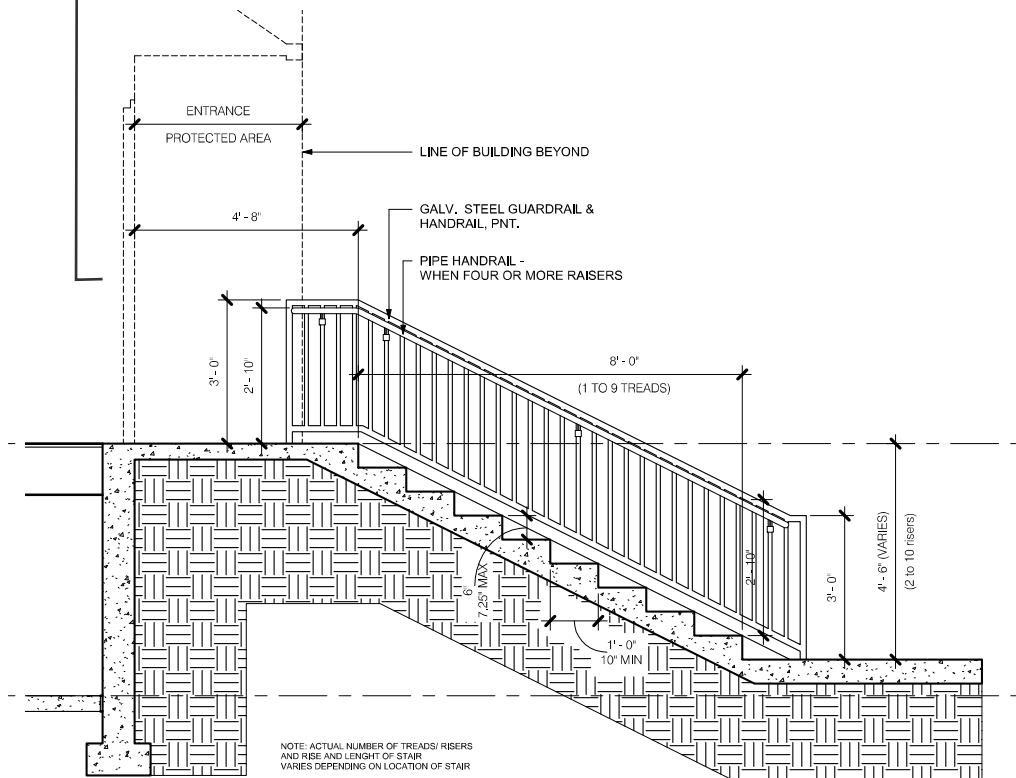


Split Level Entrance Units

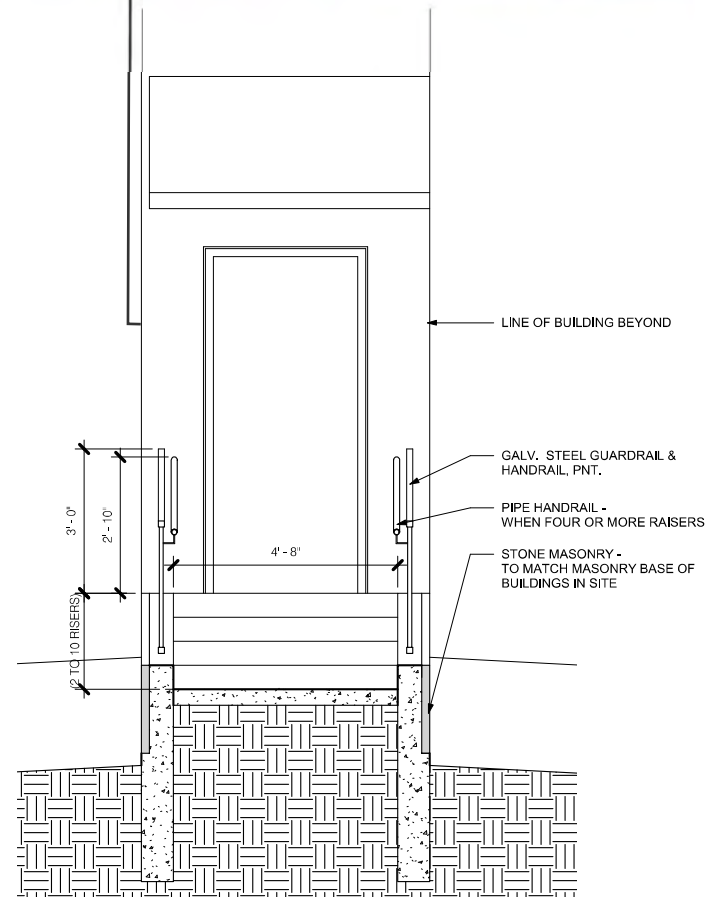
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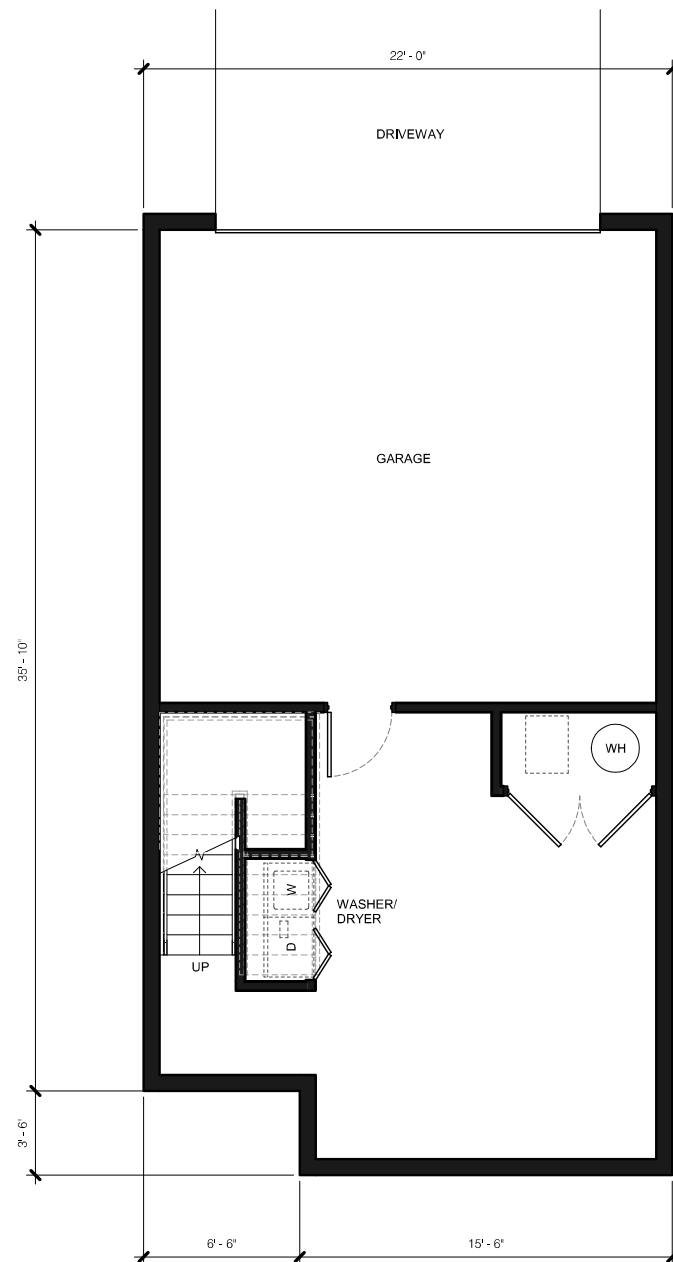
Units with Entrance at Split Level



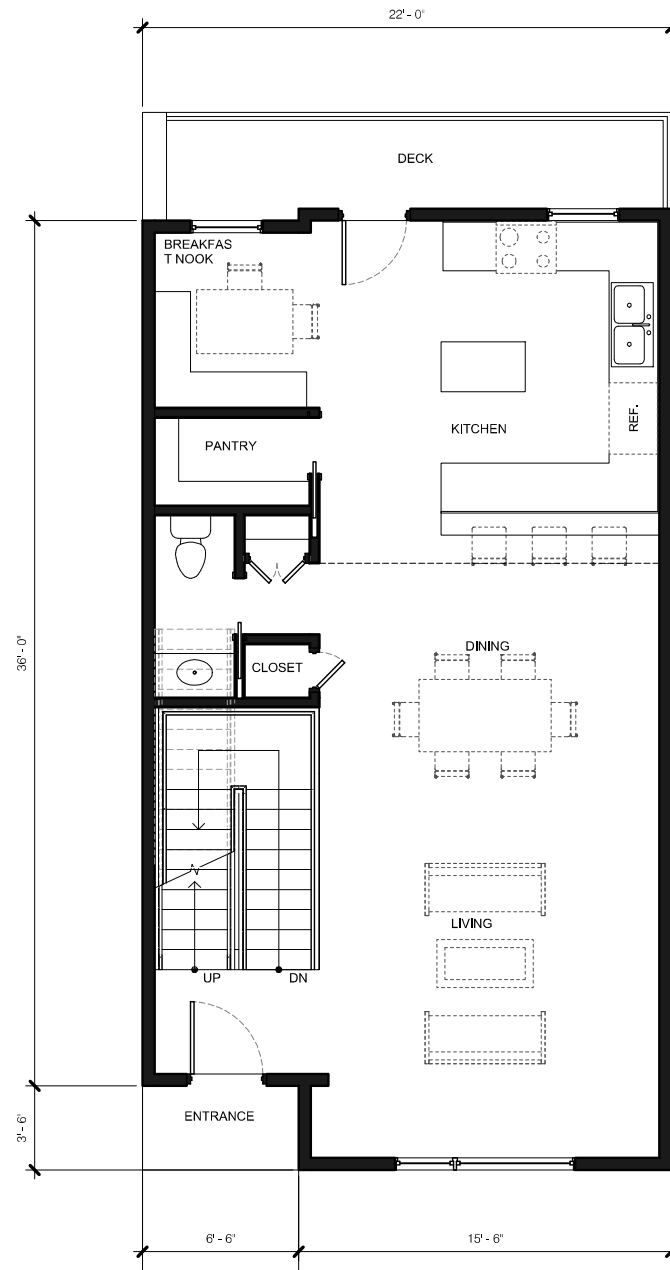
Preliminary Stair Detail



Townhome Units
Perspective Views

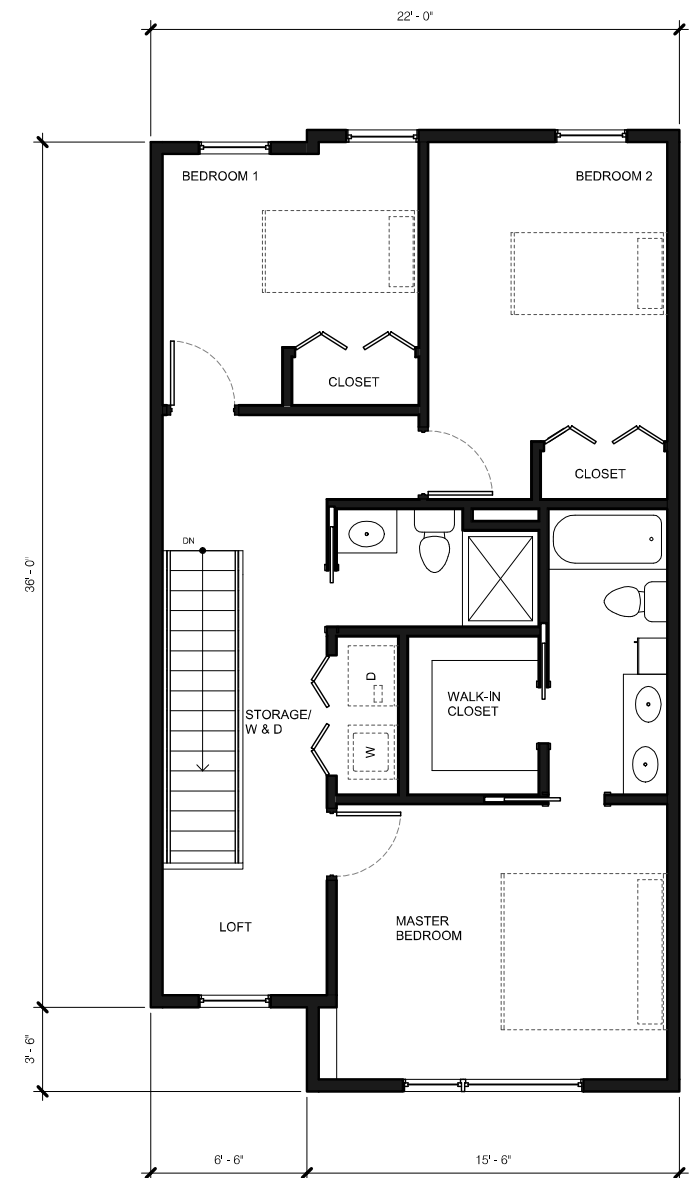


Level 0



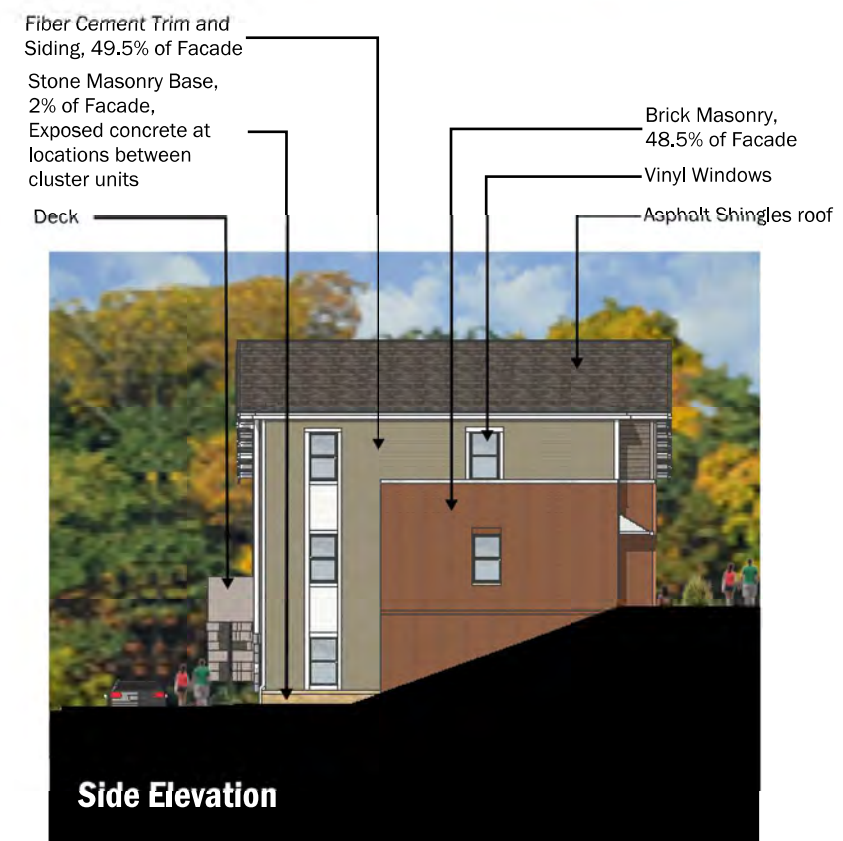
Level 1

Main Level Entrance Units



Level 2

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scale 1/8"=1'-0"



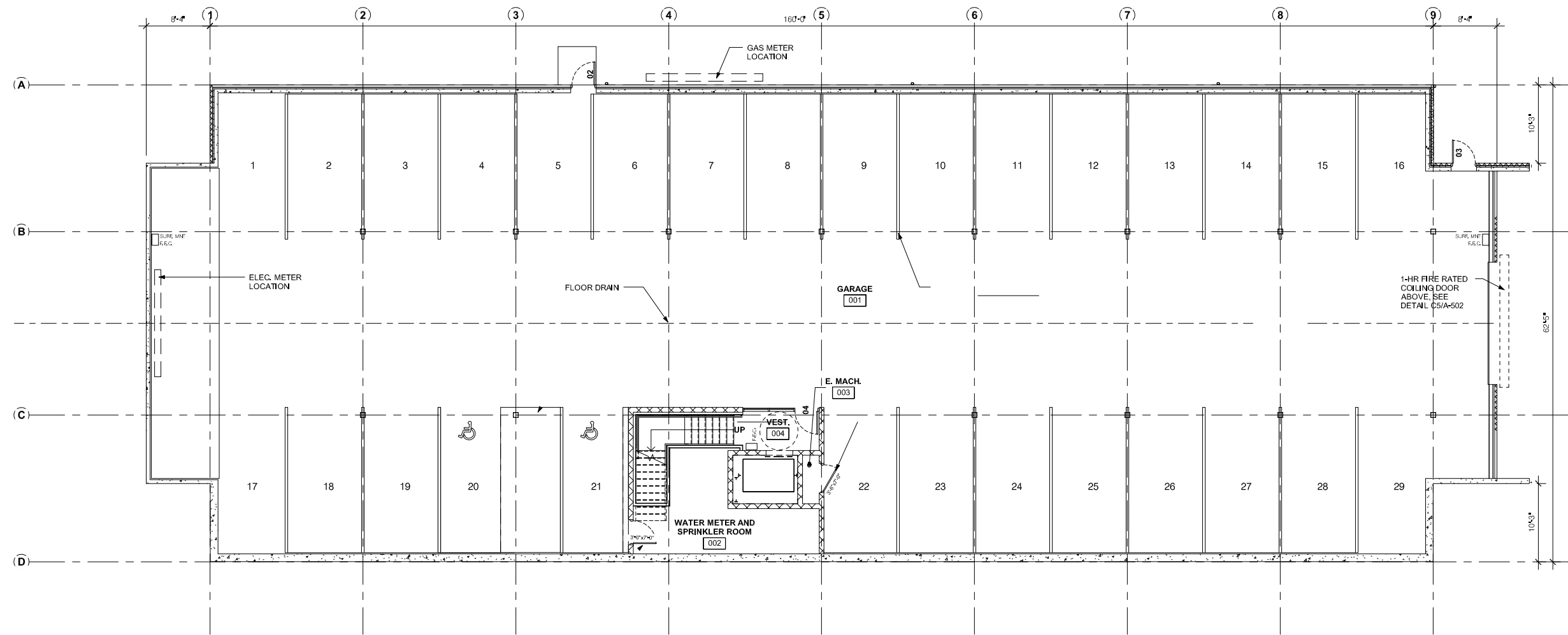
Main Level Entrance Units

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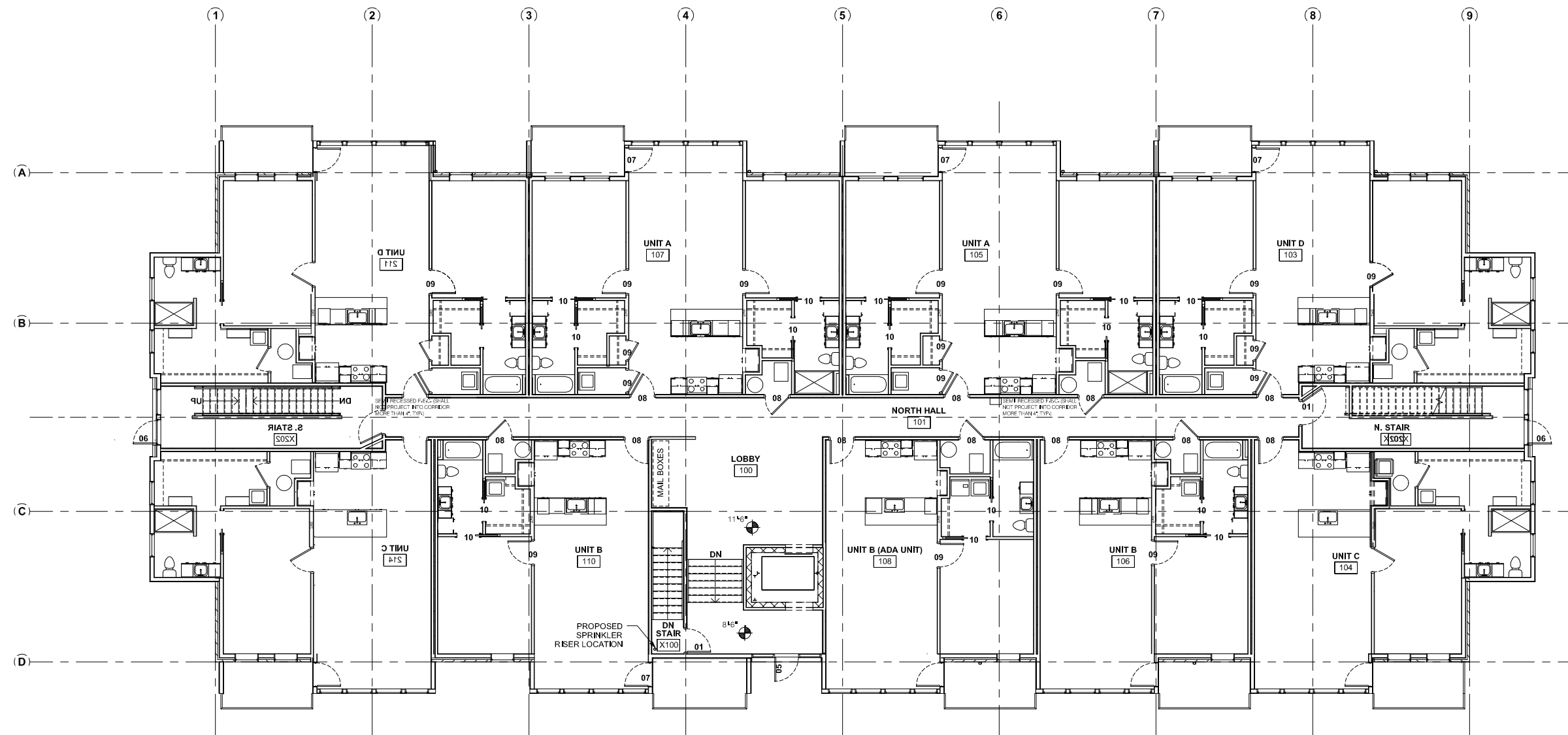
Units with Entrance at Main Floor Level





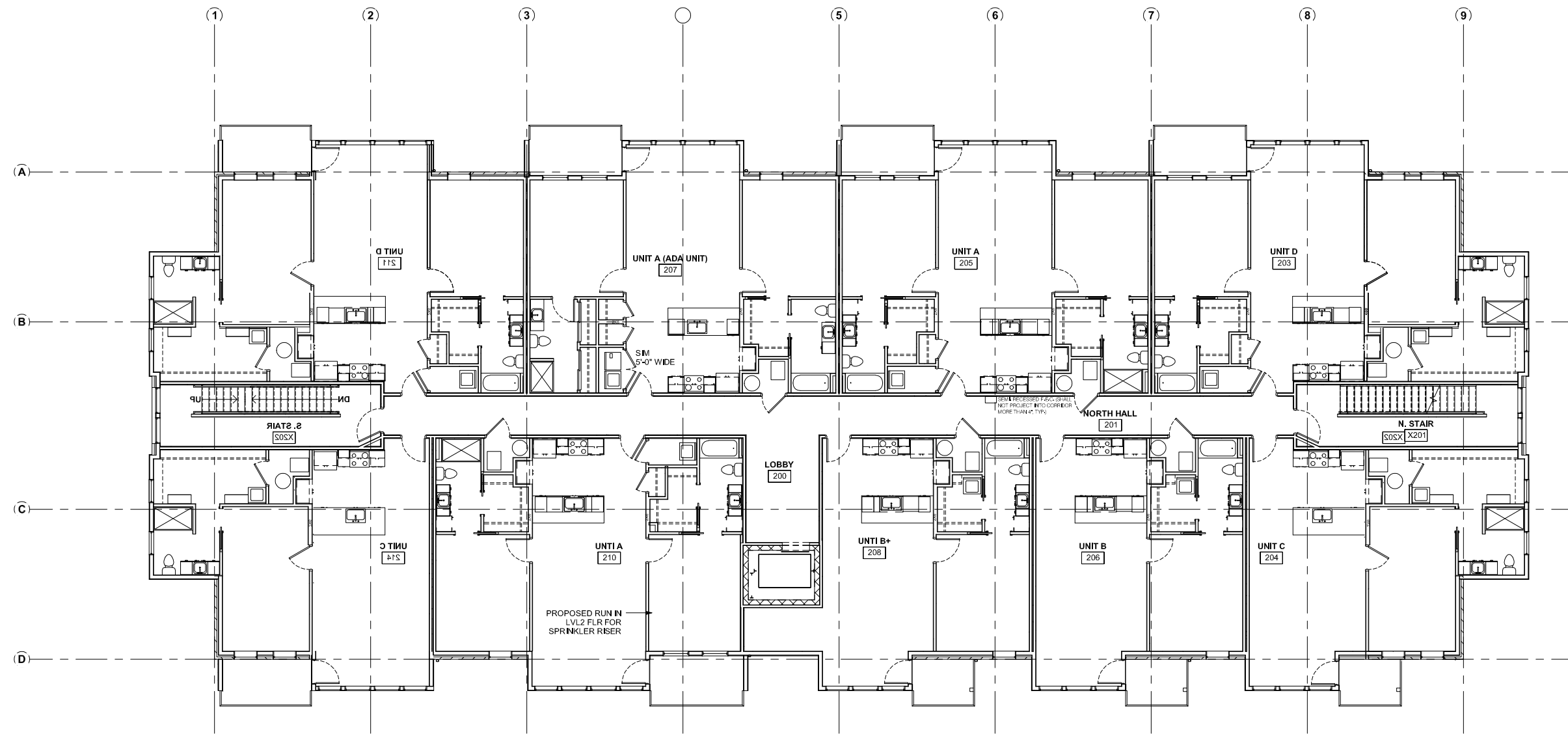
Level 0

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Level 1

0 5' 10' 20'
scale 1/16"=1'-0"



Level 2, 3

0 5' 10' 20'
scale 1/16"=1'-0"



0 10' 20'
scale 1"=20'-0"



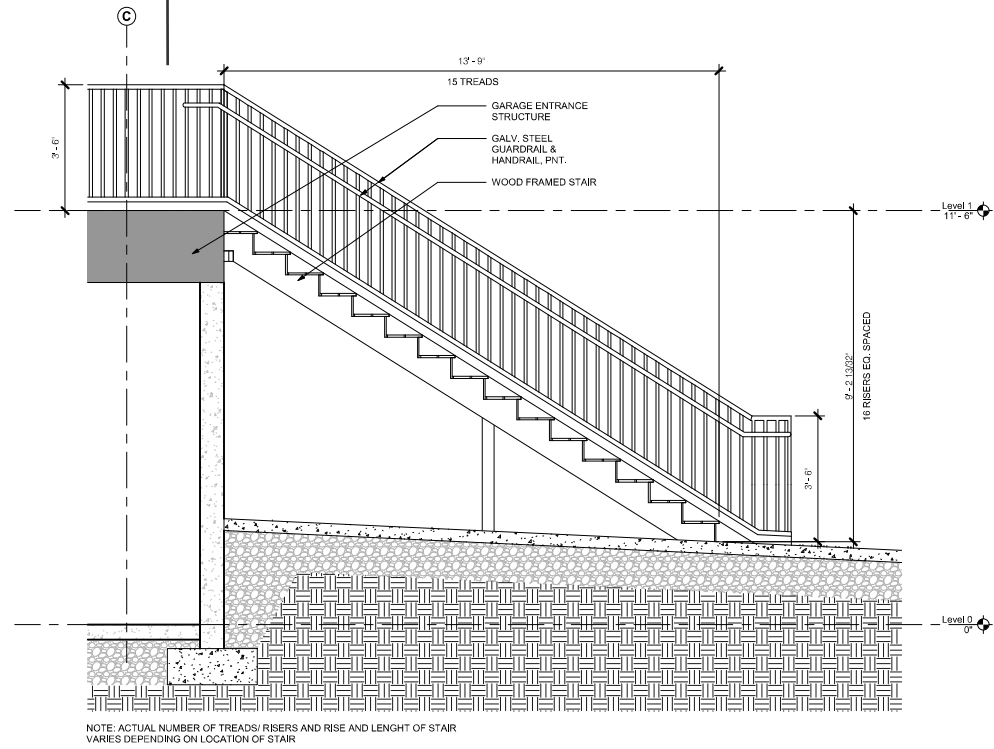
Side View - Garage Entrance



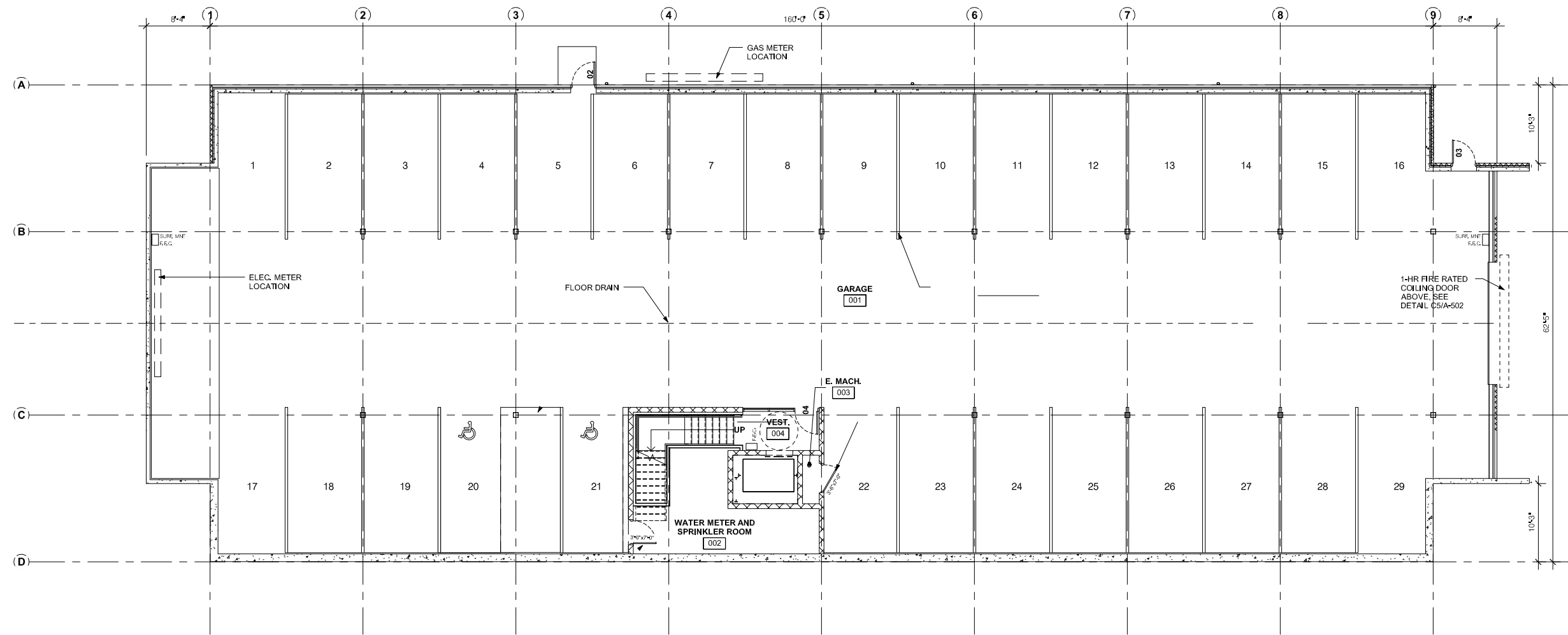
Side View - Garage Entrance

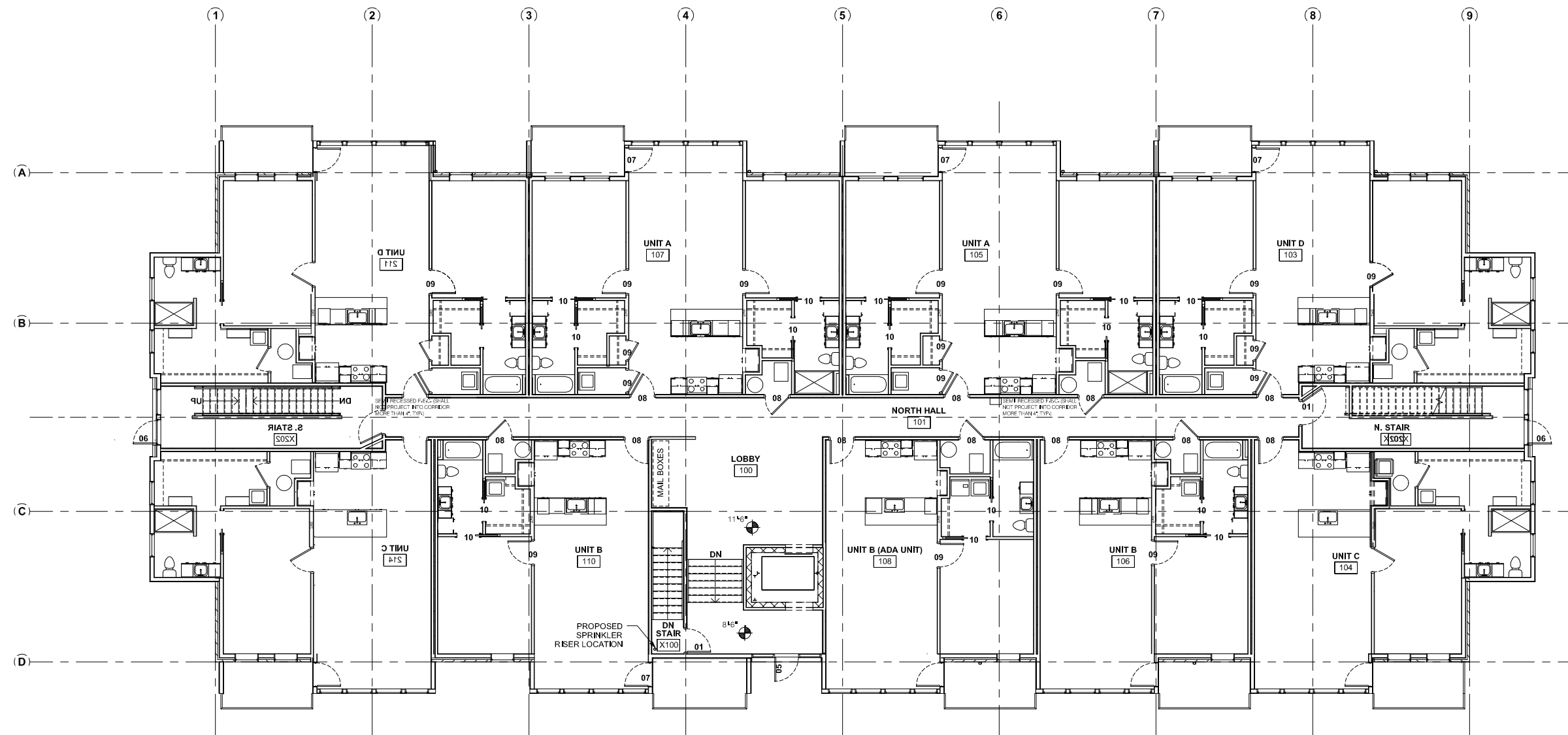


Side View - Walking Entrance



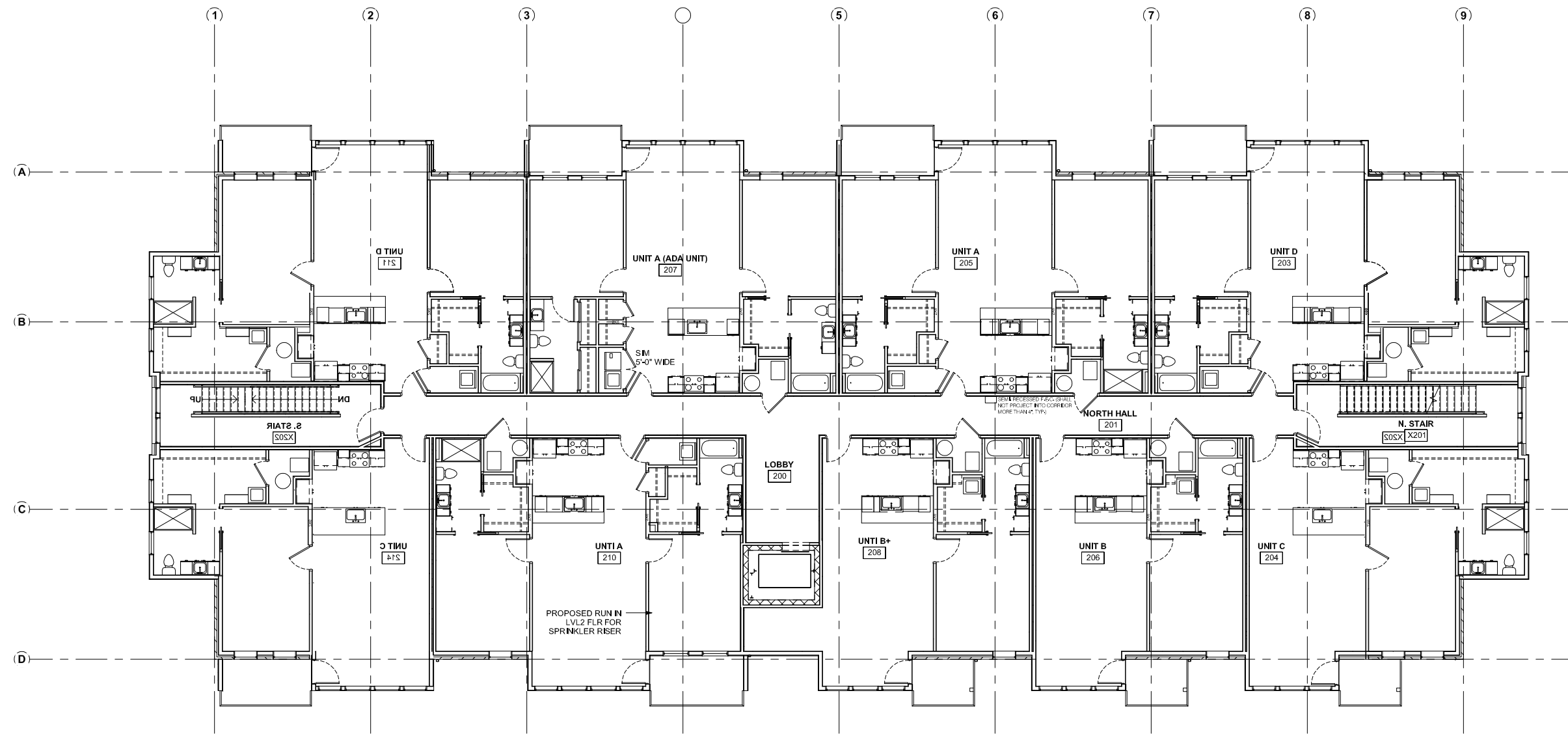
Preliminary Stair Detail





Level 1

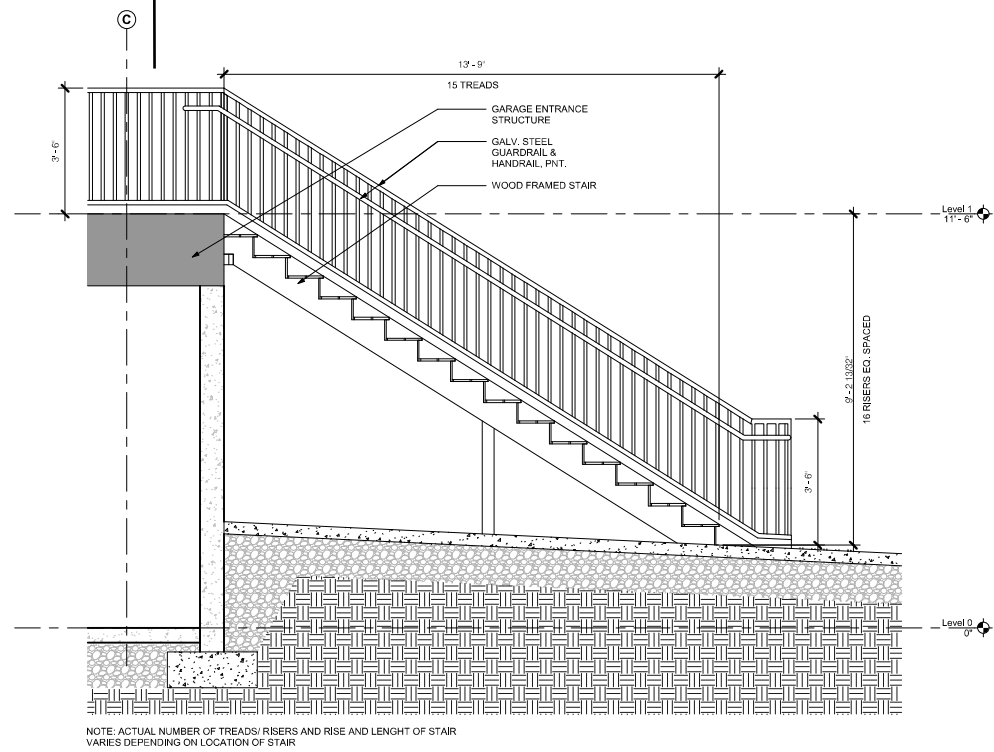
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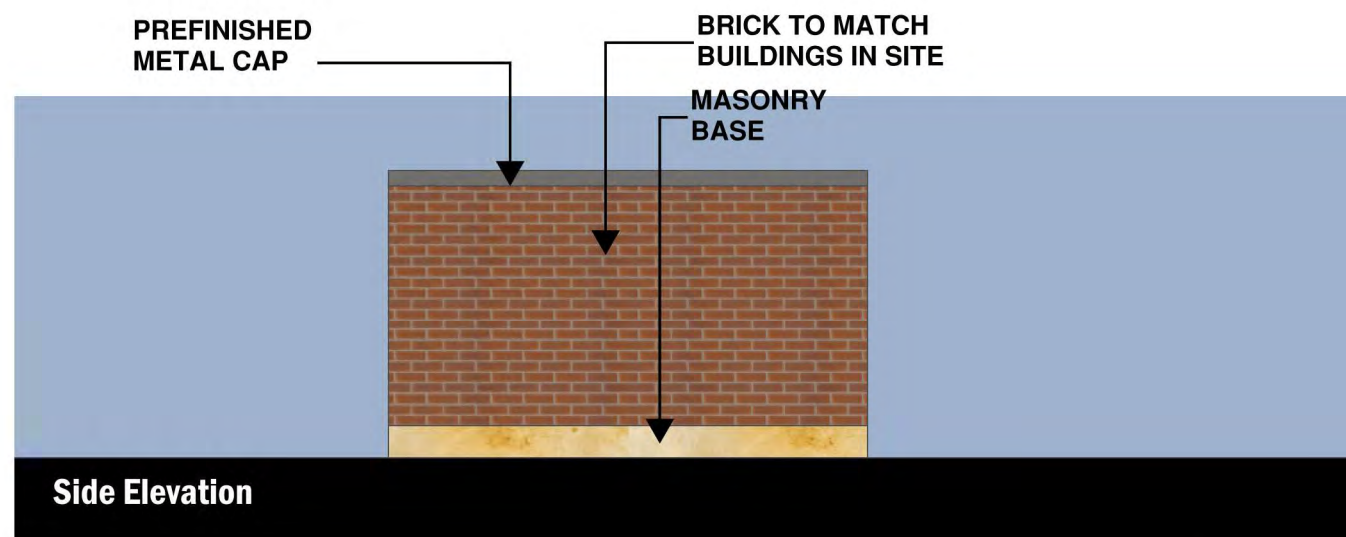
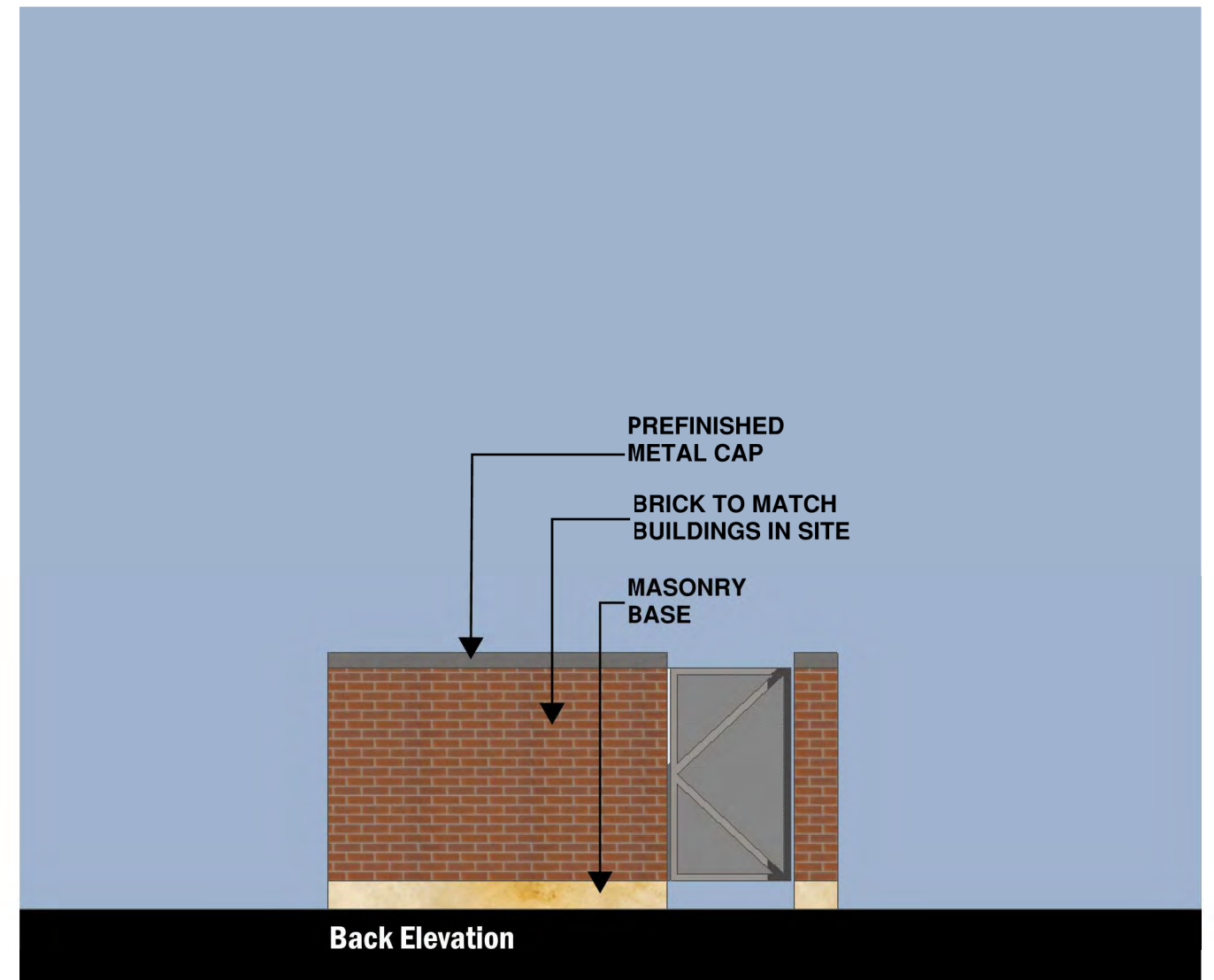
Level 2, 3, 4

0 5' 10' 20'
scale 1/16"=1'-0"





Preliminary Stair Detail





Project info

City:

Project name: **Hodge**

Document : Lumec

Zenith is a traditional styled luminaire with elements of modern design. High tech optics give designers great flexibility and freedom.

> Created by : Jeff Kramer

Date: April 24, 2017



Product Line : Z14-65W42LED4K-R-AC-RLE5-VOLT-SFZ4-APR4W-12-B104-3/4X20-8 1/2-DEC-BKTX

Resolution No. 2017-51

**RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN
FOR LOT 1, CREEKSIDE SOUTH, NORTH LIBERTY, IOWA**

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

WHEREAS, the owner, H & O, LC, and the developer, Hodge Construction Company, have filed with the City Clerk a development site plan;

WHEREAS, the property is legally described as:

Auditor's Parcel No. 2016016, to the City of North Liberty, Johnson County, Iowa, in accordance with the recorded Plat thereof, in the records of the Johnson County Recorder's Office, containing 4.71 acres and 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 Lot 1, Creekside South, North Liberty, Iowa.

APPROVED AND ADOPTED this 23rd day of May, 2017.

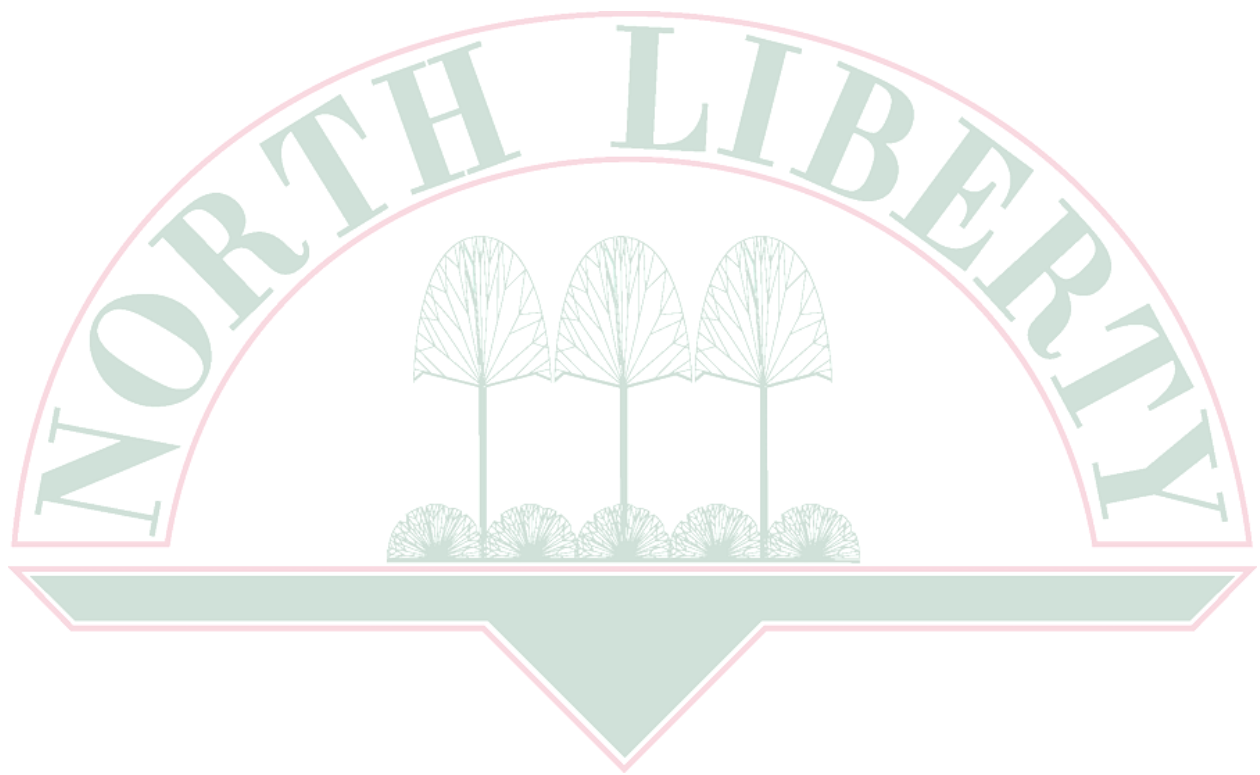
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

Fire Chief Position



www.moulderandassociates.com

WilliamMoulder@mchsi.com

May 3 2017

Ryan Heiar
City Administrator
PO Box 77
North Liberty, IA. 52317

PROPOSED SCOPE OF SERVICES FIRE CHIEF POSITION - EXECUTIVE SEARCH

Mr. Heiar

Thank you for the invitation to submit a proposed scope of services to assist the city to identify and recruit applicants for the position of Fire Chief for North Liberty. I understand that this position is new, as it is a transition from part-time to a full-time appointment. In our previous work with your community, we assisted in the search for the Police Chief. We have successfully worked with Pleasant Hill and Spencer in the recent past to recruit Fire Chiefs.

The objective of the search process is to find applicants that have the credentials necessary, and the personality and management style that will fit with the North Liberty organization. The process starts with the creation of a Position Profile. We conduct interviews of the Mayor and Council as well as the North Liberty management team, and personnel of the North Liberty Fire Department to develop an understanding of the traits needed for success in the position. This information guides the selection process.

PROCESS

Knowledge Skills and Abilities

We can assist with the development of the job description and position requirements, including education and experience preferred.

Position Profile

The information gathered in the interview process is used to create a description of the essential traits of the ideal candidate. The traits are background, experience, education, management style, specific skills and abilities. The interview results are summarized in writing, and submitted for review by the appointing authority, for further input and comments to MOULDER AND ASSOCIATES LLC. Those comments will result in a final Position Profile that represents a consensus of the Council, city leadership and the

department. The participation of these representatives gives ownership of the resulting appointment, and increases the probability of success for the new chief.

Application Process

We develop and place the position announcements on various websites including websites associated with the Fire Service. Emails are sent to various organizations in Iowa that will inform their members of the opportunity.

As resumes are received, we compare the applicant's information with the job requirements and position profile, to screen out candidates that are not viable. We present the viable applicants with essay questions drawn from the values identified in the Position Profile. Their responses provide the opportunity to assess the communication skills and management priorities of the applicant.

Candidates that meet the position requirements and complete the essay portion are interviewed by telephone to clarify their professional experience and evaluate their communication skills.

We rank applicants and make recommendations for candidates to continue in the process. All applications are available for review by the city, along with our recommendations. This includes the opportunity to discuss our suggestions and reasoning with appropriate city representatives. The city will make the final determination of which applicants will continue in the process.

Timeline

The process generally takes 90 days from the posting of the opening to the selection of the candidate for the position. The start date is often two to three weeks later.

ASSESSMENT PHASE

Candidates selected as finalists are invited to North Liberty to participate in this phase of the process. The City determines the steps utilized in this portion of the process.

Interview Process

Interview groups are used to evaluate the candidates. The interview groups will provide feedback of their impressions of the candidates to the appointing authority. This portion gives different perspectives of the candidates to assist in making a final decision.

Assessment Center Process

Retired Police Chief Jeff Cayler will administer the assessment center evaluation. Chief Cayler has been conducting Assessment Center procedures for over 20 years. Although most of the evaluations are performed for police chief selection and promotion, he

assisted Marshalltown, Mason City, and Spencer in the selection of their Fire Chief. We have worked together on several executive searches over the last decade.

With the assessment center process candidates are evaluated by professional fire chiefs, recruited by Chief Cayler. The evaluation is structured and uses a series of exercises to determine the candidate's writing ability, working knowledge of legal issues, departmental operations, personnel management and fire service trends. The exercises eliminate a candidate's ability to hide behind a one-dimensional talent. At the completion of the process, Chief Cayler and the assessors meet with the appointing authority to provide feedback. The appointing authority will also receive a complete written report containing the assessors' observations and scores from the process.

An example of the Assessment Center Interview Process is attached to the Proposed Scope of Services as an exhibit.

BACKGROUND INVESTIGATION

Reference checks

We will conduct preliminary personal reference and employment check, on the top candidates. These are primarily telephone contacts with previous employers and references provided by the candidate.

Background check

We will conduct a thorough background check including criminal, credit, driving and personal background history of the top one or two candidates. We conduct direct interviews of the immediate supervisors and coworkers of the candidate.

EMPLOYMENT OFFER

After a candidate is selected, we can provide assistance in the offer of employment, including the development and negotiation of the wage and benefit package.

WEEKLY REPORTS

The progress of the fire chief selection process generates frequent inquiries from the mayor, council members, fire department personnel and the public. We will email progress reports each week to keep interested parties informed.

FEES

Fees are \$150.00 per hour plus expenses associated with the selection processes. The city administrator will be advised of expenses as they accumulate. Advertising fees and out of state travel expenses will not exceed \$2,000.

The fees for services from MOULDER AND ASSOCIATES LLC is \$14,000 plus expenses. If the city prefers to use only selected services the fees will be adjusted. We look

forward to discussing our services and we are available to meet with you and the council to address any questions.

I will ask Chief Cayler to submit a proposal for the Assessment Center process. If the city selects the Assessment Center process MOULDER AND ASSOCIATES LLC fees will be reduced by \$2,000.

A handwritten signature in black ink, reading "William H. Moulder". The signature is written in a cursive style with a large initial "W".

William H. Moulder

A handwritten signature in black ink, reading "Stephen L. Niebur". The signature is written in a cursive style with a large initial "S".

Stephen L. Niebur

Who we are

William H. Moulder

I have been in law enforcement forty-four years. The last eighteen years I served as Police Chief for Des Moines, Iowa. I retired in 2003. I have a Master's Degree in Public Administration and served as chair of the Resolutions Committee for the International Association of Chiefs of Police (IACP) for twenty years. The Resolutions Committee guides the policy for IACP. I have been the Legislative Committee chair for the Iowa Police Executive Forum, a statewide organization of Chiefs of Police and I have served as the chair of the Polk County Chiefs and Sheriff's Association.

Following my retirement from Des Moines, I formed MOULDER AND ASSOCIATES LLC, an organization designed to provide a wide range of technical and administrative services for local government and law enforcement agencies.

Stephen Niebur:

Chief Niebur has been in law enforcement forty-two years. He served as Police Chief in Osceola, Iowa, for sixteen years. He retired in 2004. He is a graduate of the Southern Police Institute Administrative Officers Course. Chief Niebur was one of four Police Chiefs selected to serve on the "DARE America" Curriculum Advisory Board and he was the North Central Regional Chair for the State Association of Chiefs of Police Division of IACP. He is past president of the Iowa Police Executive Forum and served as a committee member for the Iowa Law Enforcement Academy, Curriculum Committee.

Our experience in both large and small police agencies gives us a unique and broad management perspective.

Chief Niebur and I began our police careers as patrol partners in the Kansas City, Missouri, Police Department. We independently obtained positions of Chiefs of Police in Iowa.

Jack Lipovac HR-OneSource

Labor Relations and Human Resource Consultant

10 years with HR-OneSource

10 years with Jack A. Lipovac & Associates

15 years with Industries Council of Iowa

Adjunct Instructor - Employment Law

Iowa State University

Des Moines Area Community College

Human Resource Executive

Industries Council of Iowa

North Liberty Scope of Services

Page 5 of 6

Iowa Association of School Boards
Rita Sportswear

Education

M.A. Personnel & Labor Relations, University of Iowa
B.B.A. Business Administration, University of Iowa

Professional Memberships

Society for Human Resource Management (SHRM)
Vice President of the Central Iowa Chapter of SHRM
Industrial Relations Research Association
Urbandale Chamber of Commerce, Small Business Committee Chair

Jack owns and operates HR-OneSource, a human resource-consulting firm that performs a wide range of services for both public and private employers in the areas of human resources and labor relations. The firm works with diverse employers, such as cities, counties, health care providers, school districts, manufacturing and service firms. Jack negotiates more than 25 union contracts each year in both the public and private sector. He represents employers at PERB/NLRB hearings and civil rights investigations, and develops personnel policies and job descriptions for a variety of private and public employers. Jack presents seminars and training sessions on human resources and labor relations topics. He assists employers in developing competitive wage systems by completing wage surveys and performing job evaluations. Jack performs job searches for executive and administrative level employees by recruiting, screening, and interviewing job applicants.

Chief Jeff Cayler, Cayler Consulting LLC

Chief Cayler has served in law enforcement for 32 ½ years, with the last 29 years in the capacity of Chief of Police for the city of Carroll. He holds a Master's Degree in Criminal Justice Administration. He has also served as the administrator of the Carroll City/County Communications center for 28 years. Chief Cayler served on the National Advisory Policy Board for the CJIS (Criminal Justice Information System) Division of the FBI, is a past president of the Iowa Police Executive Forum, and long-time Chairman of the Region V Drug Task Force. In addition to these duties, Chief Cayler also served as an adjunct professor of Criminal Justice at Buena Vista University from 2000 – 2012.

Approximately 18 years ago Chief Cayler began providing consulting services to cities, primarily in the area of recruitment and selection of police chiefs and assisting cities with internal promotional testing. In August of 2013 he established Cayler Consulting, LLC. He retired from the position of police chief June 8, 2015.

**North Liberty Fire Department
Fire Chief Selection Process
Dates TBD**

AGENDA

Date TBD (Spouses invited)

Noon – 1:00 PM Lunch with City Administrator and Mayor
1:15 PM – 3:00 PM Community tour with spouses
3:15 PM – 5:15 PM Fire Department Staff Open House
5:00 PM – 6:30 PM Public Open House with spouses

Date TBD

7:15 – 7:30	Orientation	
7:30 – 12:00	Presentation & Written Exercise preparation	
7:30 – 8:30	Candidate # 1 – Interview with Fire Service Professionals	Candidate # 4 – Interview with Management Team
8:40 – 9:40	Candidate # 2 – Interview with Fire Service Professionals	Candidate # 1 – Interview with Management Team
9:50 – 10:50	Candidate # 3 – Interview with Fire Service Professionals	Candidate # 2 – Interview with Management Team
11:00 – 12:00	Candidate # 4 – Interview with Fire Service Professionals	Candidate # 3 – Interview with Management Team
12:00	Written Exercise & Presentation materials due	
12:00 – 12:40	Lunch (Assessors will finish scoring morning exercises)	
12:45 – 1:15	Candidate # 1 - Presentation	Candidate # 4 – Interview with CA
1:25 – 1:55	Candidate # 2 - Presentation	Candidate # 1 – Interview with CA
2:05 – 2:35	Candidate # 3- Presentation	Candidate # 2 – Interview with CA
2:45 – 3:15	Candidate # 4 - Presentation	Candidate # 3 – Interview with CA
3:15 – 3:30	Compile scores & complete evaluation / Interview groups discuss candidates	
3:30 - ?????	Assessor(s) discuss results of assessment center with City Administrator	



CAYLER

CONSULTING, LLC

May 3, 2017

Ryan Heiar
City Administrator
PO Box 77
North Liberty, IA. 52317

Dear Ryan:

As a follow-up to my e-mail and attachments from earlier today I am submitting this proposal to have Cayler Consulting, LLC combine services with HR-One Source and Moulder and Associates for the recruitment and selection for the fire chief position for the city of North Liberty, Iowa.

Process:

I will recruit three Iowa fire chiefs/administrators to serve as assessors for a one day assessment center process. Using information obtained from the position analysis and discussions with city staff, I will prepare a series of exercises that are designed to simulate duties or tasks that might occur during a normal workday for a fire chief. These exercises are designed to assess the candidates' knowledge, skills and ability to perform in situations that would be typical for a fire chief. The exercises are designed to assess the candidates' oral communications skills, writing ability, working knowledge of legal issues, departmental operations, personnel management and fire service trends. These varied exercises help eliminate a candidate's ability to hide behind a one dimensional talent.

At the conclusion of the assessment center Chief Cayler and the other assessors will meet with representatives of the city and go over the outcome of the process and discuss their views on each of the candidates. A final report will be prepared and submitted to the city detailing the results of the assessment center if requested.

Fees:

Generally speaking, the cost for my services and the assessment center process as a whole will include payment for meals, mileage and motel rooms (if needed) for each of the assessors and me. When I recruit outside chiefs/administrators to serve as assessors

and/or interviewers I normally have the city pay each of these assessors a stipend in the amount of \$350/day for their involvement in this process (please see Assessor Fees below). I am assuming a one-day assessment. There will also be a small charge for printing, copies and other incidentals to be used in the assessment process. An estimate of the cost of the assessment center process is shown below:

ASSESSMENT CENTER FEE. Cayler Consulting will be paid a base fee in the amount of three thousand dollars (\$3,000) for the preparation and administration of the assessment center process. Cayler Consulting, LLC will also be reimbursed for all reasonable expenses for meals, mileage, motels, office supplies, copies, etc. Mileage will be paid at the current IRS rate of \$.535/mile. The estimated costs for Cayler Consulting, LLC are as follows:

- | | |
|--|---------|
| • Meals | \$ 50 |
| • Mileage | \$ 105 |
| • Motels (1 night) | \$ 100 |
| • Printing & supplies | \$ 100 |
| • Assessment Center development & administration | \$3,000 |

Cayler Consulting, LLC Total estimated cost \$3,355

ASSESSOR FEES. I will attempt to recruit fire chiefs/administrators to serve as assessors on a volunteer basis on behalf of their cities. If successful, there will be no costs other than mileage, motel and meal expenses for these individuals. If I am not able to recruit assessors on a volunteer basis I will have the client pay each of the three recruited chiefs/assessors a stipend of \$350 per day (one day assessment) plus reasonable expenses for meals, mileage, motels, etc. Mileage will be paid at the current IRS rate of \$.535/mile. The estimated costs for assessors are as follows:

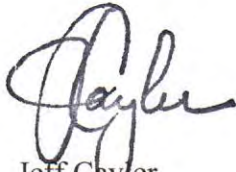
- | | |
|-----------------------------------|---------|
| • Meals | \$ 150 |
| • Mileage | \$ 350 |
| • Motels (3 assessors, one night) | \$ 300 |
| • Stipends (if necessary) | \$1,050 |

Assuming that we are able to recruit assessors on a volunteer basis the fees and expenses for Cayler Consulting, LLC and three (3) fire chief/assessors will be approximately \$4,100.

Please let me know if you have any questions.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cayler', with a large, stylized initial 'C'.

Jeff Cayler
Chief of Police (retired)
Cayler Consulting, LLC

THE ASSESSMENT CENTER - A Measure of Competence

The assessment center testing process provides an accurate measurement of a candidate's competence to perform a given task, function or undertaking in a predictable manner. Typically, Chief Cayler and two additional law enforcement or fire service administrators will assess selected candidates' abilities in a one-day assessment center process. Using information obtained from questionnaires, the position profile and discussions with city staff, Chief Cayler will prepare a series of exercises that are designed to simulate duties or tasks that might occur during a normal workday for a given position or rank. These exercises are designed to assess the candidates' ability to perform in situations that would be typical for a person in that position. They are also designed to assess the candidates' writing ability and working knowledge of legal issues, departmental operations, personnel management, and law enforcement and/or fire service trends. An assessment center process:

- Levels the playing field by providing all candidates an equal opportunity to demonstrate their competency
- Provides for an objective, disinterested view from professional evaluators
- Places the candidate in a controlled environment
- Establishes a reliable prediction of performance through the use of a definable set of measurements of a candidate's competence
- Builds multi-layered tasks --- ability to measure a candidate's competency in several areas at once
- Defeats a candidate's ability to hide behind a one-dimensional talent
- Mirrors real world scenarios in a controlled manner

CRITICAL MANAGEMENT DIMENSIONS

Each assessment exercise is designed to measure the candidate's level of competence within three or more of 11 Critical Management Dimensions (competencies). Management Dimensions are those elements of competence that are relevant within the specific function of supervising and managing operations or personnel. (i.e.: What important abilities and skills are required in order to fulfill the position?)

Critical Management Dimensions are identified as:

Analysis: The determination of core elements. Relating and comparing information from different sources, identifying issues, securing relevant information and identifying relationships.

Consensus Building: The utilization of interpersonal skills to influence the collective opinion and solicit general agreement.

Decisiveness: Readiness to make decisions, render judgments, take action or commit oneself.

Development of Subordinates: Developing the skills and competencies of subordinates through training and development activities related to current and future jobs.

Follow-up: The act of tracking action taken and plans made. This tracking is made for the efficiency and assessment of action steps taken.

Initiative: Actively attempts to influence events to achieve goals; self-starting rather than passively accepting. Taking action to achieve goals beyond what is necessarily called for; originating action. Following through energetically.

Judgment: The capacity to make high quality decisions which are based on logical assumptions and which reflect factual information. A conclusion based on a discriminating appraisal of known information.

Leadership: Utilizing appropriate interpersonal styles and methods of communication in order to set a course or vision for an organization. To guide individuals or groups towards task accomplishment or acceptance of an idea demonstrating "big picture" thinking; vision.

Oral Communication Skills: Effective expression in individual or group situations, whether spontaneous or when given time for preparation (includes both verbal and non-verbal cues).

Planning and Organization: Establishing a course of action for self and/or others to accomplish a specific goal; planning proper assignments of personnel and appropriate allocation of resources or assets. A process of order; a method worked out beforehand.

Written Communication Skills: Clear expression of ideas in writing.

At the conclusion of the assessment center, Chief Cayler and the other assessors will meet with representatives of the city and go over the outcome of the process and discuss their views on each of the candidates. A final written report is also generated discussing the process and the results of the assessment center.

Resolution No. 2017-53

**A RESOLUTION APPROVING THE AGREEMENT BETWEEN
MOULDER AND ASSOCIATES AND THE CITY OF NORTH
LIBERTY, IOWA REGARDING THE FIRE CHIEF POSITION
EXECUTIVE SEARCH**

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

WHEREAS, the City Council desires to enter into an agreement with Moulder and Associates including Cayler Consulting regarding the search process for the Fire Chief Position,

WHEREAS, the agreements establish the terms and conditions for the city's use of the two firms during the search,

WHEREAS, the fees from Moulder and Associates will be estimated at \$16,000 including the fees from Cayler Consulting; and

WHEREAS, the terms and conditions have been set forth in the attached agreements,

NOW, THEREFORE, BE IT RESOLVED that that the attached agreements between the City of North Liberty and Moulder and Associates and Cayler Consulting are approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute said agreements.

APPROVED AND ADOPTED this 23rd day of May, 2017.

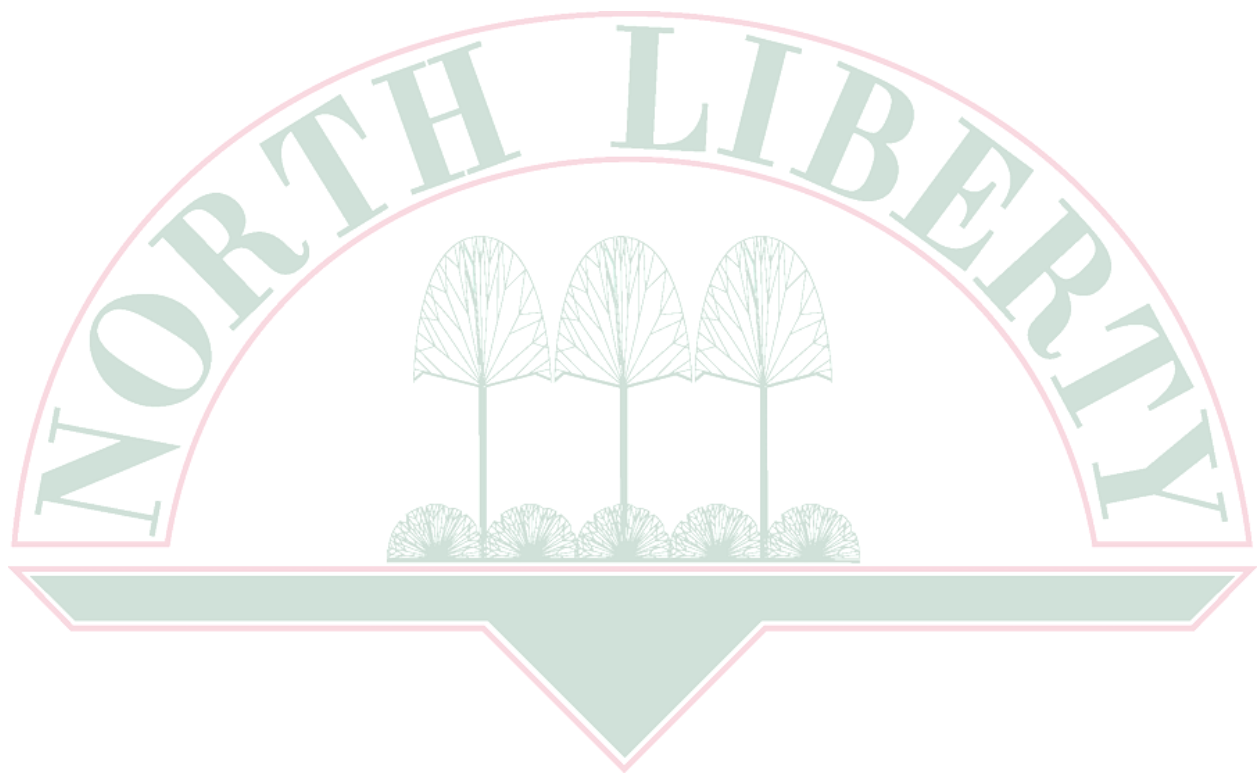
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

Police Station Project



City of North Liberty

New Police Station

Proposed Project Schedule (*UPDATED 04.11.17*)

--- Phase 1 – Public Outreach & Education ---

March 12 – March 27, 2017

Media outreach: Work with media (e.g., KGAN, KCRG, Leader, Gazette, P-C, KXIC, WMT, KCJJ) to produce 2-4 stories about PD's need, history and future.

March 15 – mid-April 2017

Social media: About once a week share information related to the PD's need via City's social feeds. This includes sharing stories from local media, materials prepared for the March 29 open house, virtual tour video, etc.

March 29, 2017

Project Open House: Present information including timeline of PD size, of current PD building and concept of proposed Police Station; highlight the overall civic campus vision.

Early – mid-April 2017

Police Department Open House: Invite the public to the police department for a tour of the station to get a sense of current conditions. Numerous tours would be scheduled on a various days to provide ample opportunity for the public to see the existing facility.

--- Phase 2 – Financing ---

April 25, 2017

Council sets hearing date for Urban Renewal Plan Amendment.

April 28 - May 22, 2017

Notice and consultation period in which City consults with County and School, completes public building feasibility analysis in plan amendment, and publishes hearing notice.

May 23, 2017

Council holds hearing and takes action to approve Urban Renewal Plan Amendment.

Council sets hearing date on G.O. borrowing proposal for police station funding.

June 13, 2017

Council holds hearing and if no petition is submitted, the City is vested with authority to issue the G.O. debt.

Council approves design proposal with Shive Hattery.

--- Phase 3 – Design & Construction ---

June – August 2017

Concept Design Phase

- Programming/planning
- Conceptual design
- Cost opinion/draft concept report
- Final deliverable: concept

September – October 2017

Schematic Design Concept Phase

- Define interior walls
- Define exterior walls
- Finalize elevations
- Size mechanical/electrical rooms
- Site design
- Deliverable and review
- Revision and cost opinion

November 2017 – February 2018

Design development and contract documents phases

March – mid-April 2018

Bidding period

April 24, 2018

Award construction bid to contractor

May 2018 – April 2019

Construction

May 7, 2019

First day of full operations at the new North Liberty Police Station

HEARING AND APPROVAL OF 2017
AMENDMENT TO THE NORTH LIBERTY
URBAN RENEWAL AREA

421033-72

North Liberty, Iowa

May 23, 2017

The City Council of the City of North Liberty, Iowa, met on May 23, 2017, at 6:30 o'clock, p.m., at the Council Chambers, in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____ .

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

Resolution No. 2017-54

**RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT FOR
THE NORTH LIBERTY URBAN RENEWAL AREA**

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of North Liberty, Iowa (the “City”), by prior resolution established the North Liberty Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of the financing and construction of a new police station to be situated on real property on the north side of Cherry Street between Front Street and Main Street; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on May 23, 2017; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Johnson County, the Iowa City Community School District and the Clear Creek Amana Community School District; the consultation meeting was held on the 10th day of May, 2017; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

APPROVED AND ADOPTED this 23rd day of May, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

STATE OF IOWA
COUNTY OF JOHNSON
CITY OF NORTH LIBERTY

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of North Liberty, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the North Liberty Urban Renewal Area in the City of North Liberty, Iowa.

WITNESS MY HAND this ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

CITY OF NORTH LIBERTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
NORTH LIBERTY URBAN RENEWAL AREA

May 23, 2017

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

Name of Project: 2017 Police Station Project (the “Police Station Project”)

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of Project: May 23, 2017

Description of Project and Project Site: The Police Station Project will consist of the construction of a new police station situated on real property on the north side of Cherry Street between Front Street and Main Street in the Urban Renewal Area.

The completed Police Station Project will have a direct, positive impact on increased and improved commerce and development in the Urban Renewal Area through the provision of enhanced police protection, municipal services and municipal facilities.

Description of Financing Plan for the Project: The City will use its urban renewal authority to aid in the authorization of general obligation bonds (the “Bonds”) in a principal amount not to exceed \$5,000,000 to finance the Police Station Project. The City does not intend to apply incremental property tax revenues to the repayment of the Bonds. If the City determines to apply incremental property tax revenues to the repayment of the Bonds in the future, the City will amend the Plan to reflect the required analysis under Section 403.5(2)(b)(1) of the Code of Iowa prior to the issuance of such Bonds.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$73,533,856</u>
Outstanding general obligation debt of the City:	<u>\$35,073,000</u>
Proposed debt to be incurred in connection with this May, 2017 Amendment	<u>\$40,073,000</u>

MINUTES TO SET DATE FOR HEARING
ON PROPOSAL TO ENTER INTO A LOAN
AGREEMENT

421033-72

North Liberty, Iowa

May 23, 2017

The City Council of the City of North Liberty, Iowa, met on May 23, 2017, at 6:30 o'clock p.m., at the Council Chambers, North Liberty, Iowa. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

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

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

Resolution No. 2017-55

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION
LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$5,000,000**

WHEREAS, the City of North Liberty (the “City”), in Johnson County, State of Iowa, proposes to enter into a General Obligation Loan Agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$5,000,000 for the purpose of paying the cost, to that extent, of undertaking an urban renewal project in the North Liberty Urban Renewal Area consisting of constructing, furnishing and equipping a new police station (the “Project”), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Section 384.24(3)(q) of the Code of Iowa;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The City Council shall meet on June 13, 2017, at the Council Chambers, North Liberty, Iowa, at 6:30 p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than ten (10) and not more than twenty (20) days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER
INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A
PRINCIPAL AMOUNT NOT TO EXCEED \$5,000,000

(GENERAL OBLIGATION)

The City Council of the City of North Liberty, Iowa, will meet on June 13, 2017, at the Council Chambers, North Liberty, Iowa, at 6:30 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$5,000,000 for the purpose of paying the cost, to that extent, of undertaking an urban renewal project in the North Liberty Urban Renewal Area consisting of constructing, furnishing and equipping a new police station.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24.3(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of North Liberty, Iowa.

Tracey Mulcahey
City Clerk

Section 5. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$5,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project has heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

APPROVED AND ADOPTED this 23rd day of May, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTY OF JOHNSON
CITY OF NORTH LIBERTY

SS:

I, the undersigned, City Clerk of the City of North Liberty, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for additional action on the City's proposals to enter into a certain loan agreement, as referred to therein.

WITNESS MY HAND this ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

ORGANIZATION CERTIFICATE:

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

I, the undersigned City Clerk, do hereby certify that the City of North Liberty is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

Terry L. Donahue, Mayor

Tracey Mulcahey, City Clerk

Debra Hilton, Treasurer

Chris Hoffman, Council Member/Mayor Pro-Tem

Sarah Madsen, Council Member

Annie Pollock, Council Member

Jim Sayre, Council Member

Brian Wayson, Council Member

WITNESS MY HAND this 23rd day of May, 2017.

TRACEY MULCAHEY, CITY CLERK

PUBLICATION CERTIFICATE:

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

I, the undersigned, City Clerk of the City of North Liberty, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into a certain loan agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

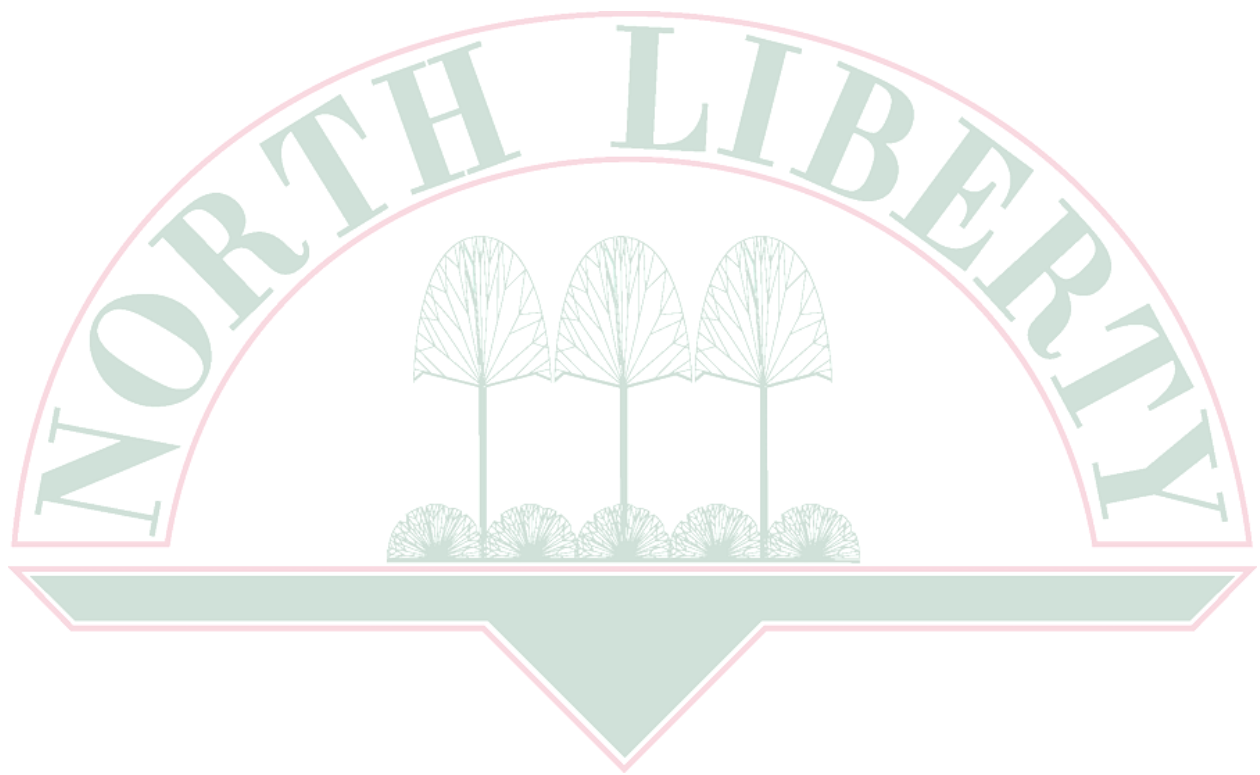
WITNESS MY HAND this ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

(Attach here the publisher's original affidavit with a clipping of the notice, as published.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

FY 2017 Budget



**NOTICE OF PUBLIC HEARING
AMENDMENT OF FY2016-2017 CITY BUDGET**

The City Council of North Liberty in Johnson County County, Iowa
will meet at City Council Chambers, 3 Quail Creek Circle
at 6:30 p.m. on 05/23/2017
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2017
(year)

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

SAFER funds, Contributions from other cities and school district, Hwy 965 grant funds, Police OT reimbursement, Road Use Funds, County Library contribution

Vending revenue, Customer Deposits

Developer fees; donations - Library, K-9, Police, and general donations; tree grants

Bond proceeds for refunding of existing bonds. SRF proceeds above what was projected.

Police overtime (reimbursed); Worker's Comp increase; Police tuition reimbursement; Ammunition; Fire Repairs to truck - SAFER expends

Garbage and recycling costs; Street expends (due to miscellaneous revenues); Worker's Comp increase

Additional programming costs

Library costs funded by grants and donations; Worker's Comp increase; Rec van accident repairs; Pool float replacement after theft; Cemetery cost increase

Data entry correction

Special election costs; Credit card fees; Hotel/Motel tax expenditures; Worker's Comp costs

Bond refunding expenditures

Project costs that carried over from previous fiscal year

Actual number from FY 16 Audit

		Total Budget as certified or last amended	Current Amendment	Total/Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	8,518,974	0	8,518,974
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	8,518,974	0	8,518,974
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	4,276,891	0	4,276,891
Other City Taxes	6	208,033	0	208,033
Licenses & Permits	7	715,000	0	715,000
Use of Money and Property	8	154,100	0	154,100
Intergovernmental	9	2,977,653	2,346,021	5,323,674
Charges for Services	10	9,324,497	29,000	9,353,497
Special Assessments	11	0	0	0
Miscellaneous	12	81,200	919,403	1,000,603
Other Financing Sources	13	25,038,000	12,707,557	37,745,557
Transfers In	14	10,269,026	0	10,269,026
Total Revenues and Other Sources	15	61,563,374	16,001,981	77,565,355
Expenditures & Other Financing Uses				
Public Safety	16	3,439,598	200,384	3,639,982
Public Works	17	1,806,533	331,101	2,137,634
Health and Social Services	18	97,500	6,000	103,500
Culture and Recreation	19	4,146,528	169,030	4,315,558
Community and Economic Development	20	1,979,449	-894	1,978,555
General Government	21	1,534,702	23,699	1,558,401
Debt Service	22	5,394,872	5,520,856	10,915,728
Capital Projects	23	5,466,000	3,342,000	8,808,000
Total Government Activities Expenditures	24	23,865,182	9,592,176	33,457,358
Business Type / Enterprises	25	26,503,154	9,198,079	35,701,233
Total Gov Activities & Business Expenditure	26	50,368,336	18,790,255	69,158,591
Transfers Out	27	10,269,026	0	10,269,026
Total Expenditures/Transfers Out	28	60,637,362	18,790,255	79,427,617
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Y	29	926,012	-2,788,274	-1,862,262
Beginning Fund Balance July 1	30	10,953,400	2,307,215	13,260,615
Ending Fund Balance June 30	31	11,879,412	-481,059	11,398,353

52-485

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2017 - AMENDMENT #1

To the Auditor of JOHNSON County, Iowa:
The City Council of North Liberty in said County/Counties met on 05/23/2017, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. thereupon, the following resolution was introduced.

RESOLUTION No. 2017-56

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30 2017 (AS AMENDED LAST ON N/A.)

Be it Resolved by the Council of the City of North Liberty

Section 1. Following notice published 05/11/2017

and the public hearing held, 05/23/2017 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	8,518,974	0	8,518,974
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	8,518,974	0	8,518,974
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	4,276,891	0	4,276,891
Other City Taxes	6	208,033	0	208,033
Licenses & Permits	7	715,000	0	715,000
Use of Money and Property	8	154,100	0	154,100
Intergovernmental	9	2,977,653	2,346,021	5,323,674
Charges for Services	10	9,324,497	29,000	9,353,497
Special Assessments	11	0	0	0
Miscellaneous	12	81,200	919,403	1,000,603
Other Financing Sources	13	25,038,000	12,707,557	37,745,557
Transfers In	14	10,269,026	0	10,269,026
Total Revenues and Other Sources	15	61,563,374	16,001,981	77,565,355
Expenditures & Other Financing Uses				
Public Safety	16	3,439,598	200,384	3,639,982
Public Works	17	1,806,533	331,101	2,137,634
Health and Social Services	18	97,500	6,000	103,500
Culture and Recreation	19	4,146,528	169,030	4,315,558
Community and Economic Development	20	1,979,449	-894	1,978,555
General Government	21	1,534,702	23,699	1,558,401
Debt Service	22	5,394,872	5,520,856	10,915,728
Capital Projects	23	5,466,000	3,342,000	8,808,000
Total Government Activities Expenditures	24	23,865,182	9,592,176	33,457,358
Business Type / Enterprises	25	26,503,154	9,198,079	35,701,233
Total Gov Activities & Business Expenditures	26	50,368,336	18,790,255	69,158,591
Transfers Out	27	10,269,026	0	10,269,026
Total Expenditures/Transfers Out	28	60,637,362	18,790,255	79,427,617
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	926,012	-2,788,274	-1,862,262
Beginning Fund Balance July 1	30	10,953,400	2,307,215	13,260,615
Ending Fund Balance June 30	31	11,879,412	-481,059	11,398,353

Passed this 23 day of May, 2017
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

Backflow Prevention Ordinance



Ordinance No. 2017-03

**AN ORDINANCE ADDING CHAPTER 90 OF THE NORTH LIBERTY
CODE OF ORDINANCES TO ADDRESS BACKFLOW PREVENTION IN
CITY'S WATER SERVICE SYSTEM**

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

SECTION 1. AMENDMENT. Chapter 90, "Water Service System," of the North Liberty Code of Ordinances (2016) is hereby amended by adding Section 90.21, "Backflow Prevention," to read as follows:

90.21 BACKFLOW PREVENTION.

1. Definitions. For use in this section, terms are defined in the current International Plumbing Code, as adopted and amended in Chapter 157 of this Code.
2. Applicability. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system.
 - A. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check backflow prevention assembly, a double check fire protection backflow prevention assembly or a reduced pressure principle fire protection backflow prevention assembly.
 - B. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric vacuum breaker, a pressure vacuum breaker assembly or a reduced pressure principle backflow prevention assembly. Valves shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow prevention assembly.
 - C. Where a potable water connection is made to a nonpotable line, fixture, tank, vat, pump or other equipment subject to high hazard backpressure, the potable water connection shall be protected by a reduced pressure principle backflow prevention assembly.
 - D. Where chemical dispensers connect to the potable water distribution system, the water supply system shall be protected against backflow in accordance with plumbing code.

- E. Where the portable cleaning equipment connects to the water distribution system, the water supply system shall be protected against backflow in accordance with the plumbing code.
 - F. Where dental pumping equipment connects to the water distribution system, the water supply system shall be protected against backflow in accordance with the plumbing code.
 - G. The water supply connection to coffee machines and noncarbonated beverage dispensers shall be protected against backflow by a backflow preventer conforming to ASSE 1022 or by an air gap.
3. Devices. Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies and hose connection backflow preventers shall be tested at the time of installation, immediately after repairs or relocation, and at least annually.
4. Responsibility for Administration. The Building Official shall administer, implement, and enforce the provisions of this section. Any powers granted or duties imposed upon the Building Official may be delegated by the Building Official to persons or entities acting in the beneficial interest of or in the employ of the City.
5. Right of Entry. The Building Official shall be permitted access to a customer's premises, upon showing proper identification or upon search warrant by a court of appropriate jurisdiction, as often as necessary to ensure compliance with this section.
6. New Water Services and Modifications to Existing Services. Prior to the issuance of a building permit, the contractor/builder shall submit plans for a new water service or modifications to an existing service to the Building Official for review. The Building Official shall determine the type of backflow prevention assembly required for containment based upon the degree of hazard. The Building Official shall require the installation of the appropriate backflow prevention assembly for containment prior to the initiation of water service.
7. Containment/Isolation. All customers whose premises are not classified as single-family residential by the Building Official shall be inspected by the Building Official to determine the type and degree of hazard to the water system. Upon conclusion of the inspection, the Building Official shall determine the type of backflow prevention assembly required to achieve containment and isolation. Upon written notice, the customer, at the customer's own expense, shall install all backflow prevention assemblies mandated by the Building Official.
8. Annual Report and Inspection by Customer. When a water service is initially installed or an existing water service is modified, the service shall be tested and approved by the Building Official. Every twelve (12) months thereafter, the

customer shall submit to the Building Official a report from a registered backflow prevention assembly technician, certifying that containment and isolation on the customer's premises have been achieved.

9. Annual Certification Fee. For each annual certification report, as required in Paragraph 6, the customer shall pay a fee, the amount for which shall be set by resolution of the City Council.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on April 25, 2017.

Second reading on May 9, 2017.

Third and final reading on _____, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-03 in the North Liberty *Leader* on the ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

Electrician/Plumber Ordinance



Ordinance No. 2017-04

AN ORDINANCE AMENDING CHAPTER 125, "ELECTRICIAN AND PLUMBER LICENSES," OF THE NORTH LIBERTY CODE OF ORDINANCES BY REPEALING CHAPTER 125

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

SECTION 1. AMENDMENT. Chapter 125, "Electrician and Plumber Licenses," of the North Liberty Code of Ordinances (2016) is hereby amended by repealing it in full.

SECTION 2. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on April 25, 2017.

Second reading on May 9, 2017.

Third and final reading on _____, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

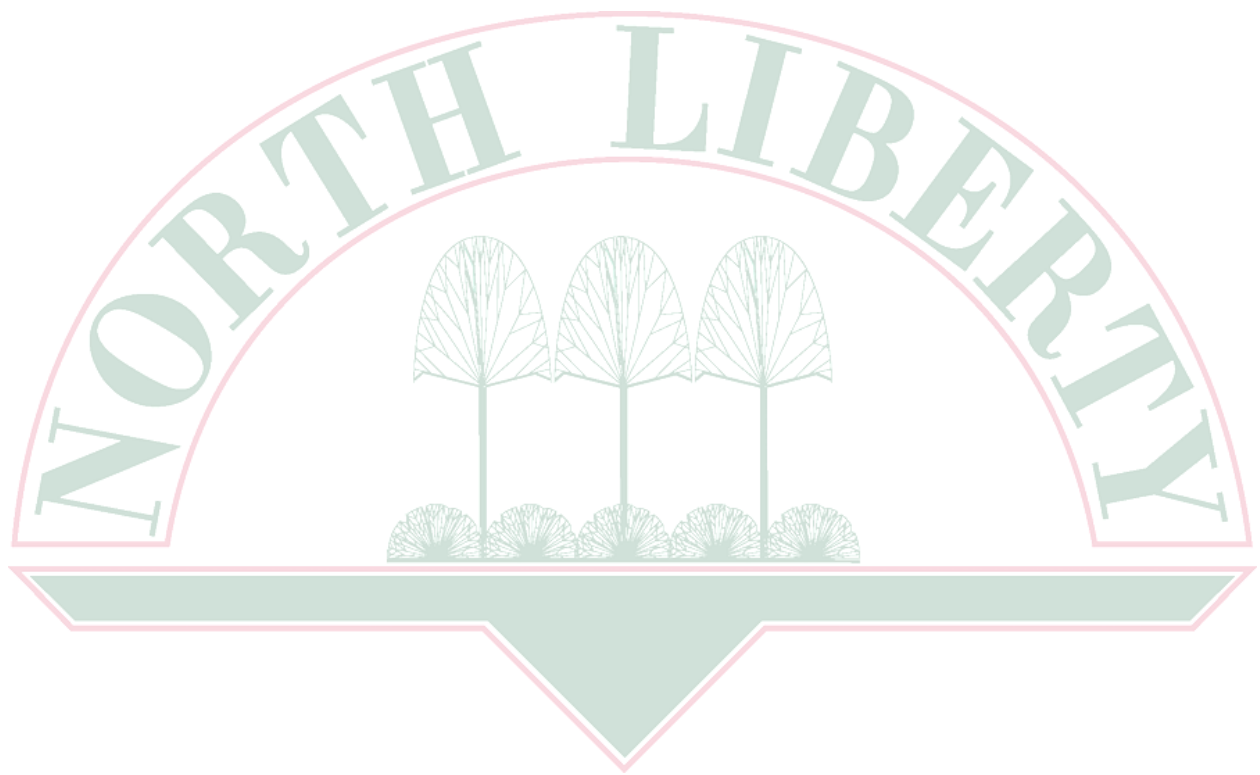
TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-04 in the *North Liberty Leader* on the ____ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

Water Rate Ordinance



Ordinance No. 2017-06

AN ORDINANCE AMENDING CHAPTER 92.02, ENTITLED "RATES FOR SERVICE," OF THE MUNICIPAL CODE OF NORTH LIBERTY BY ADOPTING A NEW SECTION 92.02 TO INCREASE THE CHARGES FOR WATER USED

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

SECTION 1. AMENDMENT Chapter 92.02 "Rates for Service," of the Municipal Code of North Liberty be, and the same is hereby amended, by repealing Section 92.02 therein, and enacting in lieu thereof new sections to be codified the same to read as follows:

92.02 RATES FOR SERVICE.

Gallons Used Per Month	Rate
First 1,000 gallons	\$ 15.57
All over 1,000 gallons	\$ 6.29

Service to industrial establishments may be by contract, if the City finds such an arrangement to be in the best interest of the City.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on May 9, 2017.

Second reading _____

Third and final reading _____

CITY OF NORTH LIBERTY:

ATTEST:

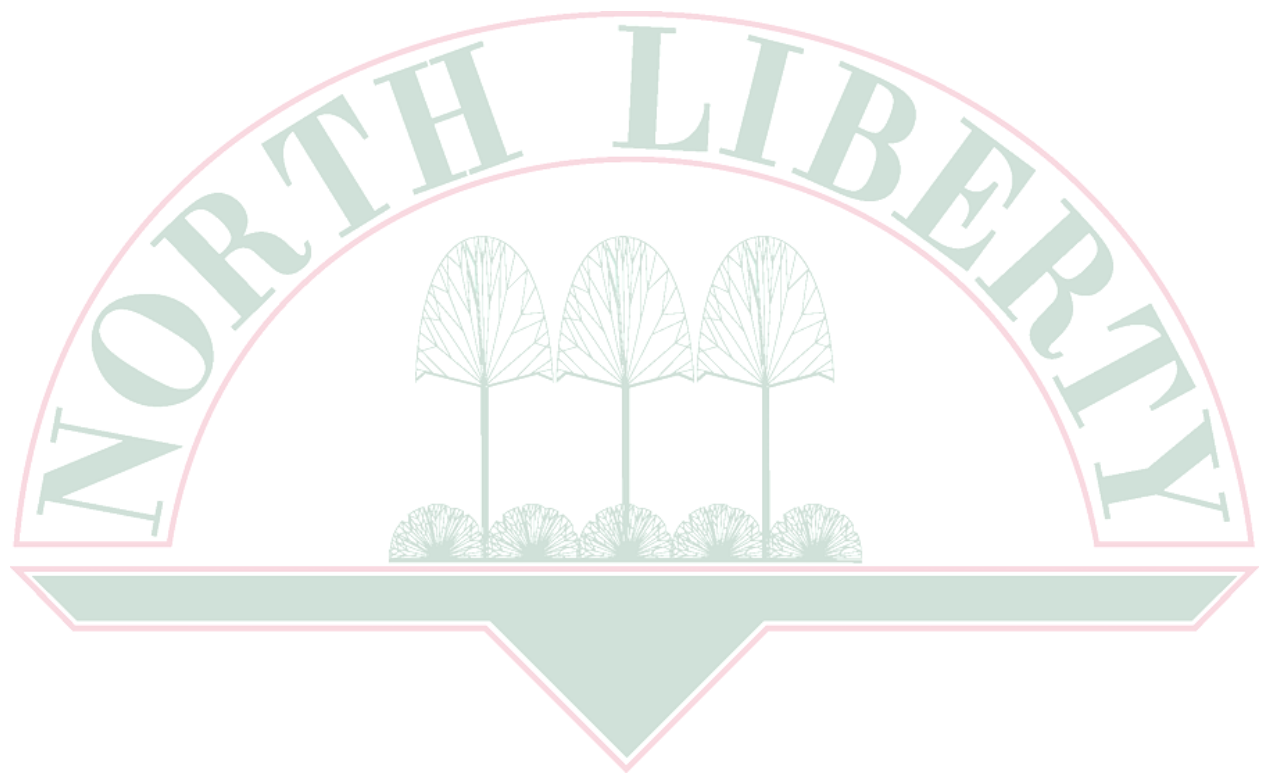
TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-06 in the *North Liberty Leader* on the __ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

Sewer Rate Ordinance



Ordinance No. 2017-07

AN ORDINANCE AMENDING CHAPTER 99.02 ENTITLED "RATE," OF THE MUNICIPAL CODE OF NORTH LIBERTY BY ADOPTING A NEW SECTION 99.02 TO INCREASE THE CHARGES FOR SANITARY SEWER SERVICES

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

SECTION 1. AMENDMENT Chapter 99.02 "Rate," of the Municipal Code of North Liberty be, and the same is hereby amended, by repealing Section 99.02 therein, and enacting in lieu thereof new sections to be codified the same to read as follows:

99.02 RATE.

Gallons Used Per Month	Rate
First 1,000 gallons	\$ 30.03
All over 1,000 gallons	\$ 5.40

Service to industrial establishments may be by contract, if the City finds such an arrangement to be in the best interest of the City.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on May 9, 2017.

Second reading _____

Third and final reading _____

CITY OF NORTH LIBERTY:

ATTEST:

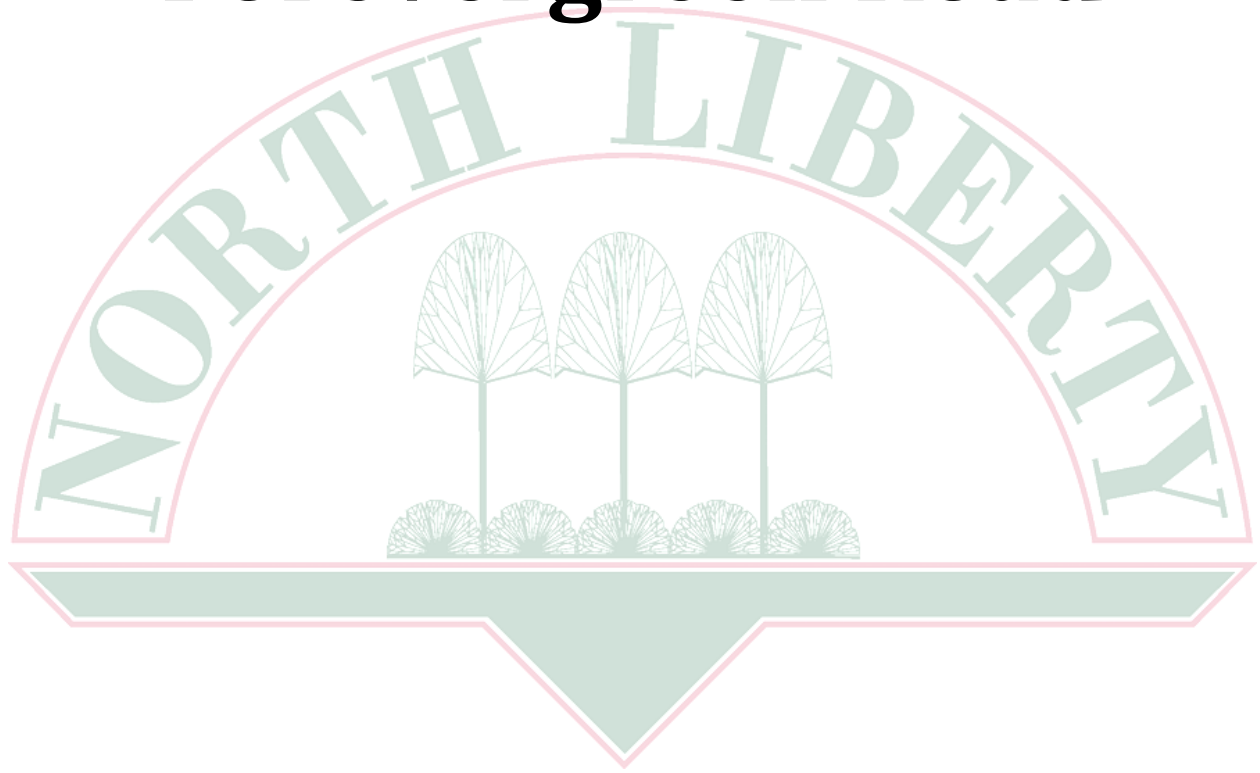
TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-07 in the *North Liberty Leader* on the ___ day of _____, 2017.

TRACEY MULCAHEY, CITY CLERK

IDOT Agreement – Forevergreen Road



**IOWA DEPARTMENT OF TRANSPORTATION
Cooperative Agreement
For Primary Road Project**

County	Johnson
City	North Liberty
Project No.	NHS-380-6(320)2—11-52 (P.E.) IMN-380-6(321)2—0E-52 (Grade & Pave) IMN-380-6(337)2—0E-52 (Grade & Pave) IMN-380-6(333)2—0E-52 (Wetland Bank) IMN-380-6(334)2—0E-52 (Stream Mitigation) IMN-380-6(324)2--0E-52 (ROW) IMN-380-6(344)2--0E-52 (ROW)
Iowa DOT Agreement No.	2015-16-255
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the City of North Liberty, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to the W. Forevergreen Road local roadway from just east of Kansas Avenue (east end of I-380/Forevergreen Road Interchange project) to S. Jones Blvd.;

The DOT and the LPA are willing to jointly participate in said projects, in the manner hereinafter provided;

The DOT and the LPA have entered into Agreement No. 2017-1-145, which is for right of way acquisition for construction of a new interchange on I-380 at W. Forevergreen Road in Johnson County, North Liberty; and

This Agreement reflects the current concepts of these projects which are subject to modification by mutual agreement between the LPA and the DOT.

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT will design, let, and inspect construction of the following described projects in accordance with the project plans, and DOT standard specifications, except as noted herein:

Construction of local road improvements on W. Forevergreen Road, hereafter referred to as Forevergreen Road Local Road Improvements, necessary for incident management during reconstruction of the I-380/I-80 interchange. The W. Forevergreen Road Local Road projects are to be consistent with the LPA's long range plan and include conversion of W. Forevergreen Road, from east of Kansas Avenue to near Jones Boulevard, to a minimum of a three-lane paved roadway. The Forevergreen Road Local Road Improvements are comprised of two projects:

- Project (337) from east of Kansas Ave to near Covered Bridge Blvd
- Project (321) from near Covered Bridge Blvd to near Jones Blvd

See Exhibit A for location and graphic representation of the projects [Project (337) in yellow and Project (321) in green].

See Exhibit B for roadway costs to be shared by the DOT and LPA (first page) and the total project costs (second page).

Projects related to the construction of the Forevergreen Road Local Road Improvements include wetland bank mitigation hereafter referred to as Project (333), and stream mitigation hereafter referred to as Project (334).

2. Jurisdictional Responsibilities for the Forevergreen Road Local Road Improvements

- a. Improvements will be necessary on W. Forevergreen Road for use in incident management during the construction of the future I-80/I380 interchange. The DOT will be responsible for the costs of design, survey, environmental services, right-of-way acquisition, and construction of the future I-80/380 interchange and the I-80 Forevergreen Road interchange. Therefore, the DOT and the LPA agree to the below division of responsibilities for Forevergreen Road Local Road Improvements.
- b. The DOT will be the lead agency for the design, survey, environmental services, right of way acquisition, construction administration, and inspection for the Forevergreen Road Local Road Improvements except as noted below. The DOT will obtain concurrence from the LPA on the proposed improvements.
- c. The DOT shall be responsible for the cost of design, survey, environmental services, and engineering up to project letting. This excludes LPA costs for planning, design, and engineering for the following:
 - (1) Coordination with the DOT.
 - (2) Review of project related documents.
 - (3) LPA-owned utilities.
- d. The DOT shall provide right of way acquisition services (right of way design, appraisals, negotiations, title and closing, and condemnation) for the Forevergreen Road Local Road Improvements. The LPA shall be responsible for the preparation of land survey plats, and any legal proceedings subsequent to a decision made by the Johnson County Compensation Commission (DOT staff shall be available as witnesses and provide information), and the acquisition costs for property, and relocation.
- e. The DOT will provide a proposed cost estimate to acquire each parcel of land based on an appraisal or appraisal waiver to the LPA for concurrence. The LPA's concurrence will include the ability for the DOT to make an administrative settlement on any parcels up to an additional 10%. Any settlement above 10% shall first be approved by the LPA designated representative. The LPA's designated representative shall provide buyer's approval on the purchase agreements.
- f. The LPA is responsible for coordination with public and private utilities to determine utility easement needs and acceptability of utility relocation proposals. The LPA will provide the DOT proposed utility easement layout and ownership information for DOT coordination in the ROW appraisal and negotiation process.
- g. The DOT shall provide and be responsible for the construction administration and inspection for the Forevergreen Road Local Road Improvements projects, except for LPA-owned utilities (LPA owned utilities include water main and sanitary sewer) included in the project. The LPA shall be responsible for the inspection and acceptance of LPA-owned utilities.
- h. As background for the final project cost sharing agreement set out in Section 3, the DOT and the LPA originally agreed that the DOT would be responsible for approximately 25% of the eligible roadway construction items between the curbs. Further, the parties agreed that the LPA should be responsible for 100% of the construction costs for LPA-owned utilities, which are sanitary and storm sewer, water, lighting, sidewalks, and aesthetic features and, with exception to a portion of construction included in the DOT cost share described in Section 3(a) and 3(b) herein, all other construction costs for work outside of the back-of-curb, including clearing and grubbing, topsoil, and driveways and as noted in Exhibit B as 100% LPA funded items.

3. Project Costs

- a. The DOT is responsible for the costs of Project (333) for Wetland Bank Mitigation and Project (334) for Stream Mitigation required for the Forevergreen Road Local Road Improvements project. The total costs for these projects is estimated at \$75,000.
- b. In addition to the DOT's responsibility for the \$75,000 for the mitigation projects, the DOT and LPA agree that a Lump Sum amount of \$1,000,000 represents a mutually acceptable share of DOT construction costs for roadway improvements items described in Section 2(h) above and shown in Exhibit B as costs that are the responsibility of the DOT. The LPA shall be responsible for the remainder of the Forevergreen Road Local Road Improvements costs. The total Forevergreen Road Local Road Improvements costs (construction and right-of-way but excluding the mitigation project costs set out in 3(a)) are estimated at \$5,928,115 with the LPA share estimated at \$4,928,115 (estimated 2017 costs projected to 2018 with 4% per year inflation for construction).
- c. The DOT will make construction progress payments to the awarded contractors based on anticipated construction bid lettings of July 2017 for Project (337) and July 2018 for Project (321).
- d. LPA reimbursement to the DOT for construction cost of roadway improvements will be made in five (5) equal yearly installments of approximately \$1,001,847 each. The first installment will be due upon completion of construction and proper billing by the DOT or July 15, 2021, whichever is later. The final four installments will be billed to the LPA one, two, three and four years subsequent to the date of the first billing respectively. The actual amount of reimbursement will be determined by the quantities in place and the accepted bid at the contract letting. No interest will be charged. LPA will begin making provision to fund its payments required under this section through the property tax system as soon as possible.
- e. LPA reimbursement to the DOT for construction costs of public utilities for water main and sanitary sewer construction will be due upon completion of construction and proper billing by the DOT. Estimated construction costs (2017 estimated costs projected to 2018 with 4% per year inflation for construction) for water main construction is on Project (337) \$159,000 and on Project (321) \$163,500 and for sanitary sewer construction is on Project (321) \$163,500 for a total public utilities construction cost estimate of \$ 462,200. The actual amount of reimbursement will be determined by the quantities in place and the accepted bid at the contract letting.

4. Traffic Control

- a. For I-380/W. Forevergreen Road Interchange construction, I-380 through-traffic will be maintained. Forevergreen Road will remain open during much of the construction of the interchange but will require a roadway closure with detour to connect the new roadway and bridge to the existing roadway. This connection includes the closure of the Kansas Avenue at W. Forevergreen Road intersection for reconstruction of the grade through the intersection.
- b. For Forevergreen Road Local Road Improvements projects construction, W. Forevergreen Road will be closed to through-traffic for both Project (337) and Project (321). Local traffic will be detoured during construction of the W. Forevergreen Road Local Road Improvements projects with accommodation to maintain local access to properties.
- c. If it becomes necessary to temporarily close W. Forevergreen Road and any LPA streets related to the project during construction, the DOT will furnish and install the required barricades and signing for the closure at project cost, and shall remove same upon completion of the project also at no expense or obligation to the LPA. The DOT will work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction.
- d. Any detours which may be necessary for LPA street closures will be the responsibility of the LPA, all

at no expense or obligation to the DOT.

5. Right-of-Way

In connection with this project, any real estate and rights to real estate necessary for right of way for city streets, alleys, access roads or frontage roads, and any permanent utility easements which are or which will be under the jurisdiction of the LPA may be acquired by the DOT for and in the name of the LPA. Where acquired by contract the LPA will receive title from the contract seller and the LPA will accept title thereto.

6. Bid Letting

- a. The project will be let by the DOT in accordance with its normal letting procedures. The LPA shall comply with the public hearing requirements of the Iowa Code section 26.12.
- b. When let by the DOT, the DOT will identify the lowest responsive and responsible bidder. The DOT will provide an electronic tabulation of responsive bids to the LPA for concurrence. The LPA shall take action to accept the award to the lowest responsive bidder. The LPA shall provide such confirmation by email. Following LPA concurrence in the award of contract, the DOT shall execute the contract.
- c. The DOT shall be the contracting authority for the project.

7. Construction & Maintenance

- a. The LPA, in cooperation with the DOT, will take whatever steps may be required with respect to alteration of the grade lines of the new highway facilities constructed under the project in accordance with Iowa Code section 364.15. The DOT and LPA will work together to minimize potential impacts to properties that may occur as a result of the project.
- b. Lighting installations will not be constructed as part of the project unless specifically requested by the LPA. Lighting which is requested by the LPA will also be paid for entirely by the LPA at no cost to the DOT. If constructed, the LPA shall accept ownership of and responsibility for future energy and maintenance costs of lighting units which lie within the corporate boundaries.
- c. Traffic signals are not warranted within the W. Forevergreen Local Road Improvements project and are not part of this project.

8. General Provisions

- a. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
- b. It is the intent of both parties that no third party beneficiaries be created by this Agreement.
- c. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
- d. This Agreement may be executed in two counterparts, each of which so executed will be deemed to be an original.

- e. This Agreement, as well as the unaffected provisions of any previous agreements, addendums, and/or amendments; represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2015-16-255 as of the date shown opposite its signature below.

CITY OF NORTH LIBERTY:

By: _____
Terry L. Donahue, Mayor

ATTEST: _____
Tracey Mulcahey, City Clerk

STATE OF IOWA, JOHNSON COUNTY: ss

On this ____ day of May, 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 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 May, 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

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 2017.
James R. Schnoebelen
District Engineer
District 6

EXHIBIT A

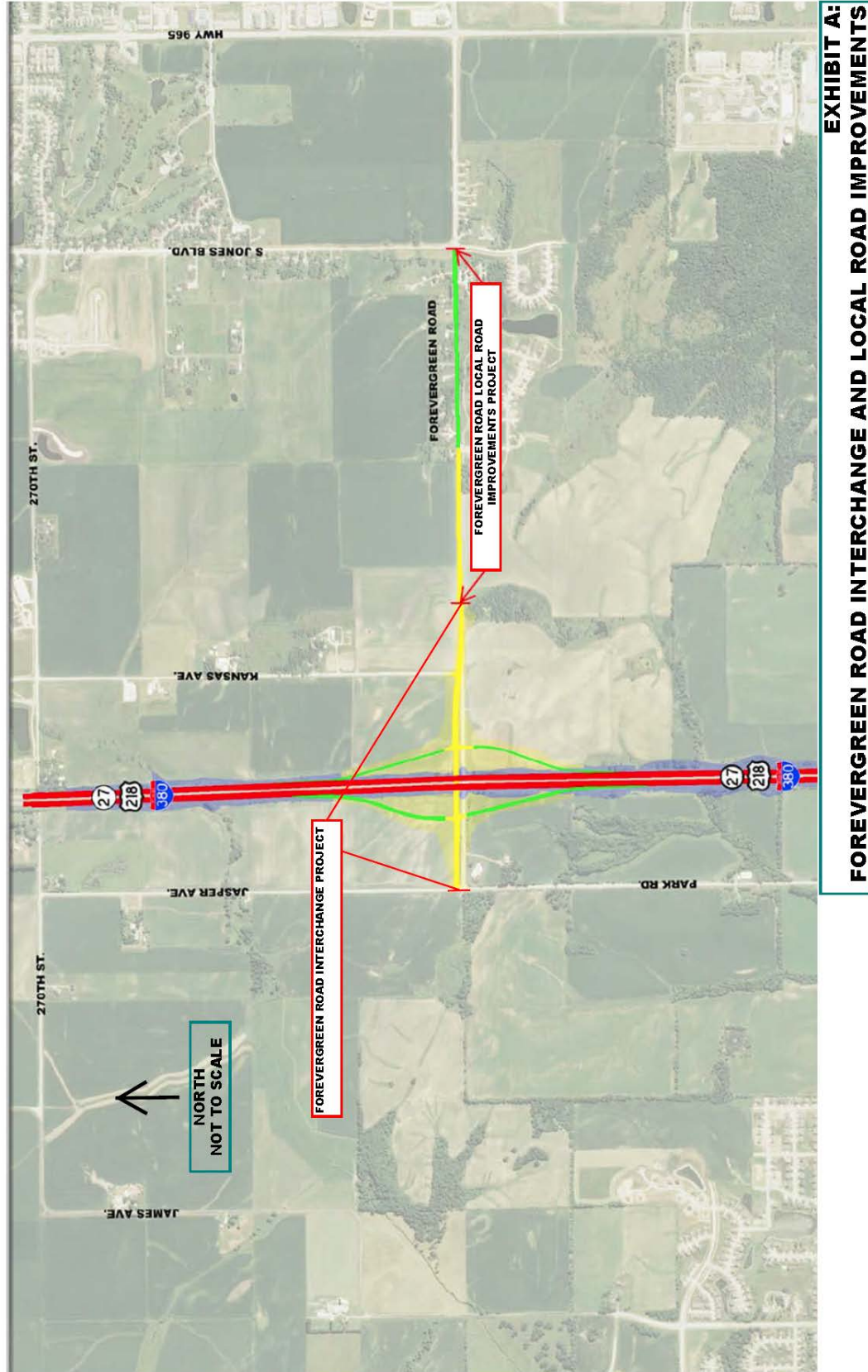


EXHIBIT B

Updated: November 7, 2016

For project with PE #: NHS-380-6(320)2--11-52 (estimate below includes projects (337) and (321))

D5 Preliminary Design Estimate of DOT Cost Share for Roadway Improvements

[illegible]

Forevergreen Road Local Road Preliminary Cost Estimates
SUMMARY of TOTAL COSTS

Updated November 7, 2016

	D5 (60% plans) West Project (Design 337)		D5 (60% plans) East Project (Design 321)	
1 Road Design	\$	1,256,864	\$	1,954,338
2 Concrete Sample	\$	2,584	\$	3,085
3 Traffic Control	5% \$	62,843.19	5% \$	97,717
4 Mobilization	5% \$	62,843.19	15% \$	293,151
5 Unquantified Bid Items				
ROAD DESIGN TOTALS	\$	1,385,134	\$	2,348,291
6 Unquantified Bid Items	20% \$	277,026.80	20% \$	469,658
7 Staging	10% \$	125,686.39	0% \$	-
8 Soils Remediation	\$	-	\$	-
9 ROW	\$	70,000	\$	50,000
10 Utilities	\$	125,000	\$	125,000
11 Environmental Mitigation	\$	25,000	\$	50,000
SUBTOTAL	\$	2,007,847	\$	3,042,949
Contingency	10% \$	200,784.72	10% \$	304,294.87
TOTALS	\$	2,208,632	\$	3,347,244
		Total of (337) and (321), 2016 Prices	\$	5,555,875.47

4% Inflation Projection		
2017	\$	5,778,110.49
2018	\$	6,009,234.91

Notes:

1. Totals taken from roadway design D5 estimates. Includes increased unit prices for some bid items to account for staging costs (staging is not a bid item), based on recent bid tab. Does not include city utility costs (water, sanitary sewer, lighting...)

4. For project (321), 10% was added to standard 5% to help accommodate for staging costs.

5 and 6: includes items not yet tabulated such as traffic signs, pavement markings, erosion control, seeding, etc.

7. Staging is not a bid item. Staging estimated costs for (321) were included in unit prices and mobilization.

8. DOT Soils design has determined that remediation is not required, however, if the construction season is wet, additional field work and/or geotech fabric could be required. It is assumed the Contingency amount will cover this unknown.

9. Prelim concept estimate. ROW design is not complete for (321). ROW appraisal is not complete for (337). This does not include possible ROW needs for utility relocation and/or water or sanitary sewer construction.

10. Prelim concept estimate; City is coordinating utility relocation needs.

Resolution No. 2017-52

A RESOLUTION APPROVING THE COOPERATIVE AGREEMENT FOR PRIMARY ROAD PROJECT BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF NORTH LIBERTY, IOWA REGARDING WEST FOREVERGREEN ROAD PROJECT (AGREEMENT NO. 2015-16-255)

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

WHEREAS, the City Council desires to enter into an agreement with the Iowa Department of Transportation regarding the West Forevergreen Road Project,

WHEREAS, the agreement establishes the terms and conditions for the project and financing of the project, and

WHEREAS, the terms and conditions have been set forth in the attached agreement,

NOW, THEREFORE, BE IT RESOLVED that that the attached agreement between the City of North Liberty and Iowa Department of Transportation is approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said agreement.

APPROVED AND ADOPTED this 23rd day of May, 2017.

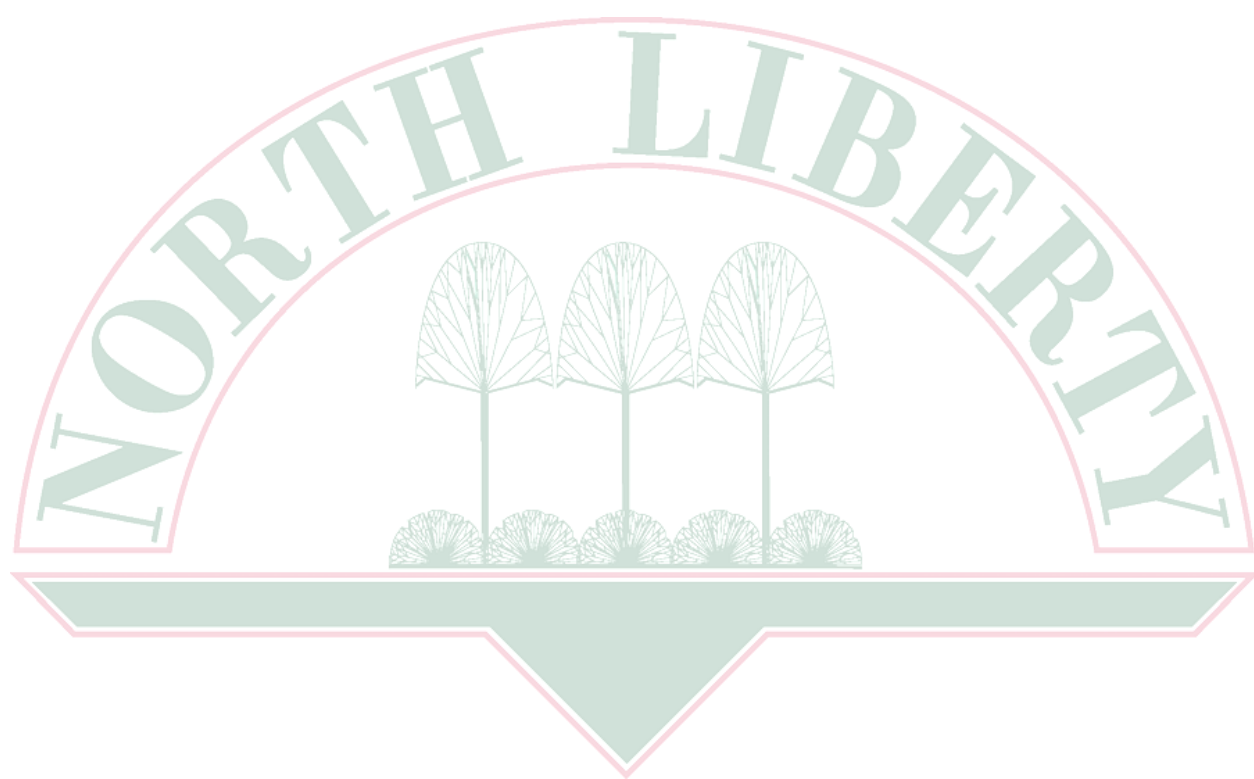
CITY OF NORTH LIBERTY:

ATTEST:

TERRY L. DONAHUE, MAYOR

TRACEY MULCAHEY, CITY CLERK

Additional Information



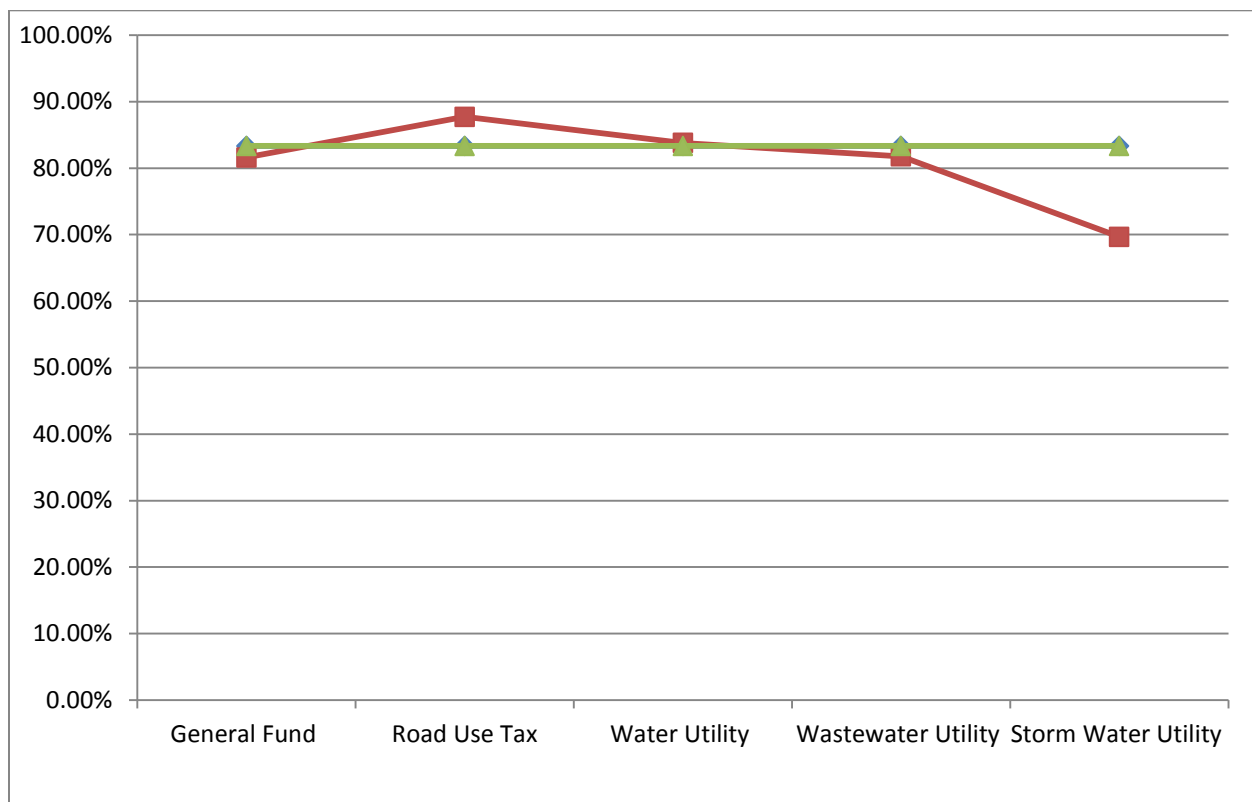


Monthly Report Summarization

April 30, 2017

This report provides a summarization of the budget status after the end of April 2017. At the end of this month, the City is 83.33% 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. The data includes the amended budget.

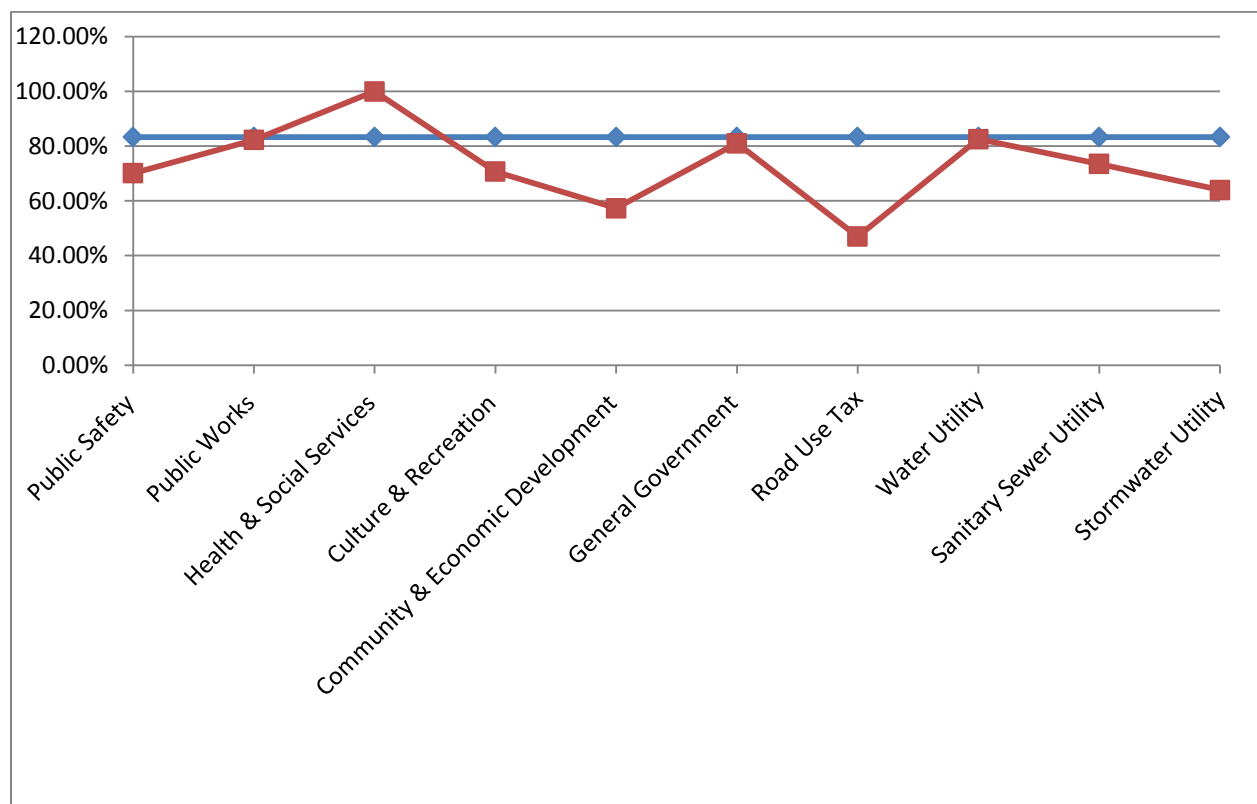
Revenues: The following chart demonstrates the condition of the City's budgeted revenues as of April 30, 2017:



- This chart represents the historical view at the end of April. The City received the first half of the property tax revenue in October and the second half in April.
- Stormwater revenues are significantly higher than the amended amount due to the SRF Sponsored Water Quality Soil Quality Restoration Project reimbursement coming in early May.

Overall revenues for the year to date are \$44,141,208.24, 57.51% of the budgeted amount. This amount is less than the budgeted mark. The final borrowing of 2017 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 April 30, 2017:



- Public Safety is below projected due to end of year transfers.
- 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 payments in July and August.
- Culture and Recreation is below projected expenditures for the year. End of year transfers will bring this number onto the budget target.
- 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 lower than projected for a budgetary cushion for the Soil Quality Restoration Program.

Year to date total expenditures are \$33,595,516.36 or 42.38% of the projected budget amounts. This amount is less than the 83.33% of the fiscal year completed due to expenditures and transfers occurring later in the fiscal year.

Following is the Treasurer's Report for April. 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 \$ 4,765,427.87. 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				
April 30, 2017				
FUNDS	BALANCE FORWARD	REVENUE	EXPENSE	BALANCE ENDING
	04/01/2017			04/30/2017
GENERAL	5,400,585.31	3,170,190.64	-974,526.26	7,596,249.69
SPECIAL REVENUE	6,460,486.00	2,466,087.62	-150,645.37	8,775,928.25
DEBT SERVICE	410,183.02	2,963,697.56	-40,280.00	3,333,600.58
CAPITAL PROJECTS	-5,206,467.27	1,111,356.51	-92,457.84	-4,187,568.60
WATER ENTERPRISE	4,322,720.07	1,526,146.10	-990,022.87	4,858,843.30
WASTEWATER ENTERPRISE	1,916,587.72	2,015,175.12	-699,440.65	3,232,322.19
STORM WATER ENTERPRISE	221,396.68	15,858.58	-28,401.16	208,854.10
TOTAL	13,525,491.53	13,268,512.13	2,975,774.15	23,818,229.51

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