

North Liberty City Council Work and Regular Sessions February 11, 2020



City Administrator Memo



MEMORANDUM

To Mayor and City Council

From Ryan Heiar, City Administrator

Date February 6, 2020

Re City Council Agenda – February 11, 2020

Agenda Format Change

In an attempt to continue to make the best use of the City Council's time and to streamline the meetings, the agenda will no longer include staff reports for each person around the dais. Instead, the agenda will only include staff reports for those who have a report to make.

Work Session: Community Identity & Visioning

One of the top goals established in the City Council's 2018-2020 Strategic Planning & Goal Setting Session was to "develop an over-arching strategic plan, including community identity and vision planning." This was a very broad goal and

after further evaluation the City Council agreed to proceed with a Community Identity and Visioning Project that included developing a new logo and tag line and incorporated significant community feedback through meetings and surveys. The work for this project is nearly complete and representatives from deNOVO and Shive Hattery will be at Tuesday's work session to make the final presentation for the Community Visioning and Identity project. The project team will summarize the work completed to-date, identify the "big ideas" that were solicited through the SPARK event and community surveys and discuss how these ideas can be incorporated into future projects.

Consent Agenda

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

- City Council Minutes (01/28/20)
- Claims
- Pay Application #7, North Liberty Police Station Project, Tricon Construction Group, \$403,912.42

Johnson County Mobile Home Task Force: Final Report

Sara Barron with the Johnson County Affordable Housing Coalition and member of the Johnson County Mobile Home Task Force will be at Tuesday's meeting to present the Task Force's Final Report, dated November 2019. The report, included in the packet, identifies 12

Meetings & Events

Tuesday, Feb 11 at 6:00p.m. City Council

Monday, Feb 17 President's Day – City Offices Closed

Tuesday, Feb 25 at 6:30p.m. City Council

Wednesday, Mar 4 at 4:00p.m. City Council Strategic Planning & Goal Setting Session recommendations for local governments related to mobile home communities and highlights potential changes and advocacy opportunities at the State level.

Site Plan: Junge Ford Body Shop

This request is to approve a site plan located on North Madison Avenue, west of Kansas Avenue, for an 18,000 square foot building for automotive body repair. The design of the east building elevation facing Madison Avenue provides visual interest while the design of the south building elevation minimizes impact the adjacent hotel property. The site meets all North Liberty Code requirements, including landscaping along the street frontage and screening. Staff and the Planning Commission recommend approval of the site plan.

Southwest Utilities Project: Easement Agreement

Included in the packet is an easement agreement with MLDC, Inc. for permanent and temporary easements for the construction and maintenance of the SW Growth area sewer that will ultimately provide service to areas adjacent to the new Forevergreen Road interchange. This particular easement is located just south of the unincorporated Chipman Subdivision in an area that will soon be developed and is being provided to the City for free. Staff recommends approval of the easement agreement.

General Fund Balance Allocation: FY19

The General Fund Reserve Policy requires the City Council to adopt a resolution allocating funds

above the 30% reserve threshold. The resolution included in the packet reflects the Councils discussion and consensus at the January 28 meeting and identifies how the surplus funds, totaling over \$1.4 million will be earmarked. A summary of the allocation is included in the exhibit to the right.

Assessment Resolution: Snow & Ice Removal

This resolution includes assessments to 10 different properties totaling \$1,128.75 for snow and ice removal. Staff is recommending approval of the resolution so that these fees can be assessed to property's tax bill and collected for services already provided.

FY19 Fund Balance Summary (FINAL)	
Unassigned General Fund Balance	\$5,640,913
General Fund Revenues	\$13,999,257
Fund Balance as a Percentage of Revenues	40.29%
Fund Balance Policy (30% of Revenues)	\$4,199,777
Balance Required to be Assigned	\$1,441,136
Approved Projects	
Financial Software	\$80,000
Aquatics HVAC	\$340,000
CIT Access Center	\$250,000
IT & Cyber Security	\$75,000
FY 21 General Fund Deficit	\$212,000
Fire Station Land	\$250,000
Dog Park (reduce future borrowing)	\$100,000
Safety Upgrades at current City Hall	\$50,000
TBD	<u>\$84,136</u>
Total	\$1,441,136



Agenda

North Liberty Nowa

AGENDA



City Council
February 11, 2020
Work and Regular Sessions
6:00 p.m.
City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa

- 1. Call to order
- 2. Roll call
- 3. Approval of the Agenda
- 4. Work Session-Community Identity and Visioning Project
- 5. Consent Agenda
 - A. City Council Minutes, Regular and Work Sessions, January 28, 2020
 - B. Claims
 - C. Police Station Project, Pay Application Number 7, Tricon Construction Group, \$403,912.42
- 6. Public Comment
- 7. City Engineer Report
- 8. City Administrator Report
- 9. Mayor Report
- 10. Mobile Home Task Force Report
 - A. Presentation of the report by Sara Barron
- 11. Junge Ford Body Shop Site Plan
 - A. Staff and Commission recommendations
 - B. Applicant presentation
 - C. Resolution Number 2020-13, A Resolution approving the Development Site Plan for Lot 29, Liberty's Gate Part Seven (Junge Body Shop), North Liberty, Iowa

- 12. Southwest Growth Area Utility Improvement Project
 - A. Resolution Number 2020-14, A Resolution approving Easements from MLDC, Inc. for the Southwest Growth Area Utility Project
- 13. FY 19 General Fund Balance Allocation
 - A. Resolution Number 2020-15, A Resolution approving allocation of excess funds from the FY 2019 General Fund Balance according to the Fund Balance Policy
- 14. Assessment Resolution
 - A. Resolution Number 2020-16, A Resolution assessing delinquent amounts owed to the City of North Liberty, Iowa to individual property taxes
- 15. Old Business
- 16. New Business
- 17. Adjournment



Work Session – Community Identity and Visioning Project



community identity framework







table of contents

Background

Recommendations and BIG IDEAS:

- Community Design
- Trails and Greenways
- Streetscapes
- Community identity monuments
- Creating the "There"
- Future Steps





scope & project goals

- The goal of this project was to use the community input gathered by deNovo to SPARK ideas about Community Identity
 - Perceptions of North Liberty today
 - Aspirations for North Liberty tomorrow
 - Branding
 - Physical design of the community
 - How all these things come together to form Community Identity
- Community Identity is not just one thing
 - Needs to work on multiple levels
 - Needs to engage different audiences
 - Needs critical mass to gain recognition













themes

Community Driven Wants

- Bike, pedestrian, and park connections
- Community entrances
- Streetscape improvements
- Community wayfinding
- A more recognizable "downtown"
- Art and interactive experiences
- Distinctly different from neighbors
- Fun, funky, clever, imaginative
- Establishing a "there"

















FUNKY ELEMENTS

BIG IDEA: Add some fun and playful elements!

- Public art
- Fun site furnishings
- Interesting design
- Interactive experiences







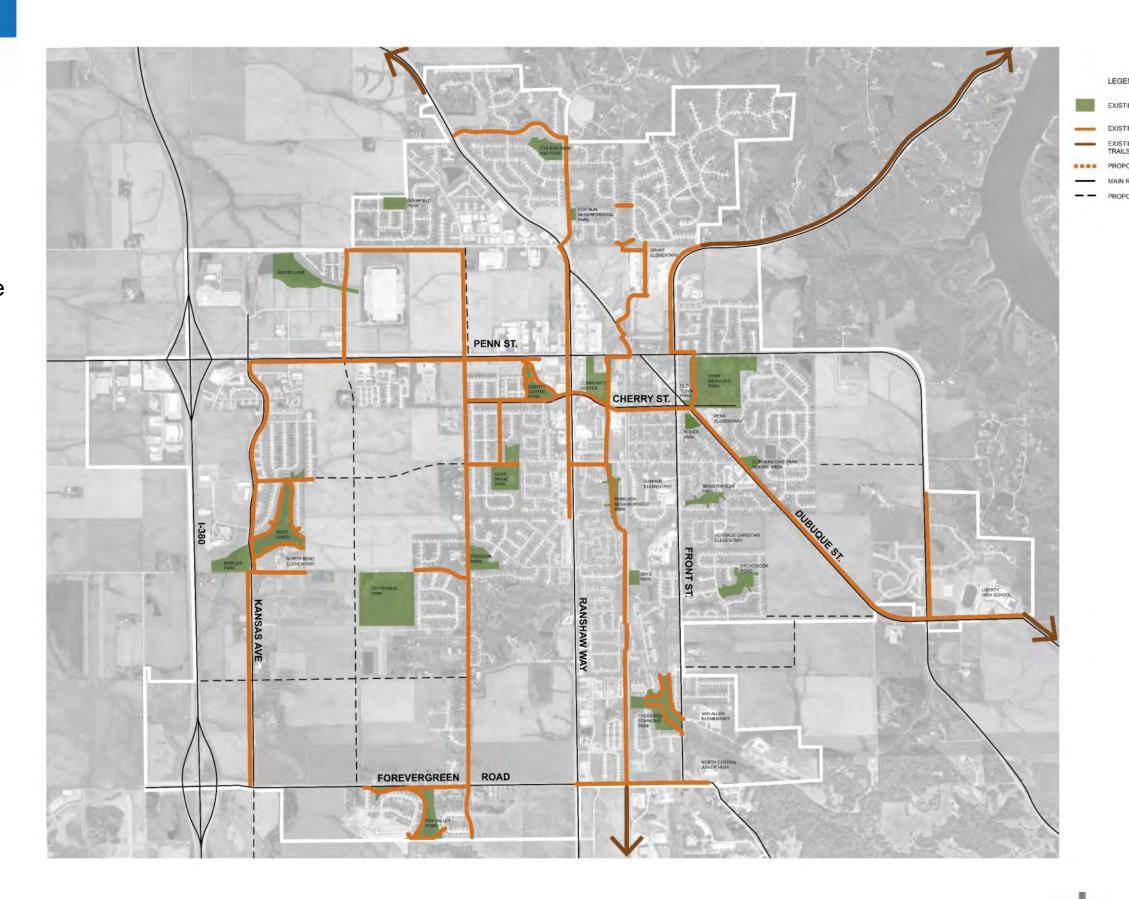






GREENWAYS & TRAILS

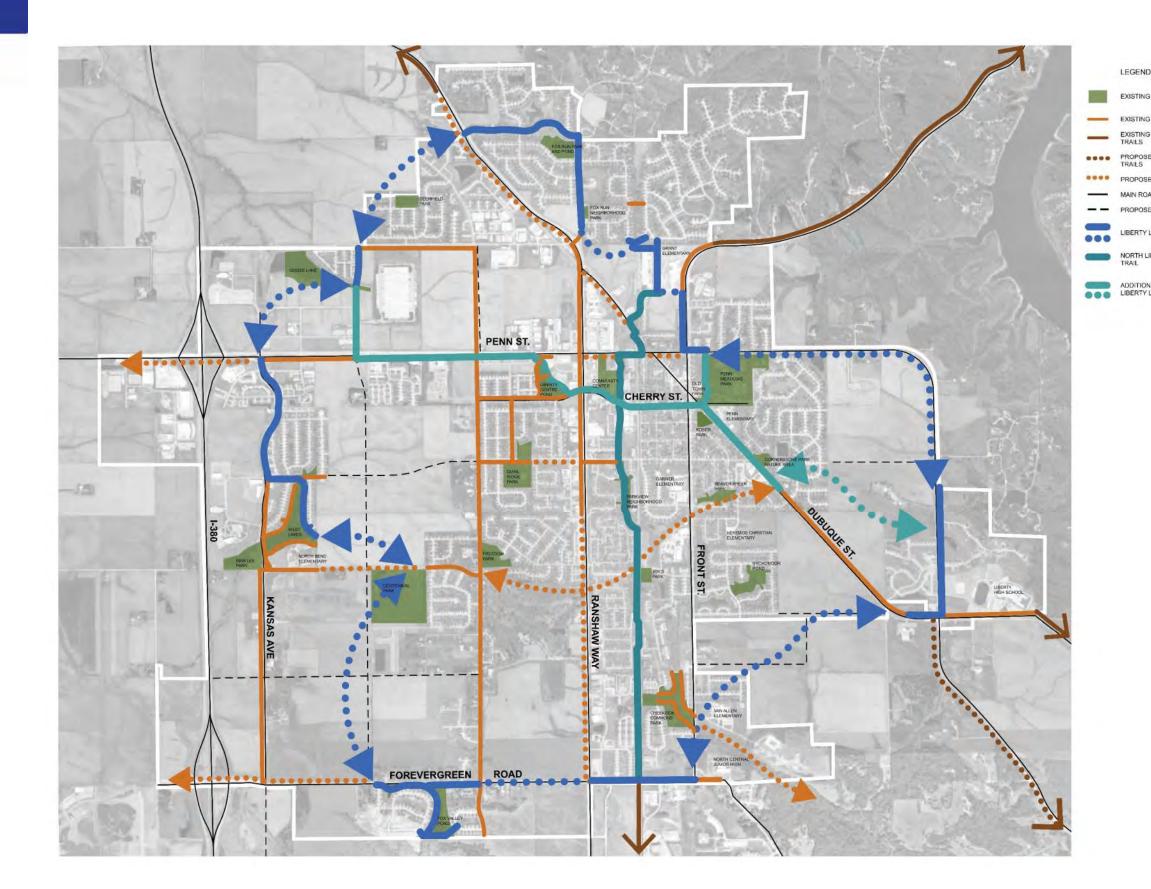
- Recommendation: Reassess greenway and trail plans.
 - Are they comprehensive and complete?
 - Are community destinations connected in a logical way?
 - Revise comprehensive plan if necessary



LIBERTY LOOP

BIG IDEA: Liberty Loop

- Main trail loop connecting destinations throughout the community
- Signature experience.
 Known distances. Great wayfinding. Services.
 Everyone knows what it is.
- Focal point for community events – bike rides, fun walks





BIG IDEA: Liberty Loop

 Tie branding of Liberty Loop to Community Brand











- Recommendation: Expand streetscapes throughout the community.
- Consistent design elements that establish an identity
 - Variations on a theme to provide interest
 - Build on Roundabouts vocabulary
- Provide a variety of experiences including for pedestrians and bikes!
- Make it fun, interesting and exciting





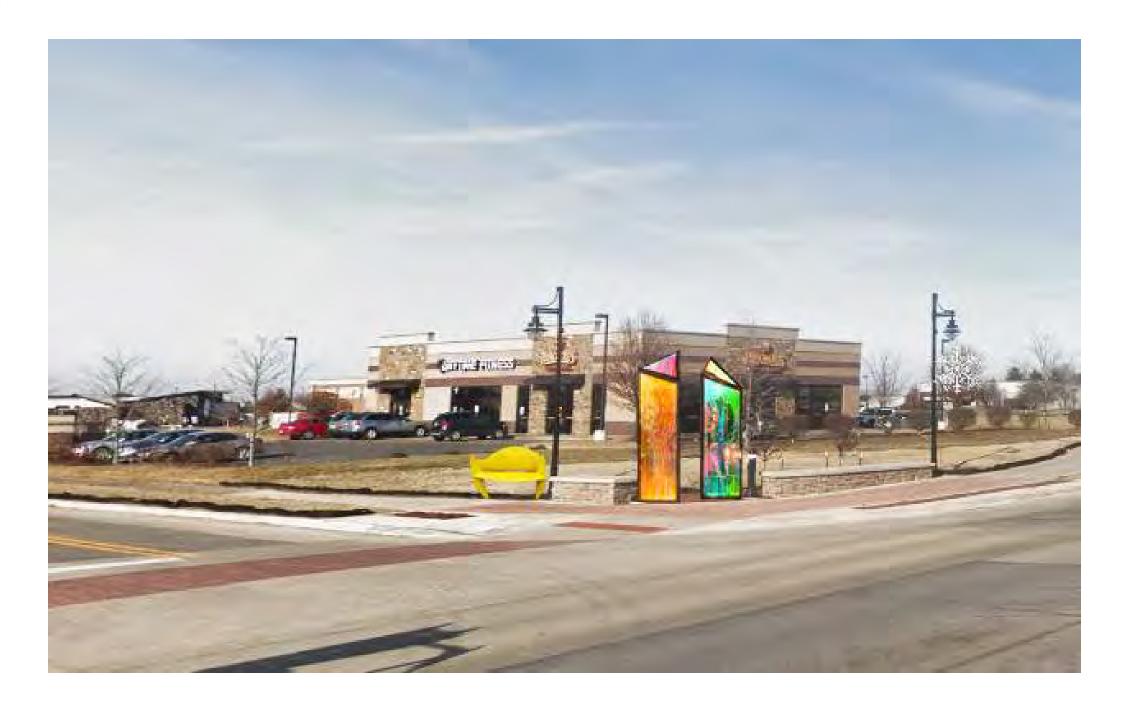




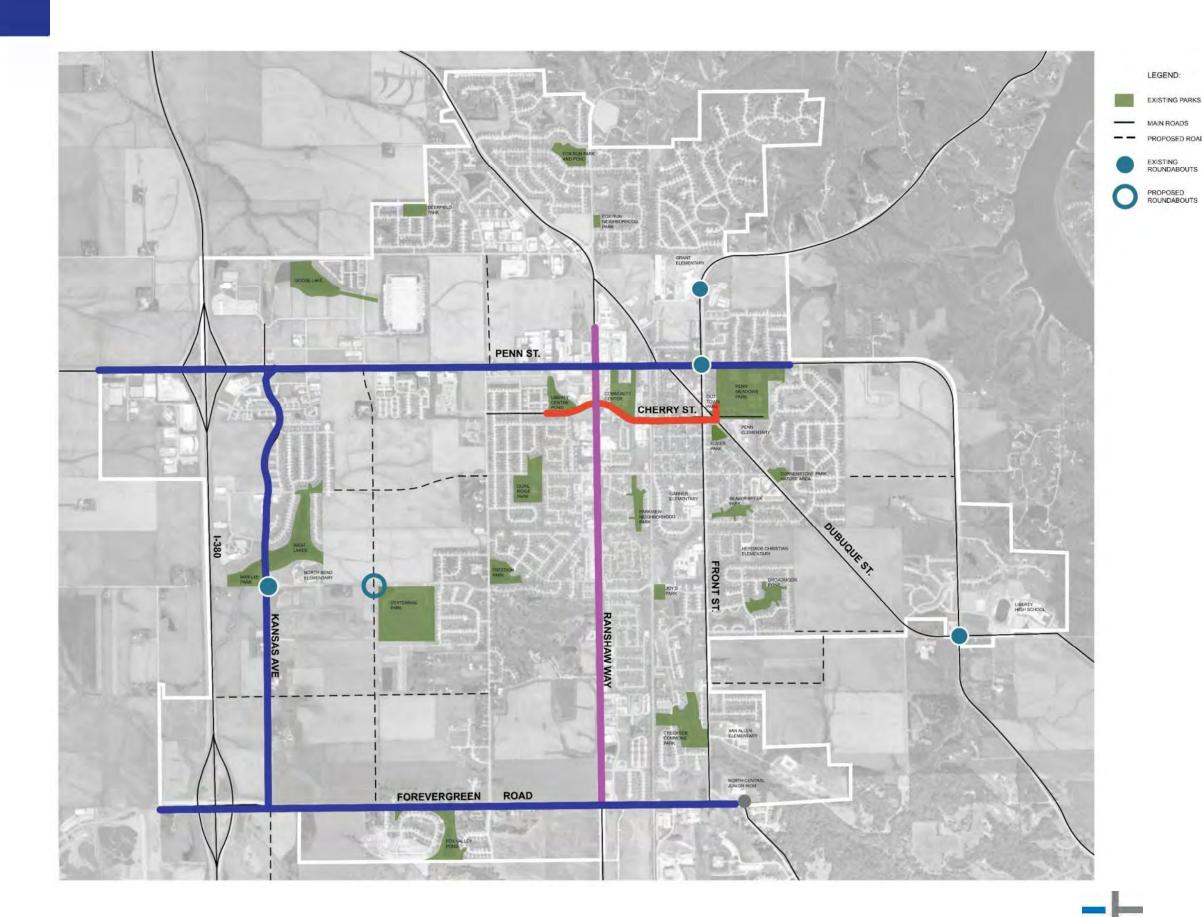




- Recommendation: Complete construction of HWY 965 improvements
 - Consider adding a new layer of amenities – playful seating, art, interactive pieces



- Recommendation:
 Extend streetscapes to
 Penn St, Kansas St,
 Forevergreen Rd and
 Cherry St
- Main elements:
 - Identity monuments
 - Street trees and landscaping
 - Sidewalks and trails – meander where possible
 - Parklets
 - Seating
 - Public art / interactive experiences
 - Extend roundabout paving patterns
 - Interesting crosswalks



STREETSCAPES

Penn Street





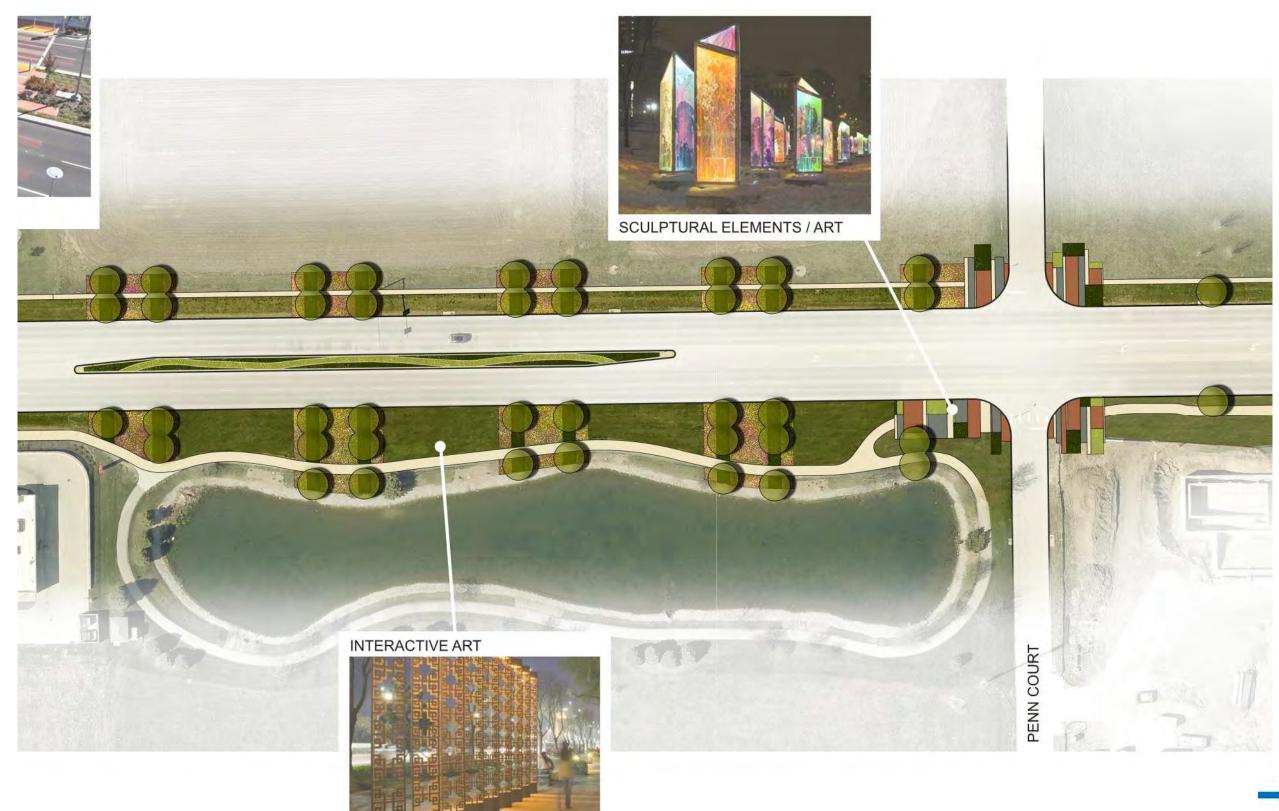
STREETSCAPES

Penn Street



STREETSCAPES

Penn Street



STREETSCAPES

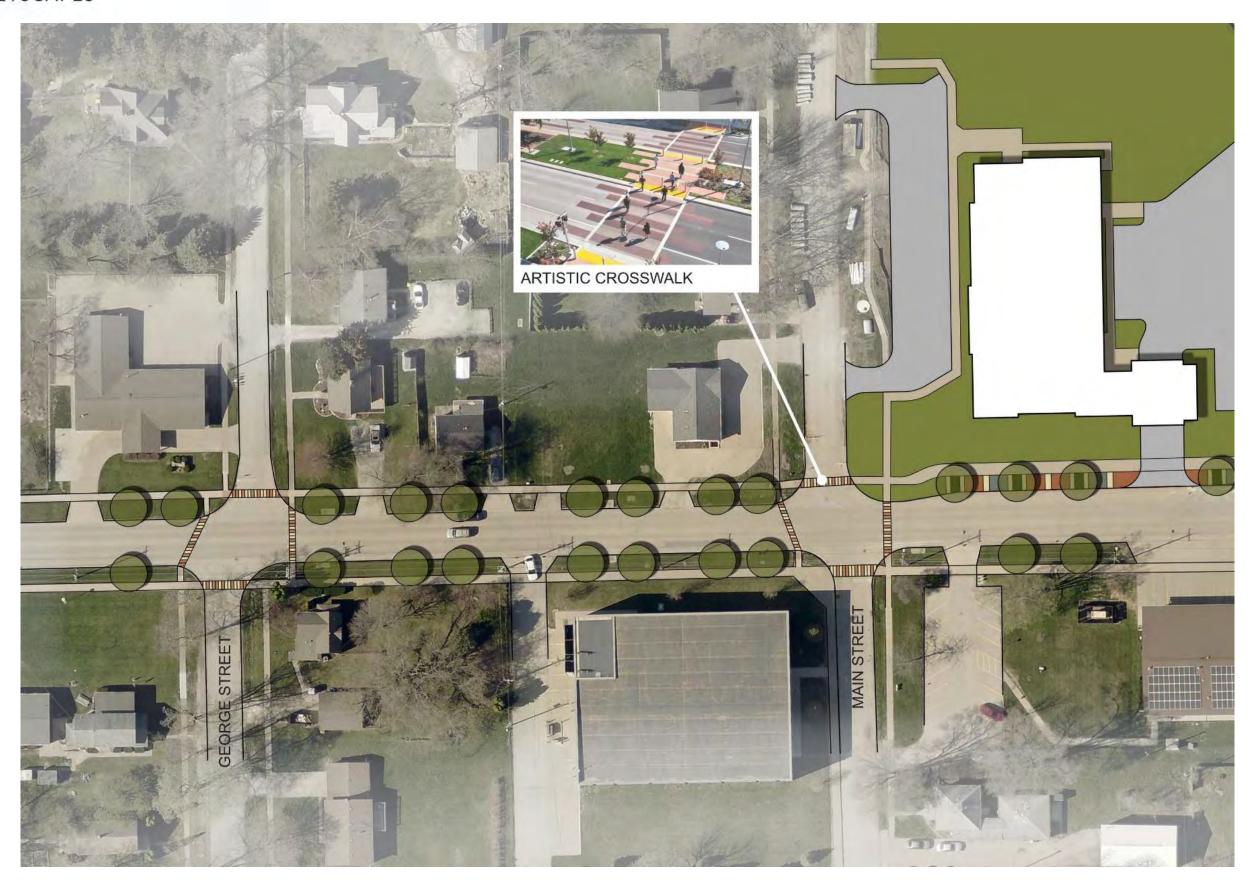
Cherry / Dubuque Street



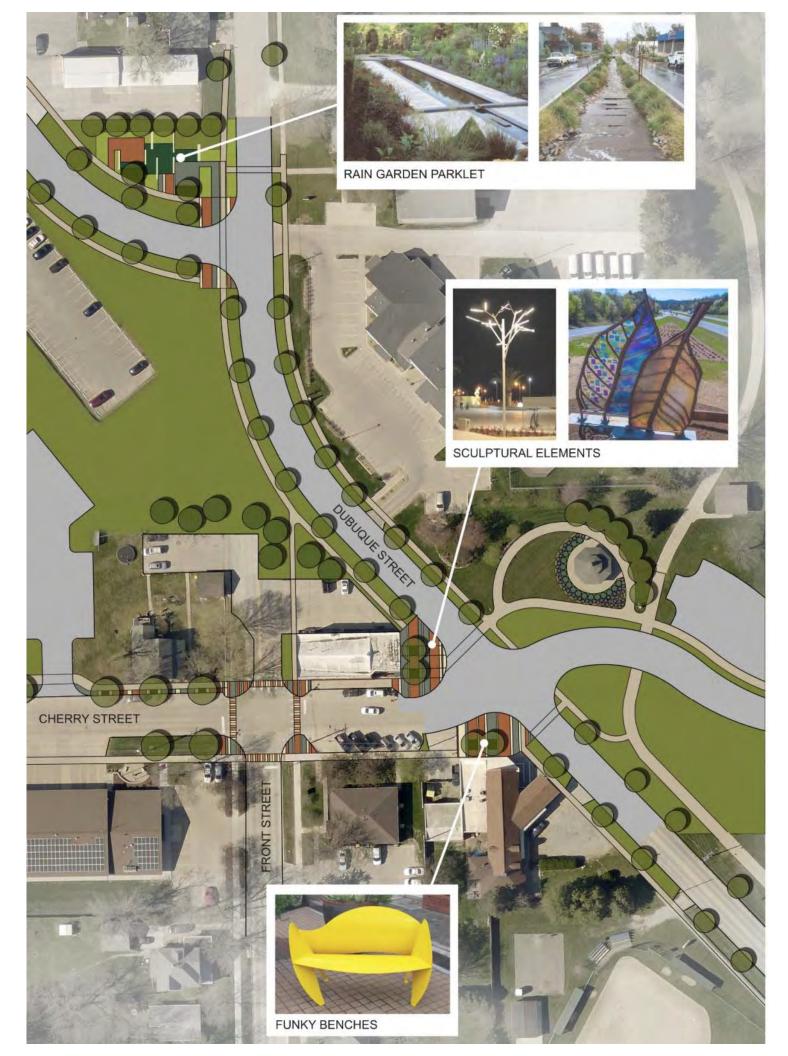


STREETSCAPES

Cherry / Dubuque Street



STREETSCAPES



Cherry/Dubuque Street



- Recommendation: Expand roundabouts throughout community where appropriate
 - Explore variations on design theme utilizing selected pavers, colors and plant palates
 - Repeat elements of roundabouts elsewhere in North Liberty
 - Incorporate art or interactive elements in existing roundabouts





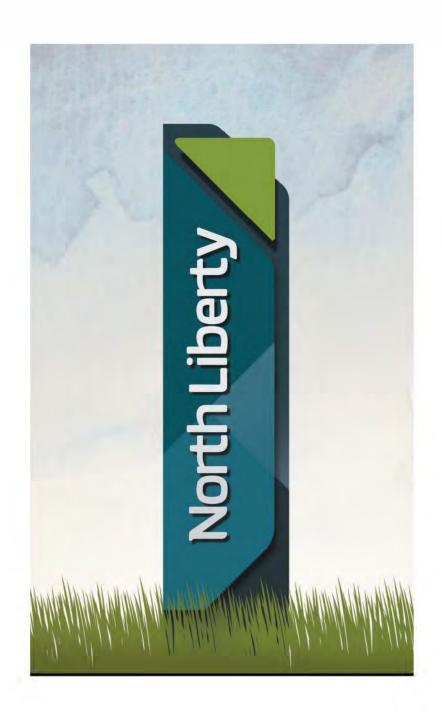
COMMUNITY GATEWAYS-SIGNAGE

- Recommendation: Implement community gateway signage
- Primary gateways at I-380 exits
- Secondary gateways at Hwy 965 and Forevergreen Road
- Tertiary gateways at 965 North and F28



LEGEND: EXISTING PARKS

SIGNAGE CONCEPT 1





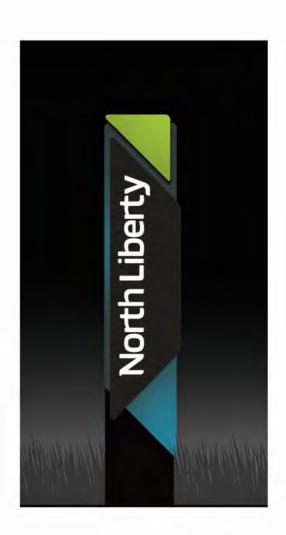




SIGNAGE CONCEPT 2









SIGNAGE CONCEPT 3







SIGNAGE CONCEPTS



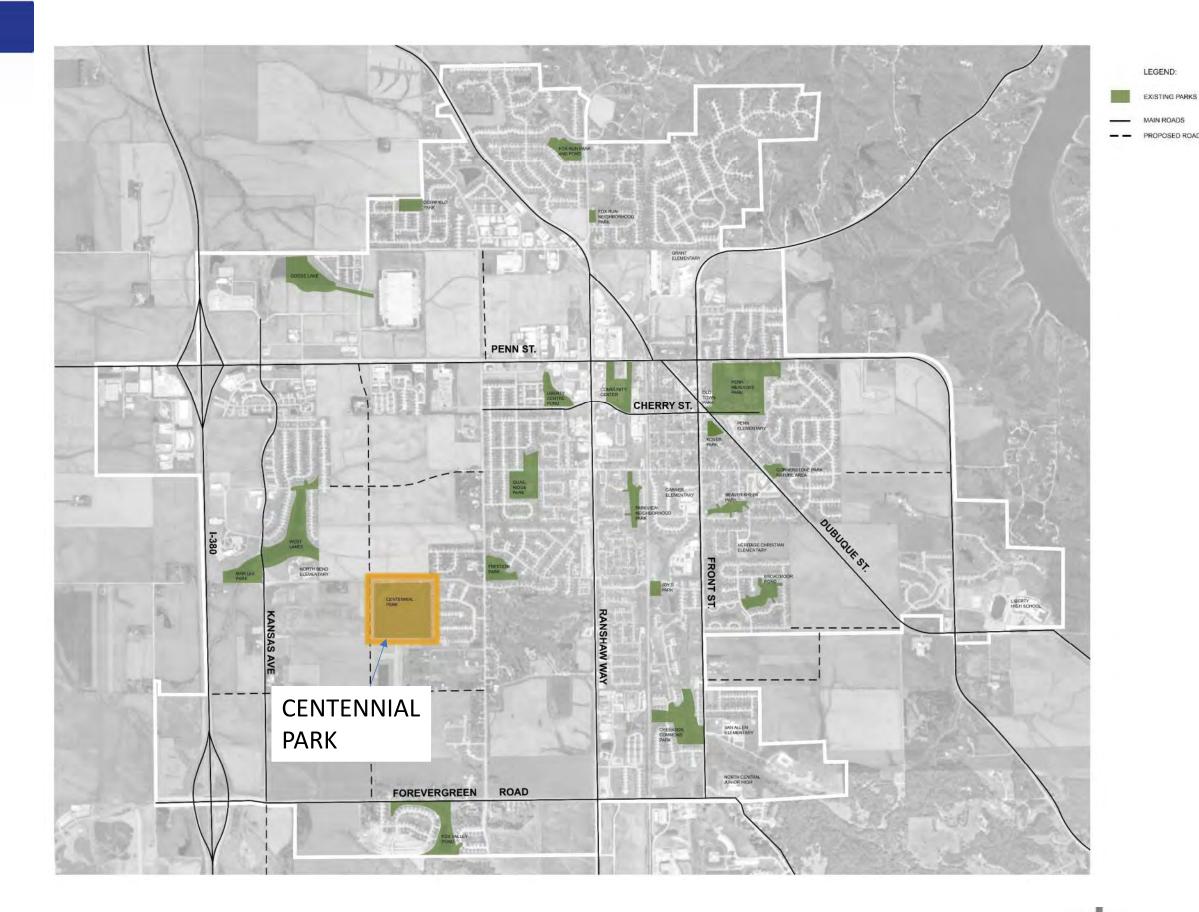






CREATING THE 'THERE'

 Recommendation: Re-focus on Centennial Park as a major community resource



CREATING THE 'THERE'

- Recommendation: Review Centennial Park Master Plan and prioritize projects
- City has made a significant investment to date – makes sense to leverage that investment
- Review Master Plan. Have needs or priorities changed?
- Focus on linkages to the surrounding neighborhoods and the community – especially the Liberty Loop!



CREATING THE 'THERE'

BIG IDEA: Cherry Street District Reinvestment

 Recommendation: Complete a Reinvestment Study for the District





CREATING THE 'THERE'

BIG IDEA: Cherry Street District Reinvestment

- Recommendation: Focus on the Cherry Street District as the center of the Community
 - Vibrant mixed-use, pedestrian oriented district
 - Build on core of public uses, parks and trail connectivity
 - Build identity through own streetscape, graphics, etc
 - Consider opportunities for additional shopping, dining, entertainment and housing.





















CREATING THE 'THERE'

BIG IDEA: What Else?!

Need to always ask:

- What's missing?
- Are there new ideas?
- Are there new needs?
- How can we best serve the community?













future steps

How to accomplish these things?

- Review comprehensive plan. Are there changes that need to be made to support the recommendations?
 - Trails and greenways plans
- Reinvestment Study for Cherry Street District
- Review and update Centennial Park Master Plan
- Detailed streetscape design and costs
- Community signage and wayfinding plan
- Target land acquisitions?
 - Signage
 - Parklets
 - Greenways and trails
 - Other?





Consent Agenda



MINUTES



City Council
January 28, 2020
Work and Regular Sessions
City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa

Call to order

Mayor Donahue called the January 28, 2020 North Liberty City Council Work and Regular Sessions to order. Councilors present: RaQuishia Harrington, Chris Hoffman, Annie Pollock, Brent Smith, Brian Wayson.

Others present: Ryan Heiar, Grant Lientz, Tracey Mulcahey, Ryan Rusnak, Kevin Trom, Joel Miller, Chief Brian Platz, Guy Goldsmith, Matt Eckhart, Shelly Simpson, Michael Pentecost and Mike Wolfe and other interested parties.

Approval of the Agenda

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

Work Session - Budget Presentation - FY 2021

Council discussed Social Service Fund. \$120,000 was in the proposed budget. The consensus was to increase to \$125,000. At the end of FY 19, there are funds in the General Fund that should be allocated to projects per the Fund Balance Policy. The tier one projects were all accepted by consensus. The balance should be allocated as follows: \$250,000 – Access Center; \$100,000 – Dog Park; \$250,000 – Fire Station Land acquisition; \$50,000 for City Hall safety upgrades; \$84,000 for future projects to be determined.

Council discussed the Capital Improvements Plan for FY 21. The consensus was to keep the training tower infrastructure in the plan. All Parks projects in the CIP were maintained by consensus. The repainting of both pools with funds on hand was kept in the plan. Council discussed stormwater projects and fees with staff. The consensus was to move ahead with the projects and discuss fees soon. Street projects in the proposed CIP will be advanced to the final plan.

Council discussed ICAD funding. ICAD will be at a meeting in the next month or so to share an update. The Council consensus was to leave ICAD funding as proposed.

At 7:54 Council recessed. At 8:00 Council reconvened for the Regular Session.

Consent Agenda

Pollock moved, Hoffman seconded to approve the Consent Agenda including City Council Minutes from the Regular Session, January 14, 2020; City Council Minutes from the Special Work Session, January 21, 2020; the attached list of Claims; December Revenues; December Treasurer's Report; the Liquor License Renewal for Panchero's; the Liquor License Renewal for The Station II; Main Street Improvements, Pay Application Number 5, Schrader Excavating and Grading Co., \$13,727.22; and Main Street Improvements, Pay Application Number 6, Schrader Excavating and Grading Co., \$37,858.65. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Planner Report

Planning Director Ryan Rusnak had no report.

City Engineer Report

City Engineer Kevin Trom reported that the final pay application for the Main Street project is on the agenda tonight. The Southwest Growth Utilities Project will have a public hearing on February 25, bids received on March 3 and awarded on March 10. St. Andrews Drive bids were received last week. The contractor on the Muddy Creek project has removed almost all the trees and will start rip rapping next week. Four quotes were received for the Aquatic Center HVAC Project. The project will be bid on April 2. Council discussed the report with Trom.

City Attorney Report

City Attorney Grant Lientz reported that an easement for the Southwest Growth Area is on tonight's agenda. Other agreements are coming.

Assistant City Administrator Report

Assistant City Administrator reported that the Summer Lunch & Fun Program will be hiring a part time Summer Lunch Coordinator. working on prepping for new financial software implementation which will start in March and the FY 21 budget.

City Administrator Report

City Administrator Ryan Heiar reported on Dean Wheatley's retirement. Council discussed the report with Heiar.

Mayor Report

Mayor Terry Donahue reported on the invitation received by Council for the Eagle Scout Cord of Honor Ceremony for Dominick Shover. He sent the packet for the MPOJC meeting to the Council, as well.

Southwest Growth Area Utility Improvement Project

Lientz presented information on the agenda item. Pollock moved, Harrington seconded to approve Resolution Number 2020–08, A Resolution approving the purchase of easements from Robert D. Mickelson for the Southwest Growth Area Utility Improvement Project. The vote was: ayes- Wayson, Hoffman, Harrington, Smith, Pollock; nays – none. Motion carried.

St. Andrews Drive Project

Trom presented additional information on this agenda item. Council discussed the project with Trom. Smith moved, Harrington seconded to approve Resolution Number 2020–09, A Resolution accepting the bid and authorizing execution of the contract for the St. Andrews Drive Improvements Project, North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Smith, Pollock, Hoffman, Wayson; nays – none. Motion carried.

The Evermore Subdivision

Lientz presented information on this agenda item. Pollock moved, Hoffman seconded to approve Resolution Number 2020-10, A Resolution approving the Final Plat and accepting improvements for The Evermore, Part One, North Liberty, Iowa. The vote was: ayes - Hoffman, Harrington, Wayson, Pollock, Smith; nays - none. Motion carried.

Shared Road Maintenance

Lientz and Pentecost provided additional information on the agreement. Hoffman moved, Harrington seconded to approve Resolution Number 2020-11, A Resolution modifying Shared Road Maintenance Responsibilities between Johnson County, Iowa, and the City of North Liberty, Iowa. The vote was: ayes – Wayson, Hoffman, Smith, Harrington, Pollock; nays – none. Motion carried.

Recreation Center HVAC Agreement

Lientz presented additional information on the agreement. Wayson moved, Hoffman seconded to approve Resolution Number 2020-12, A Resolution approving a Preproduction Agreement between Mechanical Services, Inc. and the City of North Liberty, Iowa. After discussion, the vote was: ayes – Hoffman, Wayson, Harrington, Pollock, Smith; nays – none. Motion carried.

Old Business

Councilor Pollock reported on Beat the Bitter. Councilor Harrington spoke regarding Embody/Embrace. Councilor Hoffman offered information on the MPOJC meeting tomorrow night at lowa City City Hall. North Liberty received recognition for Solarize Johnson County at the Capitol last week.

New Business

Councilor Smith reported on Fire Department Mutual Aid request for Swisher.

<u>Adjournment</u>

CITY OF NORTH LIBERTY

Mayor Donahue adjourned the meeting at 8:21 p.m.

By: _____ Terry L. Donahue, Mayor Attest: ____ Tracey Mulcahey, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

City of North Liberty

3 Quail Creek Circle

North Liberty, IA 52317

TO OWNER:

PROJECT:

\$159,309,99

\$0.00

North Liberty Police Department

North Liberty, Iowa

APPLICATION NO:

Distribution to:

PAGE ONE OF THREE PAGES

APPLICATION DATE: 01/24/20 PERIOD TO: 01/24/20

OWNER CONSTRUCTION

PROJECT NO: 1713

MANAGER

ARCHITECT

CONTRACT DATE: 01/08/19

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief

Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for

the Work covered by this application for Payment has been completed in accordance with the Contract

CONTRACTOR OTHER

OTHER

FROM CONTRACTOR:

Tricon General Construction 2245 Kerper Blvd, Ste 2 Dubuque, IA 52001

CONTRACT FOR: General Construction

VIA ARCHITECT: Police Facility Design Grp, 500 Grand Blvd, Ste 201A, Kansas City, MO 6410

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM 2. Net change by Change Orders 3. CONTRACT SUM TO DATE (Line 1 +/- 2)

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

5. RETAINAGE:

a. 5% of Completed Work (Column D + E on G703)

b. 5% of Stored Material (Column F on G703) TOTAL RETAINAGE

(Lines 5a + 5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE 9. BALANCE TO FINISH, INCLUDING RETAINAGE

Total approved this Month

(Line 3 less Line 6)

CHANGE ORDER SUMMARY

Total changes approved in previous months

NET CHANGES by Change Order:

Payment were issued and payments received from the Owner, and that current payment shown herein is now due. \$5,567,000.00 (\$680,909.84)

\$4,886,090.16 \$3,186,199.86

\$159,309.99

\$3,026,889.87

\$2,622,977.45

\$403,912.42

\$1,859,200.29

\$700.548.00

\$700,548.00

DEDUCTIONS

lowa

CONTRACTOR: Tricon Construction Group

County of: Subscribed and sworn to before me this

Manke

Dubuque day of

MARY K STONE Commission Number 816418 My Commission Expires

CERTIFICATE FOR PAYMENT

in accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from amount applied for. Initial all figures on this Application and or Continuation Sheet that changed to conform to the amount certified

ARCHITECT

State of:

Notary Public

This Certificate is not negotiable. the AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 APPLICATION AND CERTIFICATE FOR PAYMENT CONSTRUCTION MANAGER ADVISER 1992 EDITION AIA

\$19,638.16

\$19,638,16

ADDITIONS

(\$680.909.84)

THE AMERICAN INSTITUTE OF ARCHITECTS, 1745 NEW YORK AVE. N.W. WASHINGTON, DC 20006-5292

TOTALS:

Users may obtain validation of this document by requesting of the license a completed AIA Document D401- Certification of Document's Authenticity



MEMORANDUM

TO: Ryan Heiar, City Administrator

FROM: Kevin Trom, Shive-Hattery

DATE: October 30, 2019

RE: NL 2019 Trail Network Improvements

Final Completion

Attached please find:

Payment Application No. 2 Payment Application No. 3 (final)

We recommend payment to the contractor as indicated, acceptance of the improvements, and close out of the project.

Please contact our office with any questions.

Sincerely,

SHIVE-HATTERY, INC.

Kuin P. Tron

Kevin P. Trom, PE

Enc.

KPT/bad

Copy: Tracey Mulcahey, Assistant City Administrator

Michael Pentecost, Streets Superintendent Guy Goldsmith, Parks Superintendent

Kevin Buell, S-H Clint Mathews, S-H

Amanda Wessels, Midwest Concrete Nick Georgen, Midwest Concrete





Project Engineer

MIDWEST CONCRETE INC.

9835 Cottlingham Rd. Peosta, IA 52068 Ph: (563) 845-0947 Fax: (563) 583-1007 Email: office@midwest-concrete.net

3033	Cottingham Nu. Fedsta, IA 32008 File (303) &	743-0347	ran	(20	3) 363-1007	Eilla	н: опісештн	awest-concret	e.n	et
North Lib	erty 2019 Trail Network Improvements	Paym	ent A	pplic	ation #2			Date:		10/30/2019
SITE 1: Ch	erry Street (Ranshaw Way to North Ridge Trail)	Qty	Unit		Price		TOTAL	Completed		Amount
1A	Pavement Romoval, Walks & Driveways	580	SY	\$		\$	11,600.00	100%	\$	11,600.00
2A	6" PCC Sidewalk	740	SY	\$	45.00	\$	33,300.00	100%	\$	33,300.00
ЗА	7" PCC Driveway	200	SY	\$	60.00	\$	12,000.00	100%	\$	12,000.00
4A	Modified Subbase	40	CY	\$	30.00	\$	1,200.00	100%	\$	1,200.00
5A	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.00
6A	Utility Valve Adjustments	3	EA	\$	175.00	\$	525.00	100%	\$	525.00
7A	Sign Removal and Reinstallation	1	EA	\$	375.00	\$	375.00	100%	\$	375.00
A8	Earthwork - Cut	100	CY	\$		\$	5,000.00	100%	\$	5,000.00
9A	Tree Removal	1	EA	\$	2,500.00	\$	2,500.00	100%	\$	2,500.00
10A	Hydraulic Seeding (SUDAS Type 1 Mix)	0.2	AC	\$	2,000.00	\$	400.00	100%	\$	400.00
11A	Mobilization	1	LS	\$	3,000.00	\$	3,000.00	100%	\$	3,000.00
SITE 2: Zel	ller Street (Jones Boulevard to Quall Ridge Park)					\$	73,050.00		\$	73,050.00
1B	Pavement Removal, Walks	480	SY	\$	11.00	\$	5,280.00	100%	\$	5,280.00
28	6" PCC Sidewalks	770	SY	\$	45.00	\$	34,650.00	100%	\$	34,650.00
38	Detectable Warnings	128	SF	\$	60.00	\$	7,680.00	100%	\$	7,680.00
4B	Curb Grinding	50	LF	\$	20.00	\$	1,000.00	100%	\$	1,000.00
58	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.00
6B	Utility Valve Adjustments	2	EA	\$	175.00	\$	350.00	100%	\$	350.00
7B	Manhole Adjustment, minor	3	EA	\$	1,500.00	\$	4,500.00	100%	\$	4,500.00
8B	Sign Removal and Reinstallation	2	EA	\$	393.75	\$	787.50	100%	\$	787.50
9B	Earthwork	1	LS	\$	2,000.00	\$	2,000.00	100%	\$	2,000.00
10B	Hydraulic Seeding (SUDAS Type 1 Mix)	0.2	AC	\$	2,000.00	\$	400.00	100%	\$	400.00
11B	Mobilization	1	LS	Ś	3,000.00	\$	3,000.00	100%	\$	3,000.00
	Modification			~	3,000.00	\$	62,797.50	100%	\$	62,797.50
	dler Drive (Creekside Park Loop)						**************************************			entactomora al
1C	Pavement Removal, Walks	160	SY	\$	11.00	\$	1,760.00	100%	\$	1,760.00
2C	6" PCC Sidewalks	305	SY	\$	45.00	\$	13,725.00	100%	\$	13,725.00
3C	Traffic Control	1	LS	\$	1,050.00	\$	1,050.00	100%	\$	1,050.00
4C	Earthwork	1	LS	\$	2,000.00	\$	2,000.00	100%	\$	2,000.00
5C	Hydraulic Seeding (SUDAS Type 1 Mix)	0.1	AC	\$	2,000.00	\$	200.00	100%	\$	200.00
CITE A: Doc	on Street (Alexander Way Constant)					\$	18,735.00		\$	18,735.00
1D	nn Street (Alexander Way Crossing)		cv		20.00	À	4 240 00	1004		
2D	Pavement Removal, Walks & Driveways	67	SY	\$	20.00	\$	1,340.00	100%	\$	1,340.00
	Pavement Marking Removal	2.5	STA	\$	1,050.00	\$	2,625.00	100%	\$	2,625.00
3D	6" PCC Sidewalk	100	SY	\$	45.00	\$	4,500.00	100%	\$	4,500.00
4D	10" PCC Curb & Gutter	7	SY	\$	200.00	\$	1,400.00	100%	\$	1,400.00
5D	Detectable Warning	32	SF	\$	40.00	\$	1,280.00	100%	\$	1,280.00
6D	Curb Grinding	10	LF	\$	25.00	\$	250.00	100%	\$	250.00
7D	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.00
8D	Manhole Adjustment, minor	1	EA	\$	1,500.00	\$	1,500.00	100%	\$	1,500.00
9D	Pavement Markings	11.4	STA	\$	420.00	\$	4,788.00	100%	\$	4,788.00
10D	Signal Modifications	1	LS		17,805.38	\$	17,805.38	100%	\$	17,805.38
11D	Earthwork	1	LS	\$	2,000.00	\$	2,000.00	100%	\$	2,000.00
12D	Hydraulic Seeding (SUDAS Type 1 Mix)	0.05	AC	\$	2,000.00	\$	100.00	100%	\$	100.00
13D	Mobilization	1	LS	\$	3,000.00	\$	3,000.00	100%	\$	3,000.00
						\$	43,738.38		\$	43,738.38
	Change Order No. 1	1	LS	\$	1,145.00			100%	\$	1,145.00
				Lur	np Sum Tota	: \$	198,320.88			
Dave	ment 1 - rec'd 9-12-19	\$			91 025 02			Total	į.	100 455 00
,,	MANAGE TO M.	4		-	81,035.03			Total		199,465.88 9,973.29
								Retainage 5%		
							Curr	ent Payment	5	8,457.56
Shiv	e Hattery Inc.		Midwe	est C	oncrete Inc.					
	W OT Jala lia			3/3			1.4			

Nick Georges-Project Manager 10-30-19

Date



Project Engineer

MIDWEST CONGRETE INC.

9835 Cottingham Rd. Peosta, IA 52068 Ph: (563) 845-0947 Fax: (563) 583-1007 Email: office@midwest-concrete.net

8D 9D 10D 11D	Pavement Markings Signal Modifications Earthwork Hydraulic Seeding (SUDAS Type 1 Mix)	1 11.4 1 0.05	STA LS LS AC	44444	420.00 17,805.38 2,000.00 2,000.00	5555	4,788.00 17,805.38 2,000.00 100.00	100% 100% 100% 100%	5555	4,788.00 17,805.38 2,000.00 100.00
8D 9D	Pavement Markings	11.4	STA	\$		\$	The second second second second		\$	10 March 200 Carl School Co.
8D					430.00		4 700 00	10000		4 700 no
	Manhole Adjustment, minor	4			1,500.00	\$	1,500.00	100%	\$	1,500.00
7D	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.00
6D	Curb Grinding	10	LF	\$	25.00	\$	250.00	100%	\$	250.00
5D	Detectable Warning	32	SF	\$	40.00	\$	1,280.00	100%	\$	1,280.00
3D 4D	6" PCC Sidewalk 10" PCC Curb & Gutter	7	SY	\$	200.00	\$	1,400.00	100%	\$	1,400.00
2D	Pavement Marking Removal	2.5	STA	\$	1,050.00 45.00	\$	2,625.00 4,500.00	100%	\$	2,625.00 4,500.00
1D	Pavement Removal, Walks & Driveways	67	SY	\$	20.00	\$	1,340.00	100%	\$	1,340.00
ITE 4:	Penn Street (Alexander Way Crossing)									
34	Hydraulic Security (South's Type 2 min)	91.4	.,	*	2,000.00	\$	18,735.00	20070	\$	18,735.00
4C 5C	Hydraulic Seeding (SUDAS Type 1 Mix)	0.1	AC	\$	2,000.00	\$	200.00	100%	5	200.00
3C	Traffic Control Earthwork	1	LS	\$	1,050.00	\$	1,050.00 2,000.00	100%	\$	2,000.00
2C	6" PCC Sidewalks	305	SY	\$	45.00	\$	13,725.00	100%	\$	13,725.00
1C	Pavement Removal, Walks	160	SY	\$	11.00	\$	1,760.00	100%	\$	1,760.00
ITE 3:	Sadler Drive (Creekside Park Loop)					7			1	
				12	The same of the sa	\$	62,797.50		\$	62,797.50
11B	Mobilization	1	LS	5	3,000.00	\$	3,000.00	100%	\$	3,000.00
10B	Hydraulic Seeding (SUDAS Type 1 Mix)	0.2	AC	\$	2,000.00	\$	400.00	100%	\$	400.00
6B 9B	Sign Removal and Reinstallation Earthwork	2	EA LS	\$	393.75 2,000.00	\$	787.50 2,000.00	100% 100%	\$	787.5
7B	Manhole Adjustment, minor	3	EA	\$ 5	1,500.00	\$	4,500.00	100%	\$	4,500.0
6B	Utility Valve Adjustments	2	EA	\$	175.00	\$	350.00	100%	\$	350.0
5B	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.0
48	Curb Grinding	50	LF	\$	20.00	\$	1,000.00	100%	\$	1,000.0
3B	Detectable Warnings	128	SF	\$	60.00	\$	7,680.00	100%	\$	7,680.0
28	6" PCC Sidewalks	770	SY	\$	45.00	\$	34,650.00	100%	\$	34,650.0
18	Zeller Street (Jones Boulevard to Quall Ridge Park) Pavement Removal, Walks	480	SY	\$	11.00	\$	5,280.00	100%	\$	5,280.00
in it is						\$	73,050.00		\$	73,050.00
11A	Mobilization	1	LS	\$	3,000.00	\$	3,000.00	100%	\$	3,000.00
10A	Hydraulic Seeding (SUDAS Type 1 Mix)	0.2	AC	\$	2,000.00	\$	400.00	100%	\$	400.00
9A	Tree Removal	1	EA	\$	2,500.00	\$	2,500.00	100%	\$	2,500.0
7A 8A	Sign Removal and Reinstallation Earthwork - Cut	100	CY	\$	50.00	\$	5,000.00	100%	\$	5,000.0
6A	Utility Valve Adjustments	3	EA	\$ 5	175,00 375.00	\$	525.00 375.00	100% 100%	\$	525,0 375.0
5A	Traffic Control	1	LS	\$	3,150.00	\$	3,150.00	100%	\$	3,150.0
4A	Modified Subbase	40	CY	\$	30.00	\$	1,200.00	100%	\$	1,200.0
ЗА	7" PCC Driveway	200	SY	\$	60.00	\$	12,000.00	100%	\$	12,000.0
2A	6" PCC Sidewalk	740	SY	\$	45.00	\$	33,300.00	100%	\$	33,300.0
1A	Pavement Romoval, Walks & Driveways	580	SY	\$	20.00	\$	11,600.00	100%	\$	11,600.0
E 1:	Cherry Street (Ranshaw Way to North Ridge Trail)	Qty	Unit		Price		TOTAL	Completed		Amount

Project Manager

Date



Mobile Home Task Force Report

JOHNSON COUNTY MOBILE HOME TASK FORCE

FINAL REPORT NOVEMBER 2019

SUMMARY

The Johnson County Mobile Home Task Force has issued a set of twelve recommendations to be adopted by city and county governments. The recommendations comprise policy solutions, improvements to practices, funding priorities, and public advocacy.

In addition to recommendations for city and county leaders, this report details needed state-level funding vehicles and improvements that will protect the rights of manufactured housing residents. The report also contains existing data about manufactured housing communities in Johnson County.

TASK FORCE MEMBERS

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Johnson County Affordable Housing Coalition

Rockne Cole

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Terry Donahue

Mayor, North Liberty City Council

Charles Eastham

Center for Worker Justice

Candance Evans

Vice President, Golfview Residents Association

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INTRODUCTION

Manufactured housing communities, also referred to as "mobile home parks" or "trailer parks," provide housing to approximately 3,000 households in Johnson County¹ and are one of our nation's most "naturally-occurring" (i.e., unsubsidized) affordable housing sources.²

It is critically important to preserve the affordability and quality of manufactured housing communities. The monthly cost of lot rent in Johnson County manufactured housing communities averaged \$250-450 in 2019. Nationwide, 80% of mobile home residents own their home.³ Even for those paying a loan or rent on the dwelling itself, the total housing cost is often significantly below the monthly cost of a modest two-bedroom apartment.⁴ Thus, manufactured housing communities provide a level of housing affordability that is otherwise unmet in the private market.

Because of this lack of options, owners of manufactured housing communities who dramatically raise the monthly lot rent can be assured that residents lack reasonable alternatives. Residents can quickly become severely housing insecure as rents rise, forced to choose between housing costs and meeting other basic needs.

Before 2019, few manufactured housing communities in Johnson County were owned by large, non-local companies (Breckenridge, located on Hwy 6 southeast of Iowa City, and Regency, located on Old Highway 218 southwest of Iowa City are notable exceptions). In April 2019, a new-to-the-area private equity group purchased three local parks: Golfview in North Liberty, Sunrise Village just east of Iowa City, and West Branch Mobile Home Park. This same company completed the purchase of Western Hills in Coralville in September.

Immediately following their purchase of Golfview, the new owners announced a steep hike to lot rents—an up-to 63% increase. Following pushback from residents, the company modified their approach and staggered the increases over a one-year period. Still, residents face unprecedented uncertainty and continued concerns with ongoing management practices that threaten the stability of their neighborhood.

The purchase of manufactured home communities by large, multistate corporations is a nationwide trend. National advocacy group MHAction provides insight into the intentions

¹ See Appendix A

² Ehrenfeucht, Renia. "Moving Beyond the Mobile Myth: Preserving Manufactured Housing Communities." Grounded Solutions Network. https://groundedsolutions.org/sites/default/files/2018-11/Moving%20Beyond%20the%20Mobile%20Myth.pdf

³ Ibid

⁴ Housing and Urban Development Fair Market Rent was \$958 for a two-bedroom unit in the Iowa City Metro Area in 2018. Purchase prices for manufactured homes vary widely, ranging from \$5,000 or less to \$80,000 or more, depending on age and size. Monthly rent or loan payments generally range from \$200-600, based on a survey of residents and mobile home listings and a survey of manufactured housing community managers.

of these owners in their 2019 report, "Private Equity Giants Converge on Manufactured Homes":

Over the past 20 years, manufactured home communities increasingly have gone from "mom and pop" enterprises to ownership by large, multi-state corporations... With limited affordable housing options to turn to, the homeowners are forced to choose between paying for increasing housing costs and other basic necessities, like food and medicine, or abandoning their homes. This economic trap is not a side effect but a building block of the business model. RV Horizons co-owner Frank Rolfe notoriously said that a manufactured home park "is like a Waffle House where the customers are chained to their booths." emphasis added

The report estimates that the top 50 manufactured housing community owners now own around 680,000 home sites, representing a significant and growing segment of the nation's mobile homes.⁵

In response to increasingly predatory practices from private equity firms, "resident-owned communities" are growing in popularity. Under this model, residents cooperatively own and manage the parks for themselves. National advocacy groups like MHAction and ROC USA provide technical assistance and, in the case of ROC USA, funding for residents seeking to purchase and manage their manufactured housing community.

Because of lowa state laws that offer little protection to manufactured housing residents, residents impacted by new ownership found they had very limited legal recourse, and our cities struggled to respond to this unexpected crisis. The task force was convened to identify what local government *can* do to protect residents. Our recommendations include but are not limited to strategies that would encourage and financially support a transition to resident-owned communities in Johnson County.

THE BASICS OF MANUFACTURED HOUSING

Manufactured housing communities consist of land, rented by the parcel, or "lot," to residents; roads; utilities; and recreation amenities. Private ownership of the land by an individual or corporation generally means that the community owners are responsible for maintenance of infrastructure. Communities outside of city limits are not connected to municipal water or sewer, and individual homes are not generally metered for these utilities.

Many residents of manufactured housing own their home (and rent the land on which it sits), while others rent both the home and the land. In lowa, mobile homes are regarded as "personal property," rather than real estate. ⁶ This impacts many economic factors for

⁵ MHAction. "Private Equity Giants Converge on Manufactured Homes" (February 2019). https://mhaction.org/wp-content/uploads/2019/02/PrivateEquityGiantsFinal.pdf

⁶ If a mobile home is permanently placed outside a mobile home park, the home is assessed and taxed as real estate.

mobile homes, including their eligibility for traditional mortgages, their assessed value, rates of taxation, and the process required to transfer ownership.⁷

Although manufactured homes are referred to as "mobile," moving a manufactured home is costly and often structurally infeasible. The local rate for relocating a mobile home from one community to another is \$5,000-7,000 per unit.⁸ The moving process involves removing any attached structures, such as porches or ramps; packing and securing every object, from the largest to smallest, inside the home; raising the home onto a trailer bed; navigating the oversized load around roads and obstacles; leveling the home on its new site; and unpacking and reattaching structures. Even with care and expertise, many manufactured homes in Johnson County are not possible to relocate because of their age and/or lack of stability.⁹

RECOMMENDATIONS

Funding

1. Make rental assistance and/or relocation assistance available to residents harmed by unexpected, sharp rent increases

Although it is not financially feasible for municipalities to provide rental assistance or relocation assistance to every household that faces eviction, displacement, or rent increases, the large number of residents impacted at once through the sale of their manufactured housing community justifies one-time funding that can mitigate the damage caused. Because of the difficulty residents of manufactured housing will have in finding another comparable option that fits their monthly housing budget, a short-term investment that keeps them in their home is preferable to other outcomes, such as homelessness or severe housing instability. Temporary assistance will give a household more time to find a suitable alternative.

The task force recommends a maximum period for rental assistance of 180 days, with each municipality determining for itself the extent of the assistance, including household eligibility criteria. Similarly, each municipality should create a relocation assistance program that meets the needs of its residents. Some considerations include the feasibility of moving the dwelling itself and if lots are currently available in other parks. For households that need to leave a mobile home, relocation assistance should evaluate whether the owner is able to sell their home or loss of assets due to relocation, security deposit costs for a suitable rental and moving and other expenses.

⁷ Freddie Mac. Manufactured Homes website. <u>https://sf.freddiemac.com/working-with-us/affordable-lending/duty-to-serve/manufactured-housing</u>

⁸ Local estimates provided by manufactured housing community owners of Regency and Holiday Lodge in 2019

⁹ Iowa Valley Habitat for Humanity. "A Study of Older Manufactured Homes in Johnson County: Too Dangerous to Ignore" (March 2010).

The federal Uniform Relocation Assistance and Real Property Acquisition Act (1970) provides a comprehensive model for administration of a relocation program and a complete list of household costs to consider when assessing the expense associate with relocation.

2. Partner with local banking institutions to back loans to owner-occupants of manufactured housing

Because manufactured homes are considered personal property and not real estate, and because residents do not own the land on which their home sits, the value of manufactured houses depreciates over time. When owner-occupants need financing for repairs or updates, they find that they do not have enough equity in their home to secure a loan, regardless of their credit history or income. Cities and counties can use their resources to enable secured loans and can work with financial institutions to fulfill the institutions' obligations for community reinvestment.

3. Establish Urban Renewal districts, triggering the option of tax-increment financing and revenue, which can then help to fund the purchase of manufactured housing communities by resident cooperatives

Urban Renewal districts can extend up to 2 miles outside a city's limits, providing protections even for communities that exist just outside incorporated areas (e.g., Sunrise Village or Modern Manor). Using this lever, cities can generate revenue—beyond general revenue and without a referendum—to be used toward the financing of manufactured housing communities purchases by resident cooperatives. Each municipality can execute this strategy based on need and the opportunities it may present.

Local Policy

4. Strengthen zoning ordinances for manufactured housing communities

Johnson County, Coralville, and North Liberty have zoning ordinances (Class RMH, R-5 Mobile Home Park District, and R-FB, respectively) that affirmatively designate a neighborhood as manufactured housing. Iowa City's manufactured housing communities have a more general zoning, but each has an additional planned development overlay that designates manufactured housing. In order for an owner to redevelop these properties, they must gain approval from Planning and Zoning and the city/county elected body. This protection is significant, as new owners have raised the threat of redeveloping properties and displacing current residents. The rezoning process grants more power to municipalities to prevent redevelopment and resulting displacement/loss of affordable housing.

Another function of zoning ordinances may be to allow for smaller, individual lots which together with a manufactured or modular home can be sold and owned as real estate.

Adopting the best practices from each municipalities' zoning for manufactured housing communities will lead to quality improvements in safety standards, amenities, etc. as well as uniformity in requirements and protections, countywide. The task force recommends reviewing the zoning ordinances of other cities and counties in lowa to develop the strongest zoning ordinances allowed by existing law.

5. In case of annexation, implement zoning and conditional zoning agreement standards that assure the continued presence of manufactured housing and that assure protections for residents

Benefits to being annexed by a city include infrastructure investments and redistributed responsibilities for maintenance, etc. In order to access these benefits, owners should be expected to retain manufactured housing and to offer protections to residents. Annexation agreements should consider the opportunity to extend protections for residents such as rental increase caps and stronger just-cause eviction standards.

Practices

6. Be specific about manufactured housing as a housing type when drafting plans, reports, and programs

In the task force's review of housing documents and housing programs, manufactured housing was often not included or marginally included as a housing type. Because manufactured housing is a significant segment of our community's affordable housing, it is critical that we more intentionally discuss and plan for its future. Residents of manufactured housing who own their homes exist somewhere in between "owners" and "renters," and municipalities must be more specific in acknowledging this housing scenario in housing overviews.

Additionally, we found a high degree of uncertainty among residents of manufactured housing and service providers about whether manufactured homes were eligible for repair programs, loans, or other housing assistance. Stating clearly whether owners or renters of manufactured homes are eligible for a program will make it clear when services *are* available and when there is a gap in services for manufactured housing residents.

7. Commit to a regular review of manufactured housing communities housing stock, assessed value, and other data

Included in this report is data compiled by University of Iowa College of Law students under the direction of Len Sandler, task force member and faculty at the UI College of Law. In order to make effective public policy and implement effective programs, cities and the county need reliable and current data. Cities and the county should establish a mechanism for collecting and reporting this data on a regular, ongoing basis.

8. Issue a public, joint statement in partnership with all Johnson County elected bodies against predatory ownership practices and in support of increased rights for manufactured housing residents.

Although local government cannot prohibit the sale of manufactured housing communities to predatory owners, elected officials can be vocal about expectations for owners of manufactured housing communities who want to do business in Johnson County. This statement can include a commitment to preserving manufactured housing communities (rather than redeveloping them), disapproval of steep rent increases and other predatory management practices, and unequivocal support for state law changes that protect residents' rights. We need our leaders to publicly rebuke new ownership that threatens housing stability for our some of our most economically vulnerable neighbors. The task force recommends that each elected body collaborate on a joint public statement.

9. Divest from private equity funds that generate returns for investors using predatory manufactured housing community management practices

Institutional investments such as public pensions and government retirement plans may be funding private equity firms with predatory ownership practices. For example, research is currently underway to uncover whether IPERS is investing with companies that make their money by exploiting manufactured housing residents. The task force recommends a review of municipal investments and amending municipal investments as appropriate.

10. Connect with an organization like ROC USA, which assists residents in forming cooperatives to purchase and manage their manufactured housing community, e.g., "resident-owned communities."

From rocusa.com¹⁰:

"ROC USA is a non-profit social venture scaling resident ownership of manufacture home communities since 2008. Together with ROC USA Network, a group of nine regional non-profit affiliates, and ROC USA Capital, a CDFI lending subsidiary, we work with 250 resident-owned communities in 16 states."

In order to protect our manufactured housing communities, we need to ensure that these communities are owned by good-faith operators who will not sell the land to predatory owners. ROC USA provides both capital and technical assistance to residents who want to purchase their community.

Municipal leaders can facilitate this connection, ensuring that residents have the knowledge and resources, with city/county support and guidance, to acquire ownership if they so choose.

¹⁰ https://rocusa.org/about-roc-usa/

Cities may also consider amending zoning ordinances in order to allow current lease lines to become separate lots for purchase (which are likely to be smaller lots than currently allowed). Resources for the purchase of land by residents include ROC USA's CDFI, Urban Renewal funds, state funding, and/or financing specifically designated for manufactured housing through Fannie Mae or Freddie Mac.

State advocacy/laws

11. Support, through lobbying and relationships with other municipalities, the five advocacy statements from the Iowa Manufactured Housing Residents' Bill of Rights¹¹:

Rent protection Right now, with only 60-day notice, park owners can impose rent increases of any amount they choose. We can no longer allow predatory out-of-state investors to target lowa residents of manufactured housing communities with rent gouging. We need statewide protections against unjustified rent increases, including a statewide cap on frequency and percentage of rent increases and a much longer notice period for proposed increases.

Good Cause Eviction Standards Owners must be required to show good cause before evicting a resident. Standards for good cause must be consistent and enforced across the state.

Fair Fees Fees must be capped at reasonable levels and tied to good cause, so that owners cannot abuse fee systems to circumvent rent protections or target individual families for eviction. We need statewide limits on how much owners can charge in late fees, and a standard time frame before late fees can be assessed.

Fair, Legal Leases State law must require lease provisions that spell out park owners' responsibilities to maintain clean and safe parks and prohibit abusive lease provisions. The state must adopt a clear, effective mechanism for enforcing these guidelines and requiring owners to remove illegal provisions from leases.

Resident Rights if Property Up for Sale To prevent mass displacement of low-income lowans and destruction of affordable housing stock, local residents must be offered first right of purchase when their communities are up for sale. Current owners should be barred from evicting residents for a period long enough to allow residents to pursue local ownership. If residents are forced to move as a last resort, owners profiting from the sale of park must be required to provide significant relocation assistance.

12. Support, through lobbying and relationships with other municipalities, a tax credit program that incentivizes the transfer/sale of land to residents of the community.

The sale of land to residents protects against "bad-actor" ownership and allows residents to build equity. The tax credit works by refunding, to the seller, capital gains taxes assessed after the sale of a manufactured housing community, when the sale is

¹¹ This Bill of Rights will be circulated as a petition and presented to the Iowa Legislature for the 2020 session.

to the residents of the community. Tax incentives to encourage sale to residents are currently available in states like Montana, North Carolina, Oregon, Pennsylvania, Rhode Island, Vermont, and Washington.¹²

CONCLUSION

These twelve recommendations outline the opportunities and limitations of local municipalities to protect and stabilize manufactured housing as a continued source of affordable housing in Johnson County. The Johnson County Mobile Home Task Force urges Johnson County and the cities of Coralville, Iowa City, and North Liberty to collaboratively enact each of the recommendations in a manner which will best serve our community.

These recommendations will not fully reverse the harm caused by predatory owners. They can, however, set a course for a future where the rights of manufactured housing residents are strengthened and preserved, where cooperative ownership by residents of manufactured housing communities and the stability it can provide is nourished by partnerships among local and national resources, and where manufactured housing can continue to be a stable, safe, and affordable housing option for Johnson County households.

¹² National Consumer Law Center. "Promoting Resident Ownership of Communities" (February 2015). https://www.nclc.org/images/pdf/manufactured_housing/promoting-resident-ownership2.pdf

Data on Manufactured Housing in Johnson County

Data compiled by students with the UI Law Clinic (under the supervision of Len Sandler, Task Force Member)

Narrative

Private equity firms earn huge returns on their investments by taking advantage of mobile home owners' insecurity. These firms maximize profits by jacking up lot rents. For example, available numbers on mobile home parks in Johnson County shows an average increase in lot rent since 2012 of over \$170 for parks purchased by private equity firms. This well exceeded the \$40 uptick for those that have not been purchased by equity firms. At one park owned by an equity firm, the current lot rent is the highest in the county: \$510. Indeed, of the lot rents we could obtain, the three highest lot rents in Johnson County are all at parks owned by investment firms. See chart 2019 + 2012 Snapshot.

Investment firms have also made lease agreements harder to understand. One park's lease agreement is 24 pages long, saturated with dense legal terminology.

Johnson County's mobile home park market is attractive to potential investors. According to the Iowa City and Johnson County assessors' offices, mobile home park values have skyrocketed. See chart Iowa City Assessor's Original. From 2012 to 2019, numerous mobile home parks have more than doubled in value, several have doubled in value, and many others have substantially risen in value. See chart 2019 & 2012 Compared. For one park, the assessed value leaped from about \$1 million in 2012 to around \$10 million in 2019. See chart 2019 & 2012 Assessments Compared. Even these assessed values are far less than the sale prices of recently-sold mobile home parks. See chart 2019 Assessment & Recent Sales Compared. A majority of the parks that have sold since 2014 have sale prices approximately twice that of their 2019 assessed values. See chart 2019 Assessment & Recent Sales Compared. Based off the assessed values, we can't predict mobile homes' market values, and market values are what drives equity firm investment. So, with these charts, we can't predict which mobile homes are at risk of being purchased by equity firms.

Johnson County thrives only when all our communities are thriving, and the displacement of families has negative impacts on our entire community. It is unfair for a families' housing security to depend on whether they live in a manufactured or traditional home.

Sincerely,

Joe Porter Clinic Law Student On behalf of Len Sandler, Zack Martin, and Cailin Smith

Johnson County Mobile Home Parks

Parcel Number	Owner Name	Spaces	15 Assmt/Space	2017 Assmt	17 Assmt/Space	19 Assmt	19 Assmt/Space	Sale Date	Sale \$	\$/space
10-33-177-001	Regency	233	\$ 9,578	\$1,967,600	\$ 8,445	\$ 2,839,500	\$ 12,187			
05-22-177-002 /	Parkview Development	104	\$ 10,083	\$1,134,200	\$ 10,906	\$ 1,206,100	\$ 11,597			
09-32-252-002	Iowa City Mhp, LLC	104	\$ 13,004	\$1,396,900	\$ 13,432	\$ 1,550,600	\$ 14,910	Jun-14	\$ 1,250,000	\$12,019
06-13-152-002	Holiday Mobile Lodge, Inc	262	\$ 17,459	\$4,683,700	\$ 17,877	\$ 5,056,600	\$ 19,300			
17-10-302-005	Burr, Richard	20	\$ 18,890	\$380,800	\$ 19,040	\$ 388,400	\$ 19,420			
09-19-251-002	Hames Manufactured Homes	132	\$ 19,339	\$2,650,640	\$ 20,081	\$ 2,658,400	\$ 20,139	Apr-19	\$ 5,500,000	\$41,667
06-28-464-006	Cocr Castle Mhp (Tiffin)	74	\$ 21,792	\$1,638,500	\$ 22,142	\$ 1,661,300	\$ 22,450	Jan-19	\$ 3,500,000	\$47,297
06-13-426-008	Golfview Investors LC	274	\$ 21,947	\$6,117,249	\$ 22,326	\$ 6,154,100	\$ 22,460	Mar-19	\$ 12,300,000	\$44,891
09-18-351-018 /	Modern Manor, Inc	314	\$ 23,332	\$6,208,430	\$ 19,772	\$ 6,208,300	\$ 19,772			
06-26-301-001	Western Hills	285	\$ 24,267	\$7,018,610	\$ 24,627	\$ 7,035,700	\$ 24,687			
10-21-376-050	Lake Ridge	392	\$ 25,748	\$9,878,280	\$ 25,200	\$ 9,878,300	\$ 25,200			
County	Totals & Weighted Average	2194	\$ 20,100	\$43,074,909	\$ 19,633	\$ 44,637,300	\$ 20,345			
			\$ 19,339							

Iowa City Mobile Home Parks

Parcel Number	Address	Spaces	15 Assmt/Space	2017 Assmt	17 Assmt/Space	19 Assmt	19 Assmt/Space	Sale Date	Sale \$	\$/Space
10-04-101-001	1205 Laura Dr (Forest View)	155	\$ 11,965	\$ 2,216,880	\$ 14,302	\$ 3,121,130	\$ 20,136	1/6/2016	\$ 4,000,000	\$25,806
10-22-135-002	2018 Waterfront Dr (Hill Top)	152	\$ 12,457	\$ 2,156,070	\$ 14,185	\$ 3,744,060	\$ 24,632	7/28/2017	\$ 6,425,000	\$42,270
10-22-329-006	2128 S Riverside Dr	137	\$ 13,917	\$ 2,252,370	\$ 16,441	\$ 2,951,850	\$ 21,546	5/1/2013	\$3,000,000	\$21,898
10-24-376-003	2801 Hwy 6 (Bon-Aire)	406	\$ 15,221	\$ 6,873,920	\$ 16,931	\$ 8,455,090	\$ 20,825			
10-25-203-006	Heinz Rd (Saddlebrook)	150	\$ 20,093	\$ 3,335,400	\$ 22,236	\$ 3,935,370	\$ 26,236			
10-22-351-009	2254 S Riverside Dr	55	\$ 21,941	\$ 1,433,730	\$ 26,068	\$ 1,653,800	\$ 30,069	12/1/2014	\$2,200,000	\$40,000
Iowa City	Totals & Weighted Average	1055	\$ 15,218	\$18,268,370	\$17,316	\$23,861,300	\$ 22,617			
			\$ 14,569		\$16,686		\$23,089			

		20)19		2012	
Name	Spaces	Assessment	Asessment Per Space	Assessment	Asessment Per Space	Change in Value
Lake Ridge	392	\$ 9,878,300	\$ 25,200	\$ 1,017,618	\$ 2,596	\$ 8,860,682
Western Hills	285	\$ 7,035,700	\$ 24,687	\$ 5,850,500	\$ 20,528	\$ 1,185,200
Modern Manor, Inc	314	\$ 6,208,300	\$ 19,772	\$ 2,386,300	\$ 7,600	\$ 3,822,000
Golfview Investors LC	274	\$ 6,154,100	\$ 22,460	\$ 4,940,600	\$ 18,031	\$ 1,213,500
Holiday Mobile Lodge, Inc	262	\$ 5,056,600	\$ 19,300	\$ 4,468,520	\$ 17,055	\$ 588,080
Regency	233	\$ 2,839,500	\$ 12,187	\$ 3,300,000	\$ 14,163	\$ (460,500)
Sunrise	132	\$ 2,658,400	\$ 20,139	\$ 1,141,300	\$ 8,646	\$ 1,517,100
Clear Creek	74	\$ 1,661,300	\$ 22,450	\$ 1,020,400	\$ 13,789	\$ 640,900
Breckenridge	104	\$ 1,550,600	\$ 14,910	\$ 1,434,700	\$ 13,795	\$ 115,900
Parkview	104	\$ 1,206,100	\$ 11,597	\$ 517,050	\$ 4,972	\$ 689,050
Burr, Richard	20	\$ 388,400	\$ 19,420	-	-	-
Totals & Weighted Average	2194	\$ 44,637,300	\$ 20,345	\$ 26,076,988	\$ 11,886	
Median			\$19,772		\$ 13,792	

Iowa City Mobile Home Parks: 2019 and 2012 Change in Assessed Value

		20	19	2	2012					
Name	Spaces	Assessment	Asessment/ Space	Assessment	Asessment/ Space	\$ 2,390,880				
Forest View	155	\$ 3,121,130	\$ 20,136	\$ 1,257,120	\$ 8,110	\$ 1,864,010				
Hill Top	152	\$ 3,744,060	\$ 24,632	\$ 1,353,180	\$ 8,903	\$ 2,390,880				
Cole's	137	\$ 2,951,850	\$ 21,546	\$ 1,414,480	\$ 10,325	\$ 1,537,370				
Bon-Aire	406	\$ 8,455,090	\$ 20,825	\$ 4,985,180	\$ 12,279	\$ 3,469,910				
Saddlebrook	150	\$ 3,935,370	\$ 26,236	\$ 2,604,450	\$ 17,363	\$ 1,330,920				
Cole's	55	\$ 1,653,800	\$ 30,069	\$ 860,030	\$ 15,637	\$ 793,770				
Totals & Weighted Average	1055	\$23,861,300	\$ 22,617	\$ 12,474,440	\$ 11,824					
Median			\$23,089		\$ 11,302					

Johnson County I	Johnson County Mobile Home Parks 2019 Assessment & Recent Sales Comparison												
			201	.9			Recent Sale)					
Name	Spaces	1	Assessment	P	Per Space	Date	Sale Price	Pe	er Space				
Lake Ridge	392	\$	9,878,300	\$	25,200		-		-				
Western Hills	285	\$	7,035,700	\$	24,687		-		-				
Modern Manor, Inc	314	\$	6,208,300	\$	19,772		-		-				
Golfview Investors LC	274	\$	6,154,100	\$	22,460	Mar-19	\$ 12,300,000	\$	44,891				
Holiday Mobile Lodge, Inc	262	\$	5,056,600	\$	19,300		-		-				
Regency	233	\$	2,839,500	\$	12,187		-		-				
Sunrise	132	\$	2,658,400	\$	20,139	Apr-19	\$ 5,500,000	\$	41,667				
Clear Creek	74	\$	1,661,300	\$	22,450	Jan-19	\$ 3,500,000	\$	47,297				
Breckenridge	104	\$	1,550,600	\$	14,910	Jun-14	\$ 1,250,000	\$	12,019				
Parkview	104	\$	1,206,100	\$	11,597		-						
Burr, Richard	20	\$	388,400	\$	19,420		-		-				
Totals & Average	2194	\$	44,637,300	\$	20,345	-	-		-				

Iowa City Mobile Home Parks 2019 Assessment & Recent Sales Comparison											
			201	.9		Recent Sale					
Name	Spaces		Assessment Per Space Date Sale Price		Sale Price		P	er Space			
Forest View	155	\$	3,121,130	\$	20,136	1/6/2016	\$	4,000,000	\$	25,806	
Hill Top	152	\$	3,744,060	\$	24,632	7/28/2017	\$	6,425,000	\$	42,270	
Cole's	137	\$	2,951,850	\$	21,546	5/1/2013	\$	3,000,000	\$	21,898	
Bon-Aire	406	\$	8,455,090	\$	20,825			-		-	
Saddlebrook	150	\$	3,935,370	\$	26,236			-		-	
Cole's	55	\$	1,653,800	\$	30,069	12/1/2014	\$	2,200,000	\$	40,000	
Totals & Average	1055	\$	23,861,300	\$	22,617	-		-		-	

Name	Owner	Year	Location	Acres	Total Lots	Empty Lots	Assessment	-	ed Lot
2012: Baculis MH Lodge	David Sr. and Karen Baculis	1970	Iowa City	20	115	10	\$1,414,480	\$300	ALL
2019: Cole's MHP	BTM & J Ltd.	1970	Iowa City	17.95	139		\$2,951,850	\$345	ALL
2012: Bon Aire MH Lodge	Bon Aire Mobile Home Lodge Inc.	1967	Iowa City	61.11	351	52	\$4,895,180	\$275 \$290	SW DW
2019: Bon Aire MH Lodge	Bon Aire Mobile Home Lodge Inc.	1967	Iowa City	61.11	384		\$8,455,090	\$345 \$360	SW DW
2012: Breckenridge Estates	Dennis & Connie Huedepohl	1959	Johnson County	12.49	94	5	\$1,434,700	\$290	ALL
2019: Breckenridge Estates	Iowa City Mhp LLC	1959	Johnson County	32.77	104		\$1,690,154	\$445	SW
2012: Clear Creek MH Park	James F. Riggan		Tiffin		62	11	\$1,020,400		
2019: Clear Creek MH Park	Cocr Castle Mhp, LLC	1973	Tiffin	14.26	76		\$1,810,817	\$420	All
2012: Forestview Trailer Ct	Btm & J Ltd	1950	Iowa City	15.6	153	2	\$1,257,120	\$290	SW
2019: Forestview Trailer Ct	North Dubuque LLC	1950	Iowa City	15.6	154		\$3,121,130	\$310	All
2012: Golfview MH Park	Golfview Investors LC	1984	North Liberty	48.581	222	30	\$4,940,600	\$275 \$285	SW DW
2019: Golfview MH Park	Mh Golfview, LLC	1996	North Liberty	48.58	274		\$6,201,200	\$475 \$450	Corner Other

Name	Owner	Year	Location	Acres	Total Lots	Empty Lots	Assessment	•	ted Lot ent
2012: Hawkeye Trailer Ct	Hawkeye Trailer Court	1966	Iowa City	1.89	10	1	\$192,320		
2019: Hawkeye Trailer Ct	TP Holdings	1966	Iowa City	1.89	10		\$338,260		
2012: Hilltop MH Park	MJ Dahlen Hilltop LLC	1957	Iowa City	15.38	147	3	\$1,353,180	\$290	SW
2019: Hilltop MH Park	Cole Family Investment, Inc.	1957	Iowa City	15.42	152	2	\$3,744,060	\$335 \$350	SW DW
2012: Holiday MH Court	Holiday Mobile Lodge Inc.	1966	North Liberty North	32.77	248	25	\$4,468,520	\$255	ALL
2019: Holiday MH Park	Holiday Mobile Lodge Inc.	1966		32.77	262		\$5,056,600		
2012: Knollwood MH Park	Knollwood Mobile Home Park LLC	1960	Johnson County	3.5	12		\$337,510		
2019: Not in operation									
2012: Lake Ridge Estates	Jebb LC	1994	Johnson County	74	400	5	\$1,017,618	\$325	ALL
2019: Lake Ridge Estates	Jebb LC	1994	Johnson County	113	428		\$10,000,700	\$350	All
2012: Michael F Camp Prop.	Michael F. Camp	1960	Iowa City	0.99	7	0	\$140,140	\$230	SW
2019: Not in operation									

Name	Owner	Year	Location	Acres	Total Lots	Empty Lots	Assessment	Report Re	
2012: Modern Manor	Modern Manor Inc.	1983	,	48.48	313	2	\$2,386,300	\$350	ALL
2019: Modern Manor	Modern Manor Inc.	1982	Johnson County	48.85	315		\$6,210,900	\$340	All
2012: Parkview MH	Parkview Development	1970	Oxford	79.82	79	62	\$517,050		
2019: Parkview MH	Parkview Development	1970	Oxford	79.82			\$948,400		
2012: Regency MH Community	Regency Iowa City Inc.	1971	Johnson County	41.26	186	54	\$3,300,000	\$400	ALL
2019: Regency MH Community	Regency Iowa City Inc.	1971	Johnson County	41.26	234		\$2,843,900		
2012: Saddlebrook	Paddock LLC	1000	Iowa City	31.66	136	0	¢2 604 4E0		
2012. Saudiebrook	Paddock LLC	1999	10wa City	31.00	130	U	\$2,604,450		
2019: Saddlebrook	Paddock LLC	1999	Iowa City	28.63	133		\$3,935,370		
	Llaws a Marsufa struck		1						
2012: Sunrise MH Village	Hames Manufactured Home Communities LP	1971	Johnson County	26.72	133	3	\$1,141,300		
2019: Sunrise MH Village	Sinrise Village, LLC	1971	Johnson County	24.42	132		\$2,658,400	\$510	All
2012: Thatcher MH Park	Jim Hammes	1974	Iowa City	14.36	53	0	\$860,030	\$310	ALL
2019: Cole's MHP (former Thatcher)	Cole's Community LLC	1974	Iowa City	14.36	55		\$1,653,800	\$345	ALL
2012: Western Hills M Estates	Gordon Family Trust etc.	1972	Coralville	81.43	209	70	\$5,850,500	\$325	DW
2019: Western Hills M Estates	Gordon Family Trust	1972	Coralville	72.1			\$6,942,400		



Junge Ford Body Shop Site Plan



The Planning Commission recommended for approval at its 1/7/2020 meeting.

December 27, 2019

Memo

To: North Liberty Planning Commission From: Dean Wheatley, Planning Director Subject: Site Plan Approval Request for Junge Ford (Lot 29 Liberty's Gate Part Seven)

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
Grant Lientz, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve a Site Plan located on North Madison Avenue, west of Kansas Avenue. The site layout includes very large paved areas and an 18,000 square foot building for automotive body repair. It is proposed in association with Junge Ford-BMW on the adjacent lot to the north but the owner wishes to preserve an option to sell this lot separately in the future.

The site is arranged to provide a logical extension of auto-related services. The owner has proactively reached out to the adjacent hotel owner south of the site and reports there are no objections to the plans, which place the proposed building between the hotel and almost all on-site activity. There is a screened fenced area identified adjacent to the north side of the proposed building for unsightly storage of damaged vehicles.

One new large building is proposed. The south elevation of the building is designed to minimize activity impact for the adjacent hotel property, and the elevation facing Madison Avenue is planned to the "front door" of the building. The west and north sides of the building include transom windows, aluminum, and masonry with contrasting colors, exceeding code requirements.

This owner has been very good to work with for both existing development and recent site plan developments, and staff recommends approval of the site plan.

Notes:

- a. A joint access easement agreement is required to be recorded between the two lots so that setbacks are not required. Provided to staff.
- b. A sign application is required for on-site wall or ground signs. It is not required as part of this application, and can be submitted any time prior to sign installation.
- c. A lighting plan meeting City requirements is required prior to City Council action. Provided/attached.
- d. Details of the security/screen fencing need to be resolved prior to City Council action. Provided to staff.

UTILITY AND EMERGENCY TELEPHONE NUMBERS

CITY OF NORTH LIBERTY, IOWA

POLICE DEPARTMENT	(319)-356-6800
EMERGENCY	911
FIRE DEPARTMENT	(319)-356-6800
EMERGENCY	911
WATER DEPARTMENT	(319)-626-5719
PARKS AND RECREATION	(319)-626-5720
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(800)-329-6261
SOUTH SLOPE (TELEPHONE/CABLE/INTERNET)	(319)-626-2211
ALLIANT (ELECTRIC)	(800)-255-4268
LINN COUNTY R.E.C.	(800)-332-5420
MEDIACOM (CABLE TV/INTERNET)	(800)-883-0145
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
JOHNSON COUNTY ENGINEER	(319)-356-6046

APPLICANT/OWNER

JUNGE ENTERPRISES LLC 1200 BOYSON ROAD HIAWATHA, IA 52233 CONTACT: GARY JUNGE GJUNGE@JUNGE.COM PHONE: 319-360-0526

ADDRESS

505 NORTH MADISON AVE NORTH LIBERTY, IOWA 52317

C-2A SETBACK REQUIREMENTS

FRONT YARD: 25 FEET SIDE YARD: 10 FEET REAR YARD: 20 FEET 10 FEET **ROW TO PAVEMENT** SIDE TO PAVEMENT 5 FEET

ZONING AND USE

EXISTING ZONING: C-2A EXISTING USE: VACANT LOT

PROPOSED ZONING: C-2A (NO CHANGE) PROPOSED USE: AUTO REPAIR SHOP

LEGAL DESCRIPTION

LOT 29, LIBERTY'S GATE PART SEVEN, NORTH LIBERTY, IOWA

PARKING REQUIREMENTS

1 SPACE PER 300 SQ. FT. GFA + 1 PER EMPLOYEE 18,000 SQ. FT. + 10 EMPLOYEES=70 STALLS REQUIRED

ADA STALLS REQUIRED=3

PROVIDED:

74 PARKING STALLS

INCLUDES 3 ADA PARKING STALLS

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953

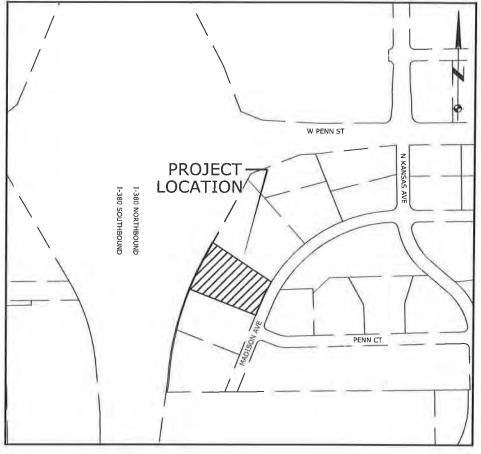
CIVIL ENGINEERING ● LANDSCAPE ARCHITECTURE LAND SURVEYING ● LAND DEVELOPMENT PLANNING





LOCATION MAP

(NOT TO SCALE)



NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL AS NOTED WITH SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.

CONTACT PERSON:

BRIAN VOGEL, P.E. 1860 BOYSON ROAD HIAWATHA, IOWA 52233

PH: (319) 362-9548 | FAX: (319) 362-7595

OWNER'S ATTORNEY: FLIP KLINGER KLINGER, ROBINSON & FORD, LLP 401 OLD MARION ROAD CEDAR RAPIDS, IOWA 52402 PH: (319) 395-7400

SHEET INDEX

NO.	DESCRIPTION	
C0.0	COVER	
C1.0	LEGEND	
C1.1-C1.3	GENERAL NOTES & DETAILS	
C2.0	SITE LAYOUT PLAN	
C3.0	SITE UTILITY PLAN	
C4.0	SIDE GRADING AND EROSION CONTROL PLAN	
C5.0-C5.2	SITE PAVING PLAN	
C6.0-C6.3	SITE LANDSCAPING PLAN	

AREA CALCULATIONS (WEST LOT)

TOTAL SITE AREA: 86,193 S.F. = 1.98 AC PROPOSED PAVED SURFACE: 50,341 S.F. = 1.16 AC (58%) PROPOSED BUILDING AREA: 18,000 S.F. = 0.41 AC (21%) PROPOSED OPEN SPACE: 17,852 S.F. = 0.41 AC (21%)

MAYOR:

TERRY DONAHUE

CITY CLERK:

TRACEY MULCAHEY RYAN HEIAR

CITY ADMINISTRATOR: **COUNCIL PERSONS:**

CHRIS HOFFMAN SARAH MADSEN ANNIE POLLOCK **BRENT SMITH**

RAQUISHIA HARRINGTON



1-800-292-8989

PLAN DATE: 12-30-2019



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

Signed:

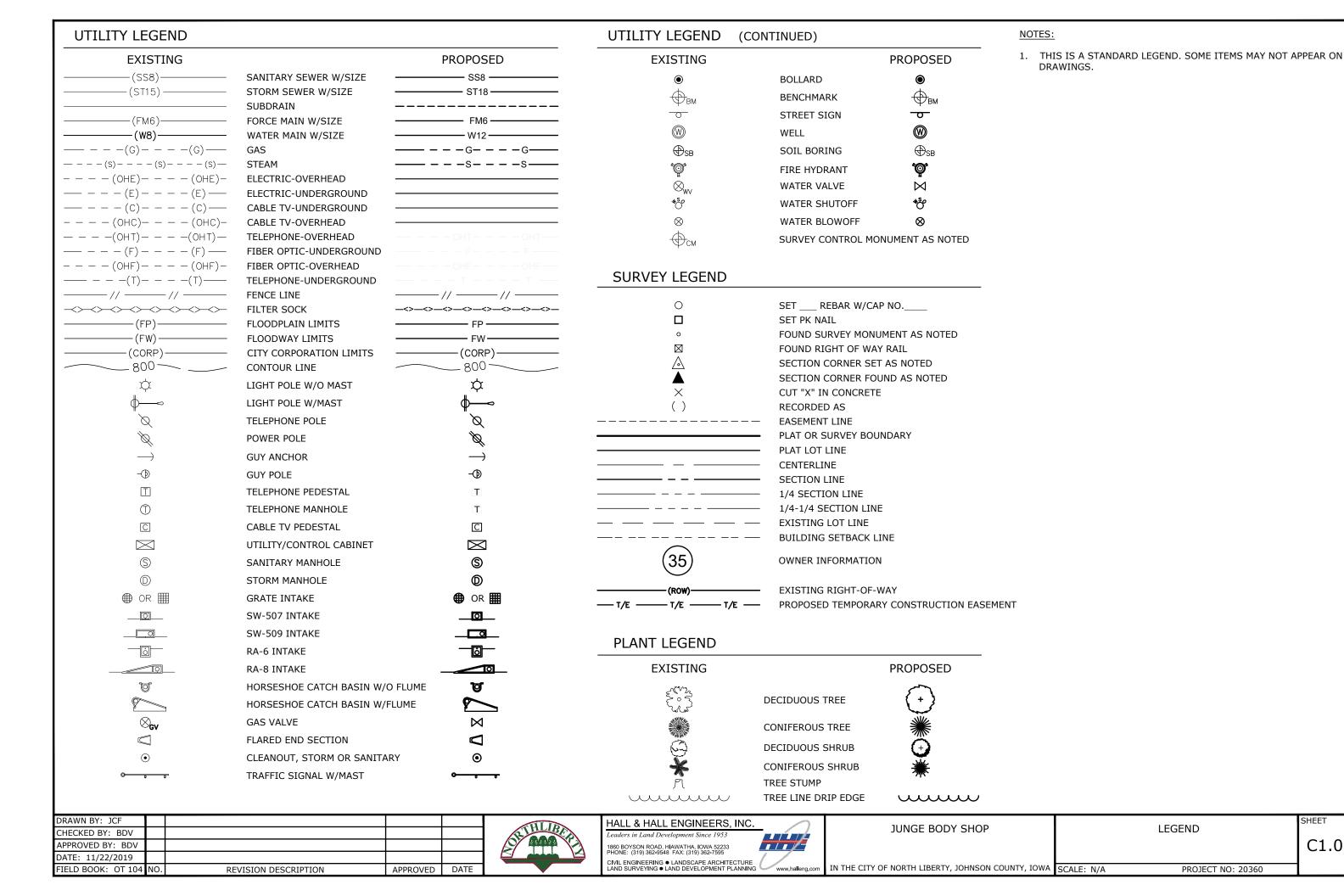
Brian D. Vogel, P.E. 1874 My license renewal date is December 31.

Pages or sheets covered by this seal:

SHOP BODY

JUNGE PROPOSED IMPROVEMENTS

P DRAWINGS



C1.0

- 2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL
- 5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. A PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- 7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- 8. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND SUDAS.
- 9. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE (IF APPLICABLE). ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- 10. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, STOOP SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS.
- 11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- 12. PROPOSED BUILDING WILL BE A SPRINKLED TYPE VB CONSTRUCTION TYPE.

PAVEMENT MARKING NOTES

- 1. PAINT PARKING STRIPING AND SIDEWALK CURBS, TRAFFIC DIRECTION ARROWS, HANDICAP SYMBOLS AND FACE OF LIGHT POLE BASES "WHITE" WHERE SHOWN ON PLANS. VERIFY COLOR OF PAVEMENT MARKINGS WITH OWNER PRIOR TO CONSTRUCTION.
- 2. PAVEMENT MARKINGS SHALL BE FAST DRY TRAFFIC LANE MARKING PAINT CONFORMING TO IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4183.03. REFLECTORIZED SPHERES FOR TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4184.
- 3. PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEPT AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT; AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT
- 4. APPLY PAINT AT MANUFACTURER'S RECOMMENDED RATES IN TWO SEPARATE COATS FOR ALL PAVEMENT MARKINGS. ALL STRIPES ARE 4 INCHES WIDE UNLESS OTHERWISE INDICATED. HANDICAP SYMBOLS SHALL CONFORM TO APPLICABLE ADA REGULATIONS.

TRENCH, BEDDING, AND BACKFILL NOTES

- TRENCH WIDTH REQUIREMENTS BELOW THE TOP OF THE PIPE SHALL NOT BE LESS THAN 12 INCHES NOR MORE THAN 18 INCHES WIDER THAN OUTSIDE SURFACE OF ANY PIPE, CONDUIT OR CABLE, AND SHALL BE THE LEAST PRACTICAL WIDTH THAT WILL ALLOW FOR COMPACTION OF TRENCH BACKFILL
- 2. TRENCH STABILIZATION MATERIAL IF REQUIRED SHALL BE CRUSHED ROCK OR OTHER APPROVED MATERIAL WITH 100% PASSING THE 3" SIEVE AND 25%-95% PASSING THE 1" SIEVE. THIS MATERIAL SHALL HAVE A MAXIMUM FREE-THAW LOSS OF 15% WHEN TESTED IN ACCORDANCE WITH LABORATORY TEST METHOD 211, METHOD C. THE PLASTICITY INDEX SHALL NOT EXCEED 5.
- 3. ACCURATELY GRADE TRENCH BOTTOM TO PROVIDE UNIFORM BEARING AND SUPPORT FOR EACH SECTION OF PIPE ON BEDDING MATERIAL AT EVERY JOINT ALONG ENTIRE LENGTH, EXCEPT WHERE NECESSARY TO EXCAVATE FOR BELL HOLES, PROPER SEALING OR PIPE JOINTS OR OTHER REQUIRED CONNECTIONS. DIG BELL HOLES AND DEPRESSIONS FOR JOINTS AFTER TRENCH BOTTOM HAS BEEN GRADED. DIG NO DEEPER, LONGER, OR WIDER THAN NEEDED TO MAKE PROPER JOINT CONNECTION.
- 4. ALL TRENCH EXCAVATION SIDE WALLS GREATER THAN 5 FEET IN DEPTH SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED BY MEANS OF SUFFICIENT STRENGTH TO PROTECT THE WORKMEN WITHIN THEM IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS ESTABLISHED FOR CONSTRUCTION, THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS (OSHA), AND BY LOCAL ORDINANCES. LATERAL TRAVEL DISTANCE TO AN EXIT LADDER OR STEPS SHALL NOT BE GREATER THAN 25 FEET IN TRENCHES 4 FEET OR DEEPER.
- GRANULAR BEDDING AGGREGATE FOR STORM AND SANITARY PIPE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE: 1-1/2 1 3/4 1/2 3/8 % PASSING: 100 95-100 50-100 20-65 10-65 0-20 0-8

6. IF ON-SITE MATERIAL IS UNSUITABLE, UTILITY TRENCHES BENEATH PAVED SURFACES SHALL BE BACKFILLED WITH GRANULAR MATERIAL MEETING THE FOLLOWING GRADATION: SIEVE SIZE 1 4 8 30 200 % PASSING: 100 85-100 30-75 20-60

15-40

- 7. PLACE TRENCH AND STRUCTURE EXCAVATION BACKFILL 12 INCHES OR MORE ABOVE TOP OF PIPE IN 7 INCH MAXIMUM LIFTS AND COMPACT TO 85% STANDARD PROCTOR DRY DENSITY (ASTM. D698) IN UNSURFACED AREAS AND TO 95% STANDARD PROCTOR DRY DENSITY IN SURFACED AREAS. INSTALL A MINIMUM CUSHION OF 2 FEET OF COMPACTED BACKFILL ABOVE PIPE ENVELOPE BEFORE USING HEAVY COMPACTION EQUIPMENT.
- 8. HAND PLACE AND COMPACT BACKFILL MATERIAL TO 12 INCHES ABOVE TOP OF PIPE TO 95% STANDARD PROCTOR DRY DENSITY (ASTM D698) IN SURFACED AREAS AND TO 90% STANDARD PROCTOR DRY DENSITY IN UNSURFACED AREAS.
- 9. STORM SEWER TRENCHES MAY BE BACKFILLED WITH NATIVE EXCAVATED MATERIAL, IF SUITABLE.
- 10. THE CONTRACTOR SHALL MAKE PROVISIONS TO HANDLE WATER ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE OF THE PROPOSED METHOD OF DEWATERING.

PAVEMENT GENERAL NOTES

- 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 2. ALL DIMENSIONS TO BACK-OF-CURB OR EDGE OF SLAB UNLESS NOTED OTHERWISE.
- 3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- 4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 14, IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
- 6. PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON G.V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE
- 7. ALL DRIVE ISLES ARE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. SEE PAVING PLAN FOR PAVEMENT THICKNESS

GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- 2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS
- 3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 8 INCHES AND RECOMPACT TO 95% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- 5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- 6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- 7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698)
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- 9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- 10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 12. FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS. FILL PLACED ABOVE SHALLOW FOOTING BASE ELEVATION FOR FLOOR SLAB SUPPORT IN THE BUILDING AREA AND MORE THAN 12 INCHES BELOW FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY (ASTM D698). THE UPPER 12 INCHES OF SUBGRADE IN AREAS TO BE PAVED AND FILL PLACED BELOW SHALLOW FOOTING BASE ELEVATION IN THE BUILDING AREA SHOULD BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR DRY DENSITY (ASTM D-698). THE HIGHER DEGREE OF FILL COMPACTION BELOW FLOORINGS IN THE BUILDING AREAS SHOULD EXTEND LATERALLY BEYOND THE EXTERIOR EDGES OF PERIMETER FOOTINGS AT LEAST 8 INCHES PER FOOT BELOW FOOTING BASE **ELEVATION**
- 13. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
- 14. CONTRACTOR SHALL GRADE GRASSED AREAS, BETWEEN FACE OF BUILDING AND BACK OF WALK, TO DRAIN TO YARD DRAINS WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS.

UTILITY NOTES

- 1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY REQUIREMENTS AND THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 2. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
- 3. SITEWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAP FOR CONNECTION BY BUILDING UTILITY CONTRACTOR UNLESS OTHERWISE INDICATED. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.
- 4. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN ACCORDANCE WITH OSHA.
- 5. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION.

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JUNGE BODY SHOP

GENERAL NOTES & DETAILS

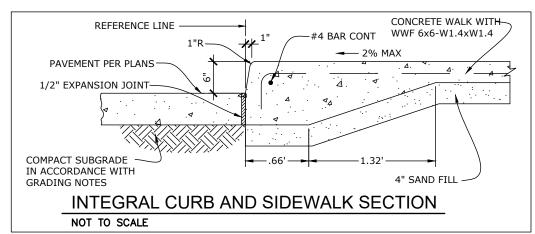
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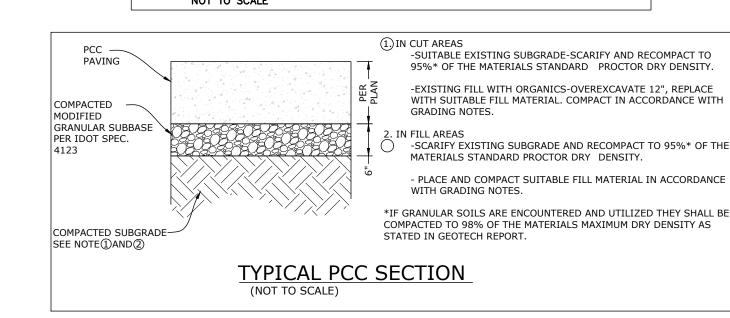
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A PROJECT NO: 20360

- 1. PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS AND DETAILS.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- 3. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5%. LIMESTONE AGGREGATE SHALL BE 1-1/2" MAXIMUM SIZE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
- 4. CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- 5. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
- 7. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
- 8. PCC SIDEWALKS SHALL BE 4 INCHES THICK, EXCEPT AT DRIVEWAYS. THICKNESS OF PCC WALKS AT DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 4 FEET MAXIMUM CENTERS FOR 4 FEET WIDE WALKS, AND 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, 6 FEET MAXIMUM CENTERS FOR WALKS GREATER THAN 5 FEET IN WIDTH. LONGITUDINAL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN SLABS GREATER THAN 8 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- 9. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. ALL JOINTS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
- 10. ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD DETAILS FOR PUBLIC IMPROVEMENTS.
- 11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

SITE PREPARATION NOTES

- 1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- 2. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- 3. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- 4. KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- 5. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS
- 6. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- 7. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- 8. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- 9. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- 10. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
 - A. CONNECT TILE TO THE NEAREST STORM SEWER,
 - B. DAYLIGHT TO FINISHED GROUND,
 - C. REPAIR TILE AND MAINTAIN SERVICE.
- 11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.





9	30" 1/4 IN/FT 2 2 30" SLOPE VARIES	ADJACENT PAVEMENT OR POROUS PAVERS
PAVEMENT DEPTH	18" MAX	
	6" EQUAL SPACING OF BARS 2 NO	. 5 X 30-INCH EPOXY COATED BARS
	6" TYPE 1 CURB DETAIL (NOT TO SCALE)	

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JUNGE BODY SHOP

GENERAL NOTES & DETAILS

C1.2

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A PROJECT NO: 20360

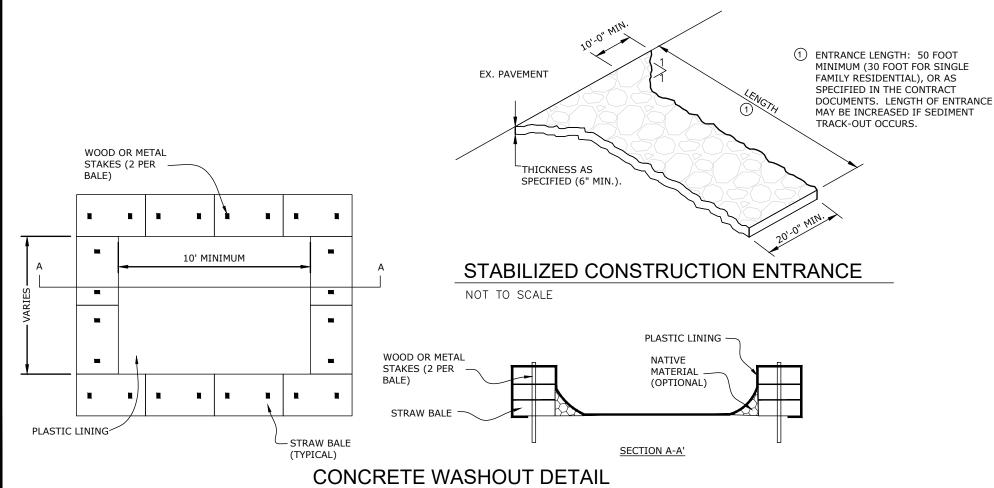
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE SUDAS STANDARD DETAILS/SPECIFICATIONS, PER THE STORM WATER POLLUTION PREVENTION PLAN AND AS DEEMED NECESSARY BY THE JURISDICTIONAL ENGINEER. CONTRACTOR SHALL BE PREPARED TO INSTALL ADDITIONAL MEASURES THAN THOSE SHOWN ON THE EROSION CONTROL PLAN IF SITE CONDITIONS WARRANT.
- 2. EROSION CONTROL METHODS SHALL BE IN PLACE PRIOR TO AREAS BEING DISTURBED.
- 3. EROSION CONTROL DEVICES SHALL BE CHECKED BY THE GENERAL CONTRACTOR EVERY SEVEN (7) DAYS AND AFTER EACH RAINFALL EVENT EQUAL TO 1/2" OR GREATER TO ENSURE WORKING ORDER.
- REPAIRS TO SOIL EROSION CONTROL DEVICES DEEMED NECESSARY SHALL BE COMPLETED IMMEDIATELY UPON NOTIFICATION OR WITHIN 24 HOURS IF WEATHER DELAYS.
- MINIMIZE SOIL EROSION AND TRANSPORT BY MAINTAINING ALL EXISTING VEGETATION GROWTH WITHIN THE PROJECT LIMITS FOR AS LONG AS POSSIBLE TO SERVE AS A NATURAL BUFFER. CONTRACTOR TO PROTECT ALL ADJACENT PROPERTIES FROM DISRUPTION AT ALL TIMES.
- THE CONTRACTOR SHALL STRIP AND STOCKPILE THE TOPSOIL (APPROX. TOP 0.5 FT.), AND RESPREAD THE TOPSOIL FOR FINISHED GRADE WORK (SWPPP REQUIRES A MIN OF 4" OF TOPSOIL RESPREAD OVER ALL DISTURBED PORTIONS OF THE SITE, IF THERE IS NOT ENOUGH TOPSOIL STOCK PILED ONSITE THE CONTRACTOR SHALL IMPORT AND SPREAD TOPSOIL UNTIL AT LEAST 4" COVERS ALL DISTURBED AREAS).
- WHEN CONSTRUCTION ACTIVITIES ARE COMPLETE, RESPREAD TOPSOIL OVER THE DISTURBED SITE AT 4 TO 6 INCHES. THEN PROVIDE SEEDING ON THE RESPREAD TOPSOIL AS SPECIFIED IN SUDAS.
- PROVIDE TEMPORARY SEEDING IN DISTURBED AREAS WHERE OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED FOR A PERIOD OF 14 DAYS OR MORE.
- 9. ALL SLOPES 5:1 OR GREATER SHALL BE COVERED WITH WOOD EXCELSIOR MATTING OR SODDED.
- 10. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BASINS PER SUDAS UNTIL FINAL GRADING AND SEEDING HAS BEEN PERFORMED ON THE SITE. CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM THE BASINS ONCE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETE.
- 11. SILT FENCES SHALL BE INSTALLED PER SUDAS AS SHOWN ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE SHALL BE INSTALLED AS NECESSARY BY THE CONTRACTOR. MAINTENANCE AND/OR REPLACEMENT OF THE SILT FENCE IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR.
- 12. CONTRACTOR SHALL INSTALL TEMPORARY SILT FENCES AROUND ALL INTAKES. EROSION CONTROL SOCKS OR EQUIVALENT SHALL BE USED AT THE DRIVE INTAKES ONCE THE SITE PAVING HAS BEEN COMPLETED. EROSION SOCKS SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.

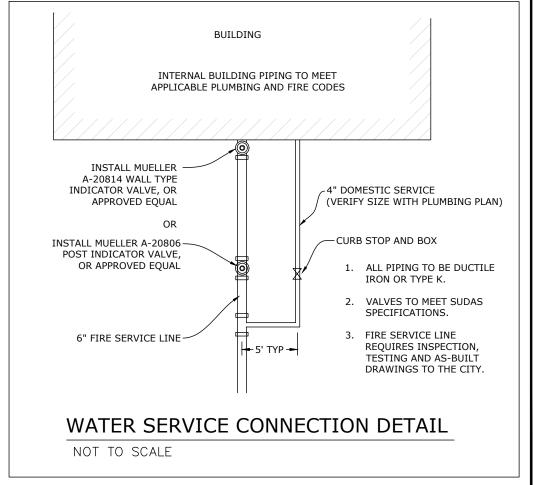
EROSION CONTROL NOTES (CONTINUED)

- 13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER SUDAS.
- 14. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- 15. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- 16. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- 17. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- 18. THE LAST 20 FT OF EACH END OF ALL SILT FENCE OR FILTER SOCKS THAT IS INSTALLED SHALL BE TURNED UPHILL ("J"-HOOK METHOD).
- 19. ADDITIONAL SILT FENCE MAY BE NEEDED IN AREA SHOWN AS PAVEMENT DEPENDING ON THE PHASING OF THE PAVEMENT INSTALLATION
- 20. APPROXIMATELY 3.5 ACRES WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATIONS AND DETAILS, LATEST ADDITION.
- 2. FILL AREAS WITHIN STREETS AND AREAS OF 3' OR GREATER FILLS WITHIN POTENTIAL FUTURE BUILDING AREAS AS SHOWN ON THE GRADING PLAN REQUIRE SOIL TESTING BY AN APPROVED GEOTECHNICAL FIRM. THESE AREAS TO RECEIVE STRUCTURAL FILL AND TESTING PER LOCAL BUILDING DEPARTMENT REQUIREMENTS. PROVIDE TESTING RESULTS TO OWNER AND ENGINEER OF RECORD.
- 3. CONTRACTOR SHALL STRIP ALL ORGANIC MATERIAL WITHIN GRADING LIMITS. A MINIMUM 6" DEPTH. REFER TO SUDAS FOR All OTHER GRADING
- VERIFY STOCKPILE LOCATION AND VOLUME WITH OWNER PRIOR TO COMMENCING WORK.
- 5. EXCESS TOPSOIL TO BE UTILIZED AS FILL OUTSIDE OF FUTURE BUILDING/ROADWAY AREAS TO HELP ACHIEVE A BALANCE ON EARTHWORK.
- 6. THE PROPOSED CONTOURS SHOWN FOR THE SITE REPRESENT THE TOP OF FINISH GROUND.





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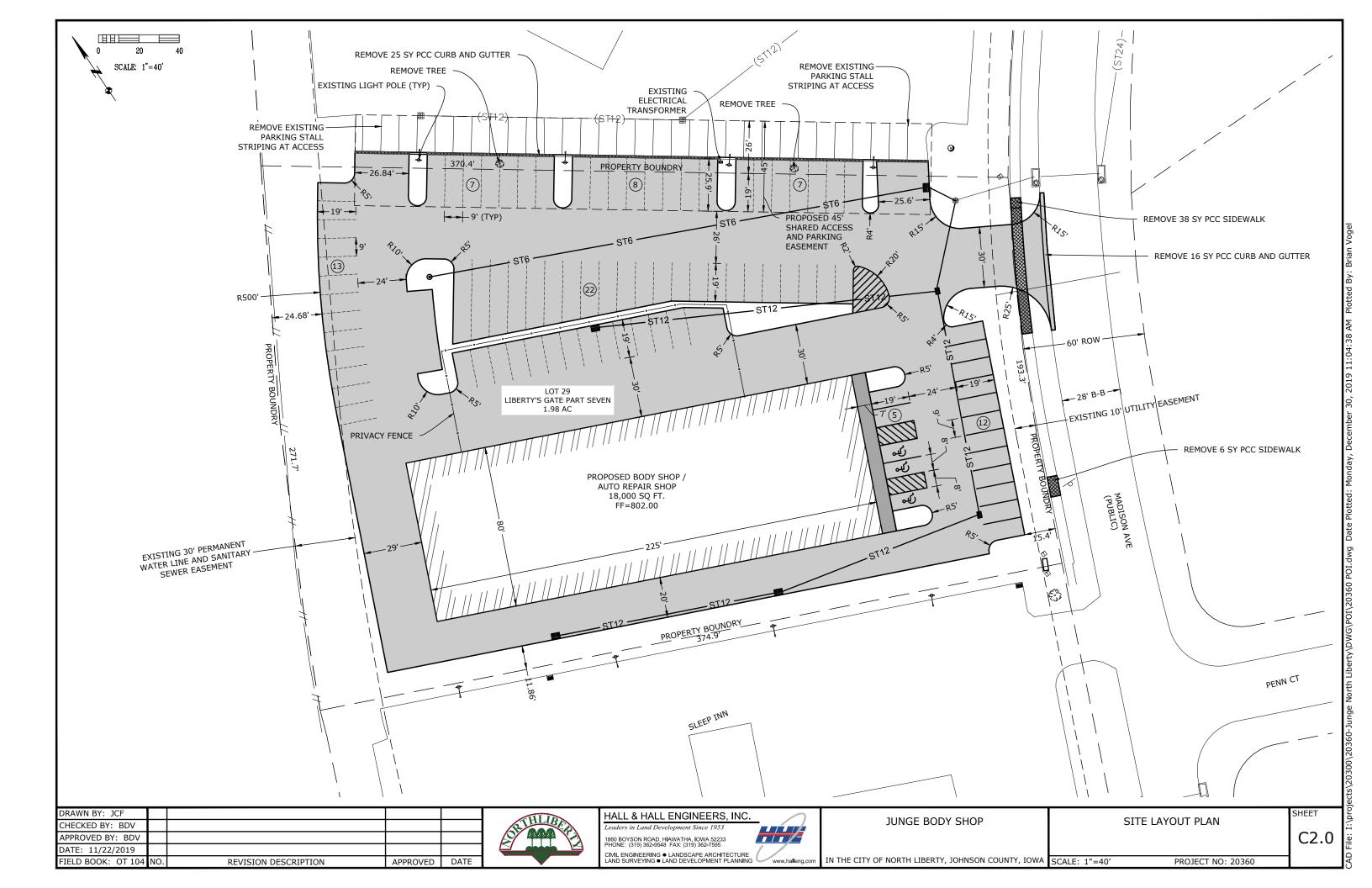
JUNGE BODY SHOP

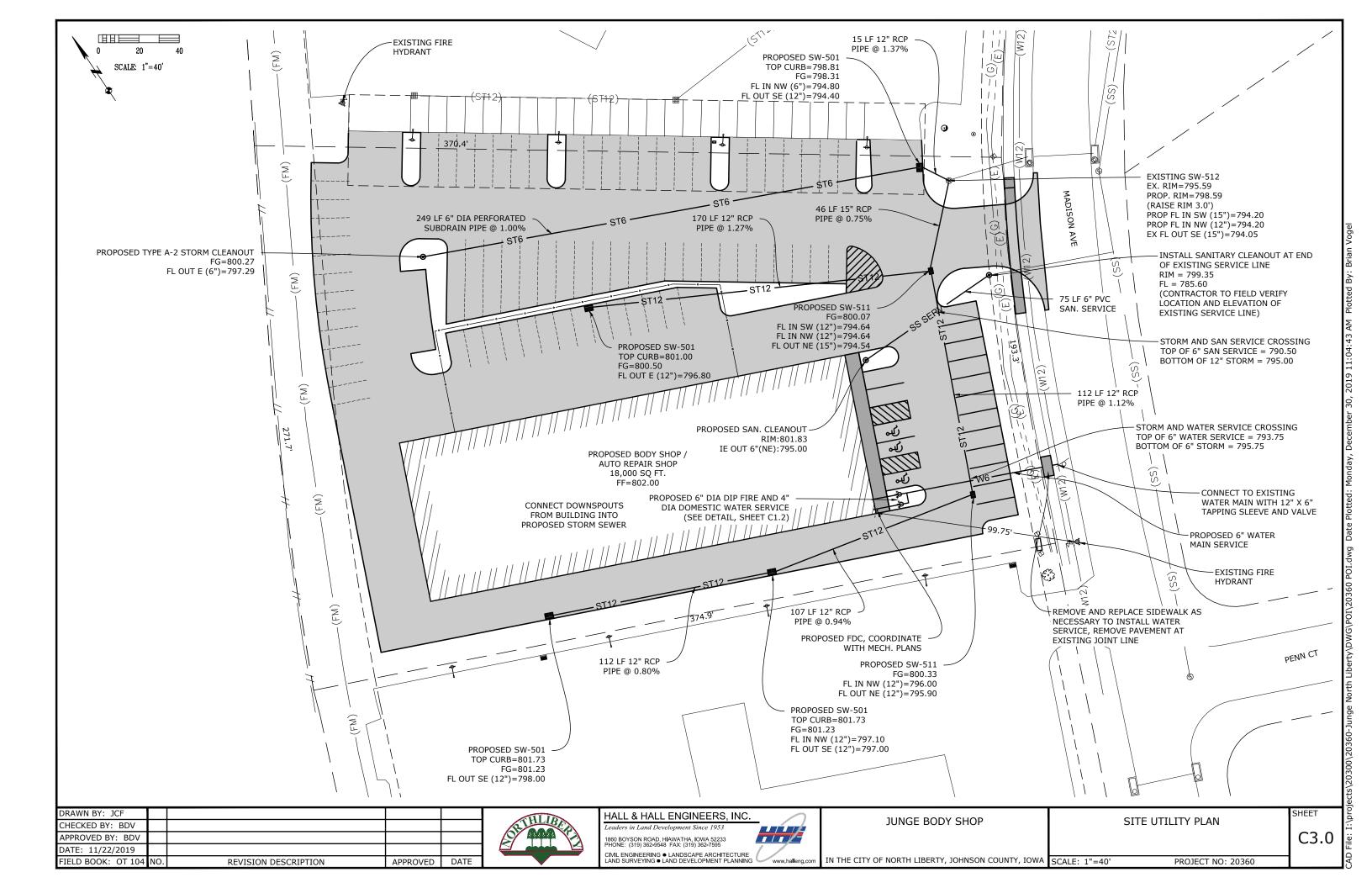
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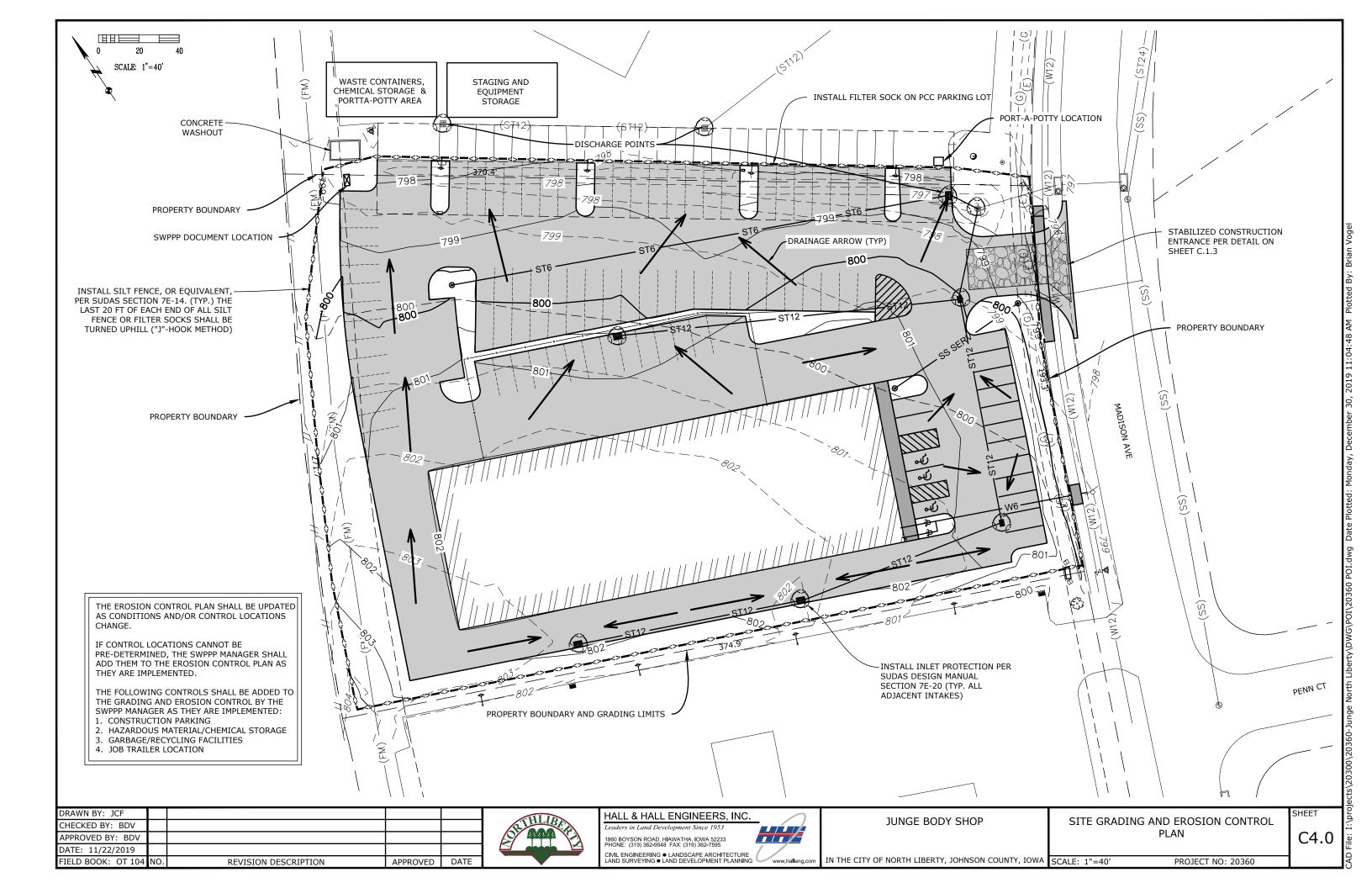
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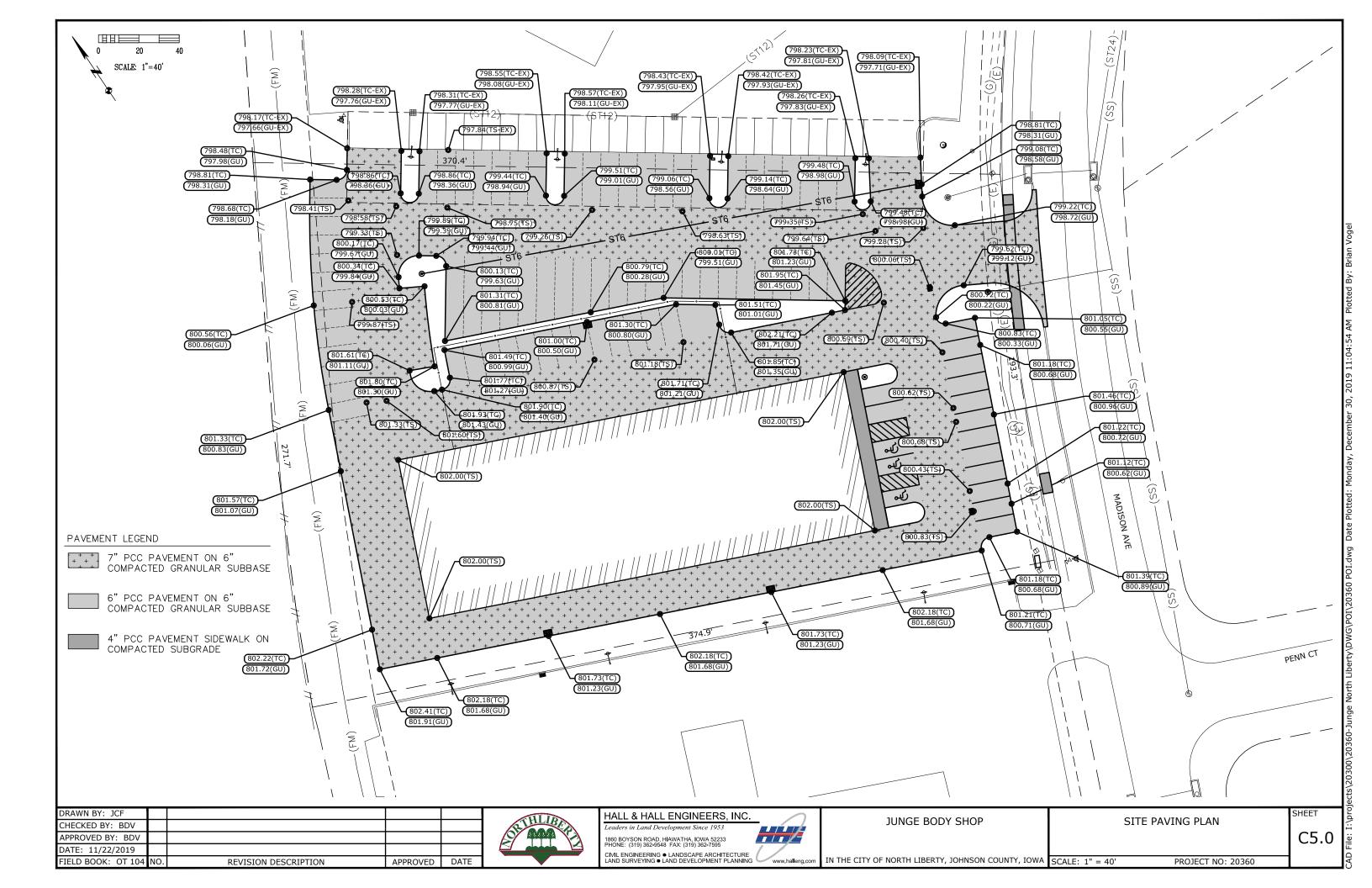
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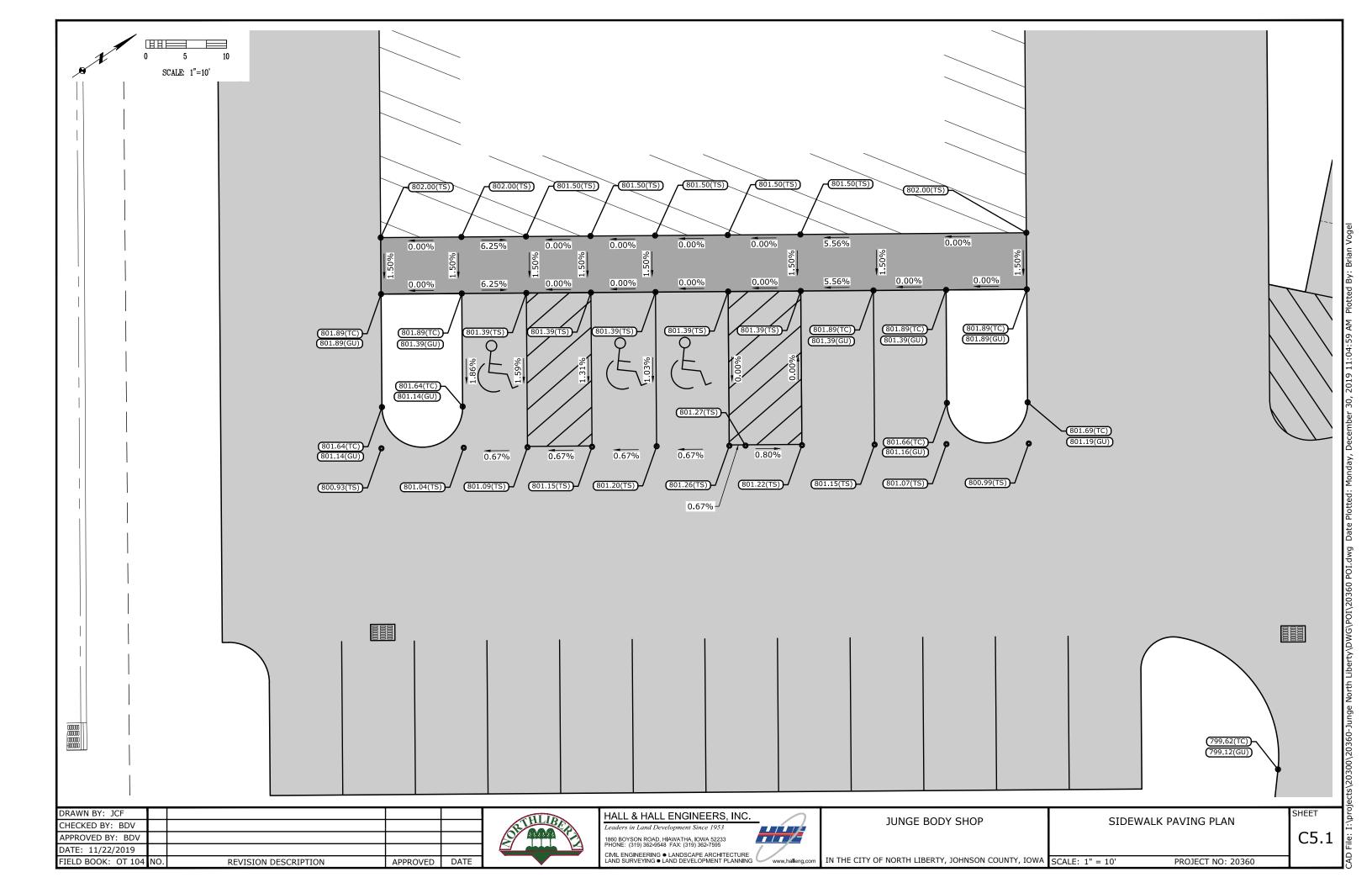
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A PROJECT NO: 20360

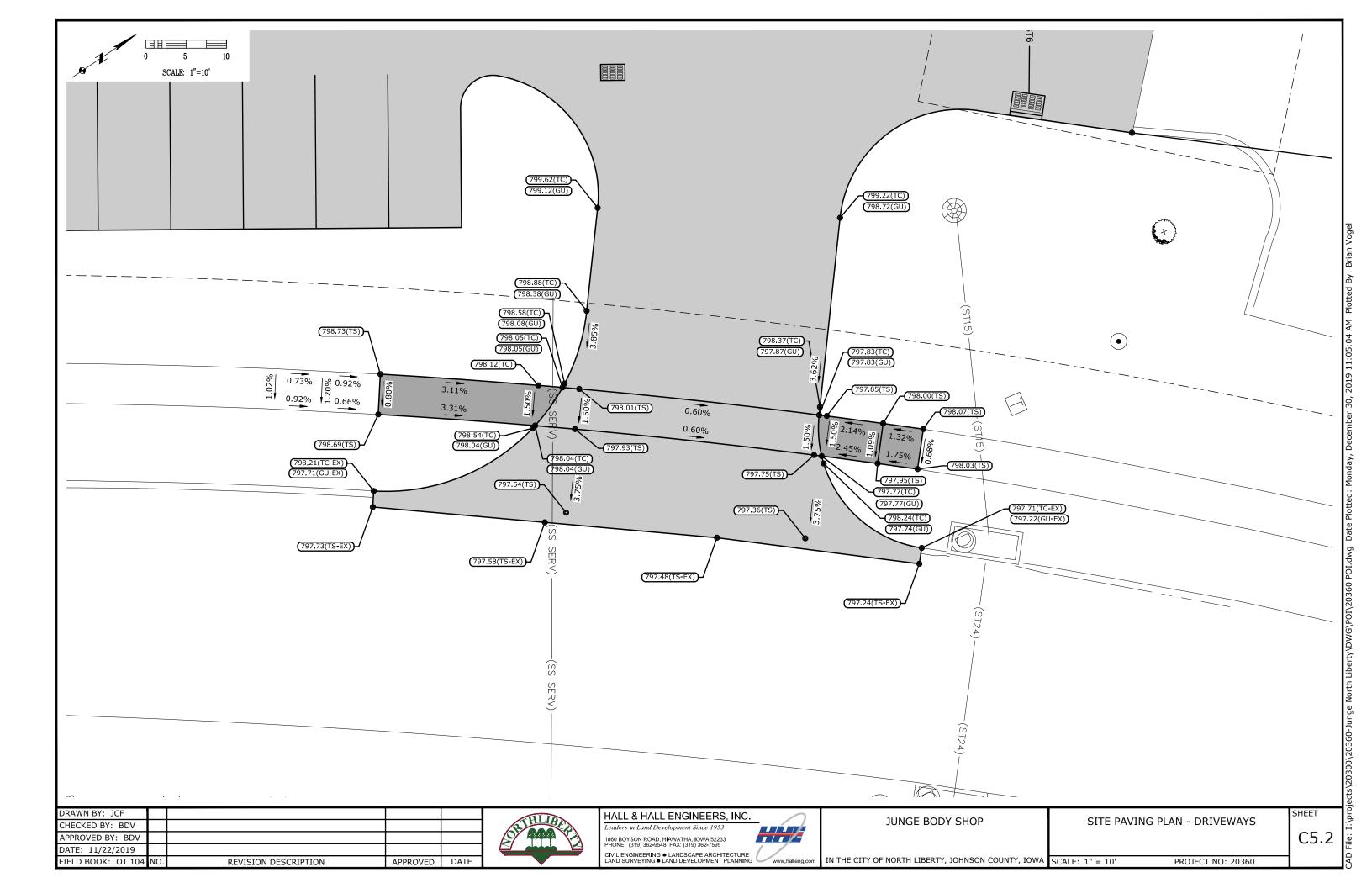












LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPING

WEST PARKING LOT TREES
AT LEAST ONE (1) TREE IS WITHIN 40' OF EACH PARKING

PARKING LOT SCREENING
SHRUBS PROVIDED TO SCREEN PARKING LOTS FROM PUBLIC STREETS

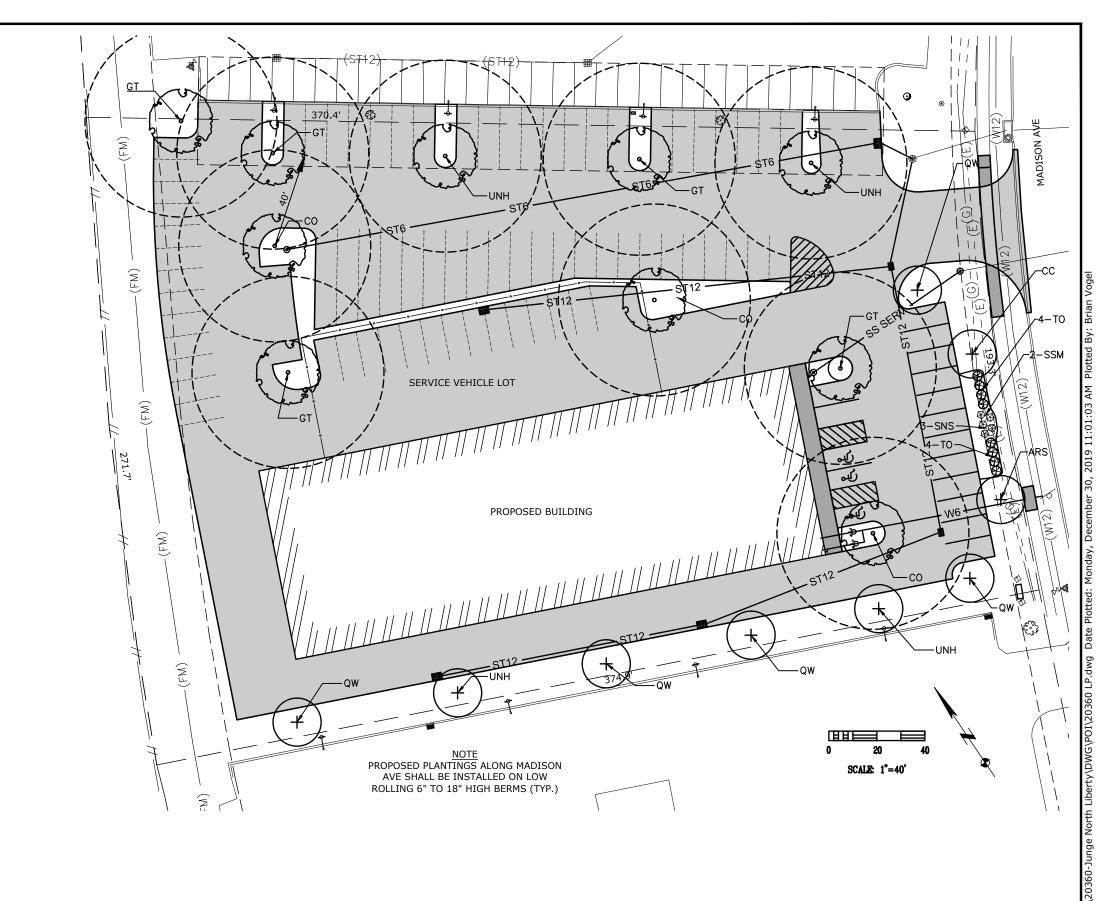
TREE REQUIREMENTS

PROPOSED AUTO BODY SHOP
REQUIRED: ONE (1) TREE PER 2,000 SF OF
BUILDING FOOTPRINT
18,000 SF / 2,000 = 9 TREES

9 TREES REQUIRED/ 9 TREES PROVIDED

TOTAL LANDSCAPE PROVIDED

SEE TABLE 1 - PLANTING SCHEDULE SHEET C6.1



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eng.com	IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: 1" = 40'

SITE LANDSCAPING PLAN	

PROJECT NO: 20360

C6.0

SHEET

TABLE 1 - PLANTING SCHEDULE

ID	ID QTNY BOTANICAL/COMMON NAME		MIN. SIZE	ROOT	SPACING	NOTES
OVERSTORY	/ SHADE TRE	ES				
ARS	2	Acer rubrum 'Red Sunset' RED SUNSET RED MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
СС	2	Cercis canadensis 'Northern Strain' EASTERN REDBUD	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
СО	CO 3 Celtis occidentalis HA CKBERRY GT 7 Gleditsia triacanthos f. inermis 'Skycole' SKYLINE SKYLINE HONEYLOCUST		2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
GT			2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
QW	5	Quercus x w arei 'Long' REGAL PRINCE REGAL PRINCE OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
UNH	4	Ulmus 'New Horizon' NEW HORIZON ELM	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
EVERGREEN	SHRUBS		•	•		
PP	16	Picea pungens 'Globosa' DWARF GLOBE BLUE SPRUCE	15" HGT	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN
ТО	TO 24 Thuja occidentalis 'Golden Globe' GOLDEN GLOBE ARBORVITAE		15" HGT	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN
PERENNIALS	/ORNAMEN	TAL AND NATIVE GRASSES				
SNS 15 Sorghastrum nutans 'Sioux INDIAN GRASS		Sorghastrum nutans 'Sioux Blue' INDIAN GRASS	1 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
SSM	SSM 10 Schizachyrium scoparium 'MinnblueA'		1 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

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SITE LANDSCAPING PLAN

C6.1

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A PROJECT NO: 20360

- 1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8989) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
- 2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS AND/OR IN CONSIDERATION OF OTHER FACTORS.
- 3. PRIOR TO INSTALLATION, ALL TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTACT THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
- 4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- 5. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
- 6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S
- PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND TREE RINGS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER. ALL MULCH BEDS AND TREE RINGS SHALL CONTAIN SPADE/SHOVEL CUT EDGING AT MULCH EDGE.
- 8. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
- 9. CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- 10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS, METALS, OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- 11. AS NEEDED, STAKE ALL NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. ALL PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF ½ THE PLANT.
- 12. CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDED AREAS AS WELL AS ALL PLANT MATERIAL UNTIL GROUND FREEZES. MAINTENANCE IS INCIDENTAL AND INCLUDES, BUT IS NOT LIMITED TO, WEEDING, WATERING, MULCHING, AND OTHER NECESSARY RELATED OPERATIONS UNTIL INITIAL ACCEPTANCE. INITIAL ACCEPTANCE IS CONSIDERED TO BE THE DATE AT WHICH PLANTING AND MULCHING, ETC., PER LANDSCAPE PLAN, HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 13. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE. REPLACE ALL PLANT MATERIAL UP TO ONE YEAR OF INITIAL ACCEPTANCE, IN ACCORDANCE WITH LANDSCAPE PLANS. ALL PLANTS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 14. ALL AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOD, CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
- 15. ALL SEEDING APPLICATION NOTES ARE LISTED IN SOD/SEED APPLICATION NOTES. CONTRACTOR SHALL FOLLOW SEED MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION, OR SUDAS SPECS/DESIGN STANDARDS OR CITY STANDARDS. AS APPLICABLE.
- 16. FOR ALL OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS OR NOT COVERED WITHIN THESE GENERAL NOTES, CONTRACTOR SHALL FOLLOW SUDAS OR CITY STANDARDS AS APPLICABLE. THE PLAN AND NOTES ON THIS SHEET SHALL SUPERCEDE SUDAS OR CITY STANDARDS AS APPLICABLE
- 17. ALL TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW APPLICABLE SUDAS OR CITY STANDARDS.
- 18. ALL LANDSCAPE TO BE INSTALLED PER APPLICABLE SUDAS OR CITY STANDARDS.
- 19. NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 500 MILE RADIUS OF CORALVILLE, IOWA AND GROWN IN A CLIMATE ZONE OF 5A OR COLDER.
- 20. PROVIDE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND INSTALLATION. DO NOT ALLOW ADDITION OF TOPSOIL, PLANTING SOIL OR MULCH TO DETER POSITIVE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.

BED PREPARATION AND MULCHING NOTES

- 1. IMPORTED TOPSOIL, IF REOUIRED, SHALL BE:
 - FERTILE, FRIABLE, NATURAL TOPSOIL, WITH A CLAY CONTENT NOT EXCEEDING 30% AND ORGANIC MATTER CONTENT NOT LESS THAN 5% FREE FROM LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, WITH ACIDITY RANGE OF BETWEEN Ph 6.0 and 6.8.
- 2. PLANTING SOIL:

PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED. THOROUGHLY MIX 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SAND.

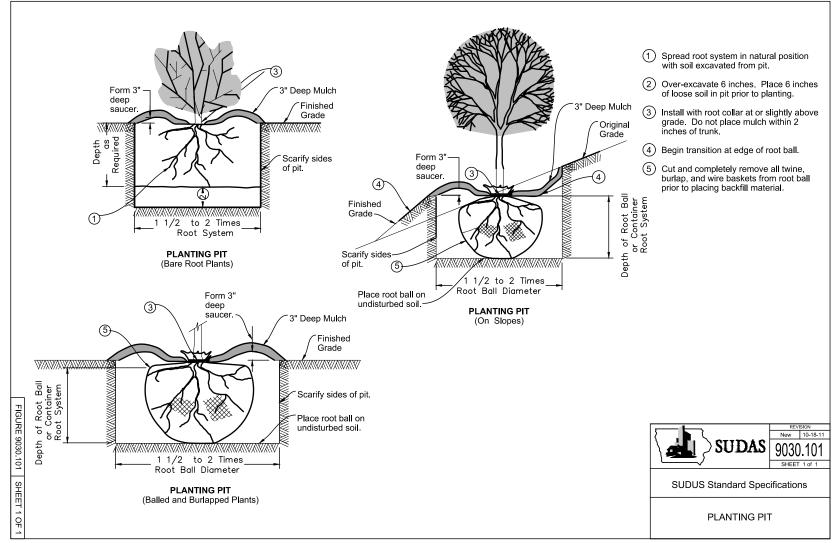
TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE.

COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:

- -MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
- -MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT).
- -WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
- SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL
- 3. PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL), PER MANUFACTURE'S DIRECTIONS, TO ALL PLANTING BEDS.

SURFACE RESTORATION APPLICATION NOTES

- 1. ALL TURF GRASS LAWN SEED, SHALL BE PER SUDAS TYPE 1 LAWN MIX APPROVED EQUAL
- 2. ALL TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE SUDAS SPECIFICATIONS.
- 3. ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER SUDAS SPECIFICATIONS FOR SEEDING OR SOD
- 4. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES OF SUDAS TYPE 1 SPECIFICATIONS



DRAWN BY: JCF					
CHECKED BY: LMH					
APPROVED BY: LMH					
DATE: 11/22/2019					
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE	



HALL & HALL ENGINEERS, INC.

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CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING

JUNGE BODY SHOP

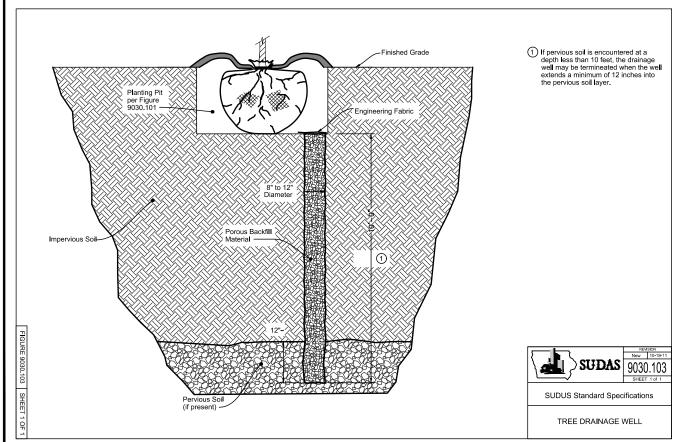
SITE LANDSCAPING PLAN

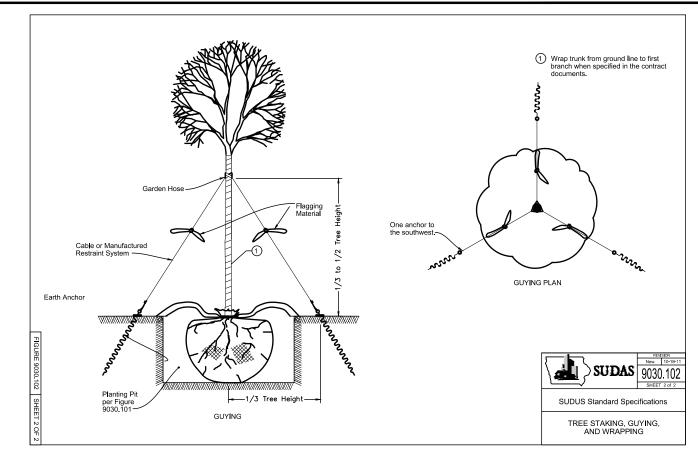
SHEET

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A

C6.2

PROJECT NO: 20360





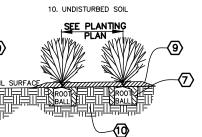
STAKING NOTES: (SEE GENERAL LANDSCAPE NOTES FOR MORE DETAIL).

(52)

4

- S2. RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND LESS DETRIMENTAL GROWTH.
- S3. STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.
- TREE & SHRUB PLANTING NOTES:

 1. REMOVE TOP \$ OF WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SAME THE TOP THANKS OF THE PROPERTY OF THANKS OF THE PROPERTY OF THE PROPERTY OF THANKS OF THE PROPERTY OF THE PR
- 2. TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH.
- 3. PLANT TREE WITH TRUNK FLARE 1-2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
- PLANTING HOLE TO BE AT MINIMUM 3 TIMES THE WIDTH OF ROOTBALL AT SOIL SURFACE, SLOPING TO THE WIDTH OF ROOT BALL AT BASE. PLANTING HOLE WIDTH NEAR SURFACE IS INCREASED TO 5 TIMES THE WIDTH OF ROOTBALL WHEN SOILS ARE HIGHLY COMPACTED OR HEAVY IN CLAY CONTENT.
- 5. SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.
- 6. PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE
- REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL. WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIR POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
- AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.
- 9. SHREDDED HARDWOOD MULCH



DRAWN BY: JCF				
CHECKED BY: LMH				
APPROVED BY: LMH				
DATE: 11/22/2019				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



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JUNGE BODY SHOP IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA SCALE: N/A

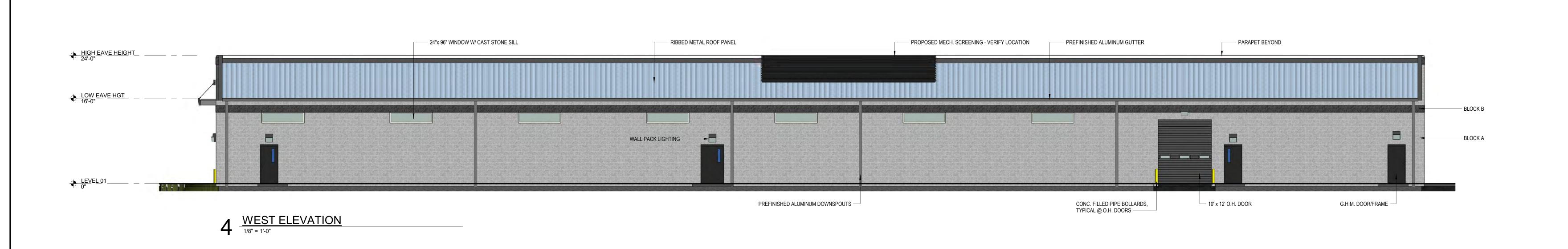
SITE LANDSCAPING PLAN

PROJECT NO: 20360

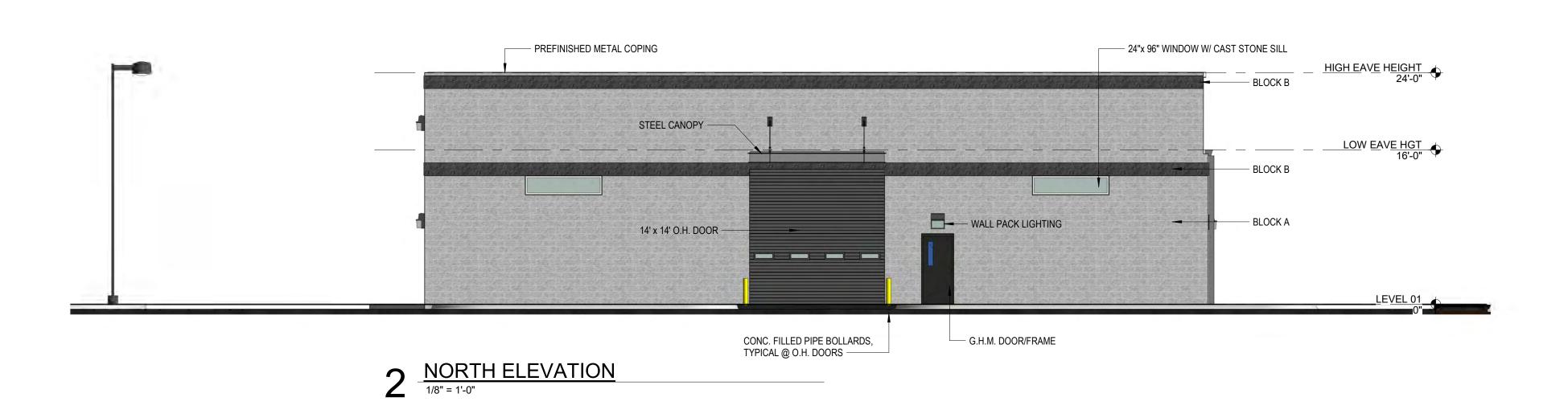
C6.3

SHEET











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CONSULTANTS <u>STRUCTURAL ENGINEER</u>

CIVIL ENGINEER

MEP ENGINEER

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DATE	TE REMARKS											
Revision Schedule												
Rev#	Description	Date										

KEY PLAN

ABISON AVENUE

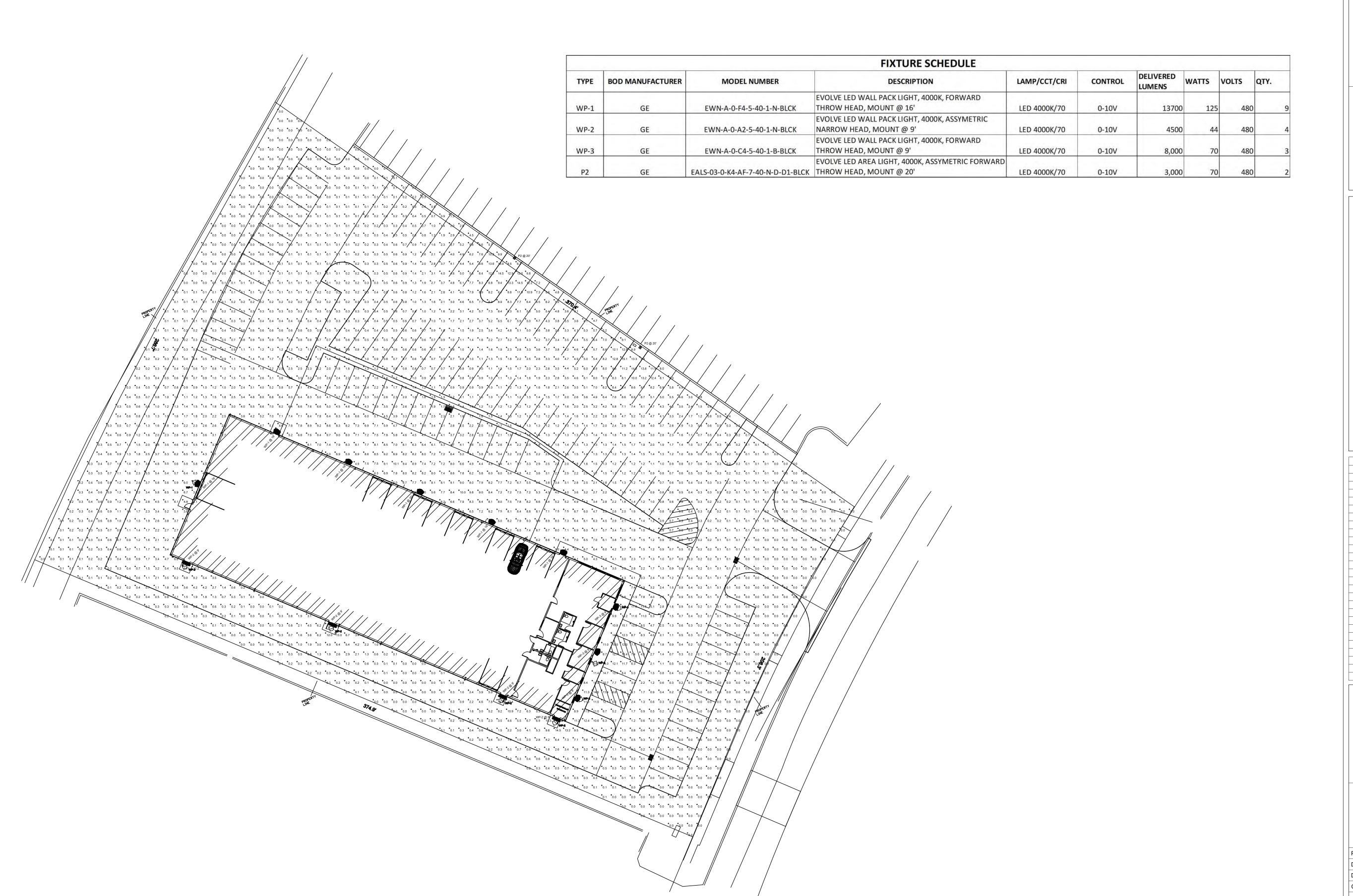
DRAWN BY:

D.L.

APPROVED BY:

O00/00/2019

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1710 Hawkeye Dr. Hiawatha, IA 52233 Ph. (319)743-9891

Hawkeye-Electric.com

No.	Description	Date
1	Preliminary	12/17/19
2	Preliminary	1/6/2020

SITE PHOTOMETRIC

Client Name

ABRA BODY

SHOP

Project number	11-222-16
Date	12/17/2019
Drawn by	JEM
Checked by	CHK

E1

1" = 25'-0"

GE Lighting

Evolve[™] **LED Wall Pack**

N Series (EWNA)





Product Features

The next generation of the GE EvolveTM LED Wall Pack is designed to efficiently illuminate walkways, area, and general lighting applications. The EWNA features an advanced LED optical system that provides high uniformity, excellent vertical light distribution, reduced on-site glare and effective security light levels. The EWNA Wall Pack offers identical photometrics to the EANA Area Light, which allows lighting designers to capitalize on the same features without compromising site layouts. In keeping with a sleek design strategy, this product offers a modern look, balancing the need for photometric scalability with reliable workhorse performance.

Applications

 Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 1G vibration level per ANSI C136.31-2001. For 2G rating contact manufacturer.

LED & Optical Assembly

- Structured LED array for optimized area light and wall pack photometric distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K & 5000K typical.

Lumen Maintenance

 System rating is L85 at 50,000 hours, with L70 > 100.000 hours.

Ratings

- **(**For cUL availability contact manufacturer)
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C.
- Upward Light Output Ratio (ULOR) = 0
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction requirements of RoHS.
- DLC Listed

Please refer to the DLC QPL website for the latest and most complete information. ${\bf www.designlights.org/QPL}$

Mounting

• Flush wall mount with convenient tab and slot mounting for easy "J" box installation. 1/2" conduit holes are included for non-"J" box installation.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Photo electric sensors (PE) available for all voltages.
- GE dimmable PE socket is available making the unit "adaptive controls ready." Contact manufacturer for details.
- Dimming:
 - Wired 0-10V continuous dimming with "D" option code
 - Stand-alone motion sensor based dimming using "H" option code
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2014.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection available with "R" option code.

Accessories

• Escutcheon Plates - See page 6

Ordering Number Logic

Evolve LED Wall Pack N Series (EWNA)

EWN

A

0

A2 C4 F4

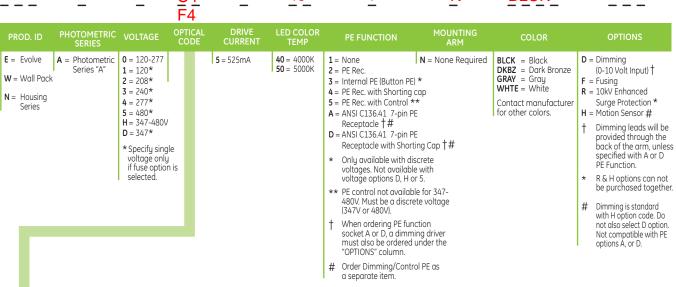
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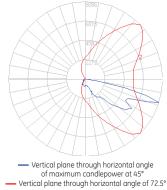
	OPTICAL			INITIAL IENS	. TYPICAL SYSTEM WATTAGE		BUG RATINGS*		IES FILE NUMBER		
	CODE		4000K	5000K	120-277V	347-480V	4000K	5000K	4000K	5000K	
	A4	Asymmetric Forward	3,730	3,750	46	46	1-0-1	1-0-1	EWNA_A4540IES	EWNA_A4550IES	
	B4	Asymmetric Forward	5,510	5,540	65	65	1-0-2	1-0-2	EWNA_B4540IES	EWNA_B4550IES	
≥	C4	Asymmetric Forward	7,180	7,210	85	85	1-0-2	1-0-2	EWNA_C4540IES	EWNA_C4550IES	
2	D4	Asymmetric Forward	8,810	8,850	104	104	1-0-2	1-0-2	EWNA_D4540IES	EWNA_D4550IES	
	E4	Asymmetric Forward	10,370	10,410	123	123	2-0-2	2-0-2	EWNA_E4540IES	EWNA_E4550IES	
	F4	Asymmetric Forward	12,320	12,380	148	148	2-0-3	2-0-3	EWNA_F4540IES	EWNA_F4550IES	
	A3	Asymmetric Wide	4,070	4,090	46	46	1-0-1	1-0-1	EWNA_A3540IES	EWNA_A3550IES	
=	B3	Asymmetric Wide	6,010	6,040	65	65	1-0-1	1-0-1	EWNA_B3540IES	EWNA_B3550IES	
띮	C3	Asymmetric Wide	7,830	7,860	85	85	1-0-2	1-0-2	EWNA_C3540IES	EWNA_C3550IES	
ڄ	D3	Asymmetric Wide	9,620	9,650	104	104	2-0-2	2-0-2	EWNA_D3540IES	EWNA_D3550IES	
	E3	Asymmetric Wide	11,320	11,360	123	123	2-0-2	2-0-2	EWNA_E3540IES	EWNA_E3550IES	
	F3	Asymmetric Wide	13,450	13,500	148	148	2-0-2	2-0-2	EWNA_F3540IES	EWNA_F3550IES	
	A2	Asymmetric Narrow	3,940	3,960	46	46	1-0-1	1-0-1	EWNA_A2540IES	EWNA_A2550IES	
_	B2	Asymmetric Narrow	5,820	5,850	65	65	1-0-1	1-0-1	EWNA_B2540IES	EWNA_B2550IES	
	C2	Asymmetric Narrow	7,580	7,620	85	85	2-0-2	2-0-2	EWNA_C2540IES	EWNA_C2550IES	
TYPE	D2	Asymmetric Narrow	9,310	9,350	104	104	2-0-2	2-0-2	EWNA_D2540IES	EWNA_D2550IES	
	E2	Asymmetric Narrow	10,960	11,010	123	123	2-0-2	2-0-2	EWNA_E2540IES	EWNA_E2550IES	
	F2	Asymmetric Narrow	13,020	13,080	148	148	2-0-2	2-0-2	EWNA_F2540IES	EWNA_F2550IES	

^{*}Rating values for B and G are based on rated lumens and may vary due to flux tolerances.

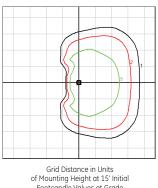
Photometrics

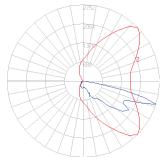
EWNA Type IV - Asymmetric Forward (F4) 12,380 Lumens, 5000K (EWNA F4550 .IES)

Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade





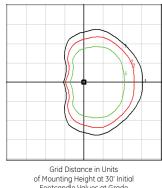




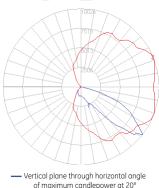
Footcandle Values at Grade

- Vertical plane through horizontal angle of maximum candlepower at 45° Vertical plane through horizontal angle of 72.5°

EWNA Type III - Asymmetric Wide (F3) 13,500 Lumens, 5000K (EWNA F3550 .IES)

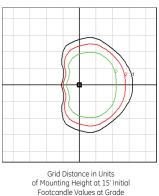


Footcandle Values at Grade

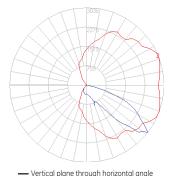


of maximum candlepower at 20° Vertical plane through horizontal angle of 52.5°

EWNA Type III - Asymmetric Wide (A3) 4,090 Lumens, 5000K (EWNA A3550 -120-277V.IES)

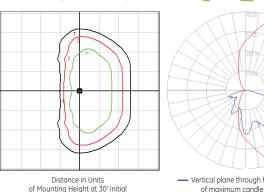


Footcandle Values at Grade

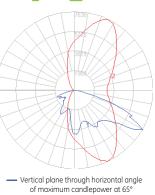


 Vertical plane through horizontal angle of maximum candlepower at 20° Vertical plane through horizontal angle of 52.5

EWNA Type II - Asymmetric Narrow (F2) 13,080 Lumens, 5000K (EWNA F2550 .IES)

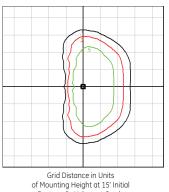


of Mounting Height at 30' Initial Footcandle Values at Grade

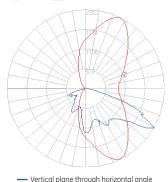


Vertical plane through horizontal angle of 60°

EWNA Type II - Asymmetric Narrow (A2) 3,960 Lumens, 5000K (EWNA A2550 -120-277V.IES)



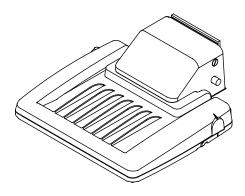




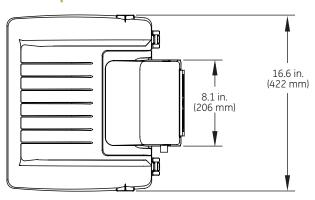
Vertical plane through horizontal angle of maximum candlepower at 65° Vertical plane through horizontal angle of 60°

Product Dimensions

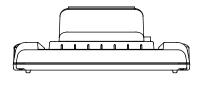
Isometric View



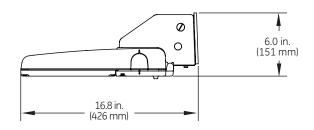
Top View



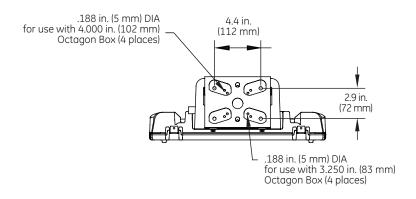
Front View



Side View



Back View



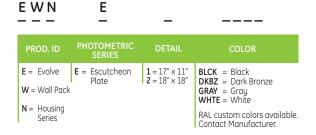
ΔTΔ

- Approximate Net Weight: 17 lbs (7.71 kgs)
- Effective Projected Area (EPA): 0.42 sq ft max (0.04 sq. m)

Accessories:

Escutcheon Plates

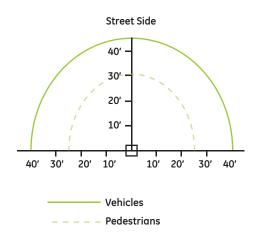
Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.



H-Motion Sensing Option:

- Intended for mounting applications between 8-25ft.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 180° of coverage (~180° is blocked by the wall).
- Delivered factory setting of 50% dimmed light output with no occupancy.
- May be reprogrammed using additional remote programmer.
 Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634).
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

Sensor Pattern:



Sensing Pattern Wall Pack Fixture 8 – 25 ft.



www.gelighting.com

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Product Features

The EAL Area Light luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors. The EALS (standard) area light has a lumen range from 7,500-30,000 lumens. The EALP (premium) offers a similar lumen range of 25,000 to 70,000 lumens but with higher LPW and better lumen maintenance.

Both the EALS-03 and EALP-03 feature our innovative, highly flexible Universal Mounting Arm option, which provides installers the ability to mount the EAL fixtures on both round and square poles of multiple sizes. In addition, it features both in-line and offset bolt patterns which enable it to easily be affixed to the majority of the bolt patterns one would encounter in the field.

Applications

• Site and area light applications such as parking lots, retail exteriors, commercial exteriors, roadways and other general lighting applications

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2010

LED & Optical Assembly

- LM-79 tests and reports in accordance with **IESNA** standards
- Upward Light Output Ratio (ULOR) = 0 (horizontal orientation)
- 70CRI at 3000K. 4000K and 5000K
- Distributions: II, III, IV, V

Lumen Maintenance

Projected Lxx per IES TM-21 at 25 °C for reference:

EALS03 Optical code		x (10k) @ Ho 50,000 hr	
C2, C3, C4, C5, D2, D3, D4, D5	L95	L92	L86
F5, H2, H3, H4, H5	L95	L92	L86
F2, F3, F4, J2, J3, J4, J5	L94	L89	L81
K2, K3, K4, K5	L94	L89	L81

EALP03	Lx					
Optical code	25,000 hr					
J5, K2, K3, K4, K5	L97	L96	L94			
L2, L3, L4, L5, M2, M3, M4, M5	L97	L96	L94			
J2, J3, J4, N2, N3, N4, N5	L94	L91	L84			
P2, P3, P4, P5, Q2, Q3, Q4, Q5	L94	L91	L84			

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98



DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.



DLC Premium qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

Ratings

- cUL Listed
- (I) UL 1598 Listed Suitable for Wet Locations
- IP65 optical enclosure per ANSI C136.25-2013
- Operating Temperature -40°C to +40°C (maximum of +35°C for 570W)
- California Title 24 compliant (w/ "H" motion sensor option)

Mounting

Option C1: Integral Slipfitter for 1.25"-2" Pipe (1.66 in. OD-2.378 in. OD) supplied with leads. +/- 5 deg adjustment for leveling.

Option D1: Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K1: Knuckle Slipfitter for 1.9 in.-2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S1: Knuckle Slipfitter for 2.3 in.- 3.0 in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V1: Knuckle Wall Mount with leads. Restricted aiming angle 0° to $+45^{\circ}$.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black, Dark Bronze, Aluminum, Gray & White.
- RAL & custom colors available.
- Optional coastal finish available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages.
- LightGrid™ compatible.Dimming/Occupancy:
- - Standard: 0-10V; Óptional: DALI (120-277V, excluding 400 watts and above)
 - Externally wired 0-10V dimming (optional)
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone dimming occupancy sensor with ambient light sensor, option code "H".
 - Daintree occupancy sensor available.
- Surge Protection tested per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Warrantu

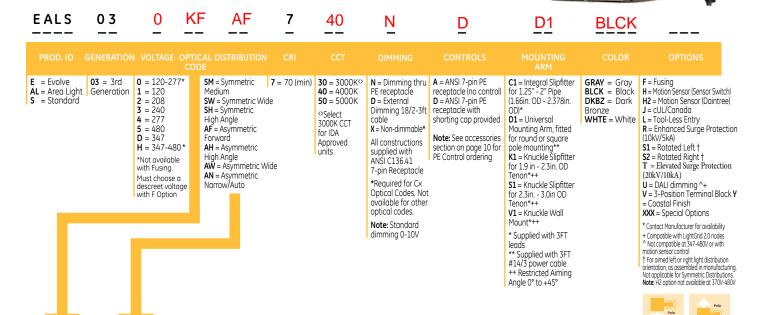
5 Year Standard

Accessories

- Photoelectric Controls (see page 10)
- Light Shields (see Data Sheet OLP 3120 Shielding for EAL Area Light Fixtures)

Ordering Number Logic

Evolve™ LED Area Light (EALS-03)



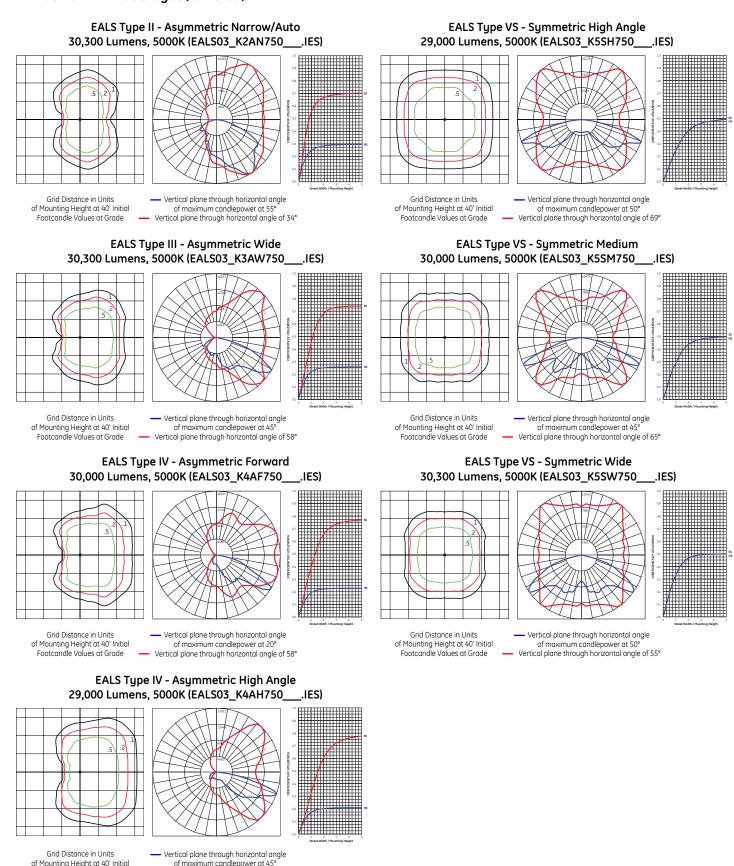
										Left (S1)	Right (S2)
					TYPICAL SYSTEM WATTAGE						
TYPE	OPTICAL	DISTRIBUTION		4000K &					IES FILE NUMBER	IES FILE NUM	
	CODE										
	C5	Symmetric Medium (SM)	7300	7500	46	B3-U0-G1	B3-U0-G1	EALS03_C5SM730IES	EALS03_C5SM740IES	EALS03_C5SM7	
	D5	Symmetric Medium (SM)	9800	10000	64	B3-U0-G1	B3-U0-G1	EALS03_D5SM730IES	EALS03_D5SM740IES	EALS03_D5SM7	
	F5	Symmetric Medium (SM)	14700	15000	101	B4-U0-G2	B4-U0-G2	EALS03_F5SM730IES	EALS03_F5SM740IES	EALS03_F5SM7	
	H5	Symmetric Medium (SM)	19600	20000	140	B4-U0-G2	B4-U0-G2	EALS03_H5SM730IES	EALS03_H5SM740IES	EALS03_H5SM7	
	J5	Symmetric Medium (SM)	24500	25000	186	B4-U0-G2	B4-U0-G2	EALS03_J5SM730IES	EALS03_J5SM740IES	EALS03_J5SM7	_
	K5	Symmetric Medium (SM)	29400	30000	239	B5-U0-G3	B5-U0-G3	EALS03_K5SM730IES	EALS03_K5SM740IES	EALS03_K5SM7	
	C5	Symmetric Wide (SW)	7300	7500	46	B2-U0-G1	B2-U0-G1	EALS03_C5SW730IES	EALS03_C5SW740IES	EALS03_C5SW7	
	D5	Symmetric Wide (SW)	9800	10100	64	B3-U0-G1	B3-U0-G1	EALS03_D5SW730IES	EALS03_D5SW740IES	EALS03_D5SW7	
Type V	F5	Symmetric Wide (SW)	14700	15100	101	B3-U0-G2	B3-U0-G2	EALS03_F5SW730IES	EALS03_F5SW740IES	EALS03_F5SW7	
J.	H5	Symmetric Wide (SW)	19700	20200	140	B4-U0-G2	B4-U0-G2	EALS03_H5SW730IES	EALS03_H5SW740IES	EALS03_H5SW7	
	J5	Symmetric Wide (SW)	24600	25200	186	B4-U0-G2	B4-U0-G2	EALS03_J5SW730IES	EALS03_J5SW740IES	EALSO3_J5SW7	
	K5	Symmetric Wide (SW)	29600	30300	239	B5-U0-G2	B5-U0-G2	EALSO3_K5SW730IES	EALSO3_K5SW740IES	EALS03_K5SW7	
	C5 D5	Symmetric High Angle (SH)	7000 9400	7200 9600	46 64	B3-U0-G1 B3-U0-G2	B3-U0-G1 B3-U0-G2	EALSO3_C5SH730_IES	EALSO3_C5SH740_IES	EALSO3_C5SH7	
	F5	Symmetric High Angle (SH) Symmetric High Angle (SH)	14200	14500	101	B3-00-G2 B4-U0-G2	B3-00-G2 B4-U0-G2	EALS03_D5SH730IES EALS03_F5SH730IES	EALS03_D5SH740IES EALS03_F5SH740IES	EALS03_D5SH7 EALS03_F5SH7	
	H5	Symmetric High Angle (SH)	18900	19300	140	B4-U0-G2 B4-U0-G2	B4-U0-G2 B4-U0-G2	EALS03_F35H730IES	EALSO3_F35H740IES	EALSO3_F55H7	
	J5	Symmetric High Angle (SH)	23600	24100	186	B5-U0-G2	B5-U0-G2	EALS03_H55H730_IES	EALS03_H33H740IES	EALSO3_H33H7	
	K5	Symmetric High Angle (SH)	28400	29000	239	B5-U0-G3	B5-U0-G3	EALSO3_555H730IES	EALS03_3331740IES	EALSO3_555H7	
	C4	Asymmetric Forward (AF)	7300	7500	50	B1-U0-G2	B1-U0-G2	EALSO3_RSS11730IES	EALS03_R3311740IES	EALSO3_R33117	_
	D4	Asymmetric Forward (AF)	9800	10000	70	B2-U0-G2	B2-U0-G2	EALS03 D4AF730 .IES	EALSO3_D4AF740_IES	EALS03 D4AF7	
	F4	Asymmetric Forward (AF)	14700	15000	116	B2-U0-G2	B2-U0-G2	EALSO3 F4AF730 .IES	EALS03_F4AF740_IES	EALS03_F4AF7	
	H4	Asymmetric Forward (AF)	19600	20000	140	B3-U0-G3	B3-U0-G3	EALS03 H4AF730 .IES	EALS03 H4AF740 .IES	EALS03 H4AF7	
	J4	Asymmetric Forward (AF)	24500	25000	186	B3-U0-G3	B3-U0-G3	EALS03 J4AF730 .IES	EALSO3 J4AF740 .IES	EALS03 J4AF7!	_
T	K4	Asymmetric Forward (AF)	29400	30000	239	B3-U0-G4	B3-U0-G4	EALS03 K4AF730 .IES	EALSO3 K4AF740 .IES	EALS03_K4AF7	
Type IV	C4	Asymmetric High Angle (AH)	7000	7200	50	B2-U0-G2	B2-U0-G2	EALS03 C4AH730 .IES	EALS03 C4AH740 .IES	EALS03 C4AH7	
	D4	Asymmetric High Angle (AH)	9400	9600	70	B2-U0-G2	B2-U0-G2	EALS03 D4AH730 .IES	EALS03 D4AH740 .IES	EALS03 D4AH7	
	F4	Asymmetric High Angle (AH)	14200	14500	116	B3-U0-G3	B3-U0-G3	EALS03_F4AH730IES	EALS03_F4AH740IES	EALS03_F4AH7	50IES
	H4	Asymmetric High Angle (AH)	18900	19300	140	B3-U0-G3	B3-U0-G4	EALS03_H4AH730IES	EALS03_H4AH740IES	EALS03_H4AH7	50IES
	J4	Asymmetric High Angle (AH)	23600	24100	186	B3-U0-G4	B3-U0-G4	EALS03_J4AH730IES	EALS03_J4AH740IES	EALS03_J4AH7	50IES
	K4	Asymmetric High Angle (AH)	28400	29000	239	B3-U0-G4	B3-U0-G4	EALS03_K4AH730IES	EALS03_K4AH740IES	EALS03_K4AH7	
	C3	Asymmetric Wide (AW)	7300	7500	50	B2-U0-G1	B2-U0-G1	EALS03_C3AW730IES	EALS03_C3AW740IES	EALS03_C3AW7	
	D3	Asymmetric Wide (AW)	9800	10100	70	B2-U0-G2	B2-U0-G2	EALS03_D3AW730IES	EALS03_D3AW740IES	EALS03_D3AW7	
Type III	F3	Asymmetric Wide (AW)	14700	15100	116	B2-U0-G2	B2-U0-G2	EALS03_F3AW730IES	EALS03_F3AW740IES	EALS03_F3AW7	
. 960	H3	Asymmetric Wide (AW)	19700	20200	140	B3-U0-G2	B3-U0-G3	EALS03_H3AW730IES	EALS03_H3AW740IES	EALS03_H3AW7	
	J3	Asymmetric Wide (AW)	24600	25200	186	B3-U0-G3	B3-U0-G3	EALS03_J3AW730IES	EALS03_J3AW740IES	EALS03_J3AW7	
	K3	Asymmetric Wide (AW)	29600	30300	239	B3-U0-G3	B3-U0-G3	EALS03_K3AW730IES	EALS03_K3AW740IES	EALS03_K3AW7	_
	C2	Asymmetric Narrow/Auto (AN)	7300	7500	50	B2-U0-G2	B2-U0-G2	EALS03_C2AN730IES	EALS03_C2AN740IES	EALS03_C2AN7	
	D2	Asymmetric Narrow/Auto (AN)	9800	10100	70	B2-U0-G2	B2-U0-G2	EALSO3_D2AN730IES	EALSO3_D2AN740IES	EALSO3_D2AN7	_
Type II	F2	Asymmetric Narrow/Auto (AN)	14700	15100	116	B3-U0-G3	B3-U0-G3	EALSO3_F2AN730_IES	EALSO3_F2AN740_IES	EALSO3_F2AN7	_
3.	H2	Asymmetric Narrow/Auto (AN)	19700	20200	140	B3-U0-G3	B3-U0-G3	EALSO3_H2AN730_IES	EALSO3_H2AN740_IES	EALSO3_H2AN7	
	J2	Asymmetric Narrow/Auto (AN)	24600	25200	186	B3-U0-G3	B3-U0-G3	EALSO3_J2AN730_IES	EALSO3_J2AN740_IES	EALSO3_J2AN7	
	K2	Asymmetric Narrow/Auto (AN)	29600	30300	239	B3-U0-G3	B3-U0-G3	EALS03_K2AN730IES	EALS03_K2AN740IES	EALS03_K2AN7	5UIES

Photometrics

Footcandle Values at Grade

Vertical plane through horizontal angle of 70°

Evolve™ LED Area Light (EALS-03)



Ordering Number Logic

Evolve™ LED Area Light (EALP-03)

EALP 03 7



	OPTICAL CODE	DISTRIBUTION		L INITIAL IENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V & 347-480V			IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
	J5	Symmetric Medium (SM)	23600	25000	172	B4-U0-G2	B4-U0-G2	EALP03_J5SM730IES	EALP03_J5SM740IES	EALP03_J5SM750IES
	K5	Symmetric Medium (SM)	28300	30000	212	B5-U0-G3	B5-U0-G3	EALP03_K5SM730IES	EALP03_K5SM740IES	EALP03_K5SM750IES
	L5	Symmetric Medium (SM)	33000	35000	263	B5-U0-G3	B5-U0-G3	EALP03_L5SM730IES	EALP03_L5SM740IES	EALP03_L5SM750IES
	M5	Symmetric Medium (SM)	37800	40000	305	B5-U0-G3	B5-U0-G4	EALP03_M5SM730IES	EALP03_M5SM740IES	EALP03_M5SM750IES
	N5	Symmetric Medium (SM)	47200	50000	400	B5-U0-G4	B5-U0-G4	EALP03_N5SM730IES	EALP03_N5SM740IES	EALP03_N5SM750IES
	P5	Symmetric Medium (SM)	56700	60000	470	B5-U0-G4	B5-U0-G4	EALP03_P5SM730IES	EALP03_P5SM740IES	EALP03_P5SM750IES
	Q5	Symmetric Medium (SM)	66100	70000	570	B5-U0-G5	B5-U0-G5	EALP03_Q5SM730IES	EALP03_Q5SM740IES	EALP03_Q5SM750IES
	J5	Symmetric Wide (SW)	23600	25000	172	B4-U0-G2	B4-U0-G2	EALP03_J5SW730IES	EALP03_J5SW740IES	EALP03_J5SW750IES
	K5	Symmetric Wide (SW)	28300	30000	212	B5-U0-G2	B5-U0-G2	EALP03_K5SW730IES	EALP03_K5SW740IES	EALP03_K5SW750IES
	L5	Symmetric Wide (SW)	33000	35000	263	B5-U0-G2	B5-U0-G2	EALP03_L5SW730IES	EALP03_L5SW740IES	EALP03_L5SW750IES
Type V	M5	Symmetric Wide (SW)	37800	40000	305	B5-U0-G2	B5-U0-G2	EALP03_M5SW730IES	EALP03_M5SW740IES	EALP03_M5SW750IES
	N5	Symmetric Wide (SW)	47200	50000	400	B5-U0-G3	B5-U0-G3	EALP03_N5SW730IES	EALP03_N5SW740IES	EALP03_N5SW750IES
	P5	Symmetric Wide (SW)	56700	60000	470	B5-U0-G3	B5-U0-G3	EALP03_P5SW730IES	EALP03_P5SW740IES	EALP03_P5SW750IES
	Q5	Symmetric Wide (SW)	66100	70000	570	B5-U0-G4	B5-U0-G4	EALP03_Q5SW730IES	EALP03_Q5SW740IES	EALP03_Q5SW750IES
	J5	Symmetric High Angle (SH)	22700	24100	172	B5-U0-G3	B5-U0-G3	EALP03_J5SH730IES	EALP03_J5SH740IES	EALP03_J5SH750IES
	K5	Symmetric High Angle (SH)	27400	29000	212	B5-U0-G3	B5-U0-G3	EALP03_K5SH730IES	EALP03_K5SH740IES	EALP03_K5SH750IES
	L5	Symmetric High Angle (SH)	31900	33800	263	B5-U0-G4	B5-U0-G4	EALP03_L5SH730IES	EALP03_L5SH740IES	EALP03_L5SH750IES
	M5	Symmetric High Angle (SH)	36400	38600	305	B5-U0-G4	B5-U0-G4	EALP03_M5SH730IES	EALP03_M5SH740IES	EALP03_M5SH750IES
	N5	Symmetric High Angle (SH)	45600	48300	400	B5-U0-G4	B5-U0-G5	EALP03_N5SH730IES	EALP03_N5SH740IES	EALP03_N5SH750IES
	P5	Symmetric High Angle (SH)	54800	58000	470	B5-U0-G5	B5-U0-G5	EALP03_P5SH730IES	EALP03_P5SH740IES	EALP03_P5SH750IES
	Q5	Symmetric High Angle (SH)	63800	67600	570	B5-U0-G5	B5-U0-G5	EALP03_Q5SH730IES	EALP03_Q5SH740IES	EALP03_Q5SH750IES

Type IV, Type III and Type II Claims Table for EALP-03 continued on Page 6

Ordering Number Logic Evolve™ LED Area Light (EALP-03)

			TYPICAL LUM		TYPICAL SYSTEM WATTAGE		RATING	150 50 5 100 1050	150 FW 5 AWAY 05 D	150 50 5 100 1050
TYPE	OPTICAL CODE	DISTRIBUTION		4000K & 5000K	120-277V & 347-480V			IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
	J4	Asymmetric Forward (AF)	23600	25000	200	B3-U0-G3	B3-U0-G4	EALP03_J4AF730IES	EALP03_J4AF740IES	EALP03_J4AF750IES
	K4	Asymmetric Forward (AF)	28300	30000	212	B3-U0-G4	B3-U0-G4	EALP03_K4AF730IES	EALP03_K4AF740IES	EALP03_K4AF750IES
	L4	Asymmetric Forward (AF)	33000	35000	263	B3-U0-G4	B3-U0-G4	EALP03_L4AF730IES	EALP03_L4AF740IES	EALP03_L4AF750IES
	M4	Asymmetric Forward (AF)	37800	40000	305	B4-U0-G4	B4-U0-G5	EALP03_M4AF730IES	EALP03_M4AF740IES	EALP03_M4AF750IES
	N4	Asymmetric Forward (AF)	47200	50000	400	B4-U0-G5	B4-U0-G5	EALP03_N4AF730IES	EALP03_N4AF740IES	EALP03_N4AF750IES
	P4	Asymmetric Forward (AF)	56700	60000	470	B4-U0-G5	B4-U0-G5	EALP03_P4AF730IES	EALP03_P4AF740IES	EALP03_P4AF750IES
Type IV	Q4	Asymmetric Forward (AF)	66100	70000	570	B4-U0-G5	B4-U0-G5	EALP03_Q4AF730IES	EALP03_Q4AF740IES	EALP03_Q4AF750IES
igpe iv	J4	Asymmetric High Angle (AH)	22700	24100	200	B3-U0-G4	B3-U0-G4	EALP03_J4AH730IES	EALP03_J4AH740IES	EALP03_J4AH750IES
	K4	Asymmetric High Angle (AH)	27400	29000	212	B3-U0-G4	B3-U0-G5	EALP03_K4AH730IES	EALP03_K4AH740IES	EALP03_K4AH750IES
	L4	Asymmetric High Angle (AH)	31900	33800	263	B4-U0-G5	B4-U0-G5	EALP03_L4AH730IES	EALP03_L4AH740IES	EALP03_L4AH750IES
	M4	Asymmetric High Angle (AH)	36400	38600	305	B4-U0-G5	B4-U0-G5	EALP03_M4AH730IES	EALP03_M4AH740IES	EALP03_M4AH750IES
	N4	Asymmetric High Angle (AH)	45600	48300	400	B4-U0-G5	B4-U0-G5	EALP03_N4AH730IES	EALP03_N4AH740IES	EALP03_N4AH750IES
	P4	Asymmetric High Angle (AH)	54800	58000	470	B4-U0-G5	B4-U0-G5	EALP03_P4AH730IES	EALP03_P4AH740IES	EALP03_P4AH750IES
	Q4	Asymmetric High Angle (AH)	63800	67600	570	B5-U0-G5	B5-U0-G5	EALP03_Q4AH730IES	EALP03_Q4AH740IES	EALP03_Q4AH750IES
	J3	Asymmetric Wide (AW)	23600	25000	200	B3-U0-G3	B3-U0-G3	EALP03_J3AW730IES	EALP03_J3AW740IES	EALP03_J3AW750IES
	K3	Asymmetric Wide (AW)	28300	30000	212	B3-U0-G3	B3-U0-G3	EALP03_K3AW730IES	EALP03_K3AW740IES	EALP03_K3AW750IES
	L3	Asymmetric Wide (AW)	33000	35000	263	B3-U0-G3	B4-U0-G3	EALP03_L3AW730IES	EALP03_L3AW740IES	EALP03_L3AW750IES
Type III	M3	Asymmetric Wide (AW)	37800	40000	305	B4-U0-G3	B4-U0-G4	EALP03_M3AW730IES	EALP03_M3AW740IES	EALP03_M3AW750IES
	N3	Asymmetric Wide (AW)	47200	50000	400	B4-U0-G4	B4-U0-G4	EALP03_N3AW730IES	EALP03_N3AW740IES	EALP03_N3AW750IES
	P3	Asymmetric Wide (AW)	56700	60000	470	B5-U0-G4	B5-U0-G4	EALP03_P3AW730IES	EALP03_P3AW740IES	EALP03_P3AW750IES
	Q3	Asymmetric Wide (AW)	66100	70000	570	B5-U0-G5	B5-U0-G5	EALP03_Q3AW730IES	EALP03_Q3AW740IES	EALP03_Q3AW750IES
	J2	Asymmetric Narrow/Auto (AN)	23800	25200	200	B3-U0-G3	B3-U0-G3	EALP03_J2AN730IES	EALP03_J2AN740IES	EALP03_J2AN750IES
	K2	Asymmetric Narrow/Auto (AN)	28600	30300	212	B3-U0-G3	B3-U0-G3	EALP03_K2AN730IES	EALP03_K2AN740IES	EALP03_K2AN750IES
	L2	Asymmetric Narrow/Auto (AN)	33300	35300	263	B4-U0-G4	B4-U0-G4	EALP03_L2AN730IES	EALP03_L2AN740IES	EALP03_L2AN750IES
Type II	M2	Asymmetric Narrow/Auto (AN)	38100	40400	305	B4-U0-G4	B4-U0-G4	EALP03_M2AN730IES	EALP03_M2AN740IES	EALP03_M2AN750IES
igpe ii	N2	Asymmetric Narrow/Auto (AN)	47700	50500	400	B4-U0-G4	B4-U0-G4	EALP03_N2AN730IES	EALP03_N2AN740IES	EALP03_N2AN750IES
	P2	Asymmetric Narrow/Auto (AN)	57200	60600	470	B4-U0-G4	B4-U0-G4	EALP03_P2AN730IES	EALP03_P2AN740IES	EALP03_P2AN750IES
	Q2	Asymmetric Narrow/Auto (AN)	66800	70700	570	B5-U0-G5	B5-U0-G5	EALP03_Q2AN730IES	EALP03_Q2AN740IES	EALP03_Q2AN750IES

Photometrics

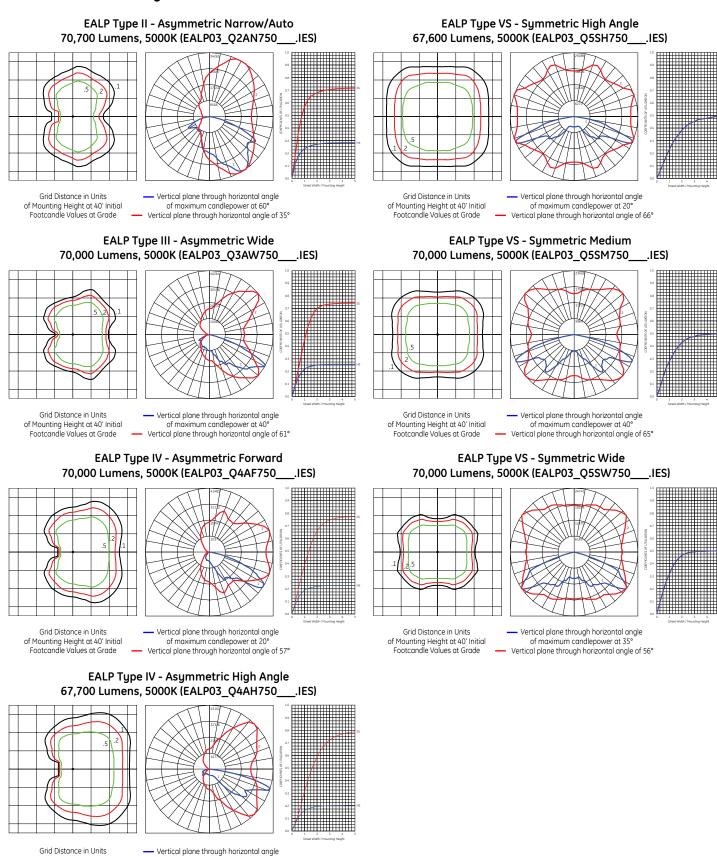
of Mounting Height at 40' Initial

Footcandle Values at Grade

of maximum candlepower at 45°

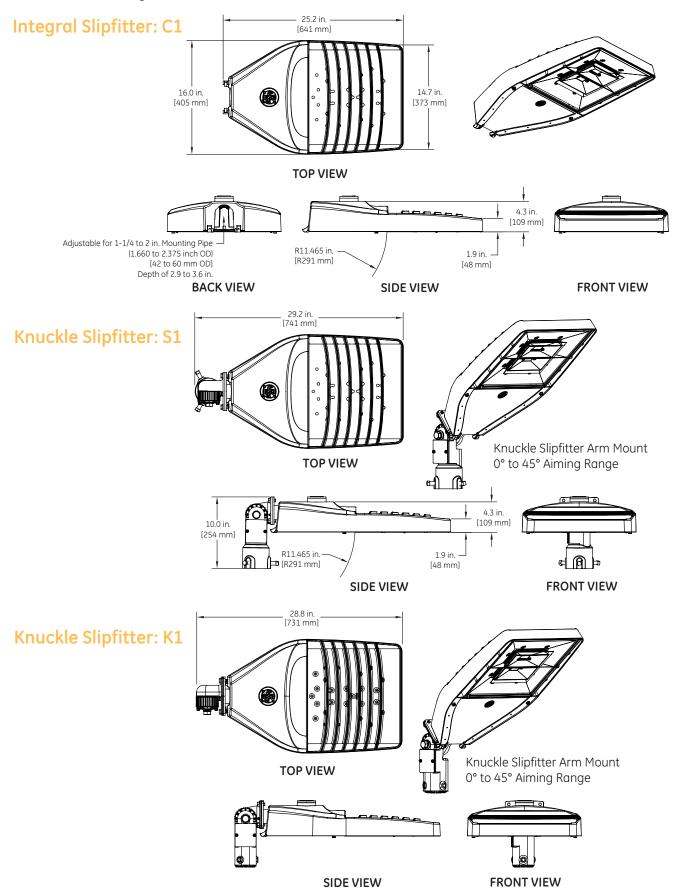
Vertical plane through horizontal angle of 72°

Evolve™ LED Area Light (EALP-03)



Product Dimensions

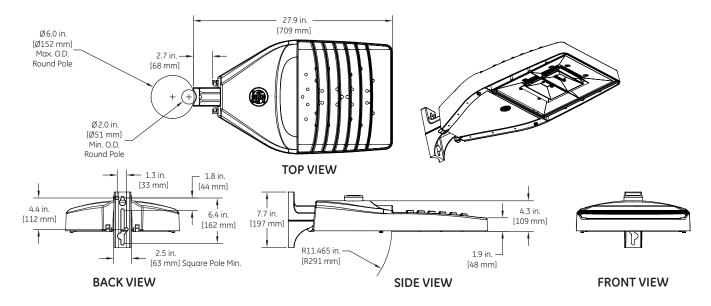
Evolve™ LED Area Light (EALS-03 & EALP-03)



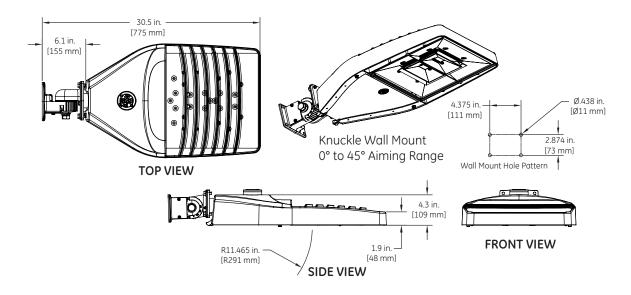
Product Dimensions

Evolve™ LED Area Light (EALS-03 & EALP-03)

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



- Approximate Net Weight: 27 lbs (12.2 kg)
- Effective Projected Area:
 - Knuckle Slipfitter S1, K1 45° aim, EPA = 2.45
 - Knuckle Slipfitter S1, K1 downward aim, EPA = 0.73
 - Universal Arm Mount D1, EPA = 0.54 Knuckle Wall Mount V1, 45° aim, EPA = 0.77 sq ft min and 1.43 sq ft max
 - Integral Slipfitter C1, EPA = 0.63

DATA

Accessories

Evolve™ LED Area Light (EALS-03 & EALP-03)

PE Accessories (to be ordered separately)

SAP Number		
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

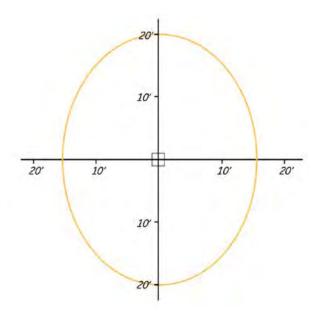
SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

H-Motion Sensing Option

- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
 - 50% output when unoccupied, 100% output occupied.
 - Integral PE Sensor.
 - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture Up to 30 ft. Mounting Height

Mounting Information

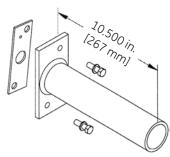
Evolve™ LED Area Light (EALS-03 & EALP-03)

Mounting Options for Integral Slipfitter - (Mounting Arm C1)

Order separately

SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SOUARE (WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER

SPA-EAMT10BLCK "Black"

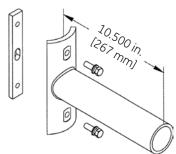
SPA-EAMT10DKBZ "Dark Bronze"

SPA-EAMT10WHTE "White"

SPA-EAMT10GRAY "Gray"

ROUND POLE MOUNTING ARM DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD (WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER

RPA-EAMT10BLCK "Black"

RPA-EAMT10DKBZ "Dark Bronze"

RPA-EAMT10WHTE "White"

RPA-EAMT10GRAY "Gray"

Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER

WMB-EAMT06

*NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2'' Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

powered by GE

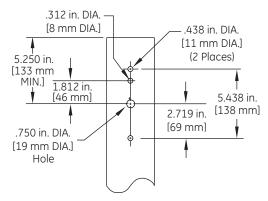
[Ø11 mm] (2 Places) 5.250 in. [133 mm] 2.196 in. [56 <u>m</u>m] 4.392 in. [112 mm] Ø.750 in. [Ø19 mm] 0.656 in. [17 mm] 1.312 in. [33 mm]

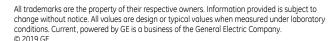
SQUARE POLE MOUNTING DRILLING TEMPLATE

Ø.438 in.

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD round pole mounting arm







Resolution No. 2020-13

RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN FOR LOT 29, LIBERTY'S GATE PART SEVEN (JUNGE BODY SHOP), NORTH LIBERTY, IOWA

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

WHEREAS, the owner, Junge Enterprises, LLC, has filed with the City Clerk a development site plan;

WHEREAS, the property is described as:

Lot 29 of Liberty's Gate Part Seven to North Liberty, Iowa in accordance with the Final Plat recorded in Book 50, Page 174, Plat Records of Johnson County, Iowa;

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 with no conditions.

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

APPROVED AND ADOPTED this 11th day of February, 2020.

CITY OF NORTH LIBERTY:	
TERRY L. DONAHUE, MAYOR	

ATTEST:

I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

TRACEY MULCAHEY, CITY CLERK



Southwest Growth Area Utility Improvement Project

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

PUBLIC EASEMENT AGREEMENT (SANITARY SEWER AND TEMPORARY CONTRUCTION EASEMENTS)

This agreement is made and entered into by and between MLDC, Inc., an Iowa corporation, owner of the real estate described herein, (hereinafter referred to as "Property Owner," which expression shall include its agents, successors or assigns), and the CITY OF NORTH LIBERTY, IOWA, a municipal corporation, (hereinafter referred to as "City," which expression shall include its agents, successors or assigns).

IT IS HEREBY AGREED AS FOLLOWS:

For the sum of one dollar (\$1.00) plus other valuable consideration, the receipt of which is hereby acknowledged, the Property Owner hereby grants and conveys to the City a permanent easement (Division I) and a temporary easement (Division II) for the public purpose of extending, constructing and maintaining the City's sanitary sewer systems and related infrastructure (the "Project"), under, over, through and across the areas described in the exhibits, which are attached.

Additionally, as part of the consideration for this agreement,

- A. The Property Owner will not be assessed for any costs for the design and construction of the Project, plans for which are on file at City Hall, nor shall the Property Owner be responsible for the initial costs of constructing or maintaining the Project; however, Property Owner shall pay a West Trunk sewer tap on fee of \$1,229.00 per gross acre, and such other water tap-on and public improvement fees as are expressly contemplated by the Preliminary Plat Agreement for Mickelson Second Addition Subdivision referenced in subparagraph B below.
- B. The Property Owner and City are parties to a Preliminary Plat Agreement ("PPA") previously executed among and between them, and which is located in Book 5873, Page 584, in the records of the Johnson County Recorder's Office. To the extent the express terms of this Public Easement Agreement conflict with either the City's or the Property Owner's existing or future obligations under the PPA, this Public Easement Agreement shall control. Such a conflict shall be deemed to exist if the Property Owner and City cannot agree on the interpretation of any given term or set of terms. Notwithstanding the foregoing, however, the Property Owner and

City agree and acknowledge that none of the cost-sharing provisions of the PPA are affected by this Public Easement Agreement.

C. The City shall be responsible for the recording of this Agreement and payment of the costs for the same.

DIVISION I – PERMANENT EASEMENT

Further, the Property Owner and the City agree that:

- 1. The permanent easement area being granted and conveyed by this Agreement is depicted and legally described in Exhibit A, which is attached and fully incorporated herein.
- 2. The City has the right to excavate in the permanent easement area as the City may find reasonably necessary.
- 3. The City has the right to construct and maintain the Project with such structures as the City shall from time to time elect.
- 4. Except as permitted in the Preliminary Plat Agreement ("PPA") for Mickelson Second Addition Subdivision previously executed among and between the parties which is located in Book 5873, Page 584, in the records of the Johnson County Recorder's Office and the preliminary and final plats of said subdivision, the Property Owner shall not erect any landscaping, fences, or structures over, under or within the permanent easement area without obtaining the prior written approval of the City Engineer.
- 5. The City shall not fence any part of the permanent easement area, unless otherwise agreed in writing by the parties.
- 6. Except as permitted in the "PPA" for Mickelson Second Addition Subdivision and the preliminary and final plats of said subdivision, the Property Owner shall not change the grade, elevation or contour of any part of the permanent easement area without obtaining the prior written consent of the City Engineer.
- 7. The City shall have the right of access to the permanent easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the permanent easement area as herein described, including but not limited to the right to remove any unauthorized obstructions or structures placed or erected on the permanent easement area.
- 8. The City's rights under the permanent easement granted and conveyed herein by the Owner run indefinitely with the land.

DIVISION II – TEMPORARY EASEMENT

The Property Owner and the City further agree that:

- 1. The temporary easement area being granted and conveyed by this Agreement is depicted and legally described in Exhibit B, which is attached and fully incorporated herein.
- 2. Except as permitted in the "PPA" for Mickelson Second Addition Subdivision and the preliminary and final plats of said subdivision, the Property Owner shall not erect any landscaping, fences, or structures over, under or within the temporary easement area during the construction of the sanitary sewer system, without obtaining the prior written approval of the City Engineer.
- 3. Except as permitted in the "PPA" for Mickelson Second Addition Subdivision and the preliminary and final plats of said subdivision, the Property Owner shall not change the grade, elevation or contour of any part of the temporary easement area without obtaining the prior written consent of the City Engineer during the same timeframe.
- 4. The City shall have the right of access to the temporary easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the easement area as herein described, including but not limited to the right to remove any unauthorized obstructions or structures placed or erected on the easement area.
- 5. Following the construction and installation of the Project and final acceptance by the City, the City shall restore the temporary easement area to substantially the same condition as existed prior to the commencement of construction operations, with the exception of the rock-stabilized construction entrance with access to Jones Boulevard, which the City will leave for Property Owner's use and future removal.
- 6. The parties agree that that portion of the Project which contemplates the installation and setting of a manhole and the installation of 18-inch sanitary sewer and 4-inch sanitary sewer services shall be substantially completed no later than July 1, 2020. In the event the above described work is not complete by July 1, 2020 as required herein, Property Owner has the right to proceed with the installation of the municipal improvements required by the "PPA" for Mickelson Second Addition and Subdivision and the preliminary and final plats of said subdivision, provided however that Property Owner and City shall take such steps as are reasonably practicable to coordinate their access and work, so as to minimize the likelihood of damage to the Project or the municipal improvements. City shall be solely responsible for repairing any damage caused to said municipal improvements caused by its completion of the above described work thereafter, unless said damage was the direct result of Property Owner's failure to coordinate access and work.
- 7. At all times during duration of the temporary easement, the City agrees to coordinate access over and across this temporary easement area for purposes of staging and testing with the Property Owner and its agents, and specifically including the General Contractor for the Mickelson Second Addition Subdivision. The parties agree to act in good faith to coordinate said access, which will not be unreasonably denied.
- 8. The rights as described above in the temporary construction easement shall cease and terminate following the completion of the construction of the Project upon final acceptance by the City.

9. In no event shall the temporary construction easement extend beyond November 20, 2020, without the authorization of the Property Owner.

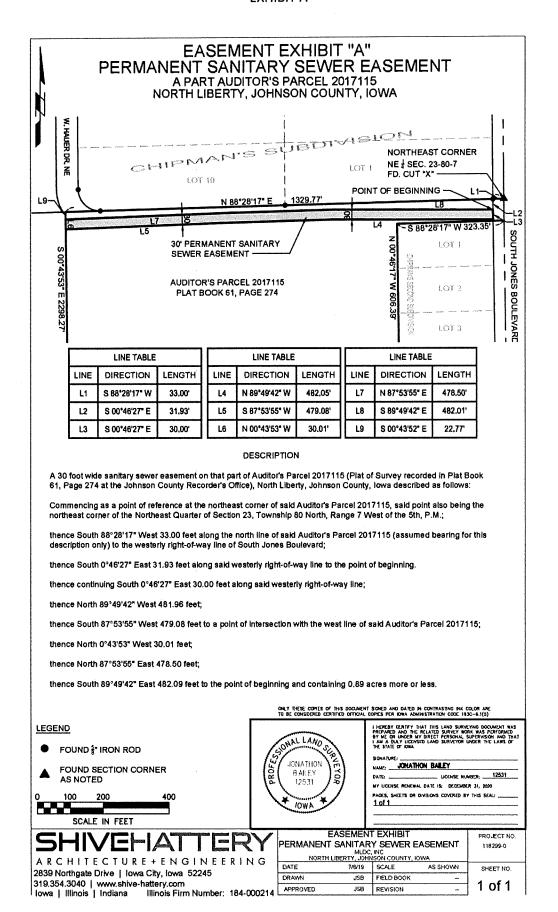
DIVISION III - GENERAL

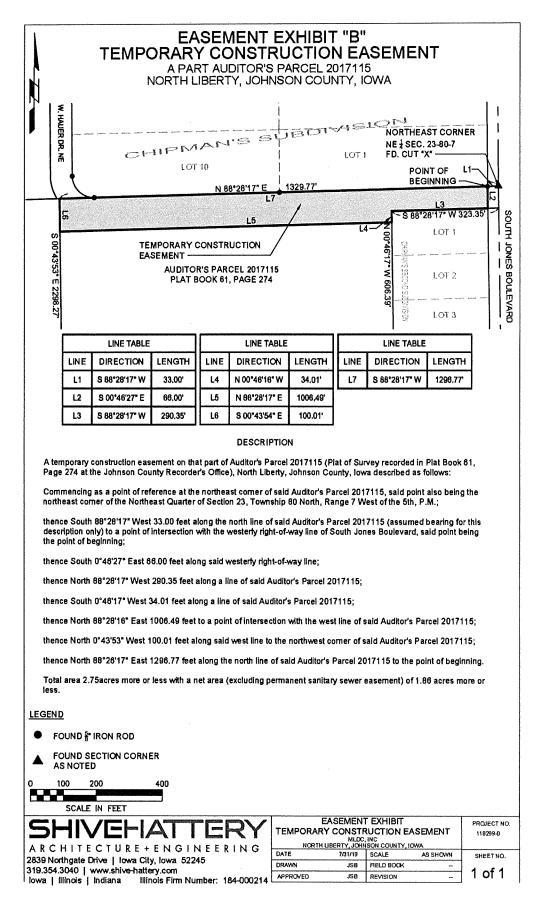
The Property Owner does hereby covenant with the City that the Property Owner holds said real estate described in this easement by title in fee simple; that the Property Owner has good and lawful authority to convey the same; and that the Property Owner covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever. Further, each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this easement.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

ROPERTY OWNER:	CITY:
igned: MM	Signed:
Michael E. Hodge President, MLDC, Ir	Terry L. Donahue, Mayor
	Signed:
	Tracey Mulcahey, City Clerk
On this da	ay of January, 2020, before me, the undersigned, a Notary Pul
On this da nd for the State of Iowa, po MLDC, Inc. and executed th	ay of January, 2020, before me, the undersigned, a Notary Pulersonally appeared Michael E. Hodge, in his capacity as Preside e foregoing instrument, and acknowledged that he executed the d.
On this da nd for the State of Iowa, po ALDC, Inc. and executed the s his voluntary act and deed KIRSTEN H FREY Commission Number 8169 My Commission Expires	ay of January, 2020, before me, the undersigned, a Notary Pubersonally appeared Michael E. Hodge, in his capacity as Preside e foregoing instrument, and acknowledged that he executed the d. Notary Public in and for said State

the instrument was sig	gned and sealed on behalf of the	municipal corporation by t	the authority of it
	ained in Resolution No.		
day of	, 20, and that	Terry L. Donahue and	Tracey Mulcahe
acknowledged the exc	ecution of the instrument to be t	heir voluntary act and deed	and the voluntar
act and deed of the co	orporation, by it and by them vo	luntarily executed.	
	-		
	Notar	v Public in and for the State	e of Iowa





Resolution No. 2020-14

A RESOLUTION APPROVING EASEMENTS FROM MLDC, INC., FOR THE SOUTHWEST GROWTH AREA UTILITY PROJECT

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

WHEREAS, the City of North Liberty is planning the Southwest Growth Area Utility Project over and across property owned by MLDC, Inc.; and

WHEREAS, utility, and temporary construction easements are necessary for the project;

WHEREAS, it is the parties' desire to agree and establish, in writing, their understanding concerning the agreement for the project; and

WHEREAS, MLDC, Inc., has waived its right to just compensation for the subject real estate and desires to donate the easements.

NOW, THEREFORE, BE IT RESOLVED that the attached Public Easement Agreement to establish permanent and temporary easements on property owned by MLDC, Inc., are authorized and approved.

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

APPROVED AND ADOPTED this 11th day of February, 2020.

CITY OF NORTH LIBERTY:

TERRY L. DONAHUE, MAYOR

ATTEST:

I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

TRACEY MULCAHEY, CITY CLERK



FY 19 General Fund Balance Allocation

Resolution No. 2020-15

RESOLUTION APPROVING ALLOCATION OF EXCESS FUNDS FROM THE FY 2019 GENERAL FUND BALANCE ACCORDING TO THE FUND BALANCE POLICY

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

WHEREAS, the Fund Balance Policy adopted on November 27, 2018 states that when the fund balance reserves exceed 30 percent of the next year's revenue projection, the excess funds can be used for one-time uses that achieve future operating cost reductions, for funding projects in the approved Capital Improvement Plan, for funding projects not included in the Capital Improvements Plan but otherwise deemed a priority or timely by the majority of the City Council, or for funding initiatives identified in the approved City Council Goal Setting Report can be spent by the vote of City Council;

WHEREAS, the City Council affirmed the FY 2019 Audit report that reflects a General Fund Unassigned Balance at the end of the fiscal year of \$5,640,913 and projected General Fund Revenues for FY 2020 are \$13,999,257 and 30% of the FY 2020 General Fund Revenues is \$4,199,136;

WHEREAS, the excess of \$1,441,136 is available for allocation; and

WHEREAS, projects and expenses should be allocated for funding from the excess reserves as follows:

Project/Expense	Amount
FY 21 General Fund Deficit	\$212,000
Accounting, Billing & Payroll Software	\$80,000
Aquatics HVAC	\$340,000
CIT Access Center	\$250,000
IT & Cyber Security	\$75,000
Fire Station Land	\$250,000
Dog Park (reduce future borrowing)	\$100,000
Safety Upgrades at Current City Hall	\$50,000
To be determined	\$84,136

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, hereby approves the allocation of excess funds from the FY 2019 General Fund Balance according to the Fund Balance Policy.

APPROVED AND ADOPTED this 11th day of February, 2020.

CITY OF NORTH LIBERTY:
TERRY L. DONAHUE, MAYOR
ATTEST:
I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above wa adopted.
TRACEY MULCAHEY, CITY CLERK



Assessment Resolution

Resolution No. 2020-16

RESOLUTION ASSESSING DELINQUENT AMOUNTS OWED TO THE CITY OF NORTH LIBERTY, IOWA TO INDIVIDUAL PROPERTY TAXES

WHEREAS, the following individuals have not paid the amounts listed below which are due and payable to the City of North Liberty, lowa as follows:

<u>Name</u>	<u>Property</u>	<u>Parcel</u>	<u>Amount</u>	<u>Description</u>
Darrel Cary	415 N. Stewart St	0612406007	\$92.50	Snow
				Removal/Ice Melt
Darrel Cary	425 N. Stewart St	0612406006	\$92.50	Snow
				Removal/Ice Melt
Dakota Red Corp	319 W. Cherry St	0612451002	\$115.00	Snow
				Removal/Ice Melt
Martin & Mary	4 Hawkeye Drive	0613455007	\$230.00	Snow
Gaffey				Removal/Ice Melt
Martin & Mary	6 Hawkeye Drive	0613456001	\$207.50	Snow
Gaffey				Removal/Ice Melt
Randall Skibbe	10 Hawkeye Drive	0613453005	\$218.75	Snow
				Removal/Ice Melt
Jessica Gerot	1555 Sadler Drive	0624109013	\$92.50	Snow
				Removal/Ice Melt
Ryan Densmore	75 Weston St	0613408001	\$70.00	Snow Removal
Patrick Satter	465 N. Dubuque	0612404002	\$92.50	Snow
	St			Removal/Ice Melt
Daniel & Krista	205 W. Penn St	0612404001	\$172.50	Snow
Crawford				Removal/Ice Melt
Christopher	620 Rebecca St	0613407011	\$70.00	Snow
Dohrer				Removal/Ice Melt

WHEREAS, diligent effort has been made to collect said amount; and

WHEREAS, under the terms of the Municipal Code of North Liberty, lowa, this amount is delinquent and should be certified pursuant to said Municipal Code.

NOW, THEREFORE, BE IT RESOLVED THAT that the City Clerk is hereby authorized and directed to certify to the Johnson County Treasurer the above and foregoing delinquent amount to the appropriate real property in North Liberty, Johnson County, Iowa, as hereinbefore described.

APPROVED AND ADOPTED this 11th day of February, 2020.

CITY OF NORTH LIBERTY:	
TERRY L. DONAHUE, MAYOR	_
	orth Liberty, hereby certify that at a meeting of the date, among other proceedings, the above was
TRACEY MULCAHEY, CITY CLERK	



Additional Information

To: Mayor and City Council

From: Tom Palmer, Building Official

CC: City Administrator

Date: 2/5/2020

Re: Monthly Report

January Permit Report:

Nine-hundred twenty-six permits were issued in January with estimated construction value of \$985,035.00. 888 permits were owners renewing annual rental permits. Staff completed 196 inspections during the month of January.

Rental/Complaint Cases:

15 new rental permit applications received in January. Twenty-one rental inspections completed along with thirty-four complaint cases in January.

Liberty High Addition:

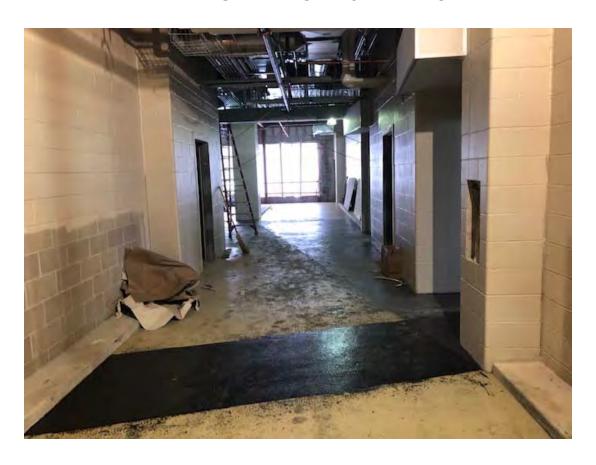
Progress has been made on the east classroom addition. Crews are installing exterior wall covering, interior finishes and suspended ceilings.

Pizza Ranch Renovation:

Rough-in inspection of the interior work was completed in early January. Crews have completed interior wall surface material and painting finishes. Currently working on installing suspended ceilings.



LIBERTY HIGH ADDITION EAST ELEVATION



LIBERTY HIGH CORIDOOR



LIBERTY HIGH CLASSROOM



PIZZA RANCH

North Liberty January 2020 Monthly Permit Report

Code	Permit Purpose	Permits	Construction Value	Permit Fees	Bldgs.	Units	Notes
1	New Single Family Dwelling	1	\$335,000.00	\$3,182.72	1	1	
2	New Single Family Dwelling Attached	0	\$0.00	\$0.00	0	0	
3	New Townhouse	0	\$0.00	\$0.00	0	0	
4	New Multi-Family Housing	0	\$0.00	\$0.00	0	0	
5	New Commercial	0	\$0.00	\$0.00	0	0	
6	New Industrial	0	\$0.00	\$0.00	0	0	
7	School	0	\$0.00	\$0.00			
8	Residential Alteration	4	\$24,000.00	\$484.50			
9	Residential Addition	0	\$0.00	\$0.00			
10	Commercial Alteration	2	\$515,131.00	\$300.00			
11	Commercial Addition	0	\$0.00	\$0.00			
12	Industrial Alteration	0	\$0.00	\$0.00			
13	Industrial Addition	0	\$0.00	\$0.00			
14	Other	918	\$80,904.00	\$330,860.30			888 rental renewals
15	Public	0	\$0.00	\$0.00			
16	Manufactured Home	1	\$30,000.00	\$322.97	1	1	
	Totals	926	\$985,035.00	\$335,150.49	1	1	

SFD Attached are zero lot line units

Townhouse are 3 or more units with shared side walls and have a rear yard area



Permit Summary Report Inspection Type

Schedule Date01/01/2020 TO 01/31/2020

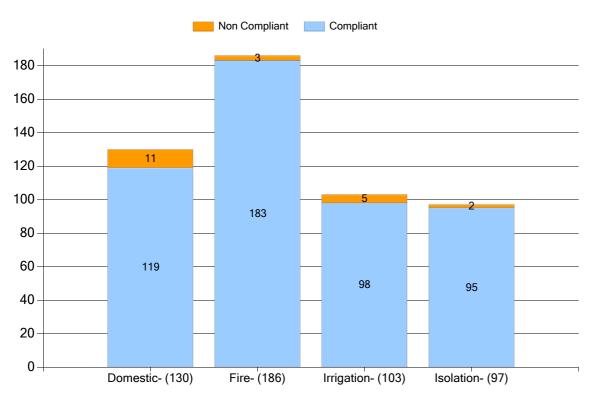
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
1st SWPPP	1	0	0	0	0	0	0	0	0	0	0	0	1
Automatic Sprinkler System	2	0	0	0	0	0	0	0	0	0	0	0	2
Commercial Final	1	0	0	0	0	0	0	0	0	0	0	0	1
Commercial Rough-In	1	0	0	0	0	0	0	0	0	0	0	0	1
Deck, Porch, Sunroom Footings	2	0	0	0	0	0	0	0	0	0	0	0	2
Final	4	0	0	0	0	0	0	0	0	0	0	0	4
Final (Alterations and additions)	2	0	0	0	0	0	0	0	0	0	0	0	2
Fire Alarm Installation	5	0	0	0	0	0	0	0	0	0	0	0	5
Fire Dept. Acceptance	3	0	0	0	0	0	0	0	0	0	0	0	3
Footings/Slabs	1	0	0	0	0	0	0	0	0	0	0	0	1
Foundation Dampproofing	1	0	0	0	0	0	0	0	0	0	0	0	1
Foundation Wall	1	0	0	0	0	0	0	0	0	0	0	0	1
Gas service release	12	0	0	0	0	0	0	0	0	0	0	0	12
Inspection request	7	0	0	0	0	0	0	0	0	0	0	0	7
Meeting	1	0	0	0	0	0	0	0	0	0	0	0	1
Other	3	0	0	0	0	0	0	0	0	0	0	0	3
Out of the office	1	0	0	0	0	0	0	0	0	0	0	0	1
Permanent Electric Service Release	28	0	0	0	0	0	0	0	0	0	0	0	28
Plumbing below slab	8	0	0	0	0	0	0	0	0	0	0	0	8
Re-inspection	35	0	0	0	0	0	0	0	0	0	0	0	35
Rental	21	0	0	0	0	0	0	0	0	0	0	0	21
Residential final (New Construction)	8	0	0	0	0	0	0	0	0	0	0	0	8
Residential Photovolatic (PV) Solar System	4	0	0	0	0	0	0	0	0	0	0	0	4
Residential Rough-in (New Construction)	12	0	0	0	0	0	0	0	0	0	0	0	12
Rough In (Alterations and additions)	4	0	0	0	0	0	0	0	0	0	0	0	4
Sewer & Water Service	2	0	0	0	0	0	0	0	0	0	0	0	2
Sidewalk Release	1	0	0	0	0	0	0	0	0	0	0	0	1
Sump Pump Discharge Line	4	0	0	0	0	0	0	0	0	0	0	0	4
Temporary Electric Service	3	0	0	0	0	0	0	0	0	0	0	0	3
Water Heater	5	0	0	0	0	0	0	0	0	0	0	0	5
itness air pressure test and piping inspection	13	0	0	0	0	0	0	0	0	0	0	0	13
Totals:	196	0	0	0	0	0	0	0	0	0	0	0	196

Witness

01/01/2020 - 01/31/2020

Casa Data	C #	Commisint
Case Date	Case #	Complaint
1/2/2020		mold in the rental unit, and roof leaking
1/6/2020		past due annual backflow perventer test report
1/6/2020		past due annual backflow preventer test report
1/6/2020		Annual testing of a backflow device
1/6/2020		upload backflow preventer test report
1/6/2020		past due annual backflow preventer test report
1/6/2020		past due annual backflow preventer test report
1/6/2020		past due annual backflow preventer test report
1/6/2020		parking vehicle on landscaped yard and gravel added
1/8/2020		woodpile stacked against house on side yard
1/8/2020		temporary advertising sign on front lawn
1/8/2020		parking trailer on landscaped yard area
1/8/2020		storing trailer on unpaved grass front yard
1/10/2020		refuse dumpster not in enclosure (in front parking lot)
1/13/2020	3890	multiple issues found during an inspection performed by the Iowa City Housing Authority
1/13/2020	3891	have allowed the unit to be occupied by someone other than the owner without
1/13/2020	3803	obtaining the required rental permit temporary advertising sign on front lawn
1/20/2020		ice, snow, & accumulations not removed within 48 hours of event
1/20/2020		ice, snow, and accumulations not removed from sidewalk within 48 hours of
1/20/2020	3003	weather event
1/20/2020	3893	have allowed the unit to be occupied by someone other than the owner without
1,20,2020	3033	obtaining the required rental permit
1/20/2020	3894	ice, snow, and accumulations not cleared from sidewalk within 48 hrs of end of
_,,		weather event
1/20/2020	3895	Ice, snow, and accumulations not cleared from sidewalk within 48 hrs from end
		of weather event
1/21/2020	3503	ice, snow, and accumulations not cleared from sidewalk within 48 hours after
		event
1/23/2020	3896	posting temporary business signs in the public right of way
1/27/2020	3897	
1/27/2020	3898	failure to remove ice, snow, or accumulations within 48 hrs after snow event
1/28/2020	3899	failure to remove ice, snow, and accumulations within (48) hours after cessation
		of snow event
1/28/2020	3900	have allowed the dwelling to be occupied by someone other than the owner
1/20/2020	2002	without obtaining the required rental permit
1/29/2020	3903	Failure to clear ice, snow, and accumulations within 48 hours of end of snow event
1/29/2020	3904	parking vehicles on the driveway apron between the sidewalk and the curb and
		completely blocking the sidewalk on an ongoing basis
1/30/2020	3905	have allowed the unit to be occupied by someone other than the owner without
		obtaining the required rental permit
1/31/2020	3906	Water heater has been broken 3 times in the last 6 months. Tried to call
		emergency number and they do not respond in a timely fashion.
		Trouble with fire alarm as well in may or 2019 that took them 2 weeks to get
		fixed.
1/31/2020	3907	have allowed the unit to be occupied by someone other than the owner without
		obtaining the required rental permit
1/31/2020	3908	have allowed the unit to be occupied by someone other than the owner without
		obtaining the required rental permit

Breakdown of Backflow Preventer Compliance



Fire = Fire Protection / Fire Detector Bypass

Domestic = Domestic / Domestic Bypass

Irrigation = Lawn Irrigation Isolation = All Others



TO: City Administrator and City Council FROM: Jennie Garner, Library Director

DATE: Feb. 2, 2020

SUBJECT: Monthly Library Report

At a Glance

Computer Usage	2052
Database Use	11540
Meeting Room Use	1051
Door Count	16160

Library News

The embody | embrace events held at the community center were wildly successful. Nearly 100 people attended programs that day and at least 10 foster parents attended the black hair care event.

The library is in the planning phase for two initiatives that will launch on March 23. First, we'll be going completely fine free. Fine income makes up less than 1 percent of the library's budget and has been found to be a barrier to equitable library access. Research and experience from libraries that have recently gone fine-free show that overdue fines do not affect how fast people bring back books; return rates are the same before and after libraries go fine-free. Some libraries state that they see get more materials back after going fine-free. A core mission of libraries is to provide equitable service to all residents in their communities. Overdue fines disproportionately affecting residents in low-income households. These patrons may have transportation challenges that keep them from getting to the library regularly; may work multiple jobs; may have unstable housing, all leaving them with limited time to visit the library. Recently both Denver (CO) Public Library and Chicago Public Library have gone fine free. Here's a story about Denver's experience and here's one about Chicago.

Second, we are excited to announce that we'll be expanding our hours of operation to 67 hours per week. The library will begin opening each weekday at 8am (we are currently open at 8am on Tuesdays and Thursdays). The first hours of operation will be called Early Access Hours. Patrons will be able to come in and enjoy the newspaper or read other materials, use the Internet, and check out materials on the self-check station. Staff will be available for more urgent needs from 8-9am but full staff service will begin at 9am each day. Marion Public Library has done this with great success and we're excited to borrow their idea and offer more open hours to our community.

The Student AIM card use has been really amazing. Since we launched the student card program for all lowa City Community School District students to have library cards that work in North Liberty, lowa City and Coralville, we've had great response. Kids are just thrilled to

hand us their AIM cards and we've had many new faces through the doors – both kids and their adults. It's been fun to monitor the activity of which schools we're seeing kids visit the North Liberty Library. Here are some stats from different schools:

School	Total checkouts from students by school
City High School	0
West High School	11
Liberty High School	1
South East Junior High	1
Northwest Junior High	0
North Central Junior High	44
Weber Elementary	0
Christine Grant Elementary	192
Garner Elementary	114
Penn Elementary	151
Borlaug Elementary	0
Van Allen Elementary	78
Coralville Central Elementary	6
Horn Elementary	0
Hoover Elementary	3
Wickham Elementary	23
Longfellow Elementary	0
Lemme Elementary	0
Grant Wood Elementary	0
Alexander Elementary	2
Lucas Elementary	0

Kirkwood Elementary	8
Mann Elementary	0
Twain Elementary	0
Lincoln Elementary	0
Shimek Elementary	3
Hills Elementary	0
Elizabeth Tate High School	0
OFFSITE	0
Total	637

Scroll for program highlights.



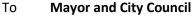
Some of the staff test out the new amphitheater seating in the kids' area at the library. Kids love it. Still working on not jumping on it.





Adults participated in a Snow White Cider Tasting and Murder Mystery program





Parks and Recreation Commission

City Administrator

From Guy Goldsmith, Director of Parks, Building and Grounds

Date **February 3, 2020**Re **Monthly Report**

We performed building maintenance as needed this month.

We continue to pick up park/trail trash receptacles and pet waste stations as needed this month.

We maintained equipment as needed this month. We performed preventative maintenance and repaired winter equipment as time permitted. We continue to prepare for the upcoming growing season by performing preventative maintenance and repairs to ball field maintenance, mowing, trimming and landscaping equipment.

Considerable amount of time was spent removing snow and ice from City parking lots, sidewalks, trails, round-a-bouts and Hwy 965 intersections this past month. We continue removing snow on the ice skating rink at Penn Meadows Park and resurfacing the ice as needed.

Parks Staff took advantage of the mild weather at the beginning of the month and erected two small shelters at Red Fern Dog Park. The shelters will be completed this upcoming spring by installing the metal roofs on top of the tubular frame structure.

We assisted the Communications Department and Recreation Department with the Beat the Bitter events held from January 26^{th} – February 1^{st} . The event was a success and thank you to everyone involved.

We assisted the Johnson County DogPac with the Obstacle Course Dog Run held on February 1st at Penn Meadows Park.

The Muddy Creek & Parkview Court bank stabilization project has begun. Undesirable/unsafe trees have all been removed and now the creek stabilization will begin. There will be occasional trail closures and trail detour south of Zeller Street to Golf View Drive to allow for work and equipment access. The project should be completed by March 1st weather permitting.

We continue to work with the Kirkwood's Parks and Natural Resource/horticulture program with possible employment and internships of students for the upcoming season with the North Liberty Parks Department. We also submitted our Seasonal Parks Worker job opportunity with Iowa, UNI, Iowa State and Cornell College.

We continue to review and discuss the Parks FY2021 budget and capital projects items to prepare for the next fiscal year.



North Liberty Police Monthly Report January 2020

Training:

- Bomb squad, dive team, canine, and SERT training was attended by members this month (40 hours)
- Officers are attending two days of Multi-Agency Training (MATS) for all Johnson County Officers.
 We covered topics of CIT, Law Update, Rescue Task Force, and testifying in court. This helps with our mandatory training requirements to maintain our peace officer certification. (320 hours)
- Staff attended the diversity training offered by the City. (14 hours)
- Several Staff members attended Secondary Trauma with the Mobile Crisis Unit hosted by the NL Library Staff (5 hours)
- An officer attended free training on tactical medical training (16 hours).

Public Relations:

- Hosted a girl scout troop to tour the police and fire department.
- Several requests were made to have officers work political events on overtime. We were able to meet these requests.
- Officers also worked several ball games at Liberty High School.
- Officers stopped out at public Beat the Bitter events to mingle with involved participants.
- Stated the Citizen Police academy this month and it will continue for 9 weeks. We have several participants and one Sgt will be there weekly to represent NLPD.

Equipment:

 We were having trouble getting Ford SUVs from the manufacturer. We switched to a Dodge Durango. We got one as an unmarked police vehicle (has all of the police equipment, but does not say POLICE on the side). The second one is a marked Durango Police Vehicle. These were part of the rotation to replace older vehicles. These patrol cars will be driven by uniform officers.

Traffic Contacts	407
Parking Contacts	260
Vehicle Inspections	34
Vehicle Unlocks	31
Crash Investigations	24
Public Assists	454
Assist other Agency	130
Crimes Against Persons Report	7
Crimes Against Property Report	10
Other Reports	42
Arrests	38
Warrants	10
Alcohol/Narcotics Charges	20
Crimes Against Persons Charges	3
Crimes Against Property Charges	3
Other Charges	17
Animal Calls	50
Total Calls for Service	2187
*Total Calls for Service for the year	2187



Enforcement:

- 260 snow emergency tickets were issued during the snow and ice events this month.
- During one of the snow and ice events, we only had 4 crashes in North Liberty where our neighboring jurisdictions were 40 times that number.

Department Admin:

- We have an unpaid college intern doing a 25-hour ride-along from Coe College.
- Supervisors completed annual 2019 evaluations.
- Records continue to work on our Year-power point presentation for 2019. Once we get the UCR reports back from the FBI we can release the final numbers.
- Furniture was ordered through Iowa Prison Industries for the new Police Station.
- There has been a lot of movement on the new PD construction. They are getting the brick, and siding up on the outside and have begun painting on the inside.
- Working on getting quotes for Cleaning, TV and Smartboards, signage, and weight room equipment for the new police department.

Respectfully Submitted by Chief Diane Venenga and Alisha Ruffcorn 2/3/2020



To Park & Recreation Commission Board Members

CC Mayor, City Council, City Administrator

From **Shelly Simpson**Date **January 31, 2020**

Re Monthly Report – January 2020

Programs –January:

Right after the New Year, many programs resume and many patrons utilize our facility for fitness resolutions.

The facility is busy during the week and every gymnasium both at the Community Center and at school sites are booked on Saturdays for our large NLC Basketball program, a cooperative program with Coralville.

Busy month of budget meetings with city council.

Swim Lessons:

The January session of swim lessons has 209 participants.

Aquatic Programs:

Aqua classes such as Arthritis Aqua Class, Easy Does It and Water Resistance, Aqua Zumba has 47 session participants and numerous drop-ins.

Rec Swim Team and Mermaid Swim programs have 29 participants.

We have numerous drop-in participants for Lap Swimming, Lucky Duck, Homeschool Swim, and Holiday Swim.

Preschool Programs:

The Kids Campsite usage increases during the colder months. Pee Wee Basketball had 47 participants and Kinderclub meets on Tuesdays or Thursdays with 7 session participants and numerous drop-ins.

Youth Programs:

Tippi Toes Dance offers various classes such as Toddler & Me, Baby Ballet, Ballet Tap Jazz and Hip Hop Jazz with 33 participants. Recsters continues with limited participation in AM at 8 and 54 in the afternoons. Taekwondo has a small following and Kids Yoga has not been popular to date.

Youth Sports:

Sport leagues have resumed after the holidays, the NLC Youth Basketball cooperative program with Coralville rules the local gymnasiums. North Liberty has approximately 451 boys and girls in this program not counting those registered through Coralville. Our Youth Competitive Basketball Leagues for both boys and girls has 47 teams. Brian started a Rookie Basketball program and we maxed out at 40 participants quickly.

Adult Sports:

Adult leagues also resumed in January with 11 teams participating in Co-ed Volleyball and 16 teams in Men's Basketball. We continue to have many drop-ins for designated times to play both pickleball and basketball.

Adult Fitness:

Our more established fitness classes remain strong such as Cardio Pump, Bootcamp, Body Blast and Body Sculpt. New offerings such as Barre, Yoga, High Fitness, Pound and Zumba have started off slow but picking up interest. We have 27 participants sign up for the session with numerous drop-in participants.

Senior Citizens:

Connection lunches were interrupted by weather with 2 out of the 5 Friday dates being canceled. We served 88 participants for the month.

Special Events:

Recreation staff assisted with Beat the Bitter events such as the 5K Obstacle Run, Fire & Ice Family Sunday, Curling and Kickball events. We also helped TAKO and the Ice Fishing event.

Daily Fees: January

Number of individuals paying the daily drop-in fees.

Pool Daily Drop-ins: Residents 644, Non-residents 250; totaling 894.

Weight/Gymnasium Daily Drop-ins: Residents 1,438, Non-residents 436; totaling 1,874.

Total drop-in users: 2,768

Memberships: January

Active memberships for month and number of members who scanned card upon entry for month.

	<u>All Active</u>	Check-ins:
Black & Gold	383	1,033
Gold	503	3,875
Silver	171	755
Facility	612	1,924
Track	1,603	5,333
Summer	-0-	-0-
Totaling	3,272	12,920

Additional Reports:

Recdesk Monthy Revenue Memberships by Month Chart Membership Checkins Chart

Revenue By Period - GL Account Summary

Start Date: 1/1/2020 12:00 AM End Date: 1/31/2020 11:59 PM

Payment Methods: CA, CK, CC, IC, EC, CR

User(s)/Cashier(s): - All -

Regular Revenue

			CREDI	TS								
**Gross	**Net	<u>Cash</u>	Check	CC (Gross)	CC (Net)	ACH (Gross)	ACH (Net)	Internal CC	Acct Credit	<u>Other</u>	<u>Refunds</u>	<u>Other</u>
000 - Household Cr	edit Account											
57.50	57.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	834.25	0.00	-776.75
010-4-1-4563 - Weiç	ght Fees											
26,548.00	25,982.81	6,258.00	1,414.00	18,839.50	18,274.31	0.00	0.00	0.00	139.50	0.00	-103.00	0.00
010-4-1-4564 - Clas	s/Programs											
10,553.00	10,351.85	999.00	3,233.00	6,703.00	6,501.85	0.00	0.00	0.00	98.00	0.00	-480.00	0.00
010-4-1-4565 - Leaç	gue Fees											
200.00	199.55	185.00	0.00	15.00	14.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
010-4-1-4566 - Befo	re/After School											
15,485.00	15,049.40	420.00	630.00	14,520.00	14,084.40	0.00	0.00	0.00	60.00	0.00	-145.00	0.00
010-4-1-4572 - Seas	son Pool Pass											
4,354.00	4,236.43	210.00	225.00	3,919.00	3,801.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
010-4-1-4573 - Daily	/ Pool Fees											
3,395.00	3,346.85	1,786.00	0.00	1,605.00	1,556.85	0.00	0.00	0.00	4.00	0.00	0.00	0.00
010-4-1-4574 - Swin	n Lessons											
3,117.50	3,017.63	444.00	200.00	3,325.75	3,225.88	0.00	0.00	0.00	161.25	0.00	-1,013.50	0.00
010-4-1-4575 - Aqua	atic Program/Cl	asses										
2,483.50	2,439.85	1,264.50	50.50	1,453.50	1,409.85	0.00	0.00	0.00	12.00	0.00	-297.00	0.00
010-4-1-4577 - Pool	Rentals											
660.00	638.85	0.00	0.00	705.00	683.85	0.00	0.00	0.00	45.00	0.00	-90.00	0.00

Revenue By Period - GL Account Summary

Start Date: 1/1/2020 12:00 AM End Date: 1/31/2020 11:59 PM

Payment Methods: CA, CK, CC, IC, EC, CR

User(s)/Cashier(s): - All -

010-4-1-4589 - Roo	m Rentals											
4,105.00	4,011.90	100.00	1,002.50	3,102.50	3,009.40	0.00	0.00	0.00	35.00	0.00	-135.00	0.00
010-4-1-4590 - Gym	nasium Rentals	S										
3,593.75	3,487.43	120.00	0.00	3,543.75	3,437.43	0.00	0.00	0.00	0.00	0.00	-70.00	0.00
010-4-1-4591 - Park	/Special Event	Fees										
67.50	65.47	0.00	0.00	67.50	65.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
010-4-2-4705 - Don	ations/Misc.											
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NONE - Unassigne	d											
-67.00	-68.05	0.00	0.00	35.00	33.95	0.00	0.00	0.00	0.00	0.00	-102.00	0.00
Split - Membership	- Black & Gold											
4,202.00	4,075.94	0.00	0.00	4,202.00	4,075.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00
78,754.75	76,893.41	11,786.50	6,755.00	62,036.50	60,175.16	0.00	0.00	\$0.00	554.75	834.25	-2,435.50	-776.75

^{**} Difference between GROSS and NET calculation is that NET uses CC (Net) value instead of CC (Gross) value

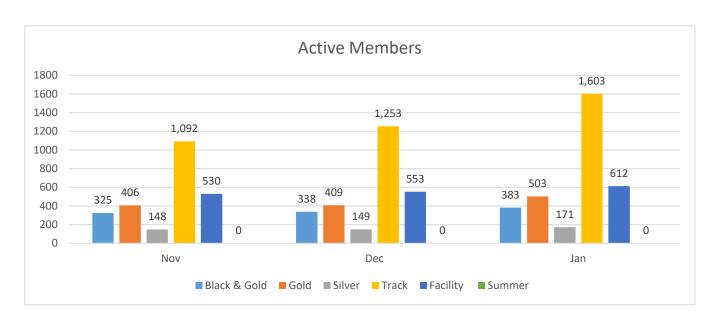
Sales Tax

						DEBITS		CREDITS						
**Gross	**Net	<u>Cash</u>	<u>Check</u>	CC (Gross)	CC (Net)	ACH (Gross)	ACH (Net)	Internal CC	Acct Credit	<u>Other</u>	<u>Refunds</u>	<u>Other</u>		
		0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	0.00		0.00		

^{**} Difference between GROSS and NET calculation is that NET uses CC (Net) value instead of CC (Gross) value

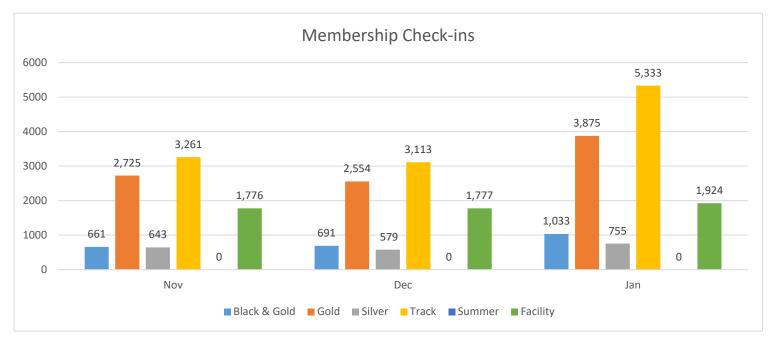
Memberships b	y Package: A	Active Mem	bers
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Month:	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Black & Gold	268	367	343	328	325	338	383	0	0	0	0	0
Gold	256	359	379	405	406	409	503	0	0	0	0	0
Silver	219	240	151	144	148	149	171	0	0	0	0	0
Track	439	515	628	817	1,092	1,253	1,603	0	0	0	0	0
Facility	275	400	395	512	530	553	612	0	0	0	0	0
Summer	868	944	0	0	0	0	0	0	0	0	0	0
Total	2325	2825	1896	2206	2501	2702	3272	0	0	0	0	0



	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept
Black & Gold	700	661	691	1,033	0	0	0	0	0	0	0	0
Gold	2,668	2,725	2,554	3,875	0	0	0	0	0	0	0	0
Silver	687	643	579	755	0	0	0	0	0	0	0	0
Track	2,220	3,261	3,113	5,333	0	0	0	0	0	0	0	0
Summer	0	0	0	0	0	0	0	0	0	0	0	0
Facility	1,422	1,776	1,777	1,924	0	0	0	0	0	0	0	0
Total	7,697	9,066	8,714	12,920	0	0	0	-	-	0	0	0

2018 Totals: 5,502 8,290 9,090 8,861 7,955 8,530 7,417 5,554 8,112 8,588 9,218 6,144





То **Mayor and City Council**

CC **City Administrator Ryan Heiar**

From **Street Superintendent Michael Pentecost**

Date **February 3, 2020**

Re Street Department Staff Monthly Report for January

The following items took place in the month of **January** that involved the Streets Department.

- Locating of City Utilities (61 job tickets) ongoing
 - a. This is a 3% increase from January 2019
- Continued animal control services (9 responses to animal issues)
- Cemetery plot locates (0 in total)
- **Projects**
 - a. St. Andrews Drive Reconstruction
 - i. Removals of over 30 large trees
 - b. IDOT meeting regarding I80/380 signage for North Liberty and surrounding communities
 - c. Budget meetings with administration staff and Mayor/City Council
- Staff training
 - a. All staff completed diversity training
 - b. Annual inspection of all staff safety harnesses used in bucket truck and lift
- Staff conducted monthly safety inspections for all street equipment and buildings
- Sanitary sewer backup on Sunday 1-5 on Morrison Street
 - a. Crews jetted and vac clogged main
 - b. The following Monday and Tuesday crews jetted the whole subdivision
- Holiday décor and lights were removed on 3 roundabouts
- **Snow preparations**
 - a. Ani-icing (brine) was applied before 5 weather events (1-3, 1-9, 1-10, 1-14, 1-30) totaling 47,300 gallons costing \$4,152
 - b. Seven separate snow/ice events that crews responded to with a few lasting for multiple days (1-3, 1-10, 1-13, 1-15, 1-17, 1-23, 1-27)
 - c. Overtime equaled 336 hours with an employee average of 42 hours
 - d. Staff winged back snow piles in order to make space for more snow
 - e. Staff hauled and restocked material pile with 548 tons of sand
 - Received shipments of 380 tons of road salt
 - g. 3 of our oldest large plow truck broke down requiring major repairs. Water and Waste Water departments let us use their equipment in order to clear snow
- Building and equipment service/maintenance and repairs
- Sign and street id repair
- Staff replaced old North Liberty logo on equipment with new logo



St. Andrews tree removals





Freezing rain collected on streets, electric lines, trees and everything else





From **Drew Lammers**Date **Feb. 1, 2020**

Re January 2020 Water Pollution Control Plant (WPCP) Report

- 1. All scheduled preventative maintenance at the plant and lift stations was completed. Staff stayed very busy with numerous operational jobs throughout the month.
- 2. This month's staff safety meeting was on shop safety and Lock Out / Tag Out. Employees completed the target solutions tasks as well as reviewed safety training topics and procedures as a group. WPCP staff also attended a sensitivity training class called "Ouch! That Stereotype Hurt" that was set up for all city staff by the safety coordinator (Angela McConville).
- 3. WPCP worked with Nutri-Ject systems to coordinate hauling and land application for 1194.4 wet tons of dewatered bio-solids. This was a dry cake product that filled our large covered storage building throughout the past 6 months. Everything is transported to local farm fields and strategically applied as a natural agricultural crop fertilizer. With the help of the contract haulers and land applicator we were able to clean out the storage building within 3 days which interrupted very little plant operations.
- 4. Several Annual reports and regulation documents were updated and filed in accordance with local, state, and federal regulations. A few of the reports and documents include Tier 2 Hazardous Chemicals, Bio-solids 5 yr. Plan, Bypass Notification Plan, as well as several in house charts, programs, and safety documents that are updated annually.
- 5. WPCP staff tracked and performed troubleshooting for sever electrical grounding issues to submersible tank equipment. The root cause was from an electrical power wire that shorted inside of an exterior conduit and burnt several wires inside the conduit. This was likely from 1 small nick in a wire during installation with the recent project. This one small issue caused the main control panel for the MBR to ground and trip the breaker leaving us with no control power for the treatment system for a little under 1 hour. All flow was pumped to the EQ while temporary repairs were made. Electrical contractors are now pulling new wires as part of the project warranty. This event has not caused any effluent quality issues.

Drew Lammers WPCP Superintendent



To **North Liberty Mayor and City Council Members**

CC City Administrator Ryan Heiar

From Water Superintendent Greg Metternich

Date February 4, 2020

Re Monthly Report – February 2020

In the month of January, we treated a total of 34,128,000 gallons of water, our average daily flow was 1,101,000 gallons, and our maximum daily flow was 1,293,000 gallons. The total amount of water used in the distribution system was 2.5% lower than last January.

We had a very busy month with 8,619 accounts read, 17 re-reads, 105 finals, 81 shut-offs, 78 reconnects for water service, 195 notices delivered, 9 new meter set inspections, 8 meter change outs, 33 MIU change outs, assisted 11 customers with data logging information, and 79 calls for service. Our monthly total service work averaged 27 calls per day.

Northway Well and Pump finished removing the test pump equipment from well 5, they tried to install equipment that had been approved by the IDNR to finish grouting the new casing, but because of the way the well was originally drilled they will not be able to use that method, we're waiting for approval from the IDNR to use a different method, hopefully we'll be able to proceed in the next couple of weeks.

We spent several days working at the old treatment plant, the last water softener tank has been removed and now we're in the process of removing air lines, electrical conduits, and some of the smaller piping.

Our maintenance staff finished servicing all of the equipment at the treatment plant, they changed oil and greased all of the pumps, changed chemical feed tubing, re-calibrated pressure valves, performed annual maintenance cleaning on all of our process analyzers, and replaced a re-circulation pump on our tempered water system.

I finished writing a new sampling plan for our Disinfection Byproducts Rule. This is required by the IDNR and has to be reviewed every three years.

Water Superintendent Greg Metternich





CC City Administrator Ryan Heiar

From Communications Director Nick Bergus

Date Feb. 5, 2020

Re Communications Staff Report for January

Beat the Bitter

The goal for 2020 was to bigger but not as bitter. The fifth annual festival ran from Jan. 26 to Feb. 1, with staff and volunteers producing four pillars: the Igloo Jam concert, Fire & Ice family fun, Winter Games outdoor sports and the Snuggie Crawl, which were part of a larger total of 35 events throughout North Liberty during the week, with many organized and hosted by partner businesses and organizations. Weather was good (and 30 degrees warmer than 2019) and feedback has been very positive. Future refinements include bolstering our affiliated events program, deep thinking on Winter Games and finding ways to get more folks involved.

Blues & BBQ

Early work on the festival has begun, lining up music and other entertainment for the day, July 11, our 14th year. Additional planning will happen in the coming months, but most major announcements will happen starting in May. We plan to host the Pig & Pint Prelude, our fourth, which has been an additional way to support the free-for-all festival.

Community Visioning/Branding

Staff met with Shive-Hattry and de Novo for the final piece of this project, which lays out some "big ideas" that sprung from the various community conversations held as part of this processs and can be incorporated into future projects. This piece will be presented to the city council at its Feb. 11 work session.

Information Technology Risk Assessment

ProCircular presented its risk assessment and recommendations to staff. In the coming months, we'll work on a road map to implement those recommendations to better protect infrastructure and data.

Girls on the Run

Derek spoke and debuted the mini-documentary he produced at a small public event for the coaches, girls and the public. Reception was positive, and showed off a non-profit program serving North Liberty and eastern lowa.

Embody | Embrace

Derek collaborated with library staff to produce four audio stories with local teens about their hair as part of the inaugural Embody | Embrace event celebrating Black hair.

Other Items

Jillian will be on maternity leave beginning in mid-February, and we will make final preparations for her absence early in the month.

We produced City Council and joint entities meetings and submitted them to the lowa City government channel.

Staff attended diversity training.

Staff represented the city in meetings and events with the Iowa City Area Chamber of Commerce, the area Complete Count Committee, and a collaborative soil quality restoration marketing committee.

We sent news releases about holiday hours and service adjustments, the dangers of thin ice, Beat the Bitter, library AIM cards, employee and resident recognitions, and more.

We helped the NLFD produce video of its trainings and are looking for a long-term solution that will allow them to produce their own video without concern for our staff's availability.

Completed Videos

Title	Requested By Completed I		Duration
Social: Noon Year's Eve	Communications	Jan. 2	0:01
Parks and Recreation Commission	City Administration	Jan. 2	0:53
Planning and Zoning Commission	City Administration	Jan. 7	0:17
Tree and Storm Water Advisory Board	City Administration	Jan. 8	0:29
Joint entities meeting	City Administration	Jan. 13	0:44
City Council	City Administration	Jan. 14	1:20
(Un)official Minutes	Communications	Jan. 14	0:01
Library Board of Trustees	City Administration	Jan. 20	0:36
City Council	City Administration	Jan. 21	2:30
Eye on North Liberty: NLPD	Communications	Jan.	0:04
City Council	City Administration	Jan. 28	1:16
Social: Beat the Bitter Igloo Jam	Communications	Jan. 28	0:01
Social: Beat the Bitter Fire & Ice	Communications	Jan. 29	0:01
Total completed productions: 13	Duration of new video: 8.2 hours		

52317 Podcast





Downloads is the number times the podcast file was downloaded to a player, including a podcast client, webpage-embedded player or other device since its publication. Numbers are as reported by service provider LibSyn as of the date of this report. **Episodes** 13: NLXF; 14: Sugapeach; 15: Champaign Dance 16: Black Diamond Limosine; 17: Moxie Solar; 18: Flyover Productions; 19: Citywide Garage Sales; 20: North Liberty Aquatics; 21: Heyn's Ice Cream 22: Café Muse 23: Frontier Co-op 24: The Leaderboard 25: Stoakes & Fell 26: All the Way Up Studio; 27: Smash Juice Bar 28: GEICO; 29: Bluebird Café; 30: Learning Begins

North Liberty Bulletin Email Newsletters

Release schedule is first Thursday of the month; subscribe at northlibertyiowa.org/subscribe.



Recipients is the number of email addresses to which an issue of the Bulletin was sent and is represented by the top line. Opens is the number of unique recipients who opened the Bulletin and is represented by the bottom line; the standard open rate for government is 25.4%. Numbers are as reported by service provider Mailchimp.

Subject lines Jan: Mythbuster; Dec: Dreaming of a non-polar vortex winter; Nov: Pretty sure you didn't listen/Let's try this again; Oct: Between a rock and a soft place; Sept: Live your best lawn; Aug: Decade-long forecast; June: What about jetpacks?; May: No, you're a faceless bureaucracy; April: We're not big timing you; March: Does it spark joy?; Feb: I'm so done; Jan: It's not all babies and balloons

Social Media

Month	Facebook		Twitter		Instagram	Nextdoor
	New likes	Reach	New follows	Impressions	Followers	Members
Jan. 2020	72	25,797	34	42,100	1,901	4,321
Dec 2019	34	11,762	12	34,100	1,868	4,280
Nov 2019	73	42,067	24	46,400	1,840	4,240
Oct 2019	104	36,908	23	49,700	1,820	4,219
Sept 2019	81	42,951	7	36,800	1,780	4,143
Aug 2019	72	18,317	8	40,000	1,760	3,993
July 2019	59	32,810	21	47,100	1,732	3,946
June 2019	97	36,203	27	31,500	1,691	3,845
May 2019	51	24,463	28	39,500	1,668	3,793
April 2019	81	30,549	16	47,400	1,597	3,746
March 2019	44	29,403	35	37,600	1,503	3,571
Feb 2019	138	47,462	26	42,500	1,503	3,443
Jan 2019	139	51,797	35	59,800	1,469	3,391

Facebook new likes is the net number of new users liking the city's Facebook page; it does not include new *followers*.

Facebook reach is the number of unique users who saw any of the city's Facebook content, reported on a 28-day period. Twitter new follows is the net number of new users following the city on Twitter. Twitter impressions is the total number of times a tweet from the city was shown to a user. Instagram new follows is the net number of new users liking the city's Instagram account. Nextdoor members is the number of verified North Liberty residents who are users and able to receive our agency messages.

Website Statistics

Month	Sessions	Users	Pageviews	Pgs/Session	Avg Session
Jan 2020	21,993	15,082	47,300	2.15	1.46
Dec 2019	17,879	12,571	38,918	2.18	1:23
Nov 2019	17,947	12,622	35,334	2.14	1:25
Oct 2019	20,233	14,122	43,473	2.15	1:24
Sept 2019	17,656	12,738	37,830	2.14	1:23
Aug 2019	20,191	13,891	44,800	2.22	1:30
July 2019	27,821	18,649	58,879	2.12	1:27
June 2019	30,713	20,378	65,434	2.13	1:19
May 2019	22,546	15,171	50,184	2.27	1:27
April 2019	21,682	9,835	50,265	2.32	1:34
March 2019	18,133	8,395	43,353	2.39	1:40
Feb 2019	19,034	13,083	45,011	2.36	1:36
Jan 2019	25,585	16,481	58,191	2.27	1:26

Sessions is the number of time-bound user interactions with the website. **Users** is the number of unique devices loading the site in that month. **Pageviews** is the total number of pages loaded or reloaded. **Pgs/Session** is the number of pages loaded per session. **Avg. Session** is the average length, in minutes and seconds, of user interactions. All stats are monthly.



Parks & Recreation Commission January 2, 2020 7:00pm Regular Session City Council Chambers 1 Quail Creek Circle, North Liberty, Iowa

Board Members Present: Megan Lehman, Richard Grugin, Derrick Parker, Marcia Ziemer, Ann Graziano, and Amalia Gedney-Lose. **Others Present**: Shelly Simpson, Guy Goldsmith, and Tim Hamer

New Business:

- 1. Call to Order: 7:00 pm
- 2. Approve minutes from December 2019: Marcia moved to approve, Richard second
- 3. Public Comment: None
- 4. Capital Projects:
- a. CIP handout, discussion
 - Ryan would like us to prioritize the next fiscal year (2020-2021)
 - Questions for Guy:
 - Trail lighting over multiple years → Money initially diverted to dog park property in 2018, holding pattern for 2019 because of the Mayor's plans. Goal is to start from Zeller south to Forevergreen Rd. and keep branching off from that.
 - o Tennis Courts → Resurfacing current courts, keeping half tennis, half pickleball
 - Centennial Park → Finish the park off with performance venue, splash pad and construct a pavilion. Road, amphitheater, splash pad would be fundraising projects with hiring a consultant to pay for these things.
 - Start fundraising for Centennial.
 - Penn Meadows → Overlay with expansion of parking lot to the west. Would encourage parking and lighting at the same time. Consider pairing all Penn Meadow Projects together as a main priority.
 - Priorities
 - Penn Meadows
 - Lighting, Parking, Tennis Courts starting with maintenance
 - Trail Lighting
 - Senior Equipment
 - o Centennial
 - Questions for Shelly:
 - Dectron unit → Should have \$500 k (\$250 k from last year and \$250 k from this year)
 - Painting → Trying to close once instead of closing down again with hopes of holding off until August.



- o Boiler Flues → Due to condensation, this would extend it to prevent deterioration of outside walls.
- Teen Room → Richard asked about some sort of game room for youth/teens to hang out. Derrick agreed that this is something he would like to see. Some concerns raised about the Communication Department being located in a room that would be appropriate for a game room.

Priorities

- o Indoor pool
- Building Maintenance
- Splash pad
- Franchise Fee would increase the tax rate. Would help with Parks and Rec Projects as a funding source.

5. Program Update

- Busy time at the rec center!
- Most programs start up next week with regular programing.
- NLC Basketball in almost all the gyms
- Beat the Bitter

Old Business:

6. Parks Report

- Building maintenance as needed.
- Some snow and ice removal early.
- Pet waste station and trail trash being picked up.
- Maintenance on equipment has started for spring/summer.
- Training and improving efficiencies in shop.
- Tree City USA going for 25 years helps with getting trees. Also submitted for the
 Trees Please Grant with some going towards the dog park trees. Goal is to start planting
 as early as possible.
- Muddy Creek and Parkview court areas have been eroded by water so goals are to take out hazardous and invasive trees to help with bank straightening to prevent loss of residential property. Should be done by 3/1/20. Anticipate some shutdown of the trails in that area with rerouting.

7. Recreation Report

- Early December is a busy week with registration for Jan-April programming.
- Influx of drop in use, but sometimes there is a backseat for programming around the holidays.
- Some difficulty with staffing d/t illness, vacation requests, etc.
- Special events included holiday vendor fair, breakfast with Santa, Elf on the Shelf scavenger hunt, gazebo decorating, etc.

8. Concerns or Questions

- None
- 9. Next Meeting a. Thursday, February 6, 2020; 7:00pm

10. Adjournment



ELECTED OFFICIALS (JANUARY 2018)

Mayor Terry Donahue

Councilor Jennifer Goings

Councilor Chris Hoffman

Councilor Sarah Madsen

Councilor Annie Pollock

Councilor Jim Sayre







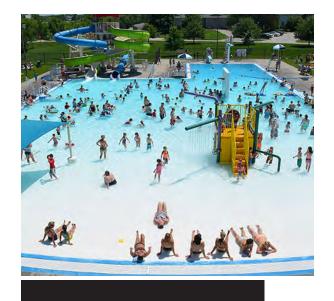
CITY OF NORTH LIBERTY, IOWA

DEPARTMENT HEADS (JANUARY 2018)

City Administrator Ryan Heiar **Assistant City Administrator Tracey Mulcahey Building Official Tom Palmer City Attorney Scott Peterson Communications Director Nick Bergus Fire Chief Brian Platz Human Resouces Director Debra Hilton Library Director Jennie Garner** Parks, Buildings & Grounds Director Guy Goldsmith **Planning Director Dean Wheatley** Police Chief Diane Venenga **Recreation Director Shelly Simpson Streets Superintendent Michael Pentecost Waste Water Superintendent Drew Lammers Water Superintendent Greg Metternich**







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PRIORITY 1: STRATEGIC PLAN, COMMUNITY IDENTITY & VISION PLANNING
PRIORITY 2: FRONT STREET, DUBUQUE STREET & CHERRY STREET MASTER PLAN
PRIORITY 3: HOUSING MARKET INVENTORY/NEEDS ANALYSIS
PRIORITY 4: PARK PLAN UPDATE
PRIORITY 5: STREET & SIDEWALK IMPROVEMENTS ON NORTH BEND DRIVE
PRIORITY 6: SIDEWALK INVENTORY & NETWORK ACCESSIBILITY EVALUATION
PRIORITY TIMELINE EXHIBIT
APPENDICES

The City of North Liberty requested staff from the Institute of Public Affairs (IPA) to assist the City with goal setting. IPA Director Jeff Schott agreed to organize and facilitate a process that involved the following steps:

1. Prepare questionnaire identify to recent accomplishments, issues/ trends/concerns, potential new initiatives/programs/policies, and suggestions to improve

effectiveness: organizational 2. Conduct a preliminary session

- department heads:
- 3. Conduct a goal-setting session elected officials: and
- 4. Prepare final report.

City elected officials held a goal setting work session conducted by the IPA on Thursday, January 25, 2018. In attendance and participating at this meeting

Council Members Jennifer Going, Chris Tracey Mulcahey, Building Official Tom Hoffman, Sarah Madsen, Annie Pollock, and Jim Sayre. Also in attendance and participating in this session were City Administrator Ryan Heiar and Special Projects Coordinator Angela McConville.

Prior to the council's goal setting session, a preliminary meeting with department Recreation Director Shelly Simpson, heads was held on January 10, 2018. In attendance and participating in this Water Superintendent Greg Metternich, session were City Administrator Ryan were Mayor Terry Donahue and City Heiar, Assistant City Administrator

Palmer, City Attorney Scott Peterson, Communications Director Nick Bergus, Fire Chief Brian Platz, Human Resources Director Debra Hilton, Library Director Jennie Garner, Parks Director Guy Goldsmith, Planning Director Dean Wheatley, Police Chief Diane Venenga, Street Superintendent Michael Pentecost, and Special Projects Coordinator Angela McConville.

introduction

STRATEGIC PLAN, COMMUNITY IDENTITY & VISION PLANNING

BACKGROUND

Since 2008, each year after a City election, the Mayor and City Council hold a goal-setting session to discuss the accomplishments of the prior two years and list specific priorities, concerns, trends, and goals for the following 24 months. From the outset, this process has been facilitated by Institute of Public Affairs (IPA) Director Jeff Schott. Now, the Council would like to explore a more in-depth and comprehensive strategic planning and visioning process so the elected bodies have a unified direction and identity under which all other decisions would follow, thereby establishing consistency.

PROGRAM

Task 1.1: ENGAGE CONSULTANTS: May 2019

Ongoing staff & stakeholder input and schedule citizen input.

Task 1.2: IMPLEMENT PROCESS: May 2019 - November 2019

Task 1.3: REVEAL: October 2019

Task 1.4: FINAL REPORT: February 2020

ESTIMATED COST

Consultant: \$80,000 (FY18 Funds)

CITY OF NORTH LIBERTY, IOWA

STATUS UPDATES

2019 April: Council acknowledges that the City already has several major plans in place, all outlining strategies to further particular goals: Comprehensive Plan, Land Use Plan, Trails Plan, Park Plan, Water Facility Plan, Sewer Facility Plan, and Aquatics Plan. Therefore, a City Visioning and Community Identity Project is in the works. With help from de Novo Marketing and Shive-Hattery Architecture & Engineering, City staff and council will develop a community brand and identity, with public engagement opportunities so residents and business owners can offer input.

2019 June: Key stakeholder kickoff, launching the rebranding process with North Liberty influencers and leaders.

2019 July: Visioning event with community, called "SPARK," which included storytelling and big ideas.

2019 August: Community survey of 1,400 persons; results showed 96.8% said North Liberty is a good/very good/excellent place to live.

2019 September: Follow-up key stakeholder meeting to review project.

2019 October: Logo, tagline, and data presentation to City Council.



2020 February: Final report presented to City Council.

EXPECTED COMPLETION

February 2020



priority 2

NEW PRIORITY PROJECTS 2018-2020

BACKGROUND

The City of North Liberty owns property in the area of North Dubuque Street, Cherry Street, and North Front Street, which incorporates the current Police Station, new Police Headquarters (complete by March 2020)/future City Hall and Fire Station. This area has been identified as a prime location for development of a Civic Campus. Extending west, the Master Plan would incorporate the previously discussed "Cherry Street Corridor" area, which includes additional public property (trail intersection and the North Liberty Community Center).

PROGRAM

Task 2.1: DEVELOP SCOPE: January 2019

City Staff, with assistance from University of Iowa Graduate students, will to define visioning, goals, and master planning process.

Task 2.2: ENGAGE: February 2019 - May 2019

Ongoing staff & stakeholder input and schedule citizen input.

Task 2.3: REVEAL: May 2019

Public presentation of the final master plan.

FINAL COST

Analysis, Public Input, Visioning & Research, Master Plan Deliverable

Graduate work: \$1,500



Map for location familiarization only; actual project area to be determined.

FRONT STREET, DUBUQUE STREET & CHERRY STREET MASTER PLAN



STATUS UPDATES

2019 January: Graduate students met with the Planning Director and are developing scope.

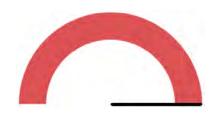
2019 May: Final report submitted, but had lack of community, staff, and stakeholder engagement.

COMPLETED

May 2019

NEXT STEPS

Include funding in the FY21 budget for further research and design of the Front Street, Dubuque Street & Cherry Street intersection area, as well as meetings with stakeholders and adjacent property owners. Design should be finalized for an FY22 construction schedule.



HOUSING MARKET INVENTORY & NEEDS ANALYSIS



BACKGROUND

In conjunction with the Cities of Iowa City, Coralville, Tiffin, and University Heights, a consultant was hired to complete a housing market analysis of the Iowa City Metropolitan Area in 2007. With assistance from the Metropolitan Planning Organization of Johnson County's (MPOJC) and Housing Trust Fund of Johnson County, an update was prepared in 2015. City Council feels that North Liberty is a unique community, which may result in different housing needs than other areas of the region.

PROGRAM*

Task 3.1: DEVELOP SCOPE: January 2019

Under the direction and guidance of City Staff, University of Iowa Graduate students will help define visioning, goals, and process.

Task 3.2: ENGAGE: February 2019 - May 2019

Assist students by furnishing available data.

Task 3.3: DELIVERABLE DUE: May 2019

Public presentation of the needs analysis.

FINAL COST

Inventory, Analysis, & Research; Needs Analysis

Graduate work: \$1,500

CITY OF NORTH LIBERTY, IOWA

STATUS UPDATES

2018 June: Study parameters are being defined.

2018 July: Consulting with Johnson County Housing Trust Fund (JCHTF) and East Central Iowa Council of Governments (ECICOG).

2019 February: Graduate students met with the Planning Director to develop scope.

COMPLETED

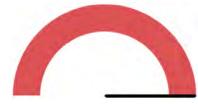
May 2019

NEXT STEPS

Upon examination of the deliverable submitted by the graduate students, City staff concluded the report was flawed, results predictable, and was merely a review of existing North Liberty housing characteristics.

The purpose of the needs assessment was twofold; first, to expose the students to an authentic city planning environment and practicing city planning experience; and second, to produce a usable report through staff review and comment of product as it developed. Unfortunately, none of that happened and it shows. What did happen was an introductory meeting with a group of students, a follow-up data dump to those students from staff, and then an extended period of time with no contact at all until the final report was delivered. There was no staff review and no staff commenting. In general, the report recommendations can be summarized by a single statement: single-family development is bad, and cities need to subsidize high density low income housing.

While the report does not state this, staff concludes that North Liberty has grown to be a city that many want to call home, as illustrated by the recent visioning process and community survey. There is an excellent variety of housing types with a wide spread of values, including senior housing, entry-level housing, and rent-subsidized housing. That said, if the City Council desires to offer more subsidized housing, then a future discussion should take place.



priority 4

NEW PRIORITY PROJECTS 2018-2020

BACKGROUND

The City Council approved a North Liberty Park Plan update in February 2016. This plan outlines major projects, consistent with the Comprehensive Plan, in a phased sequence that can be budgeted on an annual basis.

PROGRAM

Task 4.1: COMPLETE INITIAL VISIONING: April 2018

Joint meeting with City Council & Park and Recreation Commission.

Task 4.2: PARK AND RECREATION COMMISSION CRAFT RECOMMENDATION TO CITY COUNCIL: May - November 2018

Task 4.3: CITY COUNCIL CONSIDERATION OF RECOMMENDATION: December 2018

Task 4.4: DOCUMENT NEW GOALS: January 2019

Update Park Plan & Capital Improvements Plan (CIP) to reflect revisions, implementation & tracking schedule, and division of responsibility.

FINAL COST

In-house

NORTH LIBERTY PARK PLAN UPDATE



STATUS UPDATES

2018 February: The City Council wants to revisit the order of the phased projects to correspond with the Council's priorities and anticipated budgeting limitations. The Council wants to explore whether this may require a full Park Plan overhaul.

2018 April 5: Joint meeting of City Council & Park and Recreation Commission. Heiar reported that nearly all current Priority One projects have been completed in the plan.

2019 January: Parks Director Guy Goldsmith presented the Park Plan to the Council with updated progress reports on each priority for each park. Estimated costs and timeline was adjusted to reflect current status.

COMPLETED

January 2019

NEXT STEPS

Park & Recreation Board review of five-year Capital Improvements Program.



STREET & SIDEWALK IMPROVEMENTS ON NORTH BEND DRIVE



BACKGROUND

In 2016, the lowa City Community School District (ICCSD) purchased 21.5 acres of land adjacent to where North Bend Drive currently terminates, across from Southslope Cooperative, to construct a future elementary school anticipated to serve over 600 students. In October 2017, the ICCSD Board of Directors approved a schematic design for Christine Grant Elementary School, which will be completed in time to occupy students for the 2019–2020 school year. In February 2018, the City Council approved the site plan.

ICCSD agreed to finance the cost to extend the existing North Bend Drive terminus to North Front Street, thereby expediting the completion of this project favorable to the school district's construction project management timeline. In December 2017, MMS Construction was contracted by ICCSD to prepare the civil engineering construction documents for North Bend Drive improvements.

PROGRAM

Task 5.1: REQUEST MPOJC STUDY OF AREA: June 2018

Task 5.2: CITY COUNCIL & STAFF CONSIDERATION OF

RECOMMENDATIONS: August 2018

Task 5.3: DEVELOP COST ESTIMATE TO COMPLETE IMPROVEMENTS: September 2018

Task 5.4: EVALUATE FUNDING OPTIONS: November 2018

Task 5.5: COMPLETE PROJECT(S): April - July 2019

CITY OF NORTH LIBERTY, IOWA

FINAL COST

\$175,000

STATUS UPDATES

2018 February: Once the school is constructed, increased foot, bicycle, and vehicular traffic will impact the surrounding trails, sidewalks, and streets. Improvements to transportation infrastructure is a priority to the City Council so the City can craft the best possible circulation patterns (including mitigation of the vehicle queue and planning for overflow parking). Metropolitan Planning Organization of Johnson County (MPOJC) staff completed the North Bend Drive Elementary School Transportation Impact Study of internal and external circulation. Speed limit changes are anticipated for North Front Street.

2018 June: Requested MPOJC study of the North Bend Drive & Dubuque Street intersection.

2019 March: Bids received.

2019 April: Project has begun.

2019 July: Project was completed.

COMPLETED

July 2019





priority 6

NEW PRIORITY PROJECTS 2018-2020

BACKGROUND

Existing sidewalk facilities were documented by the Metropolitan Planning Organization of Johnson County (MPOJC) in 2014, with detailed location information on missing curb ramps, curb ramp condition, and sidewalk widths. Sidewalk connectivity is a priority of the Council and members would like staff to re-evaluate the existing pedestrian facilities.

PROGRAM

Task 6.1: SURVEY SIDEWALKS IN CITY SEGMENT #1 (ORIGINAL

TOWN): July - October 2018

Task 6.2: DELIVERABLE GIS MAP LAYER: November 2018

Task 6.3: REPAIRS: March 2019 - August 2019

Task 6.4: SURVEY SIDEWALKS IN CITY SEGMENT #2 (NEWER AREAS)

& RECEIVE DELIVERABLE GIS MAP LAYER: Fall 2019

Task 6.5: REPAIRS: March 2020 - August 2020

Task 6.6: EVALUATION OF REMAINING CITY SEGMENTS: Ongoing

until complete

ESTIMATED COST

Metropolitan Planning Organization of Johnson County (MPOJC) and minimal in-house staff time.

Funds for resulting necessary improvements included in FY20 and FY21 budgets.



STATUS UPDATES

2018 July: MPOJC staff sidewalk survey process begins.

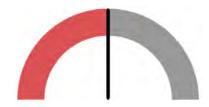
2018 November: GIS data deliverable made available to City Planning, Streets, and Building Departments of an inventory on the original part of town. Building Department will follow up with private property owners. Streets Department will utilize to plan for ramp improvements.

2019 March: Letters have been sent to property owners outlining their responsibility for repairs. The City requests these projects be completed within six months of notice.

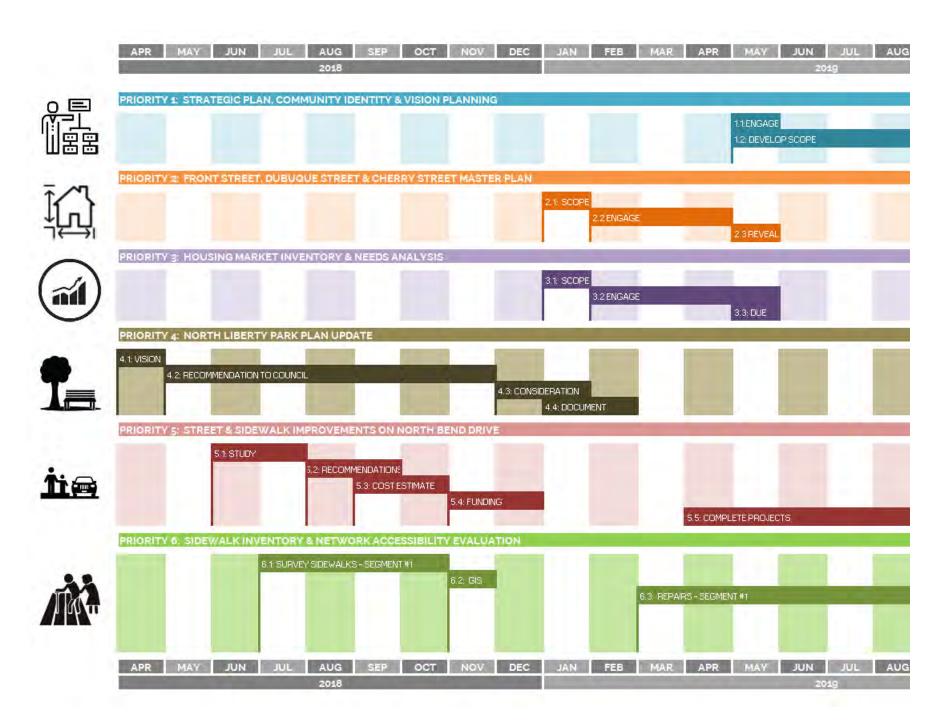
2019 December: 115 notices sent out to homeowners, with 65 sidewalk sections complete and 50 have not responded.

EXPECTED COMPLETION

November 2020



timeline





appendices

APPENDIX A: New Initiatives or Programs Considered

APPENDIX B: City Projects Queued, Underway, or Completed

appendix a

New Initiatives or Programs Considered (parentheses indicate number of votes received)

Develop over-arching strategic plan, including community identity and vision planning. (4)

Develop a master plan for the Front Street, Dubuque Street, and Cherry Street intersection. (4)

Conduct housing market inventory/needs analysis. (4)

Update Park Plan, Including recreation. (4)

Street and sidewalk improvements on North Bend Drive from Centro Inc to Dubuque Street intersection (related to new Grant Elementary School). (3)

Inventory sidewalks and accessibility of network to ensure people can physically get around town. (3)

Create a Recycling and Reuse Center in North Liberty (e.g., public-private partnership with Habitat Restore, Johnson County Refuse and Republic Recycling). (2)

Financial support for Crisis Intervention Team center. (2)

Provide funding for a robust program to repair minor street and sidewalk failures before they become larger issues. (2)

Develop a holistic transportation plan, (1)

Work with the business community and social services organizations to hold initial and annual community workshops inviting citizens to identify gaps in needed professional, retail, and community services. (1)

Overhaul the commercial sign design standard. (1)

Establish an Employee Assistance Program. (1)

Create a committee to explore an outdoor public art program to add landmarks, place-making, and beauty. (0)

Penn Street improvements from Stewart to Front Street. (0)

Develop sub-area development plan for the northwest area to increase attention to development potential. (0)

Establish insurance program for private water and sewer line repair. (0)

Establish a local Animal Control Center. (0)

Create facility space for social services entities to operate in North Liberty. (0)

Install more sophisticated traffic signal operations to more efficiently move traffic. (0)

Traffic camera speed enforcement in key locations, such as near schools. (0)

Hire more zoning and nuisance enforcement personnel. (0)

Hire economic development director to focus on strategic planning, recruitment and retention, and allowing us to differentiate ourselves from other cities. (0)

Develop and implement a city-wide user-friendly geographic information system (GIS) - with global positioning system (GPS) capabilities - for infrastructure, utilities, and planning use. (0)

Increase fees and membership prices at Recreation Center to better cover operational costs. (0)

Review or establish performance standards for department heads based upon the City's current direction and expectations. (0)

Identify land in undeveloped northwest area of North Liberty for a second Fire Station. (0)

appendix b

City Projects Queued, Underway, or Completed

January 2018 - December 2020

Implement new contractor	portal access to Buildi	na permittina system.

Implement new licensing program to manage contractor and business licenses.

Develop new Library mission statement.

Install concrete border around playground with ADA ramp and trail at Creekside Park.

Implement monthly email newsletter.

Pilot stormdrain public art project.

Restructure Fire Department leadership.

Restructure the Fire Department training program.

Implement business-focused podcast.

Research salaries and update the City's compensation program.

Construct new Water Treatment Plant.

Design and launch new City of North Liberty website.

Add new furniture to the Library's teen lounge.

Create Fire Department Strategic Plan.

Install new playground and rock climbing structures at Centennial Park.

Purchase Dog Park property and zone accordingly.

Reconstruct Front Street from Cherry Street to Zeller Street.

Remodel men's locker room at Community Center.

Replace 33 security cameras at the Community Center.

Update Library baby play area.

Construct Waste Water Treatment Plant Expansion.

Upgrade whole City of North Liberty staff phone system.

Implement quick public feedback tool

Conduct Youth Impact Initiative outreach program (CPR, babysitting, safety, etc).

Install concrete base and upgrade storage building at Koser Park.

Install concrete border around playground with ADA ramp and trail at Deerfield Park.

Reconstruct Highway 965/Ranshaw Way from Penn Street to Zeller Street with trails.

Reconstruct Kansas Avenue with RISE grant from Forevergreen to St. Andrews.

Remodel women's locker room at Community Center.

Update Personnel Policies Manual.

Completed 2018

Completed 2018

Completed Spring 2018

Completed Spring 2018

Completed March 2018

Completed Summer 2018

Completed Summer 2018

Completed Summer 2018

Completed May 2018

Completed May 2018

Completed June 2018

Completed June 2018

Completed Fall 2018

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Completed

Completed

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Completed Fall 2018

Completed September 2018

Fall 2018

Fall 2018

Spring 2019

Completed October 2018

Completed December 2018

Completed February 2019

Completed Spring 2019

Completed Spring 2019

Completed Spring 2019

Completed

Completed Spring 2019

Completed Spring 2019

City Projects Queued, Underway, or Completed

January 2018 - December 2020

Upgrade interior park trails at Penn Meadows.	Completed	Spring 2019
Upgrade spectator seating and install shade structure at Koser Park.	Completed	Spring 2019
Upgrade spectator seating and install shade/foul ball protection at Penn Meadows.	Completed	Spring 2019
Remodel Fire Station (bunk rooms, locker room, and training officers office).	Completed	March 2019
Incorporate new part-time Fire Department staff, currently hiring.	Completed	April 2019
Prepare Automatic Aid Agreements with surrounding communities (IC, CV, Solon & Swisher).	Completed	April 2019
Centennial Amphitheater design.	Completed	Summer 2019
Update Department of Transportation and non-DOT substance abuse policies.	Completed	Summer 2019
Install safety wall in Aquatic Center outdoor pool.	Completed	May 2019
Rebuild city council chambers equipment.	Completed	May 2019
Upgrade to new play structures in the Aquatic Center outdoor pool.	Completed	May 2019
Implement Placemates program.	Completed	June 2019
Adopt and incorporate 2018 International Building Codes.	Completed	July 2019
Add Frontage Quail Ridge Park to Jones Blvd 4' sidewalk to 8' trail.	Completed	August 2019
Add new pedestrian crosswalk connection at intersection of Alexander Way & Penn Street.	Completed	August 2019
Add Sadler Drive 4' sidewalk to 8' connecting trail at Creekside Park.	Completed	August 2019
Add trail to north side of West Cherry Street from Ranshaw Way to existing trail.	Completed	August 2019
New resident outreach.	Completed	August 2019
Improve East Penn Street.	Completed	Fall 2019
Install monument signs at parks: Creekside, Goose Lake, Beaver Kreek, and Parkview.	Completed	Fall 2019
Install roundabout at Front Street and Penn Street.	Completed	Fall 2019
Reconstruct North Main Street from Cherry Street to Dubuque Street.	Completed	Fall 2019
Reconstruct West Forevergreen Road from Covered Bridge Road to Kansas Avenue.	Completed	Fall 2019
Reconstruct West Forevergreen Road from Jones Boulevard to Covered Bridge Road.	Completed	Fall 2019
Conduct full inventory of Waste Water Treatment Plant.	Completed	2019
Improve storm water drainage at West Penn Street and Liberty Way to prevent flooding.	Completed	2019
Install roundabout at Southslope and Christine Grant Elementary School (North Bend Drive).	Completed	2019
Sewer Main Preservation Pilot Project at West Lake and Progress Park lift stations.	Completed	
Branding, Streetscape and Visioning.	Completed	February 2020
Line the west trunk sewer with a protective coating.	Ongoing	2,867 feet completed so far

appendix b

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City Projects Queued, Underway, or Completed

January 2018 - December 2020

Ongoing	
5 5	
	Complete March 2020
-	Complete spring 2020
Underway	Complete fall 2020
In Queue	Begin spring 2020 - complete summer 2020
In Queue	Begin spring 2020 - complete fall 2020
In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
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In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
In Queue	Begin fall 2020 - complete spring 2021
	Underway Underway Underway Underway Underway Underway Underway Underway Underway In Queue

January 2018 - December 2020

Construct buildings and enclose electrical boxes at West Lake & Progress Park lift stations. In Queue Repaint both indoor & outdoor pools. In Queue Begin fall 2020 - complete spring 2021 Replace the Community Center parking lot lights and poles. In Queue Begin fall 2020 - complete spring 2021 Tuckpoint the Community Center. In Queue Begin fall 2020 - complete spring 2021 Add ballfield lighting to Penn Meadows Fields #3 & #4. In Queue Begin fall 2020 – complete spring 2021 Repair/resurface and add lighting to Penn Meadows north parking lot. In Queue Begin fall 2020 - complete spring 2021 Expand the Penn Meadows north parking lot. In Queue Begin fall 2020 – complete spring 2021 Resurface Penn Meadows tennis courts & convert two courts to six pickleball courts. In Queue Begin fall 2020 – complete spring 2021 Design of Dubuque Street Phase 1, including the intersection of Dubuque, Cherry, and Front St. In Queue Begin fall 2020 - complete spring 2021 Begin fall 2020 - complete fall 2021 Improve Hwy 965/Ranshaw Way with a full build out between Zeller St and Hawkeye Dr. In Queue Recondition two bridges at Beaver Kreek Park. In Queue Begin fall 2020 – complete spring 2021 Clean weeds/maintain of bio cells at Centennial Park, Penn Meadows, and Ranshaw Way. In Queue Begin fall 2020 – complete spring 2021 Remove silted-in debris and vegetation under and around Golfview Drive Bridge. In Queue Begin fall 2020 – complete spring 2021 Install cleanouts, repair bad tile sections, and replant damaged plants at Penn Meadows bio cell. In Queue Begin fall 2020 – complete spring 2021

City Projects Queued, Underway, or Completed

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