



**North Liberty City Council
Regular Session
December 14, 2021**



City Administrator Memo



To **Mayor and City Council**
 From **Ryan Heiar, City Administrator**
 Date **December 10, 2021**
 Re **City Council Agenda December 14, 2021**

Meeting Note

Tuesday's meeting will be held **in person** as well as live streamed at [Watch Meetings Live](#).

Consent Agenda

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

- City Council Minutes (11/23/21)
- Claims
- Changer Order #1, Aquatic Center Pool Water Heater Replacement, Tricon General Contractor, \$2,789.02
- Pay Application #3, Aquatic Center Pool Water Heater Replacement, Tricon General Construction, \$44,596.36
- Pay Application #3, Centennial Park Loop Drive Project, All American Concrete, Inc., \$100,206.00
- Pay Application #1, Forevergreen Road Trail Improvements, TK Concrete, Inc., \$94,772.00
- Change Order #7, Ranshaw Way Phase 5 Improvements, Peterson Contractors, Inc., (\$19,449.67)
- Pay Application #8 Ranshaw Way Phase 5 Improvements, Peterson Contractors, Inc., \$467,211.31
- Change Order #5, Ranshaw House Renovation Phase 2, Wolfe Contracting, Inc., (\$552.00)
- Liquor License Renewals
 - Johncy's
 - Red's Alehouse
 - The Leaderboard
 - The Depot

Meetings & Events

Tuesday, Dec 14 at 5:30p.m.
Farewell Reception for Mayor Donahue and Councilor Pollock

Tuesday, Dec 14 at 6:30p.m.
City Council

Thursday, Dec 23
Christmas Eve Holiday – City Offices Closed

Friday, Dec 24
Christmas Holiday – City Offices Closed

Tuesday, Dec 28
The City Council will not meet for a second time in December

Thursday, Dec 30
New Year's Eve Holiday – City Offices Closed

Friday, Dec 31
New Year's Day Holiday – City Offices Closed

Monday, Jan 3 at 6:00p.m.
Communications Commission

Tuesday, Jan 4 at 6:30p.m.
Planning Commission

Thursday, Jan 6 at 7:00p.m.
Parks & Recreation Commission

Tuesday, Jan 11 at 6:30p.m.
City Council

Reprecincting Ordinance, 1st, 2nd and 3rd Readings

With the 2020 census data finally released and the state redistricting plan approved, the City is required to review and, if necessary, amend its voting precincts. Today, the City is made up of six precincts. With the gain in population it has been determined that at least seven precincts will be needed to comply with the law; however, the Auditor's office and City staff are recommending establishing eight precincts to accommodate the anticipated growth of North Liberty. Below are the standards cities must meet when reprecincting:

- Precinct population cannot exceed 3,500;
- If there are areas in the city where substantial growth is anticipated in the next ten years, precincts with populations smaller than the 3,500-maximum allowed by law may be established;
- A precinct must lie within one legislative district;
- A precinct must be composed of contiguous territory;
- Precincts boundaries must follow census block boundaries
- A precinct must consider voter convenience and electoral efficiency
 - The convenience of voters means the precinct boundaries are easy to describe and identify and provide voters with relatively direct routes of travel to polling places. Electoral efficiency means reducing election costs by only creating as many precincts as necessary.
- A precinct must include annexed territory
 - Territory annexed after January 1, 2020, must be included when drawing precincts, using the annexed territory population certified by the city.

Given the delay with the release of the census data and subsequent delay of redistricting approval at the state level, the City does not have much time to adopt an ordinance. Cities have 60-days from the time the Governor signs the redistricting bill into law, which happened on November 4. As a result, the City Council is required to adopt an ordinance prior to January 3, 2022. Staff is recommending approval of the included ordinance and accompanying map that articulates the creation of eight districts in North Liberty. Further, staff recommends waiving the three separate readings at three separate meetings to ensure this legislation is finalized prior to the January 3, 2022 deadline.

Bowman Property LLC Rezoning, 2nd Reading

Bowman, LLC is requesting a zoning map amendment to accommodate several residential districts and one commercial district, allowing 109.43 acres – northeast corner of W. Forevergreen Road and S. Kansas Avenue – to be developed with a variety of housing types and an unspecified commercial use. Staff encouraged the applicant to include all the property in the request to facilitate a comprehensive planning approach to development. At first glance, there appears to be a large area dedicated to multi-family residential; however, the majority of that area is planned for single-family attached (townhome) style. This concept incorporates the planned collector streets Alexander Way and Remley Street. Approximately five people attended the September 23, 2021 good neighbor meeting. Some concerns were expressed (attached to the background material), and subsequently, the application was modified to lower density single-family residential and a landscape buffer adjacent to the Seelman homestead as well as lower residential density surrounding the Rarick homestead. Notably, the Comprehensive Plan Future Land Map depicts the S. Kansas Avenue frontage as Commercial with Residential (i.e., residential above commercial); however, it is staff's opinion that this style of development would not be appropriate adjacent to the aforementioned homesteads. The higher density/intensity development would be closer to W. Forevergreen Road. The Planning Commission unanimously recommended approval of the request at its November 10, 2021 special meeting. Staff also recommends approval. At the 11/23/2021 meeting, the Council voted to amend the portion of request west of the retention pond to RM-8 Multi-Unit Residence District. The rezoning ordinance has been updated to reflect that change.

December Payables

With no second Council meeting scheduled for December, staff is seeking permission from Council to pay bills that may occur a late fee before the January 11 meeting. Staff recommends approval of a resolution authorizing the payment of certain bills in the month of December.

Urban Renewal Plan Amendment

This agenda item consists of several action items, including a public hearing on an amendment to the urban renewal plan, a resolution approving the urban renewal plan amendment, and a resolution setting the date for a public hearing for an urban renewal loan agreement. The amended plan includes the Jones Boulevard extension project and the construction of a new city hall on the civic campus. The resolution setting a public hearing, slated for January 11, will allow the Council to consider a resolution authorizing the

City to borrow money in the future for the City Hall project. Staff recommends approval of the resolutions.

General Obligation Loan Agreement

The resolution on the agenda approves a general obligation loan agreement so that money borrowed with the 2021A series can be used for the Pool Heater project instead of the Fire Truck purchase. In this case, the purchase of the fire truck was made with cash on hand instead of the bond proceeds, leaving approximately \$95k of bond proceeds that need to be reallocated. This reallocation will allow staff to make internal cash transfers so that all fund accounts are made whole.

Dubuque Street, Phase 1

Three bids were received for the Dubuque Street, Phase 1 Project. Included in the packet is a letter from Shive Hattery explaining that the apparent low bidder, when the bids were open, was Portzen Construction; however, there was a mathematical error in their bid. After recalculating each bid, it has been determined that the low bid was submitted by All American Concrete in the amount of \$2,341,680. All American Concrete has successfully completed various projects in North Liberty, including the Front Street roundabouts. Shive Hattery and staff recommend approval of the contract to All American Concrete.

Summary of Bids	
All American Concrete Inc.	\$ 2,341,680.00
Streb Construction Inc.	\$ 2,427,830.02
Portzen Construction Inc.	\$ 2,446,988.30
Engineer's Estimate	\$ 2,273,042.75
Difference	\$ 68,637.25

Fire Department Equipment Sale

The East Orchard Mesa, Colorado Fire Department has made an offer to purchase the 2006 Alexis Ford F550 Brush Truck in the amount of \$48,000, the full asking price. The included agreement requires 10% (\$4,800) down with the balance to be paid on June 1, 2022. The new grass truck is expected to be delivered May 5, 2022. Staff recommends approval of the agreement and sale of the 2006 fire truck.

Commercial Drive Project

Included in the packet is a preliminary route and site location for a proposed public improvement project which contemplates the extension of Commercial Drive to connect with West Zeller Street. The proposed improvement will allow additional access to the post office and nearby businesses and improve public convenience and traffic flow. The proposed project involves the acquisition of a portion of a single parcel of vacant

residential land. The City is required to establish an amount for just compensation, informed by a professional appraisal, for any interests in real estate which will be subject to acquisition by eminent domain. The City has secured an appraisal of the real estate interests which will be impacted by the Commercial Drive Extension project, and this resolution establishes that appraised value as just compensation for the acquisition. Staff recommends approval.

Employee Handbook Update – Holidays

Staff is recommending a change to the “Holidays” provision of the Employee Handbook, deleting Good Friday as a recognized holiday and replacing it with Martin Luther King Jr. Day. If approved, this change will take effect for the 2022 calendar year.

Police Officer Union Contract

The North Liberty Police Officer’s Union has ratified the enclosed four-year contract that includes annual pay raises of 2.5%, 2.75%, 3% and 3% respectively. The contract also includes a one-time wage scale adjust of 2.5% in FY23. Staff recommends approval of the agreement.

Domestic Violence Intervention Program Capital Campaign Contribution

At the previous Council meeting the City Council agreed to contribute \$25,000 to the DVIP’s capital campaign for a new facility. An agreement between the City and DVIP is included in the packet and recommended for approval. The leadership at DVIP is very grateful and excited about North Liberty’s commitment and noted that this is the first significant gift of their campaign. It should be noted that the City will have an opportunity for a naming sponsorship with this contribution.

National Opioid Settlement

The City has the opportunity to participate in several proposed nationwide settlement agreements with manufacturers and distributors of prescription opioids, for their role in creating the opioid epidemic. Under these agreements, a sizable pool of money is made available to states and their political subdivisions over a period of time, with the caveat that those funds are to be applied toward specific uses relating to opioid remediation, such as treatment, recovery and prevention programs. The deadline to opt in is January 2, 2022. Staff recommends that Council approve a resolution opting in to the various settlements.



Agenda



City Council

December 14, 2021

6:30 p.m.

Regular Session

Council Chambers

1 Quail Creek Circle

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Swearing in of elected and reelected officials
5. Consent Agenda
 - A. City Council Minutes, Regular Session, November 23, 2021
 - B. Claims
 - C. Aquatic Center Pool Water Heater Replacement, Change Order Number 1, Tricon General Contractor, \$2,789.02
 - D. Aquatic Center Pool Water Heater Replacement, Pay Application Number 3, Tricon General Construction, \$44,596.36
 - E. Centennial Park Loop Drive Project, Pay Application Number 3, All American Concrete, inc., \$100,206.00
 - F. Forevergreen Road Trail Improvements, Pay Application Number 1, TK Concrete, Inc., \$94,772.00
 - G. Ranshaw Way Phase 5 Improvements, Change Order Number 7, Peterson Contractors, Inc., (\$19,449.67)
 - H. Ranshaw Way Phase 5 Improvements, Pay Application Number 8, Peterson Contractors, Inc., \$467,211.31
 - I. Ranshaw House Renovation Phase 2, Change Order Number 5, Wolfe Contracting, Inc., (\$552.00)
 - J. Liquor License Renewal, Johnny's
 - K. Liquor License Renewal, Red's Alehouse
 - L. Liquor License Renewal, The Leaderboard
 - M. Liquor License Renewal, The Depot
6. Public Comment
7. City Engineer Report

8. City Administrator Report
9. Mayor Report
10. Voting Precincts
 - A. Public hearing regarding proposed voting precincts
 - B. First consideration of Ordinance Number 2021-19, An Ordinance amending Voting Precincts within Chapter 6.07 of the North Liberty Code of Ordinances
 - C. Consideration of waiving the requirement of three separate readings on three separate dates
 - D. Second consideration of Ordinance Number 2021-19, An Ordinance amending Voting Precincts within Chapter 6.07 of the North Liberty Code of Ordinances
 - E. Third consideration and adoption of Ordinance Number 2021-19, An Ordinance amending Voting Precincts within Chapter 6.07 of the North Liberty Code of Ordinances
11. Bowman Property LLC Rezoning
 - A. Second consideration of Ordinance Number 2021-18, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located at the Northeast Corner of West Forevergreen Road and South Kansas Avenue located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2A Highway Commercial District
12. Policy regarding payables for Council meeting
 - A. Resolution Number 2021-120, A Resolution establishing the policy for the payment of claims due to the cancellation of the second City Council meeting in December 2021
13. Urban Renewal Plan Amendment
 - A. Public Hearing on Proposed amendment to the North Liberty Renewal Area
 - B. Resolution Number 2021-121, A Resolution to declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 4.04 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area

- C. Resolution Number 2021-122, A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder
- 14. General Obligation Proceedings
 - A. Public Hearing on proposal to enter into a General Obligation Swimming Pool Loan Agreement
 - B. Resolution Number 2021-123, A Resolution taking additional action on proposal to enter into a General Obligation Swimming Pool Loan Agreement and repurposing bond proceeds
- 15. Dubuque Street Phase 1 Project
 - A. Resolution Number 2021-124, A Resolution accepting the bid and authorizing execution of the contract for the Dubuque Street Phase 1 Improvements Project, North Liberty, Iowa
- 16. Fire Department Equipment Sale
 - A. Resolution Number 2021-125, A Resolution approving the Vehicle Purchase Agreement between the City of North Liberty and the East Orchard Mesa Fire Department
- 17. Commercial Drive Extension Improvement Project
 - A. Resolution Number 2021-126, A Resolution establishing Fair Market Value and Just Compensation for the Acquisition of Certain Property for the Commercial Drive Extension Improvement Project
- 18. Employee Handbook
 - A. Resolution Number 2021-127, A Resolution approving the updated Employee Handbook
- 19. Collective Bargaining Agreement
 - A. Resolution Number 2021-128, A Resolution ratifying the Collective Bargaining Agreement amendments between the City of North Liberty Public Professional and Maintenance Employees Local 2003 IUPAT for the duration of the next contract
- 20. Domestic Violence Intervention Program (DVIP) Social Services Funding Agreement
 - A. Resolution Number 2021-129, A Resolution approving the Social Services Funding Agreement between the City of North Liberty and the Domestic Violence Intervention Program

21. National Opioid Settlement

- A. Resolution Number 2021-130, A Resolution opting to participate in Nationwide Settlements with Opioid Distributors, McKesson, Cardinal Health, and Amerisource Bergen, and Opioid Manufacturer Janssen Pharmaceuticals, Inc.

22. Old Business

23. New Business

24. Adjournment



Consent Agenda



City Council

November 23, 2021

Work and Regular Sessions

Call to order

Mayor Terry Donahue called the November 23, 2021 Regular Session of the North Liberty City Council to order at 6:00 p.m. Councilors present: RaQuishia Harrington Chris Hoffman, Annie Pollock, Brent Smith, Brian Wayson; absent –none.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Kaila Rome, Erek Sittig, Mike Bails, Jason Stone, Dale Larson and other interested parties.

Approval of the Agenda

Pollock moved; Harrington seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Harrington moved, Smith seconded to approve the Consent Agenda including the City Council Minutes, Ranshaw Way Phase 5 Project, Peterson Contractors, Inc., Change Order Number 6, \$16,759.88 and addition of one calendar day; Ranshaw Way Phase 5 Project, Peterson Contractors, Inc., Pay Application Number 7, \$714,292.21; and Aquatic Center Pool Heater Replacement, Tricon General Construction, Pay Application Number 2, \$109,521.11. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom provided an update on Ranshaw Way construction. Council discussed the report with Trom.

City Administrator Report

City Administrator Heiar reported on the scheduled farewell reception for Mayor Donahue and Councilor Pollock. There will be no second meeting in December. New elected officials will be sworn in at the December 14 meeting.

Mayor Report

Mayor Donahue reported on the MPOJC meeting. He reported that a resolution will be on the December 14 agenda to pay bills in lieu of a second meeting. He proclaimed November 27, 2021 as Small Business Saturday.
or bills.

FY 23 Budget Work Session

Heiar presented the slide deck for FY 23 budget. The Staff and Council discussed FY 23 Budget goals.

The Regular Session began at 6:34 p.m.

American Rescue Plan Act

Council discussed and possible action regarding proposal on use of APRA funds. Council discussion included funding social service needs, direct funding to individuals, expansion of transportation, keeping water and sewer rates as low as possible, and getting funds back to the community as a whole. Councilor Pollock left the meeting at 7:00 p.m. She returned at 7:02 p.m.

Reprecincting

Lientz presented information regarding proposed updated precinct plans the process. Staff recommends precinct plan E. Hoffman moved, Wayson seconded to move forward with Precinct Plan E. The vote was all ayes. Motion carried.

Bowman Property LLC Rezoning

At 7:19 p.m., Mayor Donahue opened the Public Hearing regarding proposed rezoning of 109.43 acres. No oral or written comments were received. The public hearing was closed.

Wayson moved, Hoffman seconded to approve the first consideration of Ordinance Number 2021-18, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located at the Northeast Corner of West Forevergreen Road and South Kansas Avenue located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2A Highway Commercial District. After discussion, Hoffman moved, Harrington seconded to amend the zoning on the northwestern seven lots from the pond to Kansas Avenue from RS-4 to RM-8. The vote on the amendment was: ayes- Hoffman, Harrington, Smith; nays – Wayson, Pollock. Amendment passes. The vote on the amending first reading of the ordinance was: ayes – Harrington, Hoffman, Smith, Wayson; nays – Pollock. Motion carried.

Jones Boulevard

Lientz presented additional information on the amendment to the agreement. Pollock moved, Smith seconded to approve Resolution Number 2021-109, A Resolution approving the Amendment to the Services Agreement between the City of North Liberty Shive-Hattery, Inc. for the Jones Boulevard Project. The vote was: ayes – Wayson, Harrington, Hoffman, Smith, Pollock; nays – none. Motion carried.

FY 2021 Annual Urban Renewal Report

Mulcahey presented information on the report. Council discussed the FY 21 Annual Urban Renewal Report. Wayson moved, Hoffman seconded to approve and submit the report. The vote was all ayes. Motion approved.

FY 2021 Annual Financial Report

Mulcahey presented information on this report. Council discussed the FY 21 Annual Financial Report. Pollock moved, Wayson seconded to accept the FY 21 Annual Financial Report. The vote was all ayes. Motion approved.

FY 2023 Annual Appropriations

Wayson moved, Smith seconded to approve Resolution Number 2021-110, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment financed obligations which shall come due in the next succeeding fiscal year – A & M Development. The vote was: ayes – Harrington, Smith, Wayson, Pollock; nays – none; abstain – Hoffman. Motion carried.

Pollock moved, Harrington seconded to approve Resolution Number 2021-111, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment financed obligations which shall come due in the next succeeding fiscal year- Spotix, Inc. The vote was: ayes – Pollock, Wayson, Smith, Harrington; nays – none; abstain – Hoffman. Motion carried.

Wayson moved, Harrington seconded to approve Resolution Number 2021-111, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment financed obligations which shall come due in the next succeeding fiscal year-Corridor Media Properties, L.L.C. The vote was: ayes – Smith, Pollock, Wayson, Harrington; nays – none; abstain – Hoffman. Motion carried.

FY 23 Urban Renewal Draw

Council discussed the Annual Urban Renewal funds request for FY 23. Hoffman moved; Smith seconded to approve the draw request. The vote was all ayes. Motion approved.

Dubuque Street Phase 1 Project

At 7:51 p.m., Mayor Donahue opened the Public Hearing regarding proposed plans, specifications, and estimate of cost for the project. No oral or written comments were received. The public hearing was closed.

Harrington moved, Pollock seconded to approve Resolution Number 2021-112, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the Dubuque Street Phase 1 Project. After discussion, the vote was: ayes – Pollock, Wayson, Smith, Harrington, Hoffman; nays – none. Motion approved.

Housing Rehabilitation Grant

Mulcahey presented information on the grant. Pollock moved, Smith seconded to approve Resolution Number 2021-113, A Resolution approving the Community Development Block Grant (CDBG) Program Contract between the City of North Liberty and the Iowa Economic Development Authority. After discussion, the vote was: ayes – Smith, Wayson, Harrington, Hoffman, Pollock; nays – none. Motion carried.

Smith moved, Hoffman seconded to approve Resolution Number 2021-114, A Resolution approving the Community Development Block Grant Services Contract between the City of North Liberty and the East Central Iowa Council of Governments. The vote was: ayes - Pollock, Harrington, Smith, Wayson, Hoffman; nays - none. Motion carried.

Assessment Resolution

Harrington moved, Wayson seconded to approve Resolution Number 2021-115, A Resolution assessing delinquent amounts owed to the City of North Liberty, Iowa to individual property taxes. The vote was: ayes - Smith, Harrington, Hoffman, Pollock, Wayson; nays - none. Motion carried.

GO Loan Agreement

Wayson moved, Hoffman seconded to approve Resolution Number 2021-116, A Resolution setting the date for a public hearing on proposal to enter into a General Obligation Swimming Pool Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$95,000. The vote was: ayes - Harrington, Pollock, Smith, Wayson, Hoffman; nays - none. Motion carried.

Commercial Drive Extension Project

Harrington moved, Hoffman seconded to approve Resolution Number 2021-117, A Resolution to proceed with a Public Improvement, the Commercial Drive Extension Project. After discussion, the vote was: ayes - Wayson, Harrington, Smith, Pollock, Hoffman; nays - none. Motion carried.

Cedar Springs Parking

Heiar presented additional information on this agenda item. Dale Larson, HOA President, was present and offered to answer questions. Harrington moved, Pollock seconded to approve Resolution Number 2021-118, A Resolution approving parking control devices in the City of North Liberty, Iowa. The vote was: ayes - Smith, Harrington, Wayson, Pollock, Hoffman; nays - none.

Old Business

Councilor Hoffman spoke regarding MPOJC and JECC meetings. Councilor Pollock encouraged all to be diligent during the pandemic. Councilor Wayson encouraged all to get the flu shot.

New Business

No old business presented.

Adjournment

Mayor Donahue adjourned the meeting at 8:06 p.m.

CITY OF NORTH LIBERTY

By: _____
Terry L. Donahue, Mayor

Attest: _____
Tracey Mulcahey, City Clerk



AIA Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> North Liberty Aquatic Center Pool Water Heater Replacement North Liberty, Iowa	CONTRACT INFORMATION: Contract For: General Construction Date: June 09, 2021	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: November 22, 2021
OWNER: <i>(Name and address)</i> City of North Liberty 3 Quail Creek Circle P.O. Box 77 North Liberty, Iowa 52317	ARCHITECT: <i>(Name and address)</i> Shive-Hattery 1212150 2839 Northgate Drive Iowa City, Iowa 52245	CONTRACTOR: <i>(Name and address)</i> Tricon General Contractor 2245 Kerper Blvd. Suite 2 Dubuque, Iowa 52001

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Testing Service for September 2021 per COR 01 – ADD \$175.40


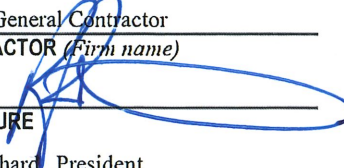

Motors for Hot Water Heating Pumps P1 and P2 per COR 02 – ADD \$2,613.62

The original Contract Sum was	\$ 406,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 406,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,789.02
The new Contract Sum including this Change Order will be	\$ 408,789.02

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be the same.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Shive-Hattery</u> ARCHITECT <i>(Firm name)</i>	<u>Tricon General Contractor</u> CONTRACTOR <i>(Firm name)</i>	<u>City of North Liberty</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Ted Krausman, P.E. PRINTED NAME AND TITLE	Ron Richard, President PRINTED NAME AND TITLE	Mr. Ryan Heiar, City Administrator PRINTED NAME AND TITLE
November 22, 2021 DATE	November 23, 2021 DATE	 DATE

APPLICATION AND CERTIFICATE FOR PAYMENT
AIA DOCUMENT G702

TO OWNER:

City of North Liberty
 3 Quail Creek Circle
 North Liberty, IA 52317

PROJECT:

North Liberty Aquatic Center Pool
 Water Heater Replacement
 520 West Cherry Street North
 North Liberty, IA 52317

APPLICATION NO: 3
APPLICATION DATE: 11/30/21
PERIOD TO: 11/30/21
PROJECT NO: 1212150

Distribution to:
 OWNER
 CONSTRUCTION
 MANAGER
 ARCHITECT
 CONTRACTOR
 OTHER
 OTHER

FROM CONTRACTOR:

Tricon General Construction
 1230 East 12th Street
 Dubuque, IA 52001

CONTRACT DATE: 06/09/21

CONTRACT FOR: General Construction

VIA ARCHITECT: Shive-Hatery, Inc 2839 Northgate Drive Iowa City, IA 52245

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.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

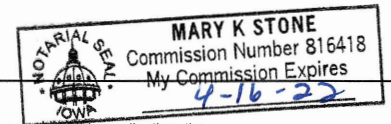
1. ORIGINAL CONTRACT SUM	\$406,000.00
2. Net change by Change Orders	\$2,789.02
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$408,789.02
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$366,364.61
5. RETAINAGE:	
a. 5% of Completed Work (Column D + E on G703)	\$18,318.23
b. 5% of Stored Material (Column F on G703)	\$0.00
TOTAL RETAINAGE (Lines 5a + 5b or Total in Column I of G703)	\$18,318.23
6. TOTAL EARNED LESS RETAINAGE	\$348,046.38
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$303,450.02
8. CURRENT PAYMENT DUE	\$44,596.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$60,742.64

CONTRACTOR: Tricon Construction Group

By: *C. J. Helt* Date: 11-30-2021

State of: Iowa County of: Dubuque
 Subscribed and sworn to before me this 30th day of November 2021
 Notary Public:

Mary K. Stone



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 \$ 44,596.36

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

ARCHITECT

Ted Krausman

By: _____ Date: November 30, 2021

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months		
Total approved this Month	\$2,789.02	
TOTALS:	\$2,789.02	\$0.00
NET CHANGES by Change Order:	\$2,789.02	

PAYMENT APPLICATION

TO: City of North Liberty, Iowa 3 Quail Creek Circle North Liberty, Iowa 52317 Attn:	PROJECT NAME AND LOCATION: NL Centennial Park Loop Drive Improvements	APPLICATION # 3 PERIOD THRU: 12/03/2021 PROJECT #s: 1191820 DATE OF CONTRACT: 08/18/2021	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM: All American Concrete, Inc. 1489 Highway 6 West Liberty, IA. 52776	ARCHITECT: Shive Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245		
FOR: North Liberty Centennial Park Loop Drive Improvements			

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$514,900.00
2. SUM OF ALL CHANGE ORDERS	\$10,019.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$524,919.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$485,229.00
5. RETAINAGE:	
a. 5.00% of Completed Work (Columns D + E on Continuation Page)	\$24,261.45
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$24,261.45
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$460,967.55
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$360,761.55
8. PAYMENT DUE	\$100,206.00
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$63,951.45

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$10,019.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$10,019.00	\$0.00
NET CHANGES	\$10,019.00	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: All American Concrete, Inc.

By: Jodi Simon Date: 12-6-21
Jodi Simon

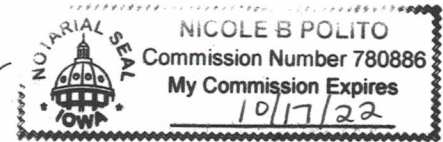
State of: Iowa

County of: Muscatine

Subscribed and sworn to before me this 6th day of December 2021

Notary Public: Nicole Polito

My Commission Expires: 10/17/22



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT..... \$100,206.00

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: Chris Whittman Date: 12/06/2021

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

CONSTRUCTION MANAGER AS ADVISER EDITION

PAGE ONE OF 2 PAGES

OWNER: City of North Liberty

PROJECT: Forevergreen Trail Improvements

APPLICATION NO: 1

Distribution to:

FROM

CONTRACTOR: TK Concrete, Inc.

CONSTRUCTION MANAGER:

1608 Fifield Rd.

Shive Hattery

Pella, IA 50219

CONTRACT FOR: Trail improvements

PERIOD TO: 12/3/21

PROJECT NO:

CONTRACT DATE: 4/1/2020

PROJECT NOS:

OWNER
 CONSTRUCTION MANAGER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

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


1. ORIGINAL CONTRACT SUM	\$	99,760.00
2. NET CHANGES IN THE WORK	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	99,760.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	99,760.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	4,988.00
b. % of Stored Material	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	4,988.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	94,772.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	94,772.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	4,988.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$
Total approved this month including Construction Change Directives	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: TK Concrete, Inc.

By:  Date: 12/3/21

State of: Iowa County of: _____
 Subscribed and sworn to before me this 3 day of December, 2021
 Notary Public: 
 My Commission expires: 1-16-22

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work 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 \$ **\$94,772.00**

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

CONSTRUCTION MANAGER:

By: _____ Date: _____
 ARCHITECT: _____ s are responsible for performing portions of the Work (not required.)
 By:  Date: 12/06/2021

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.

BILLIE S. STOUT
 Commission Number 776523
 My Commission Expires

CHANGE ORDER
For Local Public Agency Projects

No.: 7

Non-Substantial:

Substantial:

Administering Office
Concurrence Date

Accounting ID No. (5-digit number):37719

Project Number: STP-U-5557(622)--70-52

Contract Work Type: PCC Pavement - Grade & Replace

Local Public Agency: City of North Liberty

Contractor: Peterson Contractors Inc.

Date Prepared: December 6, 2021

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

A - Description of change to be made:

0010 - INCREASE the contract quantity from 438.00 UNIT to 737.00 UNIT (+299.00 UNIT) to match measured quantity.

0140 - DECREASE contract quantity from 19,837.00 SY to 19,122.80 SY (-714.20 SY) to correct an identified error in the bid plan quantity calculation (-732.00 SY) and to account for field adjustments (+7.30 SY at STA 59+74 LT; +10.50 SY at STA 67+40 RT).

0620 - INCREASE contract quantity from 16,584.00 SY to 16,606.00 SY (+22.00 SY) to account for field adjustments (-105 SY from reduced temporary paving per ITC-01; +7.30 SY at STA 59+74 LT; +119.93 SY at STA 60+25 RT; +10.50 SY at STA 67+40 RT; +13.00 SY at Zeller SW Casey's parking lot; -23.73 SY reflects the quantity of estimated temporary pavement not used as initially estimated on tabulation on Sheet C.09).

0660 - INCREASE contract quantity from 2,178.00 SY to 2,224.24 SY (+46.24 SY) to account for field adjustments (+30.55 SY at STA 84+50 RT; +13.89 SY at STA 87+50 RT; +1.80 SY at STA 95+50 LT).

0670 - INCREASE contract quantity from 1,661.00 SY to 1,707.76 SY (+46.76 SY) to account for field adjustments (+0.52 SY at STA 81+25 RT; +30.55 SY at STA 84+50 RT; +13.89 SY at STA 87+50 RT; +1.80 SY at STA 95+50 LT).

0910 - REDUCE the lump sum value of "Temporary Traffic Signals" by \$7,200 to reflect that the temporary signal installation will not be removed as part of this contract. The City of North Liberty has entered into a separate contract with the electrical subcontractor to continue renting the temporary signal on a monthly basis.

8031 - ADD an item for "Video Detection Cable." Work consists of installing a second run of video detection cable at the Westwood Drive traffic signal. Perform work per Special Provision for Traffic Signalization (SP-156137). Method of Measurement: Item will not be measured separately for payment. Basis of Payment: Lump Sum.

B - Reason for change:

0010 - Adjust quantity to match measured quantity.

0140 - Adjust quantity to correct error in the original plan quantity calculation and to account for field adjustments.

0620 - Adjust quantity to account for field adjustments (added mainline pavement removal; mobile home pavement removal).

0660 / 0670 - Adjust quantity to account for field adjustments.

0910 - The City of North Liberty has entered into a separate rental contract (outside of this roadway project) with the electrical subcontractor to continue renting the temporary signal on a monthly basis.

8031 - A second run of video detection cable is required for the current video detection system in use at the Westwood intersection.

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

0010 - Contract Unit Price

0140 - Contract Unit Price

0620 - Contract Unit Price

0660 - Contract Unit Price

0670 - Contract Unit Price

0910 - Agreed Lump Sum Credit

8031 - Agreed Lump Sum

D - Justification for cost(s) (See I.M. 6.000, Attachment D, Chapter 2.36, for acceptable justification):

0910 - The rental contract between the City of North Liberty and the electrical contractor includes \$7,200 to account for full removal of the temporary traffic signal installation. Therefore, this amount is deducted from the lump sum amount for this line item.

8031 - An agreed upon lump sum price for the work was established. Cost is considered reasonable based on utilizing the same unit cost (\$1.00/LF) and length (855 LF) submitted for the first run of video detection cable in the electrical contractors detailed breakdown of their lump sum value. The cost includes \$100.00 minimum prime contractor markup per Standard Specification 1109.03,B.,3.

E - Contract time adjustment: No Working Days added Working Days added: _____ Unknown at this time

Justification for selection:

F - Items included in contract:

Participating				For deductions enter as "-x.xx"				
Federal-aid	State-aid	Line Number	Item Description		Unit Price .xx	Quantity .xxx	Amount .xx	
x		0010	CLEARING AND GRUBBING		\$85.00	299.000	\$25,415.00	
x		0140	STD S/F PCC PAVEMENT, CL C, CL 3, 10 IN.		\$58.35	-714.200	-\$41,673.57	
x		0620	REMOVAL OF PAVEMENT		\$6.15	22.000	\$135.30	
x		0660	REMOVAL OF SIDEWALK		\$7.50	46.240	\$346.80	
x		0670	SIDEWALK, P.C. CONCRETE, 5 IN.		\$55.00	46.760	\$2,571.80	
x		0910	TEMPORARY TRAFFIC SIGNALS		\$1.00	-7,200.000	-\$7,200.00	
					Add Row	Delete Row	TOTAL	-\$20,404.67

G - Items not included in contract:

Participating				For deductions enter as "-x.xx"				
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx	
x		8031	2599-9999010	VIDEO DETECTION CABLE	\$1.00	955.000	\$955.00	
					Add Row	Delete Row	TOTAL	\$955.00

H. Signatures

Signatures will be applied through DocExpress.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of North Liberty 3 Quail Creek Circle P.O. Box 77 North Liberty, Iowa 52317	PROJECT:	Ranshaw Way Phase 5 Improvements STP-U-5557(622)-70-52	APPLICATION NO:	8	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER
FROM CONTRACTOR:	Peterson Contractors, Inc. 104 Blackhawk Street, P.O. Box A Reinbeck, Iowa 50669	VIA ENGINEER:	Shive-Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245	PERIOD TO:	12/4/21	
				PROJECT NO.:	STP-U-5557(622)-70-52	
				CONTRACT ID:	52-5557-622	
				LETTING DATE:	4/20/21	

CONTRACT FOR: Ranshaw Way Phase 5 Improvements

CONTRACTOR'S APPLICATION FOR PAYMENT

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

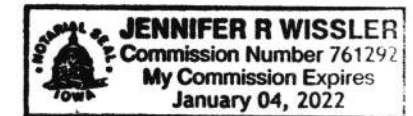
1. ORIGINAL CONTRACT SUM	\$	<u>7,882,878.58</u>
2. Net Change by Change Orders	\$	<u>117,567.56</u>
3. CONTRACT SUM TO DATE	\$	<u>8,000,446.14</u>
4. TOTAL COMPLETED & STORED TO DATE	\$	<u>5,654,014.00</u>
5. RETAINAGE 3 % of Completed Work & Stored Material	\$	<u>30,000.00</u>
6. TOTAL EARNED LESS RETAINAGE	\$	<u>5,624,014.00</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	<u>5,156,802.69</u>
8. CURRENT PAYMENT DUE	\$	<u>467,211.31</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	<u>2,376,432.14</u>

(This amount will decrease, as Change Orders do not yet reflect items deleted or decreased in quantity - see summary sheet for est. final totals)

CONTRACTOR: Peterson Contractors, Inc.
By: [Signature] Date: 12-8-21

State of:
County of:
Subscribed and sworn to before me this 5th day of December, 2021.

Notary Public: Jennifer R Wissler
My Commission expires: 1/4/22



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's 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 \$ 467,211.31

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

ENGINEER: [Signature]
By: _____ Date: 12 / 07 / 21

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 428,938.28	\$ 291,921.05
Total approved this Month	\$ 29,423.90	\$ 48,873.57
TOTALS	\$ 458,362.18	\$ 340,794.62
NET CHANGES by Change Order	\$ 117,567.56	\$ -



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
Ranshaw House Renovation Phase 2
North Liberty, Iowa

CONTRACT INFORMATION:
Contract For: General Construction
Date: September 11, 2020

CHANGE ORDER INFORMATION:
Change Order Number: 005
Date: November 22, 2021

OWNER: *(Name and address)*
City of North Liberty
3 Quail Creek Circle
P.O. Box 77
North Liberty, Iowa 52317

ARCHITECT: *(Name and address)*
Shive-Hattery, Inc. 1192630
2839 Northgate Drive
Iowa City, Iowa 52245

CONTRACTOR: *(Name and address)*
Wolfe Contracting, Inc.
2200 Grandview Avenue
Muscatine, Iowa 52716

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

West Door is not needed per COR 18 – CREDIT -\$552.00


The original Contract Sum was	\$	420,000.00
The net change by previously authorized Change Orders	\$	-11,139.74
The Contract Sum prior to this Change Order was	\$	408,860.26
The Contract Sum will be decreased by this Change Order in the amount of	\$	552.00
The new Contract Sum including this Change Order will be	\$	408,308.26


The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Shive-Hattery, Inc.
ARCHITECT *(Firm name)*

SIGNATURE

Wolfe Contracting, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE

City of North Liberty
OWNER *(Firm name)*

SIGNATURE

Tandri Brannaman, Architect
PRINTED NAME AND TITLE

Brian Wolfe, Owner
PRINTED NAME AND TITLE

Ryan Heiar, City Administrator
PRINTED NAME AND TITLE

November 22, 2021
DATE

11/29/2021
DATE

DATE

Services <https://directory.iowa.gov/service/Index?_ga=1.101492737.1604613096.1488473035&ia_slv=1638455430041>

Agencies <https://directory.iowa.gov/?ia_slv=1638455430041>

Social <https://directory.iowa.gov/social/Index?ia_slv=1638455430041>

License Application (LE0002981)

<https://www.iowa.gov/search/google?ia_slv=1638455430041>

▪ Applicant

Name of Legal Entity : JOHNCY'S LIQUOR STORE INC

Name of Business(DBA) : JOHNCY'S LIQUOR STORE INC

Address of Premises : 585 HIGHWAY 965 SUITE D and E

City : North Liberty

County : Johnson

Zip : 52317

Business : (319) 626-2046

Mailing Address: 585 HIGHWAY 965 SUITE E

City : North Liberty

State : Iowa

Zip : 52317

▪ Contact Person

Name : JOHNCY MENEZES

Phone : (319) 440-7176

Email : jlstore2003@yahoo.com

▪ License Information

License Number : LE0002981

License/Permit Type : Class E Liquor License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2022-01-01

Expiration Date : 2022-12-31

Sub-Permits : Class E Liquor License, Class C Beer Permit, Class B Wine Permit

Privileges : Sunday Sales

Last Day of Business :

▪ **Status of Business**

Business Type : Privately Held Corporation

▪ **Ownership**

JOHNCY MENEZES

City : NORTH LIBERTY

State : Iowa

Zip : 52317

Position : Owner

% of ownership : 100

U.S. Citizen : Yes

▪ **Insurance Company Information**

-
-



North Liberty Police Department

340 N Main St•PO Box 77•North Liberty, Iowa•52317•(319) 626-5724/Fax: 5743

December 2, 2021

Liquor License Check

Business: Johncy's
585 S. Hwy 965 Suite E
North Liberty, IA 52317

Owner: Johncy Menezes (DOB: 1970)

The North Liberty Police Department does not have any documented contacts with the owners or premise in conflict with their liquor license.

I recommend the license be granted.

This record check was conducted by Sergeant Mitch Seymour.



North Liberty Fire Department

Occupancy: **Johncy's Liquor Store**

Occupancy ID: **JOHN01**

Address: **585 S Highway 965 Building #613284003 Apt/Suite #Suite #E
North Liberty IA 52317**

Inspection Type: **Liquor License Inspection**

Inspection Date: **12/8/2021** By: **Hardin, Bryan E (01-1022)**

Time In: **14:03** Time Out: **14:30**

Authorized Date: **12/09/2021** By: **Hardin, Bryan E (01-1022)**

Next Inspection Date: **01/07/2022 Reinspection**



Form: General Fire
Inspection Checklist 1.3

Inspection Description:

ORDER TO COMPLY:

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

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

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

Inspection Topics:

Electrical Rooms / Electrical Wiring

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

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

Status: FAIL

Notes: Near NW door, outlet cover missing.



Exit Access & Doors

Panic and Exit Hardware Operation

1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with Section 1010.1.9.3, Item 2. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

Status: FAIL

Notes: South exit door is hard to open.



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 27 minutes

Total Time: 27 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:

Closing Notes:

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

Inspector:

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

Signed on: 12/08/2021 14:22

Signature

Date

Representative Signature:

Signature of: Johncy menezes on 12/08/2021 14:19



Signature

Date

Services <https://directory.iowa.gov/service/Index?_ga=1.101492737.1604613096.1488473035&ia_slv=1638455284439>

Agencies <https://directory.iowa.gov/?ia_slv=1638455284439>

Social <https://directory.iowa.gov/social/Index?ia_slv=1638455284439>

License Application (LC0036590)

<https://www.iowa.gov/search/google?ia_slv=1638455284439>

▪ Applicant

Name of Legal Entity : Chrisma, Inc

Name of Business(DBA) : Reds Alehouse

Address of Premises : 405 N. Dubuque

City : North Liberty

County : Johnson

Zip : 52317

Business : (319) 626-2100

Mailing Address: 18 Fairview Knoll

City : Iowa City

State : Iowa

Zip : 52240

▪ Contact Person

Name : Faye Swift

Phone : (319) 331-7418

Email : fpswiftia@gmail.com

▪ License Information

License Number : LC0036590

License/Permit Type : Class C Liquor License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2022-01-05

Expiration Date : 2023-01-04

Sub-Permits : Class C Liquor License

Privileges : Sunday Sales, Outdoor Service

Last Day of Business :

- **Status of Business**

Business Type : Privately Held Corporation

- **Ownership**

No Results Found

- **Insurance Company Information**

Insurance Company : Society Insurance

Policy Effective Date : 2022-01-05

Policy Expiration : 2023-01-05

Bond Effective :

Dram Cancel Date :

Outdoor Service Effective :

Outdoor Service Expiration :

Temp Transfer Effective Date :

Temp Transfer Expiration Date :

-
-



North Liberty Police Department

340 N Main St•PO Box 77•North Liberty, Iowa•52317•(319) 626-5724/Fax: 5743

December 2, 2021

Liquor License Check

Business: Red's Alehouse
405 N. Dubuque Street
North Liberty, IA 52317

Owners: Matthew Swift (DOB: 1982)
 Faye Swift (DOB: 1952)

The North Liberty Police Department does not have any documented contacts with the owners or premise in conflict with their liquor license.

I recommend the license be granted.

This record check was conducted by Sergeant Mitch Seymour.

Services <<https://directory.iowa.gov/service/Index?>

[ga=1.101492737.1604613096.1488473035&ia_slv=1637617539586](https://www.google.com/search?ga=1.101492737.1604613096.1488473035&ia_slv=1637617539586)>

License Application (LC0044966)

Agencies <https://directory.iowa.gov/?ia_slv=1637617539586>

Social <https://directory.iowa.gov/social/Index?ia_slv=1637617539586>

<https://www.iowa.gov/search/google?ia_slv=1637617539586>

▪ Applicant

Name of Legal Entity : US CORRIDOR ENTERTAINMENT LLC

Name of Business(DBA) : THE LEADERBOARD

Address of Premises : 680 MEADE DR SUITE 3-5

City : North Liberty

County : Johnson

Zip : 52317

Business : (319) 383-6821

Mailing Address: 115 Alydar Dr

City : North Liberty

State : Iowa

Zip : 52317

▪ Contact Person

Name : GRANT UDING

Phone : (319) 383-6821

Email : grant.uding@gmail.com

- **License Information**

License Number : LC0044966

License/Permit Type : Class C Liquor License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2021-11-15

Expiration Date : 2022-11-14

Sub-Permits : Class C Liquor License

Privileges : Sunday Sales, Outdoor Service

Last Day of Business :

- **Status of Business**

Business Type : Limited Liability Company

- **Ownership**

No Results Found

- **Insurance Company Information**

Insurance Company : Illinois Casualty Co

Policy Effective Date : 2021-11-01

Policy Expiration : 2022-11-01

Bond Effective :

Dram Cancel Date :

Outdoor Service Effective :

Outdoor Service Expiration :

Temp Transfer Effective Date :

Temp Transfer Expiration Date :

-

-



State of Iowa ABD approval statement from the following county department

Legal Name of Applicant: _____

Name of Business (DBA): _____

Address of Business: _____

Business Phone: _____

Email: _____

State of Iowa ABD License #: _____

Johnson County Health Department:

The above referenced business possesses a valid Johnson County Public Health food license.

Name: _____

Title: _____ **Date:** _____

Signature: *James Lacina* _____



North Liberty Police Department

340 N Main St•PO Box 77•North Liberty, Iowa•52317•(319) 626-5724/Fax: 5743

November 10, 2021

Liquor License Check

Business: The Leaderboard Bar
680 Meade Drive
North Liberty, IA 52317

Owner:	Grant Uding	(DOB: 1990)
	Joshua Smith	(DOB: 1987)
	Yvonne O'Neill	(DOB: 1961)

The North Liberty Police Department does not have any documented contacts with the owners or premise in conflict with their liquor license.

A judgement was entered on December 18, 2020 against Joshua Smith for defaulting with the plaintiff being Nebraska Furniture Mart in the amount of \$4374.09 not including fees, costs, and interest.

A judgement was entered on March 12, 2021 against Grant Uding for defaulting with the plaintiff being Green State Credit Union in the amount of \$14,544.52 not including fees, costs, and interest.

This record check was conducted by Sergeant Mitch Seymour.



North Liberty Fire Department

Occupancy: **The Leaderboard**

Occupancy ID: **995239**

Address: **680 Meade DR Apt/Suite #2-5
North Liberty IA 52317**

Inspection Type: **Liquor License Inspection**

Inspection Date: **11/22/2021** By: **Hardin, Bryan E (01-1022)**

Time In: **14:27** Time Out: **15:08**

Authorized Date: **11/22/2021** By: **Hardin, Bryan E (01-1022)**

Next Inspection Date: **12/22/2021 Reinspection**



Form: General Fire
Inspection Checklist 1.3

Inspection Description:

ORDER TO COMPLY:

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

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

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

Inspection Topics:

Fire Extinguishers

Fire Extinguisher Monthly Inspection - Initial & Date Tag

NFPA 10: Standard for Portable Fire Extinguishers, 2013 Edition, Section 7.2.1.2 Fire extinguishers and Class D extinguishing agents shall be visually inspected at intervals not exceeding 31 days. Documentation of the visual inspection shall be recorded on the backside of the inspection tag (Date & Initials) or on a log book.

Status: **FAIL**

Notes: **Complete**

Electrical Rooms / Electrical Wiring

Electrical Equipment - 3 Feet Clearance in Front of Panel

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

Status: **FAIL**

Notes: **Keep clear path free from storage to the electrical panels.**

Fire Alarm System

Manual Pull Station Accessible & Unobstructed

907.4.2.6 Unobstructed and unobscured. Manual fire alarm boxes shall be accessible, unobstructed, unobscured and visible at all times.

Status: FAIL

Notes: Keep area below fire alarm pull station clear of storage.



Exit Access & Doors

Panic and Exit Hardware Operation

1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with Section 1010.1.9.3, Item 2. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

Status: FAIL

Notes: Rear exit, dead bolt was added to door. Cannot be used with panic hardware. Dead bolt will need to be removed.



Compressed Gas Cylinders / LPG

Compressed Gas Cylinders Secured or Chained

5303.5.3 Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use. Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

Status: FAIL
Notes: Secure all cylinders.



Miscellaneous

No Other Unsafe Conditions

110.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Status: FAIL
Notes: Seating area, Camera data cable is tied to the sprinkler piping. Will need to be removed.

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 41 minutes
Total Time: 41 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:

Closing Notes:

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

Inspector:

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



Signed on: 11/22/2021 15:02

Signature

Date

Representative Signature:

Signature of: Grant uding on 11/22/2021 15:03



Signature

Date

Services <<https://directory.iowa.gov/service/Index?>

[_ga=1.101492737.1604613096.1488473035&ia_slv=1636039530384](https://www.google.com/search?ia_slv=1636039530384)>

License Application (LE0002978)

Agencies <https://directory.iowa.gov/?ia_slv=1636039530384>

Social <https://directory.iowa.gov/social/Index?ia_slv=1636039530384>

<https://www.iowa.gov/search/google?ia_slv=1636039530384>

▪ Applicant

Name of Legal Entity : The Depot North Liberty LLC

Name of Business(DBA) : The Depot North Liberty LLC

Address of Premises : 1290 S Dubuque St

City : North Liberty

County : Johnson

Zip : 52317

Business : (319) 545-9514

Mailing Address: 221 W Marengo Rd

City : Tiffin

State : Iowa

Zip : 52340

▪ Contact Person

Name : David Scheetz

Phone : (319) 545-9514

Email : info@thedepotexpress.com

- **License Information**

License Number : LE0002978

License/Permit Type : Class E Liquor License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2021-12-01

Expiration Date : 2022-11-30

Sub-Permits/Privileges : Sunday Sales

Last Day of Business :

- **Status of Business**

Business Type : Limited Liability Company

- **Ownership**

Thomas Scheetz

City : Oxford

State : Iowa

Zip : 52322

Position : Owner

% of ownership : 35

U.S. Citizen : Yes

Lynette Scheetz

City : Oxford

State : Iowa

Zip : 52322

Position : Owner

% of ownership : 35

U.S. Citizen : Yes

Matthew Scheetz

City : Oxford

State : Iowa

Zip : 52322

Position : Owner

% of ownership : 15

U.S. Citizen : Yes

David Scheetz

City : Oxford

State : Iowa

Zip : 52322

Position : Owner

% of ownership : 15

U.S. Citizen : Yes

- **Insurance Company Information**

-

-



State of Iowa ABD approval statement from the following county department

Legal Name of Applicant: _____

Name of Business (DBA): The Depot North Liberty, LLC

Address of Business: _____

Business Phone: _____

Email: _____

State of Iowa ABD License #: _____

Johnson County Health Department:

The above referenced business possesses a valid Johnson County Public Health food license.

Name: James Lacina

Title: Environmental Health Manager Date: 11/4/21

Signature: *James Lacina*



North Liberty Police Department

340 N Main St • PO Box 77 • North Liberty, Iowa • 52317 • (319) 626-5724 / Fax: 5743

October 13, 2021

Liquor License Check

Business: The Depot Express
1290 S. Dubuque Street
North Liberty, IA 52317

Owners:

1. Thomas Scheetz (DOB: 1952)
2. Lynette Scheetz (DOB: 1954)
3. Matthew Scheetz (DOB: 1979)
4. David Scheetz (DOB: 1981)

The North Liberty Police Department does not have any documented contacts with the owners or premise in conflict with their liquor license.

I recommend the license be granted.

This record check was conducted by Sergeant Mitch Seymour.



North Liberty Fire Department



Occupancy: **The Depot Express**
Occupancy ID: **995224**
Address: **1290 S Dubuque ST**
North Liberty IA 52317

Inspection Type: **Liquor License Inspection**

Inspection Date: **11/22/2021** By: **Hardin, Bryan E (01-1022)**

Time In: **13:51** Time Out: **14:14**

Authorized Date: **11/22/2021** By: **Hardin, Bryan E (01-1022)**

Next Inspection Date: **11/22/2021 Reinspection**

Form: General Fire
Inspection Checklist 1.3

Inspection Description:

ORDER TO COMPLY:

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

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

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

Inspection Topics:

Kitchen Hood System

Cooking Equipment with Casters Have Approved Flexible Gas Connector

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

Status: **FAILED & CORRECTED**

Notes: **Flexible cable was not connected to griddle appliance. Corrected during inspection.**

Compressed Gas Cylinders / LPG

Compressed Gas Cylinders Secured or Chained

5303.5.3 Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use. Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

Status: **FAILED & CORRECTED**

Notes: **One LPG cylinder was located outside of the LPG cage. Was corrected during inspection.**

Miscellaneous

No Other Unsafe Conditions

110.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Status: FAIL

Notes: Most of the the fuel pumps have advertisement banner blocking the warning signs.

2305.6 Warning signs. Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle—back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 23 minutes

Total Time: 23 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:

Closing Notes:

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

Inspector:

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



Signed on: 11/22/2021 14:15

Signature

Date

Representative Signature:

Signature of: Dawn Fowler on 11/22/2021 14:16



Signature

Date



Reprecincting

ORDINANCE NO. 2021-19

**AN ORDINANCE AMENDING VOTING PRECINCTS WITHIN
CHAPTER 6.07 OF THE NORTH LIBERTY CODE OF
ORDINANCES**

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

SECTION 1. AMENDMENT OF ORDINANCE. Chapter 6.07 of the North Liberty Code of Ordinances is amended to read as follows:

6.07 VOTING PRECINCTS.

The boundaries of the voting precincts in the City are as follows:

Precinct 01: Beginning at the intersection of Highway 965 NE and 240th St., then northeasterly and northerly along Scales Bend Road to a northerly boundary line of the city, then northwesterly, northerly, westerly, northerly, westerly, and southerly along boundary lines of the city to 230th St., then westerly along 230th St. to a westerly boundary line of the city, then southerly, westerly, and southerly along boundary lines of the city to 240th St., then easterly along 240th St. to the point of the beginning.

Precinct 02: Beginning at the intersection of E. Penn St. and N. Front St., then easterly along E. Penn St. to North Liberty Rd., then northerly, easterly, southeasterly and southwesterly along boundary lines of the city, lines being the exterior lines of Auditor's Parcel 2018060, to North Liberty Rd., then southerly along North Liberty Rd to a boundary line of the city, then easterly along said boundary line to an easterly boundary line of the city, said line being the east line of said the east boundary of the city, then east following the east boundary of the city, then southerly, easterly, south, and westerly along boundary lines of the city to Dubuque St. NE, then westerly along to a boundary line of the city, then southerly and westerly along boundary lines of the city to North Liberty Rd., then northerly along North Liberty Rd. to S. Dubuque St., then westerly along S. Dubuque St. to a boundary line boundary of the city, then northerly, westerly, southerly and westerly along boundary lines of the city to Front St., then northerly along Front St. to Hackberry St., then easterly along Hackberry St. to Juniper Ct., then northerly along Juniper Ct to Juniper St., then easterly along Juniper St. to S. Dubuque St., then northwesterly along to S. Dubuque St. to N. Front St., then northerly along N. Front St. to the point of the beginning.

Precinct 03: Beginning at the intersection of Highway 965 NE and 240th St., then northeasterly and northerly along Scales Bend Rd. to a northerly boundary line of the city, then easterly, northerly, easterly, northerly, easterly, southerly, easterly, southerly, westerly, southerly, westerly, southerly, westerly and southerly along boundary lines of the city to N. Front St., then easterly along N. Front St. to a easterly boundary line of the city, the southerly along an easterly boundary line of the city to E. Penn St., then westerly along E. Penn St. to the CRANDIC right-of-way, then northwesterly along the CRANDIC right-of-way to 240th St., then easterly along 240th St. to the point of the beginning.

Precinct 04: Beginning at the intersection of S. Highway 956 and Golfview Dr., then easterly along Golfview Dr. to S. Front St., then southerly along S. Front St. to a boundary line of the city, then easterly along Cambridge Way to an easterly boundary line of the city, then easterly, southerly, easterly, southerly, easterly, southerly and westerly along boundary lines of the city to E. Forevergreen Rd., then continuing westerly along E. Forevergreen Rd. to S. Highway 956, then northerly along S. Highway 956 to the point of the beginning.

Precinct 05: Beginning at the intersection of N. Jones Blvd. and 240th St., then easterly along 240th St. to the CRANDIC right-of-way, then southeasterly and southerly along the CRANDIC right-of-way to Cherry St, then westerly along Cherry St. to N. Highway 965, then southerly along N Highway 965 to Westwood Dr., then westerly along Westwood Dr. to Sugar Creek Ln., then southwestly along Sugar Creek Ln. to Fairview Ln, then northwesterly, northerly and westerly along Fairview Ln. to S. Jones Blvd, then northerly along S. Jones Blvd. and N. Jones Blvd. to the point of the beginning.

Precinct 06: Beginning at the intersection of S. Jones Blvd. and Saint Andrews Dr., then westerly along Saint Andrews Dr. to S. Kansas Ave., then northerly along Kansas Ave. to W. Penn St., then westerly along on W Penn St to a westerly boundary line of the city and the easterly right-of-way of Interstate 380, then northerly along a boundary line of the city and the easterly right-of-way of Interstate 380 to a northerly boundary line of the city and 240th Street extended, then easterly along a boundary line of the city and 240th Street to N. Jones Blvd., then southerly along N. Jones Blvd then southerly along N. Jones Blvd. to the point of the beginning.

Precinct 07: Beginning at the intersection of Saint Andrews Dr. and S. Kansas Ave., then easterly along Saint Andrews Dr. to S. Jones Blvd., then northerly along S. Jones Blvd. to Fairview Ln., then easterly, southerly and southeasterly along Fairview Ln. to Sugar Creek Ln., then northeasterly along Sugar Creek Ln. to Westwood Dr. then westerly along Westwood Dr. to S. Highway 965, then southerly along S. Highway 965 to Wheaton Rd., then westerly along Wheaton Rd. and a boundary line of the city, then northerly along a boundary line of the city to

Forevergreen Rd., then westerly along Forevergreen Rd. to Jasper Ave., then northerly along Jasper Ave. to a boundary line of the city, then easterly along a boundary line of the city to the easterly right-of-way of Interstate 380 and a boundary line of the city, then northerly along the easterly right-of-way of Interstate 380 and boundary lines of the city to W. Penn St., then easterly along W. Penn St. to N. Kansas Ave., to Saint Andrews Dr., then easterly along Saint Andrews Dr. to the point of beginning.

And

Beginning at the intersection of 250th St. NW and Herky Dr., then easterly along 250th St. NW to the westerly right-of-way of Interstate 380 and a boundary line of the city, then southeasterly and southerly along the easterly right-of-way line of Interstate 380 and boundary lines of the city, then westerly along a boundary line of the city, then northerly along a boundary line of the city to 250th St. NW, then easterly along 250 St. NW to the point of beginning.

Excepting therefrom:

The south 50 feet of the west one-half of the Southeast Quarter of the Southeast Quarter of Section 15, Township 80 North, Range 7 West lying east of Interstate 380; the east one-half of the Southeast Quarter of Section 15, Township 80 North, Range 7 West; Deatsch Second Subdivison; the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 7 West; Chipman's Subdivision except Lot 2 thereof; the south 66 feet of the west one-half of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 7 West.

Precinct 08: Beginning at the intersection of N. Highway 965 and E. Cherry St., then easterly along E. Cherry St. to the CRANDIC right-of-way, then northerly along the CRANDIC right-of-way to W. Penn St., then easterly along W. Penn St. to S. Front St., then southerly along S. Front St. to S Dubuque St, then southeasterly along S. Dubuque St. to Juniper St., then westerly along Juniper St. to Juniper Ct., then southerly along Juniper Ct. to Hackberry St., then westerly along Hackberry St. to S. Front St., then southerly along S. Front St. to Golfview Dr. , then westerly along Golfview Dr. to S. Highway 965, then northerly along S. Highway 965 and N. Highway 965 to the point of the beginning.

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

SECTION 3. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 4. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on _____, 2021.
Second reading on _____, 2021.
Third and final reading on _____, 2021.

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

I certify that the forgoing was published as Ordinance No. _____ in the North Liberty *Leader* on the ____ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK

CITY OF NORTH LIBERTY

Plan E

Legend

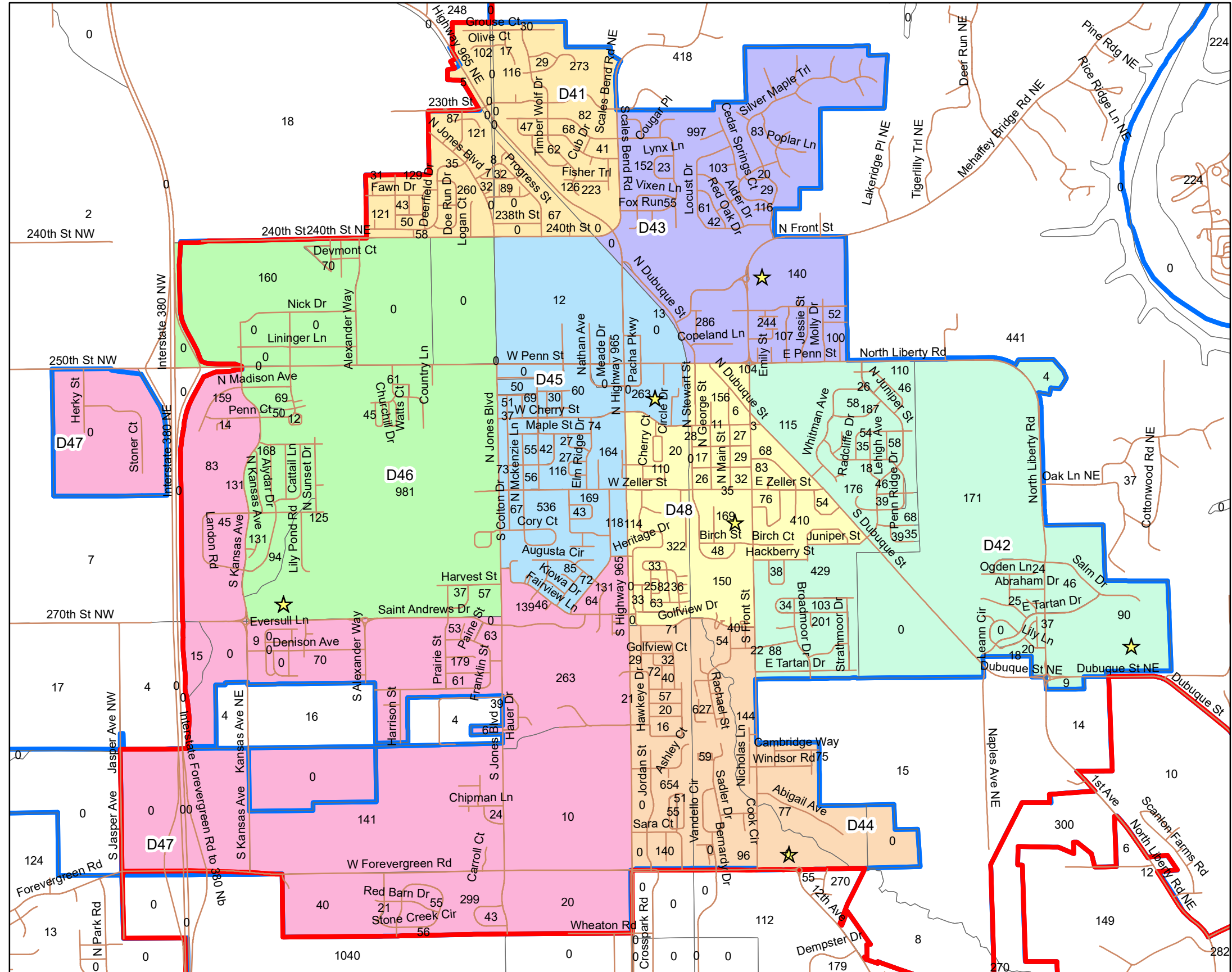
- Streets
- House Districts
- Census blocks
- City/Twp. boundaries

NL_Plan_E

DIST_NAME

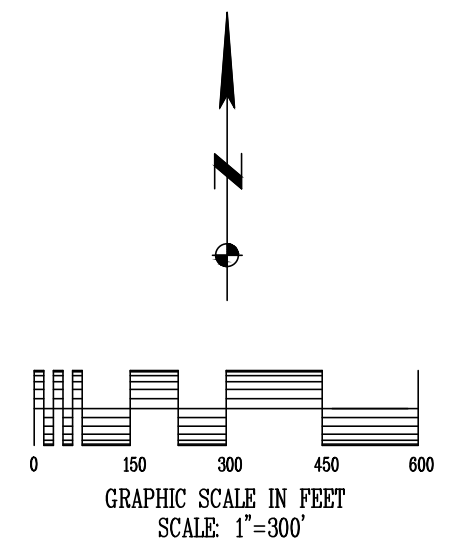
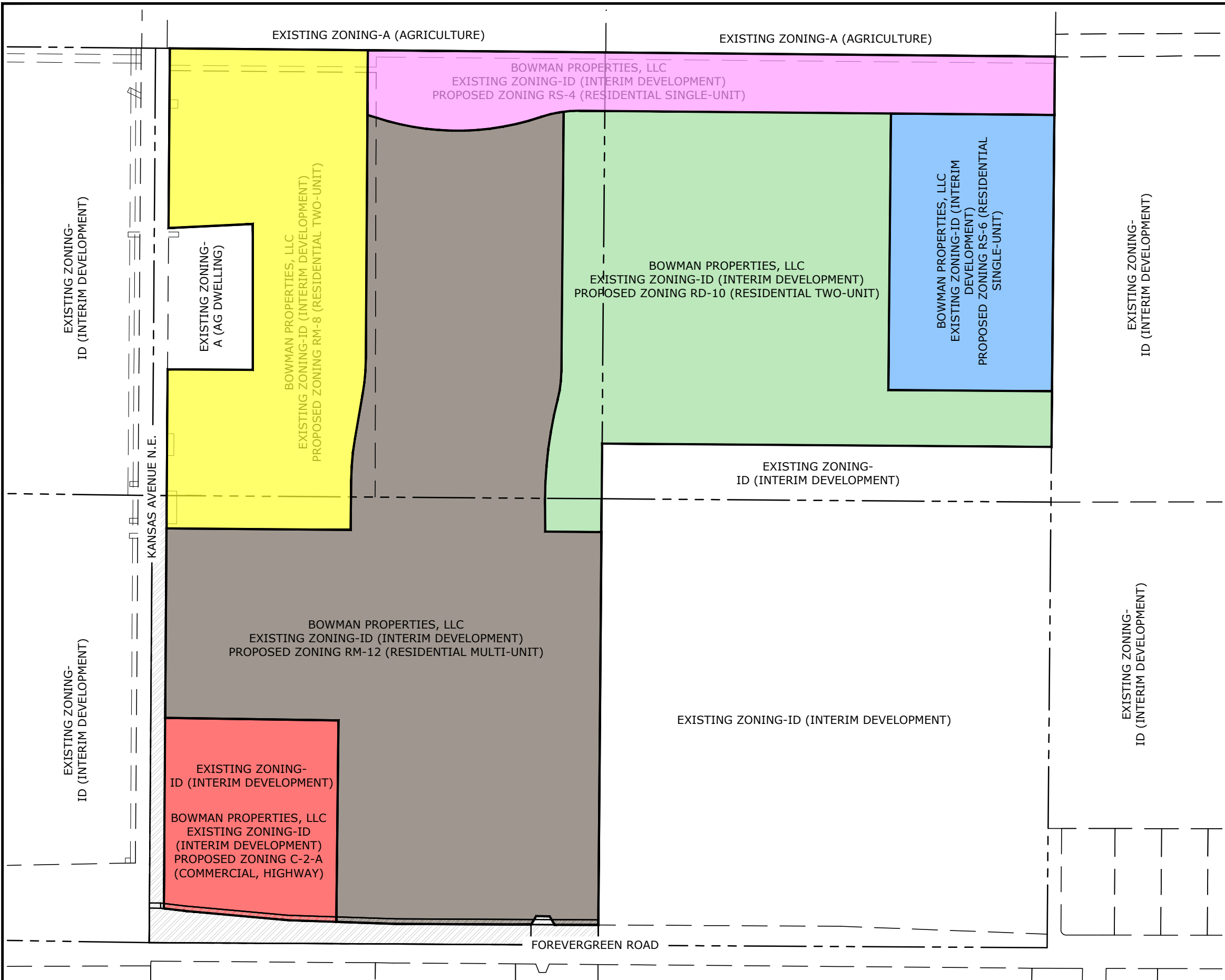
- D41
- D42
- D43
- D44
- D45
- D46
- D47
- D48

District	Population
D41	2582
D42	2429
D43	2800
D44	2624
D45	2663
D46	2631
D47	2102
D48	2648





Bowman Property LLC Rezoning



OWNER/APPLICANT: BOWMAN PROPERTY, L.L.C.
1680 HWY 1, SUITE 2920
FAIRFIELD IA 52556
REPRESENTATIVE: MIKE BAILS
(319) 321-5500
MIKEBAILS@URBANACRES.COM

CONTACT: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
(319) 362-9548
jasons@halleng.com

LEGEND

	RS-6 (RESIDENTIAL SINGLE-UNIT) ZONING LOW DENSITY RESIDENTIAL
	RD-10 (RESIDENTIAL TWO-UNIT) ZONING LOW DENSITY RESIDENTIAL (ZERO LOT)
	RM-12 (RESIDENTIAL MULTI-UNIT) ZONING MEDIUM TO HIGH DENSITY RESIDENTIAL
	C-2-A (COMMERCIAL, HIGHWAY) ZONING COMMERCIAL
	RS-4 (RESIDENTIAL SINGLE UNIT) ZONING LOW DENSITY RESIDENTIAL
	RM-8 (RESIDENTIAL TWO-UNIT) ZONING MEDIUM DENSITY RESIDENTIAL

DRAWN BY: DLK			
CHECKED BY: SKF			
APPROVED BY: SKF			
DATE: 12-6-2021			
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED DATE



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FOREVERGREEN ESTATES
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

REZONING EXHIBIT
SCALE: 1" = 300'
PROJECT NO: 20390-1

SHEET
1 OF 2

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: RS-6 (RESIDENTIAL SINGLE-UNIT)

REZONING LEGAL DESCRIPTION - RS-6 (RESIDENTIAL SINGLE-UNIT):

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S0°30'29"W, ALONG THE EAST LINE OF SAID AUDITOR'S PARCEL #99011, A DISTANCE OF 172.96 FEET TO THE POINT OF BEGINNING; THENCE S0°30'29"W ALONG SAID EAST LINE 819.70 FEET; THENCE N89°30'22"W, 485.18 FEET; THENCE N0°32'19"E, 819.77 FEET; THENCE S89°29'51"E, 484.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.13 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: RD-10 (RESIDENTIAL TWO-UNIT)

REZONING LEGAL DESCRIPTION - RD-10 (RESIDENTIAL TWO-UNIT)

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S0°30'29"W, ALONG THE EAST LINE OF SAID AUDITOR'S PARCEL #99011, A DISTANCE OF 992.66 FEET TO THE POINT OF BEGINNING; THENCE S0°30'29"W ALONG SAID EAST LINE, 165.04 FEET TO THE NORTH LINE OF THE SOUTH 5.00 ACRES OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE N89°34'09"W, ALONG SAID NORTH LINE, 1332.50 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S0°27'38"W, ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, 262.12 FEET; THENCE N89°31'35"W, 166.54 FEET; THENCE N0°20'07"W, 93.30 FEET; THENCE NORTHERLY, 301.23 FEET ALONG THE ARC OF A 1197.04 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N7°09'31"E, 300.44 FEET); THENCE NORTHERLY, 84.53 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N7°26'57"E, 84.32 FEET); THENCE N0°31'50"E, 770.06 FEET; THENCE EASTERLY, 46.86 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N86°40'01"E, 46.83 FEET); THENCE S89°29'51"E, 923.44 FEET; THENCE S0°32'19"W, 819.77 FEET; THENCE S89°30'22"E, 485.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24.87 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: RS-4 (RESIDENTIAL SINGLE-UNIT)

REZONING LEGAL DESCRIPTION - RS-4 (RESIDENTIAL SINGLE-UNIT)

PART OF AUDITOR'S PARCEL # 99010 AND PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36 AND PART OF AUDITOR'S PARCEL #2011021, RECORDED IN BOOK 55, PAGE 256, ALL IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, ALL IN THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S89°27'50"E ALONG SAID NORTH LINE, 587.08 FEET TO THE POINT OF BEGINNING; THENCE S89°27'50"E ALONG SAID NORTH LINE, 2037.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S0°30'29"W ALONG SAID EAST LINE, 172.96 FEET; THENCE N89°29'51"W, 1408.18 FEET; THENCE WESTERLY, 117.17 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S80°54'42"W 116.63 FEET); THENCE WESTERLY, 498.01 FEET ALONG THE ARC OF A 769.92 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S89°51'05"W 489.38 FEET); THENCE WESTERLY, 25.57 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N73°42'40"W 25.57 FEET); THENCE N0°22'08"E, 192.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.70 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: RM-12 (RESIDENTIAL MULT-UNIT)

REZONING LEGAL DESCRIPTION - RM-12 (RESIDENTIAL MULTI-UNIT)

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, PART OF AUDITOR'S PARCEL #201121, RECORDED IN BOOK 55, PAGE 256, ALL IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF FOREVERGREEN RD NE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THE FOLLOWING SIX COURSES ARE ALONG SAID NORTH RIGHT-OF-WAY; THENCE N89°41'03"W, 129.30 FEET; THENCE N30°38'45"W, 29.15 FEET; THENCE N89°41'08"W, 40.00 FEET; THENCE S31°16'53"W, 29.15 FEET; THENCE N89°41'03"W, 400.01 FEET; THENCE N88°07'33"W, 177.77 FEET; THENCE N0°38'15"E, 597.25 FEET; THENCE N89°07'53"W, 514.02 FEET TO THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 561.67 FEET; THENCE S89°31'35"E, 546.12 FEET; THENCE N0°28'34"E, 144.57 FEET; THENCE NORTHERLY, 127.10 FEET ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N5°10'28"E 126.96 FEET); THENCE N9°52'23"E, 133.32 FEET; THENCE NORTHERLY, 106.99 FEET ALONG THE ARC OF A 645.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N5°07'15"E 106.87 FEET); THENCE N0°22'08"E, 721.69 FEET; THENCE EASTERLY, 25.57 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S73°42'40"E 25.57 FEET); THENCE EASTERLY, 498.01 FEET ALONG THE ARC OF A 769.92 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS N89°51'05"E 489.38 FEET); THENCE EASTERLY 70.31 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N77°04'34"E 70.19 FEET); THENCE S0°31'50"W, 770.06 FEET; THENCE SOUTHERLY, 84.53 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS S7°26'57"W 84.32 FEET); THENCE SOUTHERLY, 301.23 FEET ALONG THE ARC OF A 1197.04 FOOT CURVE, CONCAVE EASTERLY (CHORD BEARS S7°09'31"W 300.44 FEET); THENCE S0°20'07"E, 93.30 FEET; THENCE S89°31'35"E, 166.54 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S0°27'36"W ALONG SAID EAST LINE, 1165.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.42 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: RM-8 (RESIDENTIAL TWO-UNIT)

REZONING LEGAL DESCRIPTION - RM-8 (RESIDENTIAL TWO-UNIT)

PART OF AUDITOR'S PARCEL #2011021, RECORDED IN BOOK 56, PAGE 120 IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

PART OF AUDITOR'S PARCEL #2011021, RECORDED IN BOOK 56, PAGE 120 IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVE NE AND THE NORTH LINE OF SAID SECTION 23; THENCE S89°27'50"E ALONG SAID NORTH LINE, 587.08 FEET; THENCE S0°22'08"W, 913.89 FEET; THENCE SOUTHERLY, 106.99 FEET ALONG THE ARC OF A 645.00 FOOT CURVE, CONCAVE WESTERLY (CHORD BEARS S5°07'15"W 106.87 FEET); THENCE S9°52'23"W, 133.32 FEET; THENCE SOUTHERLY, 127.10 FEET ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S5°10'28"W 126.96 FEET); THENCE S0°28'34"W, 144.57 FEET; THENCE N89°31'35"W, 546.12 FEET TO SAID EAST RIGHT-OF-WAY; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 471.61 FEET; THE FOLLOWING THREE COURSES ARE ALONG LOT 1, RARIFIED ACRES, RECORDED IN BOOK 56, PAGE 138 IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE; THENCE S89°41'42"E, 252.50 FEET; THENCE N0°02'13"E, 432.71 FEET; THENCE S87°14'37"W, 250.12 FEET TO SAID EAST RIGHT-OF-WAY; THENCE N0°23'54"E ALONG SAID EAST RIGHT-OF-WAY, 532.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.42 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXISTING ZONING: ID (INTERIM DEVELOPMENT)

PROPOSED ZONING: C-2-A (COMMERCIAL, HIGHWAY)

REZONING LEGAL DESCRIPTION - C-2-A (COMMERCIAL, HIGHWAY)

PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE AND THE NORTH RIGHT-OF-WAY OF FOREVERGREEN ROAD; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 565.28 FEET; THENCE S89°07'53"E, 514.02 FEET; THENCE S0°38'15"W, 597.25 FEET TO SAID NORTH RIGHT-OF-WAY; THENCE N88°07'33"W ALONG SAID NORTH RIGHT-OF-WAY, 143.81 FEET; THENCE N84°49'17"W ALONG SAID NORTH RIGHT-OF-WAY, 306.58 FEET; THENCE N83°14'44"W ALONG SAID NORTH RIGHT-OF-WAY, 62.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.89 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DRAWN BY: DLK				
CHECKED BY: SKF				
APPROVED BY: SKF				
DATE: 12-6-2021				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



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FOREVERGREEN ESTATES

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

REZONING EXHIBIT

SCALE: 1" = 300'

PROJECT NO: 20390-1

SHEET

2 OF 2

CAD File: I:\projects\20390\20390 Kansas Ave & FGR North Liberty\DWG\Plats\20390-1 NEW REZONING EXHIBIT DLK 3D2019 REVISED 12-3-21.dwg Date Plotted: Monday, December 6, 2021 2:13:46 PM Plotted By: Ben Vierling

Ordinance No. 2021-18

AN ORDINANCE AMENDING CHAPTER 167 OF THE NORTH LIBERTY CODE OF ORDINANCES BY AMENDING THE USE REGULATIONS ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF WEST FOREVERGREEN ROAD AND SOUTH KANSAS AVENUE LOCATED IN NORTH LIBERTY, IOWA TO THOSE SET FORTH IN THE MUNICIPAL CODE FOR THE RS-4 SINGLE UNIT DWELLING DISTRICT, RS-6 SINGLE-UNIT DWELLING DISTRICT, RD-10 TWO UNIT RESIDENCE DISTRICT, RM-8 MULTI-UNIT RESIDENCE DISTRICT, RM-12 MULTI-UNIT RESIDENCE DISTRICT AND C-2A HIGHWAY COMMERCIAL DISTRICT

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

SECTION 1. AMENDMENT. Chapter 167 of the North Liberty Code of Ordinances (2013) is hereby amended by amending the zoning for the property located on the northeast corner of West Forevergreen Road and South Kansas Avenue. The property is more particularly described as follows:

1. ID Interim Development District to RS-4 Single-Unit Residence District on 8.70 acres.

The property is more particularly described as follows:

PART OF AUDITOR'S PARCEL # 99010 AND PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36 AND PART OF AUDITOR'S PARCEL #2011021, RECORDED IN BOOK 55, PAGE 256, ALL IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, ALL IN THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S89°27'50"E ALONG SAID NORTH LINE, 587.08 FEET TO THE POINT OF BEGINNING; THENCE S89°27'50"E ALONG SAID NORTH LINE, 2037.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S0°30'29"W ALONG SAID EAST LINE, 172.96 FEET; THENCE N89°29'51"W, 1408.18 FEET; THENCE WESTERLY, 117.17 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S80°54'42"W 116.63 FEET); THENCE WESTERLY, 498.01 FEET ALONG THE ARC OF A 769.92 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S89°51'05"W 489.38 FEET); THENCE WESTERLY, 25.57 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N73°42'40"W 25.57 FEET); THENCE N0°22'08"E, 192.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.70 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

2. ID Interim Development District to RS-6 Single-Unit Residence District on 9.13 acres.

The property is more particular described as follows:

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S0°30'29"W, ALONG THE EAST LINE OF SAID AUDITOR'S PARCEL #99011, A DISTANCE OF 172.96 FEET TO THE POINT OF BEGINNING; THENCE S0°30'29"W ALONG SAID EAST LINE 819.70 FEET; THENCE N89°30'22"W, 485.18 FEET; THENCE N0°32'19"E, 819.77 FEET; THENCE S89°29'51"E, 484.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.13 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

3. ID Interim Development District to RD-10 Two-Unit Residence District on 24.87 acres.

The property is more particular described as follows:

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S0°30'29"W, ALONG THE EAST LINE OF SAID AUDITOR'S PARCEL #99011, A DISTANCE OF 992.66 FEET TO THE POINT OF BEGINNING; THENCE S0°30'29"W ALONG SAID EAST LINE, 165.04 FEET TO THE NORTH LINE OF THE SOUTH 5.00 ACRES OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE N89°34'09"W, ALONG SAID NORTH LINE, 1332.50 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S0°27'38"W, ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, 262.12 FEET; THENCE N89°31'35"W, 166.54 FEET; THENCE N0°20'07"W, 93.30 FEET; THENCE NORTHERLY, 301.23 FEET ALONG THE ARC OF A 1197.04 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N7°09'31"E, 300.44 FEET); THENCE NORTHERLY, 84.53 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N7°26'57"E, 84.32 FEET); THENCE N0°31'50"E, 770.06 FEET; THENCE EASTERLY, 46.86 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N86°40'01"E, 46.83 FEET); THENCE S89°29'51"E, 923.44 FEET; THENCE S0°32'19"W, 819.77 FEET; THENCE S89°30'22"E, 485.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24.87 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

4. ID Interim Development District to RM-8 Multi-Unit Residence District on 16.42 acres.

The property is more particular described as follows:

PART OF AUDITOR'S PARCEL #2011021, RECORDED IN BOOK 56, PAGE 120 IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE AND THE NORTH LINE OF SAID SECTION 23; THENCE S89°27'50"E ALONG SAID NORTH LINE, 587.08 FEET; THENCE S0°22'08"W, 913.89 FEET; THENCE SOUTHERLY, 106.99 FEET ALONG THE ARC OF A 645.00 FOOT CURVE, CONCAVE WESTERLY (CHORD BEARS S5°07'15"W 106.87 FEET); THENCE S9°52'23"W, 133.32 FEET; THENCE SOUTHERLY, 127.10 FEET ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S5°10'28"W 126.96 FEET); THENCE S0°28'34"W, 144.57 FEET; THENCE N89°31'35"W, 546.12 FEET TO SAID EAST RIGHT-OF-WAY; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 471.61 FEET; THE FOLLOWING THREE COURSES ARE ALONG LOT 1, RARIFIED ACRES, RECORDED IN BOOK 56, PAGE 138 IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE; THENCE S89°41'42"E, 252.50 FEET; THENCE N0°02'13"E, 432.71 FEET; THENCE S87°14'37"W, 250.12 FEET TO SAID EAST RIGHT-OF-WAY; THENCE N0°23'54"E ALONG SAID EAST RIGHT-OF-WAY, 532.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 16.42 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

5. ID Interim Development District to RM-12 Multi-Unit Residence District on 43.42 acres; The property is more particular described as follows:

PART OF AUDITOR'S PARCEL #99011, RECORDED IN BOOK 40, PAGE 36, PART OF AUDITOR'S PARCEL #201121, RECORDED IN BOOK 55, PAGE 256, ALL IN JOHNSON COUNTY, IOWA RECORDER'S OFFICE, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF FOREVERGREEN RD NE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THE FOLLOWING SIX COURSES ARE ALONG SAID NORTH RIGHT-OF-WAY; THENCE N89°41'03"W, 129.30 FEET; THENCE N30°38'45"W, 29.15 FEET; THENCE N89°41'08"W, 40.00 FEET; THENCE S31°16'53"W, 29.15 FEET; THENCE N89°41'03"W, 400.01 FEET; THENCE N88°07'33"W, 177.77 FEET; THENCE N0°38'15"E, 597.25 FEET; THENCE N89°07'53"W, 514.02 FEET TO THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 561.67 FEET; THENCE S89°31'35"E, 546.12 FEET; THENCE N0°28'34"E, 144.57 FEET; THENCE NORTHERLY, 127.10 FEET ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N5°10'28"E 126.96 FEET); THENCE N9°52'23"E, 133.32 FEET; THENCE NORTHERLY, 106.99 FEET ALONG THE ARC OF A 645.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N5°07'15"E 106.87 FEET); THENCE N0°22'08"E, 721.69 FEET; THENCE EASTERLY, 25.57 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S73°42'40"E 25.57 FEET); THENCE EASTERLY, 498.01 FEET ALONG THE ARC OF A 769.92 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS

N89°51'05"E 489.38 FEET); THENCE EASTERLY 70.31 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N77°04'34"E 70.19 FEET); THENCE S0°31'50"W, 770.06 FEET; THENCE SOUTHERLY, 84.53 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS S7°26'57"W 84.32 FEET); THENCE SOUTHERLY, 301.23 FEET ALONG THE ARC OF A 1197.04 FOOT CURVE, CONCAVE EASTERLY (CHORD BEARS S7°09'31"W 300.44 FEET); THENCE S0°20'07"E, 93.30 FEET; THENCE S89°31'35"E, 166.54 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S0°27'36"W ALONG SAID EAST LINE, 1165.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.42 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

6. ID Interim Development District to C-2-A Highway Commercial District on 6.89 acres.

The property is more particular described as follows:

PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KANSAS AVENUE NE AND THE NORTH RIGHT-OF-WAY OF FOREVERGREEN ROAD; THENCE N0°24'05"E ALONG SAID EAST RIGHT-OF-WAY, 565.28 FEET; THENCE S89°07'53"E, 514.02 FEET; THENCE S0°38'15"W, 597.25 FEET TO SAID NORTH RIGHT-OF-WAY; THENCE N88°07'33"W ALONG SAID NORTH RIGHT-OF-WAY, 143.81 FEET; THENCE N84°49'17"W ALONG SAID NORTH RIGHT-OF-WAY, 306.58 FEET; THENCE N83°14'44"W ALONG SAID NORTH RIGHT-OF-WAY, 62.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.89 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Such that said property shall be classified and zoned as C-2A Highway Commercial District.

SECTION 2. CONDITIONS IMPOSED. At the November 10, 2021 meeting the Planning Commission accepted the two listed findings (The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and the proposed zonings would be compatible with the surrounding properties.) and forwards the request for a zoning map amendment to the City Council with a recommendation for approval subject to the following conditions:

1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering;
and

2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.

SECTION 3. ZONING MAP. It is hereby authorized and directed that the Zoning Map of the City of North Liberty, Iowa, be changed to conform to this amendment upon final passage, approval and publication of this ordinance as provided by law.

SECTION 4. RECORDATION. The City Clerk is hereby authorized and directed to record this ordinance at the Johnson County Recorder's office upon final passage and approval.

SECTION 5. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 7. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 8. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on November 23, 2021.

Second reading on _____.

Third and final reading on _____.

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

I certify that the forgoing was published as Ordinance No. 2021-18 in the *North Liberty Leader* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Policy regarding Payables

Resolution No. 2021-120

RESOLUTION ESTABLISHING THE POLICY FOR PAYMENT OF CLAIMS DUE TO THE CANCELLATION OF THE SECOND CITY COUNCIL MEETING IN DECEMBER 2021

WHEREAS, the North Liberty City Council meets on the second and fourth Tuesdays of each month, and

WHEREAS, the fourth Tuesday in December 2021 is on a Holiday week, and

WHEREAS, the City Council is unable to schedule a second meeting for the month, and

WHEREAS, certain warrants are required to be paid including those that would incur fees or penalties, and routine bills, and

WHEREAS, this is a one-time action. Claims will be reviewed by the Payables Clerk. Claims will be approved for payment by the City Administrator. No claims over \$5,000.00 will be paid without Council approval unless a fee or penalty will be assessed. Claims that are approved for payment will be paid on December 28, 2021, and

WHEREAS, all claims paid on December 28, 2021 will be on the City Council Claims list on January 11, 2022 for Council review and consideration and will be published in the next list of claims in compliance with standard policy.

NOW, THEREFORE, BE IT RESOLVED by the North Liberty City Council that claims can be paid on December 28, 2021 in compliance with the terms of this resolution and compliance with standard claim payment procedures.

APPROVED AND ADOPTED this 14th day of December, 2021.

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



Urban Renewal Plan Amendment

PUBLIC HEARING ON ADDITION TO
NORTH LIBERTY URBAN RENEWAL AREA
AND URBAN RENEWAL PLAN
AMENDMENT

421033-86

North Liberty, Iowa

December 14, 2021

The City Council of the City of North Liberty, Iowa, met on December 14, 2021, at 6:30 o'clock, p.m., at the Council Chambers, in the City, for the purpose of conducting a public hearing on the designation of an expanded Urban Renewal Area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

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

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

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

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

Council Member _____ moved the adoption of a resolution entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

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

Resolution No. 2021-121

RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND APPROVE URBAN RENEWAL PLAN AMENDMENT FOR THE NORTH LIBERTY URBAN RENEWAL AREA

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

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) constructing, furnishing and equipping a new City Hall; and (b) using tax increment financing to pay the costs of extending North Jones Boulevard; and

WHEREAS, notice of a public hearing by the City Council on the question of amending the Plan and designating an expanded Urban Renewal Area, was heretofore given in strict compliance with the provisions of Chapter 403, Code of Iowa, and the Council has conducted said hearing on December 14, 2021; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Johnson County and the Clear Creek Amana Community School District; the consultation meeting was held on the 22nd day of November, 2021; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the December, 2021 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives;

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved December 14, 2021.

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

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

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

December, 2021

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the December, 2021 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

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

A.

Name of Project: City Hall Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of the Project: December 14, 2021

Description of Project and Project Site: The City Hall Project will consist of the construction, furnishing and equipping of a new city hall situated at 360 North Main Street in the Urban Renewal Area.

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

Description of Use of TIF for the Project: The City will use its urban renewal authority to aid in the authorization of general obligation bonds (the “Bonds”) in an approximate principal amount not to exceed \$9,300,000 to finance the City Hall Project. The City does not intend to apply incremental property tax revenues to the repayment of the Bonds. If the City determines to apply incremental property tax revenues to the repayment of the Bonds in the future, the City will amend the Plan to reflect the required analysis under Section 403.5(2)(b)(1) of the Code of Iowa prior to the issuance of such Bonds.

B.

Name of Project: North Jones Boulevard Street Extension Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of Project: December 14, 2021

Description of Project and Project Site: The North Jones Boulevard Street Extension Project will consist of the extension of North Jones Boulevard from its intersection with Penn Street on the south and continuing north to 240th Street and will include street paving; the construction of sanitary sewer, water and storm water drainage system improvements; the construction of sidewalk and curb and gutter improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the North Jones Boulevard Street Extension Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the North Jones Boulevard Street Extension Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the North Jones Boulevard Street Extension Project will not exceed \$4,000,000, plus any interest expense incurred on the Obligations.

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

Constitutional debt limit of the City:	<u>\$94,691,097</u>
Outstanding general obligation debt of the City:	<u>\$42,495,000</u>
Proposed TIF debt to be incurred under the December, 2021 Amendment:	<u>\$ 4,000,000</u>

EXHIBIT A
Legal Description
Expanded North Liberty Urban Renewal Area
(December, 2021 Addition)

The east 40 feet of the Northeast Quarter of Section 11, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa. Area: 2.4 acres more or less; and

That part of the Northwest Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa, including the easterly 33 feet of Lot 107 of Inter-City Industrial Park, Part Two (Final Plat recorded in Plat Book 32, Page 64 at the Johnson County Recorder's Office), described as follows:

Beginning at the Southwest Corner of said Northwest Quarter;

thence North 0°41'14" West 2656.06 feet along the west line of said Northwest Quarter (assumed bearing for this description only) to the Northwest Corner of said Northwest Quarter;

thence South 89°45'42" East 33.00 feet along the north line of said Northwest Quarter;

thence South 0°41'14" West 2524.09 feet along a line parallel with and 33 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the north line of a boundary survey recorded in Plat Book 37, Page 89 at the Johnson County Recorder's Office;

thence North 89°25'34" West 3.00 feet along said north line;

thence South 0°41'14" East 132.16 feet along a line parallel with and 30 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the south line of said Northwest Quarter;

thence North 89°25'34" West 30.01 feet along said south line to the point of beginning and containing an area of 2.0 acres more or less.

••••

Upon motion and vote, the meeting adjourned.

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

EXHIBIT A
Legal Description
Expanded North Liberty Urban Renewal Area
(December, 2021 Addition)

The east 40 feet of the Northeast Quarter of Section 11, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa. Area: 2.4 acres more or less; and

That part of the Northwest Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa, including the easterly 33 feet of Lot 107 of Inter-City Industrial Park, Part Two (Final Plat recorded in Plat Book 32, Page 64 at the Johnson County Recorder's Office), described as follows:

Beginning at the Southwest Corner of said Northwest Quarter;

thence North 0°41'14" West 2656.06 feet along the west line of said Northwest Quarter (assumed bearing for this description only) to the Northwest Corner of said Northwest Quarter;

thence South 89°45'42" East 33.00 feet along the north line of said Northwest Quarter;

thence South 0°41'14" West 2524.09 feet along a line parallel with and 33 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the north line of a boundary survey recorded in Plat Book 37, Page 89 at the Johnson County Recorder's Office;

thence North 89°25'34" West 3.00 feet along said north line;

thence South 0°41'14" East 132.16 feet along a line parallel with and 30 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the south line of said Northwest Quarter;

thence North 89°25'34" West 30.01 feet along said south line to the point of beginning and containing an area of 2.0 acres more or less.

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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

WITNESS MY HAND this ___ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan amendment.)



Planning Commission
November 10, 2021

Call to Order

Planning Commission Chair Becky Keogh called the November 10, 2021 Planning Commission to order at 6:00 p.m. Commission members present: Barry A’Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Brian Vincent, Dave Willer; absent: Patrick Staber.

Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom, and other interested parties.

Approval of the Agenda

Bathke moved, Heisler seconded to approve the agenda. The vote was all ayes. Agenda approved.

Public Hearing for Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2-A Highway Commercial District. Staff recommends approval with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20’ wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.

Applicants Presentation

Mike Bails was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comment was offered. There was correspondence included in the packet from neighboring property owner, Bev Seelman.

Questions and Comments

The Commission discussed the application including commercial under residential, good neighbor feedback, the collaborative process with developer, stormwater details, engineering information, size of the development, sustainability of the development, current inventory versus demand, successful aging in place units, development of The Preserve, building to the demand, diversified housing stock, creation of park space for community building, and tile cost exploration.

Recommendation to the City Council

Bathke moved, Willer seconded to recommend approval of the zoning map amendment to the City Council with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.. The vote was: ayes – Keogh, Bathke, Willer, Heisler, Vincent, A'Hearn; nays – none; absent – Staber. Motion carried.

Urban Renewal Area Amendment

Staff Presentation

Mulcahey presented the request of the City of North Liberty for an amendment to the North Liberty. Staff is recommending approval of an updated Urban Renewal Plan to include two upcoming projects: City Hall and N. Jones Boulevard. By updating the plan, it allows the City to borrow general obligation and/or TIF money in the future to fund these projects. The current plan calls for GO borrowing for the City Hall project and TIF borrowing for N. Jones Boulevard.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including the N. Jones Boulevard Project.

Recommendation to the City Council

Heisler moved, A'Hearn seconded to recommend approval of the Urban Renewal Area Amendment Plan to City Council. After discussion, the vote was: ayes – Willer, A'Hearn, Vincent, Keogh, Bathke, Heisler; nays – none; absent – Staber. Motion carried.

Approval of Previous Minutes

Bathke moved, A'Hearn seconded to approve the minutes of the September 7, 2021 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

There will be a December meeting.

Adjournment

At 6:37 p.m., Heisler moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk

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

421033-86

North Liberty, Iowa

December 14, 2021

The City Council of the City of North Liberty, Iowa, met on December 14, 2021, at 6:30 o'clock p.m., at the City Council Chambers, North Liberty, Iowa.

The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present:

Absent: _____.

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

Ayes:

Nays: _____.

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

••••

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

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

Resolution No. 2021-122

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION MUNICIPAL BUILDING LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER

WHEREAS, the City of North Liberty (the "City"), in Johnson County, State of Iowa, proposes to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$9,300,000 for the purpose of paying the costs, to that extent, of undertaking the City Hall Project, an urban renewal project (the "Project") in the North Liberty Urban Renewal Area (such project having been authorized by action of the City Council on December 14, 2021 and consisting of constructing, furnishing and equipping a new City Hall facility), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

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

Section 1. This City Council shall meet on January 11, 2022, at the Council Chambers, North Liberty, Iowa, at 6:30 p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

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

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER
INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A
PRINCIPAL AMOUNT NOT TO EXCEED \$9,300,000

(GENERAL OBLIGATION)

The City Council of the City of North Liberty, Iowa (the "City"), will meet on January 11, 2022, at the Council Chambers, North Liberty, Iowa, at 6:30 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$9,300,000 for the purpose of paying the costs, to that extent, of undertaking the City Hall Project, an urban renewal project in the North Liberty Urban Renewal Area (such project having been authorized by action of the City Council on December 14, 2021 and consisting of constructing, furnishing and equipping a new City Hall facility).

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

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

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

Tracey Mulcahey
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$9,300,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for such Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 14, 2021.

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

ATTESTATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY
CITY OF NORTH LIBERTY

SS:

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

WITNESS MY HAND this ____ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK

ORGANIZATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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

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

Terry L. Donahue, Mayor

Ryan Heiar, City Administrator

Tracey Mulcahey, Assistant City Administrator/City Clerk

Debra Hilton, City Treasurer

Chris Hoffman, Council Member/Mayor Pro Tem

RaQuishia Harrington, Council Member

Annie Pollock, Council Member

Brent Smith, Council Member

Brian Wayson, Council Member

WITNESS MY HAND this ____ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK

PUBLICATION CERTIFICATE

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

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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

WITNESS MY HAND this _____ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK

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

December 9, 2021

Via Email

Tracey Mulcahey
City Clerk/City Hall
North Liberty, Iowa

Re: General Obligation Municipal Building Loan Agreement
Our File No. 421033-82

Dear Tracey:

We have prepared and attach proceedings to be used at the December 14th City Council meeting to enable the City Council to set January 11, 2022 as the date for a hearing on the General Obligation Municipal Building Loan Agreement (the “Loan Agreement”).

The documents attached include the following items:

1. Resolution fixing the date, time and place of the meeting at which it is proposed to hold the hearing and take action to enter into the Loan Agreement. The form of notice of hearing is set out in Section 2 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization Certificate.
4. Publication Certificate with respect to publication of the notice, to which must be attached the publisher’s affidavit of publication with the clipping of the notice as published.

The notice of hearing on the Loan Agreement must be published at least once, not less than ten (10) and not more than twenty (20) days before the January 11th meeting date set for the hearing, in a legal newspaper which has a general circulation in North Liberty. **The last date on which this notice can be effectively published is January 1, 2022.**

Please scan and email a copy of the published notice to lemke.susan@dorsey.com as soon as it appears in the newspaper.

As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John Danos

Attachments

cc: Ryan Heiar



General Obligation Proceedings

MINUTES FOR HEARING AND ADDITIONAL ACTION ON A GENERAL OBLIGATION LOAN AGREEMENT AND REPURPOSING BOND PROCEEDS

421033-83

North Liberty, Iowa

December 14, 2021

The City Council of the City of North Liberty, Iowa, met on December 14, 2021, at 6:30 o'clock p.m., at the Council Chambers, North Liberty, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

This being the time and place specified for taking action on the proposal to enter into a General Obligation Swimming Pool Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$95,000 for the purpose of undertaking the Aquatic Center Boiler Project, the City Clerk announced that no petition had been filed asking that the question of entering into the loan agreement be submitted to the registered voters of the City, and that the City Council may proceed with the authorization of the loan agreement. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

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

Ayes: _____

Nays: _____.

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

Resolution No. 2021-123

RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION SWIMMING POOL LOAN AGREEMENT AND REPURPOSING BOND PROCEEDS

WHEREAS, the City of North Liberty (the "City"), in Johnson County, State of Iowa, heretofore proposed to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$95,000 for the purpose of paying the costs, to that extent, of undertaking the Aquatic Center Boiler Project (the "Project"), and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of December 14, 2021, no petition had been filed with the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the authorization of the Loan Agreement will vest the City with additional authority to lawfully use up to \$95,000 of unspent proceeds (the "Bond Proceeds") from the City's prior issuance of General Obligation Corporate Purpose Bonds, Series 2021A, dated August 17, 2021, for the funding of the Project; and

WHEREAS, the City now proposes to use its authority to enter into the Loan Agreement, and in lieu of borrowing additional funds, to authorize the repurposing of the Bond Proceeds for paying the costs of the Project;

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

Section 1. The City Council hereby approves the Loan Agreement and declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa. It is hereby ordered that up to \$95,000 of the Bond Proceeds be expended to pay the costs of the Project.

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

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 14, 2021.

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

••••

On motion and vote, the meeting adjourned.

TERRY L. DONAHUE, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

ATTESTATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

I, the undersigned, City Clerk of the City of North Liberty, Iowa do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the public hearing and additional action on the City Council’s intention to approve a Loan Agreement and to authorize an alternative expenditure of bond proceeds, in lieu of borrowing additional funds.

WITNESS MY HAND this _____ day of _____, 2021.

TRACEY MULCAHEY, CITY CLERK



Dubuque Street Phase 1 Project

December 8, 2021

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

RE: North Liberty Dubuque Street Phase 1

Dear Mr. Heiar:

On December 7, 2021, at 10:00 am in the North Liberty City Administration building three bids were received and opened for the above-referenced project. At the bid opening, the apparent low bid was received from Portzen Construction. Upon checking over the unit price extensions for each bidder, two math errors in the Portzen Construction bid were discovered. One of these errors was significant and resulted in Portzen Construction no longer being the low bidder.

After review, the low base bid was received from All American Concrete Inc. of West Liberty, Iowa, in the amount of \$2,341,680.00. The design professional's estimate was \$2,273,000.

Subject to submitting acceptable bonds, insurance and the Agreement, we recommend award of contract to All American Concrete Inc. based upon their lowest responsible, responsive bid. Upon City Council approval of this award we will proceed with issuing the Notice of Award and begin administration of the construction contract.

Please contact our office if you have questions.

Sincerely,

SHIVE-HATTERY, INC.



Michael J. Janecek, PE

MJJ/bad

Enc. Bid Tabulation

Copy: Michael Pentecost, Streets Superintendent
Tracey Mulcahey, Assistant City Administrator
Kevin Trom, S-H



SHIVE-HATTERY, INC.

2839 Northgate Drive
Iowa City, Iowa 52245-9568
(319) 354-3040

TABULATION OF BIDS

Client: City of North Liberty
Project Name: NL Dubuque Street Phase 1
S-H Project #: 1201070

Bid Date: December 7, 2021, 10:00 A.M.
Location: NL Administration Building, 3 Quail Creek Circle
Pages: 2

NAME AND ADDRESS OF BIDDER			All American Concrete Inc. 1489 Hwy 6 West Liberty, Iowa 52776		Streb Construction Co. Inc. 3191 Charbon Road SE Iowa City, Iowa 52246		Portzen Construction Inc. 205 Stone Valley Drive Dubuque, Iowa 52003		Engineer's Estimate	
Addendum 1			Yes		Yes		Yes			
Addendum 2			Yes		Yes		Yes			
Bid Security - 5%			Yes		Yes		Yes			
Bidder Status Form			Yes		Yes		Yes			
Iowa Contractor License Number			Yes		Yes		Yes			
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
78	COMPOST FILTER TUBE (8-IN. DIA.)	7,375 LF	\$ 1.70	\$ 12,537.50	\$ 1.65	\$ 12,168.75	\$ 1.85	\$ 13,643.75	\$ 1.60	\$ 11,800.00
79	REMOVAL OF COMPOST FILTER TUBE OR DITCH CHECKS	7,375 LF	\$ 0.35	\$ 2,581.25	\$ 0.30	\$ 2,212.50	\$ 0.33	\$ 2,433.75	\$ 0.20	\$ 1,475.00
80	MAINTENANCE OF COMPOST FILTER TUBE OR DITCH CHECKS	1,845 LF	\$ 0.06	\$ 110.70	\$ 0.05	\$ 92.25	\$ 0.10	\$ 184.50	\$ 0.25	\$ 461.25
81	INLET PROTECTION - OPEN THROAT CURB INTAKE	11 EACH	\$ 120.00	\$ 1,320.00	\$ 110.00	\$ 1,210.00	\$ 125.00	\$ 1,375.00	\$ 150.00	\$ 1,650.00
82	INLET PROTECTION - GRATED CURB INTAKE	1 EACH	\$ 135.00	\$ 135.00	\$ 125.00	\$ 125.00	\$ 140.00	\$ 140.00	\$ 150.00	\$ 150.00
83	INLET PROTECTION - AREA DRAINS	13 EACH	\$ 135.00	\$ 1,755.00	\$ 125.00	\$ 1,625.00	\$ 140.00	\$ 1,820.00	\$ 150.00	\$ 1,950.00
84	MOBILIZATIONS, EROSION CONTROL	6 EACH	\$ 700.00	\$ 4,200.00	\$ 650.00	\$ 3,900.00	\$ 725.00	\$ 4,350.00	\$ 500.00	\$ 3,000.00
85	MOBILIZATIONS, EMERGENCY EROSION CONTROL	1 EACH	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00
86	AMENDED PLANTING SOIL	13 CY	\$ 80.00	\$ 1,040.00	\$ 75.00	\$ 975.00	\$ 83.00	\$ 1,079.00	\$ 40.00	\$ 520.00
87	1 GAL., PERENNIAL	433 EACH	\$ 0.70	\$ 303.10	\$ 20.65	\$ 8,941.45	\$ 23.00	\$ 9,959.00	\$ 14.00	\$ 6,062.00
88	2 GAL., SHRUB	128 EACH	\$ 34.00	\$ 4,352.00	\$ 32.13	\$ 4,112.64	\$ 36.00	\$ 4,608.00	\$ 30.00	\$ 3,840.00
89	3 GAL., SHRUB	9 EACH	\$ 63.00	\$ 567.00	\$ 58.78	\$ 529.02	\$ 64.00	\$ 576.00	\$ 45.00	\$ 405.00
90	5 GAL., SHRUB	26 EACH	\$ 66.00	\$ 1,716.00	\$ 61.98	\$ 1,611.48	\$ 68.00	\$ 1,768.00	\$ 70.00	\$ 1,820.00
91	5'-6" HT TREE	2 EACH	\$ 420.00	\$ 840.00	\$ 390.50	\$ 781.00	\$ 430.00	\$ 860.00	\$ 450.00	\$ 900.00
92	2" B&B TREE	20 EACH	\$ 450.00	\$ 9,000.00	\$ 418.40	\$ 8,368.00	\$ 460.00	\$ 9,200.00	\$ 500.00	\$ 10,000.00
93	IMPORTED PLANTING SOIL	175 CY	\$ 89.00	\$ 15,575.00	\$ 83.00	\$ 14,525.00	\$ 92.00	\$ 16,100.00	\$ 70.00	\$ 12,250.00
94	HARDWOOD MULCH	3 CY	\$ 100.00	\$ 300.00	\$ 100.00	\$ 300.00	\$ 110.00	\$ 330.00	\$ 45.00	\$ 135.00
95	ROCK MULCH	25 TON	\$ 350.00	\$ 8,750.00	\$ 329.59	\$ 8,239.75	\$ 360.00	\$ 9,000.00	\$ 300.00	\$ 7,500.00
96	WATERING FOR PLANTS	18 MGAL	\$ 160.00	\$ 2,880.00	\$ 150.00	\$ 2,700.00	\$ 165.00	\$ 2,970.00	\$ 250.00	\$ 4,500.00
97	PLAZA PAVERS WITH BITUMINOUS SETTING BED	2760 SF	\$ 23.30	\$ 64,308.00	\$ 21.83	\$ 60,250.80	\$ 24.00	\$ 66,240.00	\$ 17.00	\$ 46,920.00
98	PCC SUBSLAB AT PLAZA PAVERS (5" THICK)	306 SY	\$ 46.00	\$ 14,076.00	\$ 82.00	\$ 25,092.00	\$ 50.00	\$ 15,300.00	\$ 45.00	\$ 13,770.00
99	PRECAST PLANTER (QCP 36" ELLIPSE)	5 EACH	\$ 3,200.00	\$ 16,000.00	\$ 4,625.00	\$ 23,125.00	\$ 5,100.00	\$ 25,500.00	\$ 5,000.00	\$ 25,000.00
100	ARC BENCHES (4) MAGLIN LEXICON)	1 LS	\$ 19,000.00	\$ 19,000.00	\$ 21,541.00	\$ 21,541.00	\$ 24,000.00	\$ 24,000.00	\$ 18,000.00	\$ 18,000.00
101	SCULPTURAL CHAIR (COLIN SELIG MIDCENTURY CHAIR)	2 EACH	\$ 5,100.00	\$ 10,200.00	\$ 4,705.00	\$ 9,410.00	\$ 5,200.00	\$ 10,400.00	\$ 4,500.00	\$ 9,000.00
102	PRECAST BENCH (COLIN SELIG TETE-A-TETE BENCH)	1 EACH	\$ 9,000.00	\$ 9,000.00	\$ 9,550.00	\$ 9,550.00	\$ 11,000.00	\$ 11,000.00	\$ 10,500.00	\$ 10,500.00
103	BIKE RACK (DERO HELIX)	3 EACH	\$ 1,200.00	\$ 3,600.00	\$ 1,200.00	\$ 3,600.00	\$ 1,300.00	\$ 3,900.00	\$ 700.00	\$ 2,100.00
104	FLAG POLE WITH FOOTING	1 LS	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 12,000.00	\$ 12,000.00
105	PENN MEADOWS PARK SIGN RELOCATION	1 LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 8,500.00	\$ 8,500.00	\$ 15,000.00	\$ 15,000.00
106	FROG HOLLOW SIGN RELOCATION	1 LS	\$ 6,500.00	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00	\$ 17,000.00	\$ 17,000.00	\$ 20,000.00	\$ 20,000.00
107	SBB SIGN PLANTING BED ADJUSTMENT	1 LS	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00	\$ 3,500.00	\$ 3,500.00
108	MISC ELECTRICAL DEMOLITION	1 LS	\$ 4,300.00	\$ 4,300.00	\$ 4,000.00	\$ 4,000.00	\$ 5,500.00	\$ 5,500.00	\$ 4,000.00	\$ 4,000.00
109	L1-PARKING LOT FIXTURE AND POLE	4 EACH	\$ 6,200.00	\$ 24,800.00	\$ 5,800.00	\$ 23,200.00	\$ 7,250.00	\$ 29,000.00	\$ 3,750.00	\$ 15,000.00
110	L2-PEDESTRIAN FIXTURE AND POLE	3 EACH	\$ 5,300.00	\$ 15,900.00	\$ 5,000.00	\$ 15,000.00	\$ 6,600.00	\$ 19,800.00	\$ 4,750.00	\$ 14,250.00
111	L3-FLAG POLE UPLIGHTING	3 EACH	\$ 3,200.00	\$ 9,600.00	\$ 3,000.00	\$ 9,000.00	\$ 4,400.00	\$ 13,200.00	\$ 2,000.00	\$ 6,000.00
112	L4-PARK SIGN LIGHTING	4 EACH	\$ 1,000.00	\$ 4,000.00	\$ 900.00	\$ 3,600.00	\$ 1,850.00	\$ 7,400.00	\$ 800.00	\$ 3,200.00
113	L5-GAZEBO LIGHT	1 EACH	\$ 2,100.00	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 800.00	\$ 800.00
114	LX1-NEW FIXTURE HEAD ON EXISTING POLE	3 EACH	\$ 1,700.00	\$ 5,100.00	\$ 1,600.00	\$ 4,800.00	\$ 2,200.00	\$ 6,600.00	\$ 1,000.00	\$ 3,000.00
115	BRANCH CIRCUIT WIRING	1500 SY	\$ 24.50	\$ 36,750.00	\$ 23.00	\$ 34,500.00	\$ 15.50	\$ 23,250.00	\$ 10.00	\$ 15,000.00
116	HAND HOLES	4 EACH	\$ 1,100.00	\$ 4,400.00	\$ 1,000.00	\$ 4,000.00	\$ 1,500.00	\$ 6,000.00	\$ 500.00	\$ 2,000.00
117	CONTACTOR, PHOTOCELLS AND CB'S	1 LS	\$ 2,700.00	\$ 2,700.00	\$ 2,500.00	\$ 2,500.00	\$ 3,850.00	\$ 3,850.00	\$ 2,000.00	\$ 2,000.00
118	FROG HOLLOW SIGN ELECTRICAL RELOCATION	1 LS	\$ 1,600.00	\$ 1,600.00	\$ 1,500.00	\$ 1,500.00	\$ 3,300.00	\$ 3,300.00	\$ 1,000.00	\$ 1,000.00
TOTAL BASE BID				\$2,341,680.00		\$2,427,830.02		\$2,446,988.30		\$2,273,042.75

Note: Items in RED are corrected math errors from contractor's original bid form

Resolution No. 2021-124

**RESOLUTION ACCEPTING THE BID AND AUTHORIZING EXECUTION
OF THE CONTRACT FOR THE DUBUQUE STREET PHASE 1
IMPROVEMENTS PROJECT, NORTH LIBERTY, IOWA**

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

WHEREAS, the City Council sought bids for the Dubuque Street Phase 1 Improvements Project;

WHEREAS, three contractors submitted bids for the project; and

WHEREAS, the low bid for the project was from All American Concrete., in the amount of \$2,273,000.00; and

NOW, THEREFORE, BE IT RESOLVED that the Dubuque Street Phase 1 Improvements Project is authorized and the bid from All American Concrete is hereby accepted and approved for the project at an amount of \$2,273,000.00 as set forth therein.

BE IT FURTHER RESOLVED that the Contract between the Owner and the Contractor is approved and that the City Administrator is authorized to execute said agreement.

APPROVED AND ADOPTED this 14th day of December, 2021.

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



Fire Department Equipment Sale

VEHICLE PURCHASE AGREEMENT

This Vehicle Purchase Agreement (the "Agreement") is entered into by and between the City of North Liberty, Iowa, ("Seller") and East Orchard Mesa Fire Department ("Buyer"). In consideration of the promises herein, Seller hereby sells to Buyer the following (the "Truck"):

One (1) 2006, Alexis Ford F550 Brush Truck, VIN: 1FDAW57P27EA02523, situated at 25 W. Cherry Street, North Liberty, Iowa.

Said Truck includes booster hose, winch and winch controls. Said Truck specifically does not include any loose equipment or nozzles.

The Truck is sold AS-IS, WHERE-IS and with ALL FAULTS.

PAYMENT. Buyer promises to pay to Seller the amount of Four Thousand Eight Hundred Dollars and No Cents (\$4,800.00) (the "Earnest Money") in the form of a cashier's check or certified money order at Seller's principal place of business contemporaneously with this agreement. Buyer further promises to pay to Seller the amount of Forty-Three Thousand Two Hundred Dollars and No Cents, (\$43,200.00) (the "Purchase Price Balance") in the form of cashier's check or certified money order at Seller's principal place of business no later than, the 1st day of June, 2022 (the "Delivery Date"). Seller will transfer control and title of the Truck to Buyer, in its current location, upon receipt of the sums described above. If Buyer fails to pay Seller the Purchase Price Balance on the Delivery Date as described above, this Purchase Agreement shall be voidable by Seller. If voided by Seller, Seller shall return the Earnest Money to Buyer within thirty (30) days.

SELLER RESPONSIBILITIES. From the date of execution of this Agreement to the Delivery Date, Seller shall maintain or cause to be maintained in full force and effect liability, casualty, and other insurance upon and with respect to the Truck against such hazards and in such amounts as are currently so maintained. Absent the prior written consent of Buyer, from the date of execution of this Agreement to the Delivery Date, unless the Agreement is terminated during that period, Seller shall not sell, encumber, or grant any interest in the Truck or any part thereof in any form or manner whatsoever, or otherwise perform or permit any act that will diminish or otherwise affect Buyer's interest under this Agreement.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

The addresses of the principal place of business of the respective parties are as follows:

City of North Liberty, 3 Quail Creek Circle, North Liberty, Iowa 52317

East Orchard Mesa Fire Department, 577 36 Rd, Palisade, CO 81526

Notwithstanding any other part of this Agreement, this Agreement is contingent upon the approval of the North Liberty City Council, and shall be of no force or effect unless and until ratified by same.

AMANDA ALIRE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20044035284
My Commission Expires May 31, 2022

WITNESSETH:

BUYER:

Signed: [Signature] Date: 11/26/2021
Dane van Loon, Assistant Chief

Signed: [Signature] Date: 11-26-2021
Su Kentz Treasurer
Board of Directors

CITY OF NORTH LIBERTY, IOWA:

Signed: _____ Date: _____
Terry L. Donahue, Mayor

Signed: _____ Date: _____
Tracey Mulcahey, City Clerk

STATE OF COLORADO, MESA COUNTY: ss

On this 26th day of Nov, 2021, before me, the undersigned, a Notary Public in and for the State of Colorado, personally appeared Dane Van Loon, to me personally known, who, being by me duly sworn, did say that they are the Assistant Chief and Su Kentz, respectively, of Palisade, and that the instrument was signed on behalf of the district by the authority of its officers, and that Dane and Su acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

[Signature]
Notary Public in and for the State of Colorado

STATE OF IOWA, JOHNSON COUNTY: ss

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry L. Donahue and Tracey Mulcahey, to me personally known, who, being by me duly sworn, did say that they are the Mayor

and City Clerk, respectively, of the City of North Liberty, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation, and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, as contained in Resolution No. _____ of the City Council on the _____ day of _____, 2021, and that Terry L. Donahue and Tracey Mulcahey acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Resolution No. 2021-125

A RESOLUTION APPROVING THE VEHICLE PURCHASE AGREEMENT BETWEEN THE CITY OF NORTH LIBERTY AND EAST ORCHARD MESA FIRE DEPARTMENT

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

WHEREAS, the City of North Liberty is selling a 2006 Alexis Brush Truck;

WHEREAS, East Orchard Mesa Fire Department has offered \$48,000.00 to purchase the truck; and

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

NOW, THEREFORE, BE IT RESOLVED that that Vehicle Purchase Agreement between the City of North Liberty and East Orchard Mesa Fire Department is approved.

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

APPROVED AND ADOPTED this 14th day of December, 2021.

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



Commercial Drive Extension Improvement Project

Resolution No. 2021-126

ESTABLISHING FAIR MARKET VALUE AND JUST COMPENSATION FOR THE ACQUISITION OF CERTAIN PROPERTY FOR THE COMMERCIAL DRIVE EXTENSION IMPROVEMENT PROJECT

WHEREAS, the City Council of North Liberty, Iowa, intends to acquire portions of or interests in certain real property for the Commercial Drive Improvement Project (the "Project") owned by the estate of William Simmons;

WHEREAS, The City of North Liberty, Iowa, pursuant to Section 6B.54, Code of Iowa, has obtained appraisals for the interests required in said property;

WHEREAS, Section 6B.54, Code of Iowa, requires the City of North Liberty, Iowa to establish the amount which it believes to be just compensation for the real property based on said appraisals; and

WHEREAS, Sections 6B.2B and 6B.45, Code of Iowa, require the City of North Liberty, Iowa to make good-faith efforts to negotiate with property owner(s) to acquire the property based on said established amount of just compensation.

BE IT RESOLVED BY THE CITY OF NORTH LIBERTY, IOWA that just compensation for the following property is established as follows:

- A. Owner: Estate of William Simmons
Property: 460 W. Zeller Street, North Liberty, Iowa. Johnson County
Parcel No. 0612451018

The City of North Liberty, Iowa intends to acquire or condemn portions of the property as described and shown in the attached Right-of-Way Acquisition Plat marked Exhibit A, plus a fifteen-foot-wide Temporary Construction Easement on the east and west side of the area marked on said Plat upon commencement of the Project.

The City of North Liberty, Iowa has caused an appraisal of the property to be made and reviewed. Upon consideration of the nature and extent of the acquisition, the appraisals determined an amount of \$XX,XXX to be just compensation to the Owner. Said appraised sum is hereby established as just compensation with respect to the interests to be acquired in the above-described property.

BE IT FURTHER RESOLVED that the North Liberty, Iowa, City Attorney, Grant Lientz, is hereby directed to submit a copy of the pertinent appraisal to each property owner(s) as required by Section 6B.45, Code of Iowa, and to commence negotiation for the purchase of each of the above-described portions of property at the above-stated amount of just compensation, and to initiate acquisition of the property interests by condemnation, should such negotiations not be successful.

Passed, approved and adopted this 14th day of December, 2021

CITY OF NORTH LIBERTY, IOWA

By _____
TERRY L. DONAHUE, MAYOR

ATTEST:

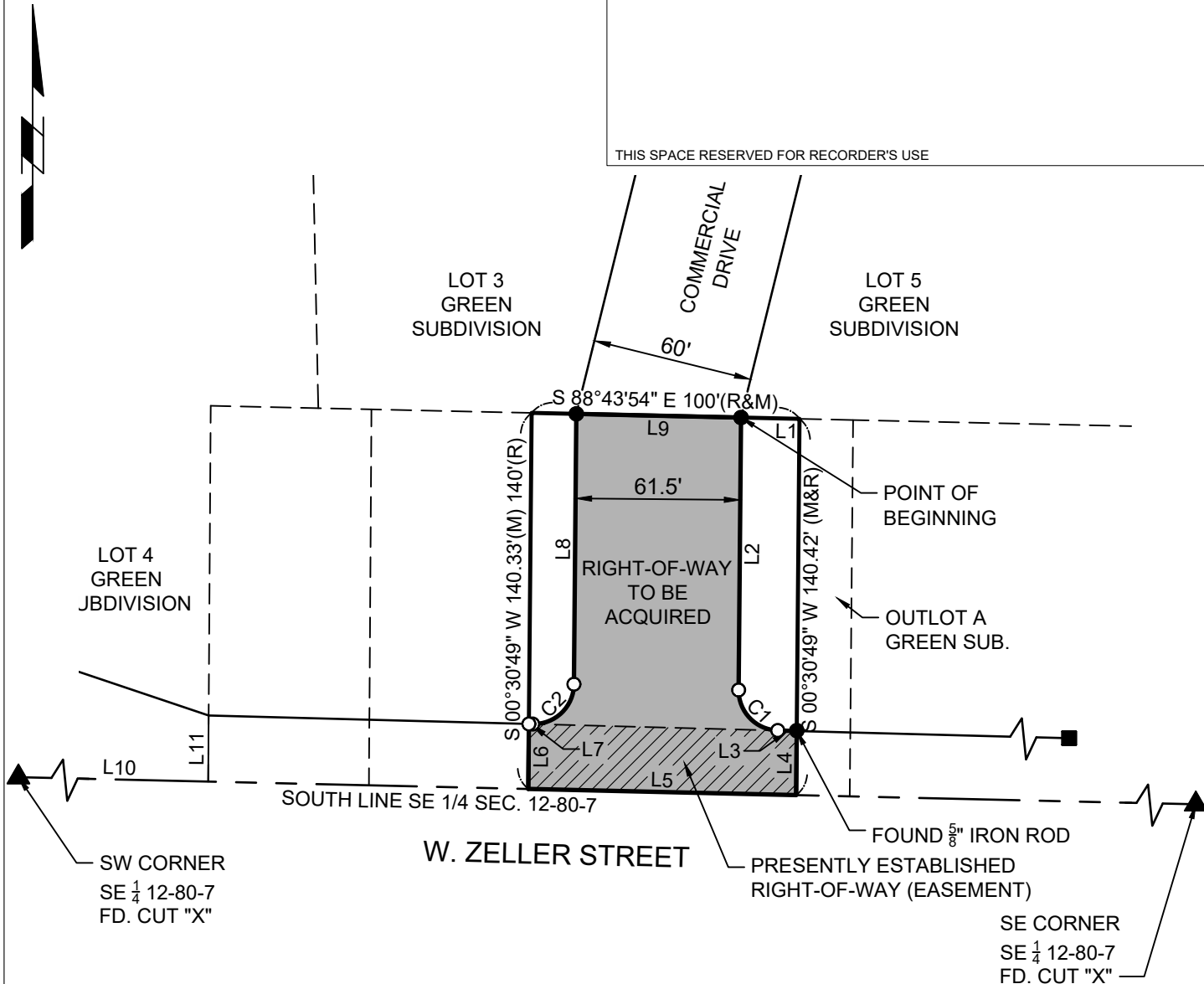
TRACEY MULCAHEY, CITY CLERK

EXHIBIT A – RIGHT OF WAY ACQUISITION PLAT
460 W. ZELLER STREET

INDEX LEGEND

LOCATION : A PART OF THE SW 1/4 SE 1/4 SEC. 12-80-7, NORTH LIBERTY, JOHNSON COUNTY, IOWA
 REQUESTOR : THE CITY OF NORTH LIBERTY
 PROPRIETOR : WILLIAM SIMMONS
 SURVEYOR : JONATHON BAILEY, P.L.S.
 SURVEY : SHIVE-HATTERY, INC.
 COMPANY : 2839 NORTHGATE DR. IOWA CITY, IA 52245
 RETURN TO : THE CITY OF NORTH LIBERTY

THIS SPACE RESERVED FOR RECORDER'S USE



LEGEND

- FOUND IRON ROD W/ RED CAP #10896 UNLESS NOTED
- FOUND CONCRETE MONUMENT
- ▲ SECTION CORNER AS NOTED
- SET 5/8" IRON ROD W/ YELLOW CAP #12531
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	89°00'04"	23.30'	15.00'	S 43°59'13" E	21.03'
C2	90°59'56"	23.82'	15.00'	N 46°00'47" E	21.40'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 88°43'54" W	21.83'
L2	S 00°30'49" W	101.67'
L3	S 88°29'15" E	7.10'
L4	S 00°30'49" W	23.92'
L5	N 88°40'55" W	100.00'
L6	N 00°30'49" E	24.26'

LINE TABLE

LINE	DIRECTION	LENGTH
L7	S 88°29'15" E	1.42'
L8	N 00°30'49" E	100.88'
L9	S 88°43'54" E	61.49'
L10	S 88°40'55" E	176.95'
L11	N 00°23'07" E	24.61'



SCALE IN FEET

SHIVEHATTERY
 ARCHITECTURE + ENGINEERING

2839 Northgate Drive | Iowa City, Iowa 52245
 319.354.3040 | www.shive-hattery.com
 Iowa | Illinois | Indiana | Nebraska

RIGHT-OF-WAY ACQUISITION PLAT
 A PART OF THE SW 1/4 SE 1/4 12-80-7
 460 W. ZELLER STREET
 NORTH LIBERTY, JOHNSON COUNTY, IOWA

DATE	8/31/21	SCALE	AS SHOWN
DRAWN	JSB	FIELD BOOK	--
APPROVED	JSB	REVISION	--

PROJECT NO.
121104-0

SHEET NO.

1 of 2

RIGHT-OF-WAY ACQUISITION PLAT

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 80 NORTH, RANGE 7 WEST NORTH LIBERTY, JOHNSON COUNTY, IOWA

DESCRIPTION

That part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa described as follows:

Commencing as a point of reference at the northwest corner of Outlot A of Green Subdivision (Final Plat recorded in Plat Book 38, Page 161 at the Johnson County Recorder's Office);

thence North 88°43'54" West 21.83 feet along the south line of Lot 5 of said Green Subdivision (assumed bearing for this description only) to a point of intersection with the easterly right-of-way line of Commercial Drive, said point being the of beginning;

thence South 0°30'49" West 101.67 feet to a point of curvature;

thence southeasterly 23.30 feet along the arc of a 15.00 foot radius curve concave northeasterly (chord bearing South 42°59'13" East 21.03 feet) to a point of tangency;

thence South 88°29'15" East 7.10 feet to a point of intersection with the west line of said Outlot A;

thence South 0°30'49" West 23.92 feet said west line to a point of intersection with the south line of said Southeast Quarter, said point also being the southwest corner of said Outlot A;

thence North 88°40'55" West 100.00 feet along said south line;

thence North 0°30'49" East 24.26 feet;

thence South 88°29'15" East 1.42 feet to a point of curvature;

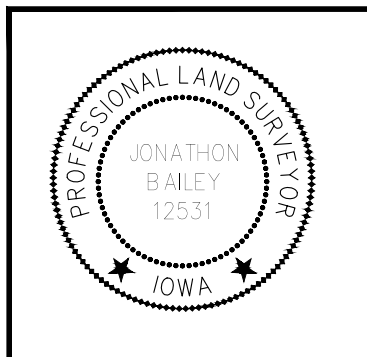
thence northeasterly 23.82 feet along the arc of a 15.00 foot radius curve concave northwesterly (chord bearing North 46°00'47" East 21.40 feet) to a point of tangency;

thence North 0°30'49" West 100.88 feet to the southwest corner of Lot 3 of said Green Subdivision and a corner of said Commercial Drive right-of-way;

thence South 88°43'54" East 61.49 feet along a southerly line of said Commercial Drive right-of-way to the point of beginning.

Area: Total area 9654 square feet more or less with a net area of 7250 square feet which excludes the presently established right-of-way of 2404 square feet more or less.

ONLY THESE COPIES OF THIS DOCUMENT SIGNED AND DATED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES PER IOWA ADMINISTRATION CODE 193C-6.1(5)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____

NAME: **JONATHON BAILEY**

DATE: _____ LICENSE NUMBER: **12531**

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: **1 of 2, 2 of 2**

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

2839 Northgate Drive | Iowa City, Iowa 52245
319.354.3040 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

RIGHT-OF-WAY ACQUISITION PLAT
A PART OF THE SW 1/4 SE 1/4 12-80-7
460 W. ZELLER STREET
NORTH LIBERTY, JOHNSON COUNTY, IOWA

PROJECT NO.
121104-0

DATE	8/31/21	SCALE	AS SHOWN
DRAWN	JSB	FIELD BOOK	--
APPROVED	JSB	REVISION	--

SHEET NO.
2 of 2



Employee Handbook

duty; or (3) communicate to the employee that the offer stands unchanged because it complies with the employee's work restrictions. If an employee fails to report to work when the employee has been ordered to return to a light duty position that complies with the employee's work restrictions, the employee shall be disciplined.

All documents related to requests for light duty, health care providers' written communications and the offer of light duty shall be kept in employee's confidential medical file.

HOLIDAYS

For purposes of employment, the City recognizes the holidays listed below:

- New Year's Day (January 1)
- Martin Luther King Jr. Day
- President's Day
- ~~Good Friday~~
- Memorial Day (last Monday in May)
- Independence Day (July 4)
- Labor Day (first Monday in September)
- Thanksgiving (fourth Thursday in November)
- Friday after Thanksgiving
- Christmas Eve Day (December 24)
- Christmas Day (December 25)
- New Year's Eve Day (December 31)

The City will recognize holiday benefits for all regular full-time employees and to regular part-time employees whose regular set work schedule is 20 hours or more per week, pro-rated according to the schedule set forth in "Employee Benefits." Holiday pay will be calculated based on the employee's straight time pay rate (as of the date of the holiday) times the number of hours the employee would regularly have worked on that day. Employees on unpaid leaves shall not receive holiday pay.

If a recognized holiday falls on a Saturday or Sunday, the holiday is observed on the previous Friday or following Monday.

If a recognized holiday falls during an eligible employee's paid leave, holiday pay will be provided instead of the paid leave benefit that would otherwise have applied.

If an eligible nonexempt, full-time employee is required to work by the employee's supervisor/department head on a recognized holiday, the employee will receive wages at one and one-half times his/her straight-time rate for the hours worked on the holiday.

Resolution No. 2021-127

RESOLUTION APPROVING THE UPDATED EMPLOYEE HANDBOOK

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

WHEREAS, the City's Employee Handbook was last updated in 2020; and

WHEREAS, revisions have been made to the document relating to City Holidays; and

WHEREAS, the revised Employee Handbook has been reviewed by City legal counsel; and

WHEREAS, the modifications made provide the necessary updates and revisions to bring the policy current.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA, that the revised Employee Handbook is approved and authorized for use effective upon action.

APPROVED AND ADOPTED this 14th day of December, 2021.

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



Collective Bargaining Agreement

Resolution No. 2021-128

A RESOLUTION RATIFYING THE COLLECTIVE BARGAINING AGREEMENT AMENDMENTS BETWEEN THE CITY OF NORTH LIBERTY AND PUBLIC PROFESSIONAL AND MAINTENANCE EMPLOYEES LOCAL 2003 IUPAT FOR THE DURATION OF THE NEXT CONTRACT

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

WHEREAS, the City of North Liberty, Iowa participated in collective bargaining with the Public Professional and Maintenance Employees Local 2003 IUPAT;

WHEREAS, the negotiated outcomes are included in the attached Collective Bargaining Agreement amendments.

NOW, THEREFORE, BE IT RESOLVED that the terms of the agreement, attached hereto as Exhibit A, between the City of North Liberty, Iowa, and Public Professional and Maintenance Employees Local 2003 IUPAT, are hereby ratified.

APPROVED AND ADOPTED this 14th day of December, 2021.

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

THE CITY OF NORTH LIBERTY, IOWA

THIRD COUNTEROFFER

TO THE

**NORTH LIBERTY
PUBLIC PROFESSIONAL AND
MAINTENANCE EMPLOYEES,
LOCAL UNION 2003 IUPAT**

**POLICE DEPARTMENT
NOVEMBER 16, 2021**

City of North Liberty
Third Counteroffer
To the Public Professional and Maintenance Employees, Local 2003 IUPAT
Police Department
November 16, 2021

The proposal received from the Union is not accepted except where both the Union and City have proposed current contract. The City proposes current contract for all language except as stated below. Items delineated as "permissive" are not to be construed as unwillingness on the part of the employer to negotiate in good faith over those items, but rather as a reservation of the employer's rights to have those items stricken from the contract.

This proposal is a package proposal. If any proposal in this package proposal is rejected, the entire package proposal is rejected.

For purposes of this initial proposal and all subsequent proposals from the City, **bold** text signifies proposed new language and text with ~~strikethrough~~ signifies proposed deletions. The City proposes all items to remain current contract except for the following:

ARTICLE 3 GRIEVANCE STEPS

3.03 Selection of Arbitrators

Subsection (B) update typographical error of "PERK" to "PERB".

ARTICLE 4-SENIORITY-TRANSFERS-LAYOFF&RECALL

4.08 Loss of Seniority- Change as follows:

An employee shall lose his seniority and the employment relationship shall be broke and terminated as follows:

1.-8.

However, if an employee terminates their employment with the Department on good terms in the opinion of the Chief of Police and later reapplies and seeks reinstatement, the employee's seniority shall be restored to the status the employee was at on the date of termination.

ARTICLE 6-LEAVES OF ABSENCE

6.05 Personal Leave – Current Contract

6.05 Bereavement Leave Eligibility-Change as follows:

Each regular full-time employee shall be eligible for a paid leave of absence for a death in the immediate family. **Employees shall be required to take any paid leave under this policy in consecutive working days. Leave may be granted up to the number of consecutive workdays of paid bereavement leave set forth below to attend the funeral and make any necessary arrangements associated with the death:**

ARTICLE 7-HOLIDAYS

7.01 DESIGNATED HOLIDAYS – Change as follows:

Current contract and add the following language to the end:

The Union agrees that if the City changes the designated holidays for non-bargaining City employees, the Union will follow the holidays as updated by the City for non-bargaining City employees. The Union and the City agree that the City shall not reduce holidays below the eleven (11) holidays already provided to employees, but that if the City adds holidays for non-bargaining City employees the Union shall be eligible for those additional holidays.

ARTICLE 11-WAGES

11.01 WAGE RATES-Change as follows:

Employees shall be compensated for their regular straight-time hours worked pursuant to the schedule set forth in Exhibit A, Police Department Wage Schedule, a copy of which is attached hereto and incorporated herein by this reference as though fully set forth. **All hourly wage rates in Exhibit A shall increase two and one-half percent (2.50%) effective July 1, 2022, two and three-quarters percent (2.75%) effective July 1, 2023, three percent (3.00%) effective July 1, 2024, and three percent (3.00%) effective July 1, 2025.**

~~Officers that are hired with three or more years' experience as a full-time law enforcement officer and are already certified through the Iowa Law Enforcement Academy will start at "1-yr" on the salary schedule as found in "Exhibit A."~~

11.03 SHIFT DIFFERENTIAL-Change as follows:

The City proposes adding the following language to the end of the section:

For employees hired after the start of the calendar year, the employee's shift differential shall be prorated to reflect the percentage of the calendar year the employee actually worked.

ARTICLE 12-FINALITY AND EFFECT OF AGREEMENT

12.01 EFFECTIVE PERIOD-Change as follows:

This agreement shall be effective from July 1, 2022, and shall be in full force and effect through June 30, 2026.

EXHIBIT A POLICE DEPARTMENT HOURLY WAGE RATES

The City proposes striking the following:

The City proposes a one-time wage adjustment increasing all steps in the salary schedule 2.5% on July 1, 2022.

In addition the City proposes adding a retention payment for employees at "3 yr" on the salary schedule of \$3,000.00; at "4 yr" on the salary schedule of \$3,000.00; at "5 yr" on the salary schedule of \$1,500.00; at "6 yr" on the salary schedule of \$1,500.00. All retention payments are one-time payments that are not added into the employee's base wage. All retention payments will be paid on the employee's anniversary date of that year.

The City proposes adding a ninth step at year 12 that is 3% higher than the eighth step.

~~Non-certified _____ 80% of Start wage rate first 6 months
_____ 90% of Start wage rate second 6 months~~

~~New Hire Certified Officer _____ 90% of Start rate first 6 month. Note, new officers with three or more years' experience, as described in Article 11.01 will start at the "1 yr" wage rate rather than the "Start" wage rate. Those officers shall receive 90% of the "1 yr" wage rate for their first 6 months.~~

And replacing with the following:

All non-certified officers shall start at the start rate. Once an officer is certified, the officer will move to the Year 1 rate at the start of their next pay period. All newly hired certified officers shall start at the wage rate that reflects their years of

experience as a certified law enforcement officer. Newly hired, certified officers shall not have any other seniority benefits.

MEMORADUMS OF UNDERSTANDING

The City proposes all memorandums of understanding currently in effect for the duration of the next contract.

TA 11-22-21

Mark A. Hubbell

TA 11/23/21

Holly Corkey

Holly Corkey



DVIP Agreement

Resolution No. 2021-129

A RESOLUTION APPROVING THE SOCIAL SERVICES FUNDING AGREEMENT BETWEEN THE CITY OF NORTH LIBERTY AND THE DOMESTIC VIOLENCE INTERVENTION PROGRAM (DVIP)

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

WHEREAS, DVIP is undertaking a capital campaign, "Finding Safety, Building Hope";

WHEREAS, the City of North Liberty finds that this participation directly benefits the citizens of North Liberty;

WHEREAS, the City of North Liberty has offered to provide \$25,000.00 toward the capital campaign; and

WHEREAS, it is the parties' desire to agree and establish, in writing, their understanding regarding said contribution as in the attached agreement.

NOW, THEREFORE, BE IT RESOLVED that that Social Services Funding Agreement between the City of North Liberty and DVIP is approved.

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

APPROVED AND ADOPTED this 14th day of December, 2021.

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

SOCIAL SERVICES FUNDING AGREEMENT

This Social Services Funding Agreement (“Agreement”) is entered into by and between the Domestic Violence Intervention Program, (hereinafter referred to as “DVIP” which expression shall include its agents, successors or assigns) and the City of North Liberty, Iowa (hereinafter “the City”). DVIP and the City are collectively referred to as “the Parties.”

I. RECITALS

A. The City of North Liberty, Iowa is committed to protecting and preserving the health, safety and welfare of its residents.

B. The City finds that providing funding for certain charitable and not-for-profit enterprises which directly serve and benefit the residents of North Liberty is an effective and efficient means to those ends, particularly in regard to underserved portions of the population.

C. DVIP provides care and emergency shelter services for hundreds of survivors of domestic violence and their families in Johnson County each year, including residents of North Liberty. DVIP depends on charitable donations to provide said services.

D. The City finds that DVIP’s operations in Johnson County serve a public purpose and a critical need for residents of North Liberty, such that providing care and shelter benefits not only the individuals receiving and relying on those services, but the general public as well, by reducing or preventing crime and homelessness.

E. DVIP has proposed a capital campaign “Finding Safety, Building Hope” budget which will allow its continued operations and expansion of services. The City finds that the proposed budget is reasonable and that such expansion is appropriate to serve a growing population.

F. The City wishes DVIP to continue to provide its services to residents of North Liberty, and wishes to contribute to the DVIP capital campaign to ensure such services continue to be available going forward.

II. TERMS

1. **Recitals.** By this reference, the Recitals set forth above are incorporated into and made part of this Agreement.

2. **Consideration.** Upon execution of this Agreement by all Parties and upon approval of the Agreement by the City's council, the City shall pay DVIP the sum of Twenty-Five Thousand Dollars (\$25,000.00).

In return, DVIP agrees to continue to provide services to residents of North Liberty as part of its ongoing operations, and to accommodate North Liberty residents in its expansion of services, as may be necessary and appropriate.

3. **Accounting.** DVIP agrees to allocate said funds in accordance with its capital campaign goals, and to provide an annual accounting showing that the funds were so applied.

4. **Interpretation.** The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the Parties. This Agreement is made and entered into, and shall be subject to, governed by, and interpreted in accordance with, the laws of the State of Iowa.

5. **Severability.** Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this Agreement.

6. **Entire Agreement.** This Agreement sets forth the entire agreement between the Parties hereto and fully supersedes any and all prior agreements or understanding between the Parties hereto pertaining to the subject matter hereof.

7. **Counterparts.** This Agreement shall be executed in one or more counterparts and by facsimile or other electronic means, each counterpart shall, for all purposes, be deemed an original, and all counterparts shall constitute the same instrument.

8. **Authority to Sign.** The undersigned individuals represent and warrant that they have authority to execute the Agreement on behalf of their respective parties. The undersigned individuals represent and warrant that all necessary corporate actions or resolutions have been taken to authorize the execution of this Agreement.

9. **Drafting.** This Agreement was negotiated at arm's-length and entered into freely by the Parties, who have had opportunity to seek the advice of counsel. In the event an ambiguity exists in any provision of this Agreement, such ambiguity is not to be construed by reference to any doctrine or statute calling for ambiguities to be construed against the drafter of the document.

10. **Captions.** The captions or headings of the sections in this Agreement are for the convenience of reference only and in no way define, limit, or affect the scope or substance of any section of this Agreement.

11. **Scope of Promises, Representations, and Inducements.** Parties acknowledge, warrant and represent that no promises, representation or inducements, except as herein set forth, have been offered or made by a party hereto or to any other party hereto to secure the execution of any provision of this Agreement.

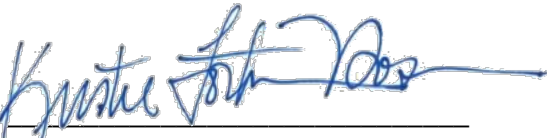
12. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of each Party's successors and assigns.

13. **Modifications.** No part or provision of this Agreement may be changed, modified, waived, discharged or terminated except by an instrument in writing signed by the Party against whom enforcement of such change, modification, waiver, discharge or termination is sought. The failure of a party to seek redress for violation of, or to insist upon strict performance of, any provision of this Agreement shall not be a waiver of that provision by the party to estop that party from asserting fully any and all of its rights under this Agreement.

14. **Further Assurances.** Each party shall execute such other and further documents, and take such other and further actions as may be reasonably requested by a Party hereto for the purpose effectuating the agreements herein.

IN WITNESS WHEREOF, the Parties hereto have executed this Social Services Funding Agreement effective on the last date set forth below.

DOMESTIC VIOLENCE INTERVENTION PROGRAM

By: 

Kristie Fortmann-Doser, Executive Director

Date of Signature: December 8, 2021

THE CITY OF NORTH LIBERTY, IOWA

By: _____
Terry L. Donahue, Mayor

Date of Signature: _____



National Opioid Settlement

Resolution No. 2021-130

A RESOLUTION OPTING TO PARTICIPATE IN NATIONWIDE SETTLEMENTS WITH OPIOID DISTRIBUTORS MCKESSON, CARDINAL HEALTH, AND AMERISOURCE BERGEN, AND OPIOID MANUFACTURER JANSSEN PHARMACEUTICALS, INC.

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

WHEREAS, the City of North Liberty is eligible to participate in nationwide settlement agreements proposed by the three largest distributors and largest manufacturer of opioids; and

WHEREAS, the terms of such settlement agreements provide that the funds awarded will depend on the number of settlement participants; and

WHEREAS, the funds received from any such settlements may be used to remediate the effects of the opioid epidemic through, among other uses, specific treatment, recovery and prevention programs; and

WHEREAS, the City Council of North Liberty finds that it is in the best interest of its citizens to make said remediation funds available by its participation in said settlements.

NOW, THEREFORE, BE IT RESOLVED that that the City of North Liberty's participation in the National Opioid Settlement with the above-described distributors and manufacturers is approved.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized to execute all documents necessary to finalize the City's participation.

APPROVED AND ADOPTED this 14th day of December, 2021.

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



Additional Information



To **Mayor and City Council**
CC **City Administrator**
From **Tom Palmer, Building Official**
Date **12/7/2021**
Re **Monthly Report**

November Permits:

65 permits were issued in November with estimated construction value of 16.9 million dollars. 7 residential unit permits were issued with construction value of 4.4 million dollars. One new commercial permit was issued for a dentist office for 1.1 million dollars. Staff completed 433 inspections during the month of November.

Rental/Code Compliance Cases:

Nine new rental permit applications received in November. A total of 16 code compliance cases were processed in November.

Casey's Project:

With the warm weather construction of the new Casey's is proceeding quickly to completion date in early January. Exterior work is 95% completed and crews are busy completing the interior finishes and equipment.





November Permit Tally Report

11/01/2021 - 11/30/2021

Permit #	Permit Type	Type of Improvement	Project Description	Construction Value	Total Fees
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Group: Automatic Fire Sprinkler System

				\$908.00	\$77.00
					Group Total: 1

Group: Commercial Alteration

				\$98,750.00	\$985.00
					Group Total: 1

Group: Deck

				\$75,568.00	\$1,338.91
					Group Total: 7

Group: Fence

				\$312,493.00	\$275.00
					Group Total: 10

Group: Fire Alarm & Detection Equipment

				\$506.26	\$81.00
					Group Total: 1

Group: Manufactured Home

				\$280,000.00	\$1,042.50
					Group Total: 3

Group: Mechanical Electrical Plumbing (MEP)

				\$57,255.00	\$949.26
					Group Total: 10

Group: New Commercial

				\$1,100,000.00	\$6,842.40
					Group Total: 1

Group: New Single Family Dwelling

				\$2,521,980.00	\$23,141.83
					Group Total: 7

Group: New Single Family Dwellings Attached

				\$480,000.00	\$5,200.50
					Group Total: 2

Group: New Townhouse

				\$1,440,000.00	\$17,514.00
					Group Total: 8

Group: Operational- Temp LPG

				\$10,000,000.00	\$100.00
					Group Total: 2

Group: Residential Alteration

				\$154,600.83	\$2,518.90
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Group Total: 9

Group: Swimming pools, spas and hot tubs

				\$161,229.00	\$1,336.63
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Group Total: 1

Group: Utility Service

				\$2,100.00	\$0.00
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Group Total: 1

Group: Zoning Certificate

				\$300,000.00	\$25.00
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Group Total: 1

				\$16,985,390.09	\$61,427.93
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Total Records: 65



Certificate of Occupancy Monthly Report

Applicant	Parcel Address	Project Description	Permit Type	Date C.O. Issued
Kishon Monteith	135 W Cherry St	2022 Rental Permit	Residential Rental	11/22/2021
Grand Rail Development	2901 Stoner Ct Unit B-4&12	Tenant Improvement	Building	11/23/2021
Jeffrey Conner	1005 W Cherry St	2021 Rental Permit	Residential Rental	11/18/2021
A Latte Buzzness 2, LLC	615 Penn Ct	Scooters Coffee drive thru	Zoning	11/3/2021
Jennifer & Andrew Whitters	529 Penn Ct	2022 Rental Permit	Residential Rental	11/19/2021
Mark Holtkamp	615 Penn Ct	New Scooters Coffee drive thru	Building	11/3/2021
Adam Schmerbach - Lion Construction LLC	1255 Ogden Lane	New Single Family Dwelling	Building	11/24/2021
Barry Frantz Construction, Inc.	1205 Abraham Drive	SFC. Zero Lot . JACKSON plan	Building	11/3/2021
Caleb Shield	810 S Alexander Way	New Ranch Style Home	Building	11/24/2021
Mike Flynn	930 Liberty Way	Speedy Mike's Car Wash @ 930 Liberty	Building	11/29/2021
Caleb Shield	762 River Bend Lane	New Zero Lot Line	Building	11/17/2021
Caleb Shield	772 River Bend Lane	New Zero Lot Line	Building	11/9/2021
Caleb Shield	760 River Bend Lane	New Zero Lot Line 1373 Twin Townhome	Building	11/17/2021
Caleb Shield	770 River Bend Lane	New Zero Lot Line 1721 Townhome	Building	11/9/2021
Sharp Investment Properties	1280 Ogden Lane	SFH	Building	11/24/2021
Gerald Hingtgen	1415 Salm Drive	Single story with finished basement and	Building	11/29/2021
LaShanda Wilks	555 Cameron Way	Suite #3- LaLa Boutique	Zoning	11/10/2021

APS Construction - Adam Schmerbach	1535 Parker Court	New Single Family Dwelling	Building	11/5/2021
Scallon Custom Homes	1150 Salm Drive	New Single Family Dwelling	Building	11/23/2021

Total Records: 19



Permit Summary Report Inspection Type

Schedule Date 01/01/2021 TO 11/30/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row	Total
Inspection request	7	1	17	22	15	10	10	8	15	16	14	0		135
Re-inspection	20	22	55	46	63	37	69	46	34	61	67	0		520
1st SWPPP	1	3	11	11	10	9	5	8	19	16	5	0		98
Above Suspended Ceiling	1	0	1	1	0	1	0	0	0	1	1	0		6
Backflow Preventer	0	0	1	0	0	0	0	1	1	0	0	0		3
Building Sewer	0	0	0	1	0	0	1	0	1	1	0	0		4
Commercial Final	1	1	6	2	3	2	1	0	1	1	2	0		20
Commercial Photovoltaic (PV) Solar System	0	0	0	0	0	0	0	0	0	1	0	0		1
Commercial Rough-In	0	5	5	2	3	0	1	1	1	1	0	0		19
Deck, Porch, Sunroom Footings	3	0	15	10	13	24	7	12	18	10	8	0		120
Final	12	4	4	6	18	17	12	13	12	12	14	0		124
Fire - Automatic Sprinkler System	1	0	6	5	2	2	0	0	0	1	1	0		18
Fire - Automatic Sprinkler System - Preconcealment	0	5	0	0	0	0	0	0	1	2	0	0		8
Fire - Fire Alarm Installation	1	0	4	0	1	1	0	2	0	1	1	0		11
Fire - Fire Alarm Installation (Rough-In)	0	0	0	0	0	0	0	0	0	2	0	0		2
Fire - Fire Dept. Acceptance	1	0	4	0	2	0	0	1	0	1	1	0		10
Fire - Fire Pump Installation	0	0	0	0	0	0	0	1	0	0	0	0		1
Fire - LP-Gas (Temporary Installation)	2	0	0	0	0	0	0	0	0	0	0	0		2
Fire - Retail Sales of Fireworks	0	0	0	0	0	4	0	0	0	0	0	0		4
Fire - Vehicle Exhaust Ventilation Equipment	0	0	0	0	0	0	0	0	0	1	0	0		1
Footings/Slabs	3	4	10	14	15	13	10	14	21	19	19	0		142
Foundation Dampproofing	0	2	5	5	14	0	9	8	8	16	11	0		78
Foundation Wall	3	3	8	15	13	10	14	14	16	24	13	0		133
Framing	0	0	0	1	0	0	0	0	0	3	0	0		4
Gas service release	5	3	24	5	2	15	5	15	22	23	39	0		158
Grading	0	1	5	6	8	7	10	7	5	7	12	0		68
Manufactured Home	0	0	0	1	0	0	1	0	0	0	0	0		2
Meeting	0	0	0	1	0	4	2	1	2	3	1	0		14
Notice of Termination CSR	2	1	0	1	0	0	2	6	5	8	7	0		32
Other	0	0	0	0	4	2	9	1	0	41	2	0		59
Out of the office	0	0	0	0	0	0	0	0	0	2	0	0		2
Permanent Electric Service Release	9	10	10	17	12	9	19	16	22	21	30	0		175
Plumbing below slab	6	3	13	8	21	4	20	14	11	21	20	0		141
Pool Final (residential)	0	0	0	0	0	1	0	0	0	1	0	0		2
Rental	0	99	112	4	0	0	48	51	21	25	28	0		388
Residential final (New Construction)	3	6	14	13	21	13	19	11	7	11	12	0		130
Residential Photovoltaic (PV) Solar System	3	1	3	2	2	6	4	5	5	2	8	0		41
Residential Rough-in (New Construction)	1	14	9	11	8	9	12	19	17	21	28	0		149
Rough-in	6	4	2	5	3	4	3	8	5	7	4	0		51
Sanitary Sewers	0	0	0	1	0	1	0	0	0	0	0	0		2
Sewer & Water Service	3	0	8	24	15	17	14	17	16	23	16	0		153
Sidewalk Release	2	2	3	4	10	6	10	7	2	6	10	0		62
Sump Pump Discharge Line	0	0	11	9	6	15	9	8	5	12	7	0		82
Temporary Electric Service	3	2	9	12	7	14	8	15	17	13	21	0		121
Water Heater	0	0	0	0	1	0	0	0	0	4	0	0		5
Water Main and Appurtenance	1	0	0	0	0	1	0	0	0	0	0	0		2
Water Service	0	0	1	1	0	3	0	0	4	2	0	0		11
Witness air pressure test and piping inspection	2	16	13	12	15	10	15	21	16	20	31	0		171
Totals:	102	212	389	278	307	271	349	351	330	463	433	0		3485

Code Compliance Report

11/01/2021 - 11/30/2021

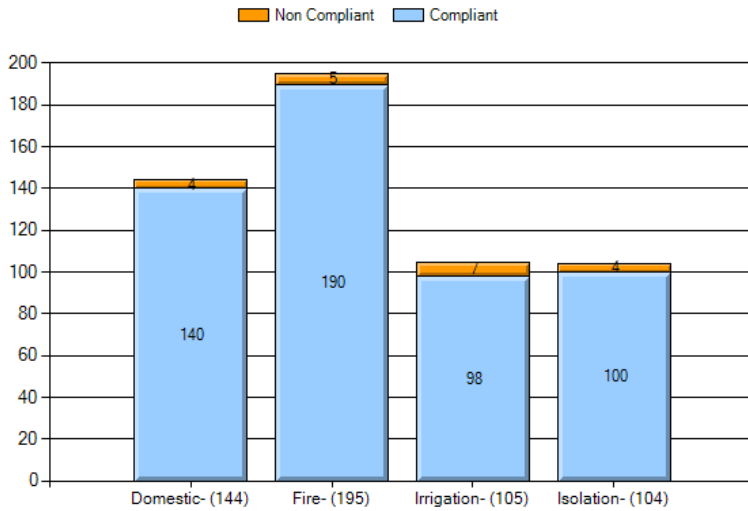
Case Date	Case #	Status	Complaint	Reporting Code
11/5/2021	20210183	Closed	Construction activity at 850 Black Bear Bend	Building Code
11/5/2021	20210184	Open	Storage of Junk	Zoning Code
11/11/2021	20210185	Closed	past due annual backflow preventer test report	City Code
11/11/2021	20210186	Closed	past due annual backflow preventer test report	City Code
11/11/2021	20210187	Open	past due annual backflow preventer test report	City Code
11/11/2021	20210188	Closed	past due annual backflow preventer test report	City Code
11/11/2021	20210189	Closed	past due annual backflow preventer test report	City Code
11/11/2021	20210190	Open	past due annual backflow preventer test report	City Code
11/11/2021	20210191	Open	past due annual backflow preventer test report	City Code
11/11/2021	20210192	Closed	past due annual backflow preventer test report	City Code
11/11/2021	20210193	Open	Unpermitted Fence	Zoning Code
11/29/2021	20210194	Open	past due annual backflow preventer test report	City Code
11/29/2021	20210195	Open	past due annual backflow preventer test report	City Code
11/29/2021	20210196	Open	past due annual backflow preventer test report	Building Code
11/29/2021	20210197	Open	past due annual backflow preventer test report	Building Code
11/30/2021	20210198	Open	Improper Parking	Zoning Code

[< Back](#)

Breakdown of Backflow Preventer Compliance

Utility Water System

Show All



Categories

- Fire = Fire Protection / Fire Detector Bypass
- Domestic = Domestic / Domestic Bypass
- Irrigation = Lawn Irrigation
- Isolation = All Others

<u>Compliance</u>	<u>%</u>	<u>Compliant</u>	<u>Category Total</u>
Domestic	97%	140	144
Fire	97%	190	195
Irrigation	93%	98	105
Isolation	96%	100	104
Totals	96%	528	548

Click a category in the chart above to view the details for that category or-
 Click one of the buttons below to view the details for all compliant/ non compliant hazards.

*Categories with high counts will take a little longer to view/ download.

[Print Chart](#)

[View All Compliant](#)

[View All Non Compliant](#)

[View All](#)



To **Mayor, City Council, Communications Advisory Commission**
CC **City Administrator Ryan Heiar**
From **Communications Director Nick Bergus**
Date **Dec. 3, 2021**
Re **Communications Staff Report**

COVID-19

The pandemic continues to be part of our messaging and planning, as we amplify our public health partners on vaccinations, boosters and masking, as well as planning our own programming to comply with and reinforce their guidance and city policy.

New Staff

Outreach & Equity Coordinator Micah Ariel James and Communications Assistant Thorn Hawthorne both started Nov. 1, and the team worked to start on-boarding both new members. We're excited to be at full capacity as we prepare for a full year in 2022 of events, programs and initiatives. Both have jumped in their respective roles and contributed from the start. The team took some time early in the month to get to know each other at the Recreation Department's 9-hole pop-up disc golf course at the Community Center; Derek, it turns out, has a talent for the sport. We're thrilled to have them both on board.

Beat the Bitter

We announced the Beat the Bitter schedule of events and opened registration on Dec. 1. To prepare for that launch, Jillian spent the end of November updating beatthebitter.com. The team is now focused on designing and producing marketing materials and finalizing activities for the festival's free day in Penn Meadows Park, Fire & Ice, on Sunday, Jan. 30, and North Liberty Lights, a new month-long light display around Liberty Centre Pond that will debut on Jan. 29.

Fundraising

Our sponsorship drive to help fund events in 2022 is almost complete. Jillian has spent much of her time this past month pitching opportunities to local businesses, answering questions and tailoring sponsorships to be mutually beneficial for the events and their partners. We are presenting sponsorship opportunities all at once for Blues & BBQ, Beat the Bitter and the new City Slate, which implements many of the lessons learned from the 2021 Summer Slate. To date, \$147,000 in private business dollars have been secured to support the city's quality-of-life events. The work will then shift to fulfilling and executing on promised benefits throughout 2022.

City Slate

The programming that will be marketed under North Liberty's City Slate umbrella is almost finalized. Jillian led communications, recreation, library and administrative staff through group brainstorming, rating and funding allocation process to draft a schedule of 40+ free community

events, representing new events, expansions of current offerings or making current offerings free-of-charge, that folks can look forward to and enjoy in 2022. Events on the 2022 City Slate schedule will be free for attendees and will be funded largely from the dollars raised in our sponsorship drive with some expenses covered by existing city programming dollars. We plan to announce the City Slate in early January.

Youth Council

Micah has begun laying groundwork for the new youth council. She has created a plan for the program, which includes a development timeline with a full launch expected in the fall to align with the school year. She has begun connecting with local youth-centered organizations to learn more about the issues that are most pressing for the young people in our community right now and to begin identifying opportunities for collaboration and partnership.

Martin Luther King Jr. Day Celebration

Micah is working with partners from Johnson County, City of Iowa City, Neighborhood Centers of Johnson County and others to develop countywide community programming for the upcoming MLK Day celebration and collaborating with Library staff to develop North Liberty-based events for the series.

Outreach & Equity Opportunities

Micah is in the process of exploring North Liberty's publicly stated justice and equity commitments and initiatives, access and equity statements, and Community Center conduct policies for minors to identify opportunities for further evaluation and development.

Social Service Spotlights

Derek has been working closely with library staff to produce a series of videos with local social service agencies, and this month continued to process recorded content for the Social Service Spotlight project with 7 of 15 video spotlights now completed. These videos are being highlighted on social media and support a spotlight display in the library.

Great Neighborhoods

November was a quiet month for the Neighborhood Ambassador program, but we talked internally about ways to engage neighborhoods that currently have Ambassador vacancies. In December, we will send a survey to neighborhood ambassadors for their anonymous feedback on the first year of the program and set goals for what we'd like to accomplish as a group in 2022.

Other Items

We produced City Council meetings and submitted them to the Iowa City government channel.

Staff represented the city at the Business Partnership’s City Connection coffee, at the University of Iowa’s Event Management and Marketing class, in the Community Leadership Program

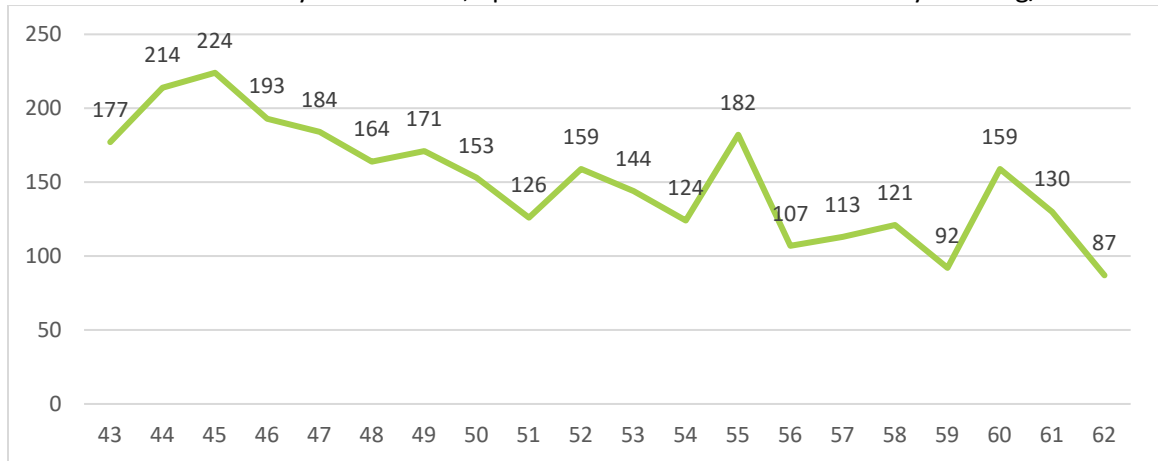
We posted news releases about upcoming programs, snow reminders, continued pool closures, road work, beat the bitter, snowmobile routes and more.

Completed Videos

Title	Requested By	Completed	Duration
Communications Advisory Commission	Administration	Nov. 1	0:28
Agency: Table to Table	Library	Nov. 1	0:09
Agency: Big Brothers Big Sisters	Library	Nov. 4	0:08
Parks and Recreation Commission	Administration	Nov. 4	0:45
City Council	Administration	Nov. 9	0:43
Planning and Zoning Commission	Administration	Nov. 10	0:38
Tree and Stormwater Advisory Board	Administration	Nov. 10	0:17
Agency: Houses into Homes	Library	Nov. 15	0:10
Library Board of Trustees	Administration	Nov. 15	0:47
Agency: ICCSD Foundation	Library	Nov. 17	0:09
Agency Heritage Area Agency on Aging	Library	Nov. 18	0:09
City Council	Administration	Nov. 23	2:06
Agency: United Action for Youth	Library	Nov. 24	0:07
Eye on: Micah Ariel James	Communications	Nov. 30	0:11
Total completed productions: 14	Duration of new video: 6.8 hours		

52317 Podcast

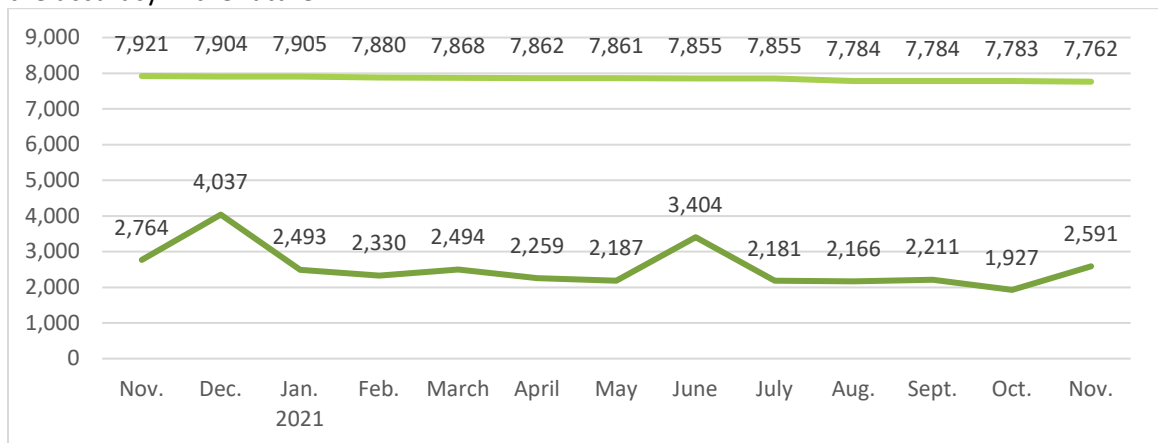
Release schedule is every three weeks; episodes can be found at northlibertyiowa.org/52317.



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** 62: Chomp Delivery; 61: Speedy Mike’s Carwash; 60: Flip Salon & Spa; 59: Rock Valley Physical Therapy; 58: NASA; 57: Animal Kingdom; 56: Concha Audiology; 55: Silver Rooster Tattoo; 54: Aero Performance and Physical Therapy; 53: Breathe; 52: Meadowlark Psychiatric Services; 51: Psychiatric Associates; 50: Letter B; 49: Fryvecind Voice Studio; 48: A Chocolate Studio; 47: Corridor Rentals; 46: MixHomeMercantile; 45: The Lounge; 44: Debut Dance; 43: Ice Cube Press

North Liberty Bulletin Email Newsletters

In October, an update to Apple’s Mail app made measuring opens more difficult and may impact the accuracy in the future.

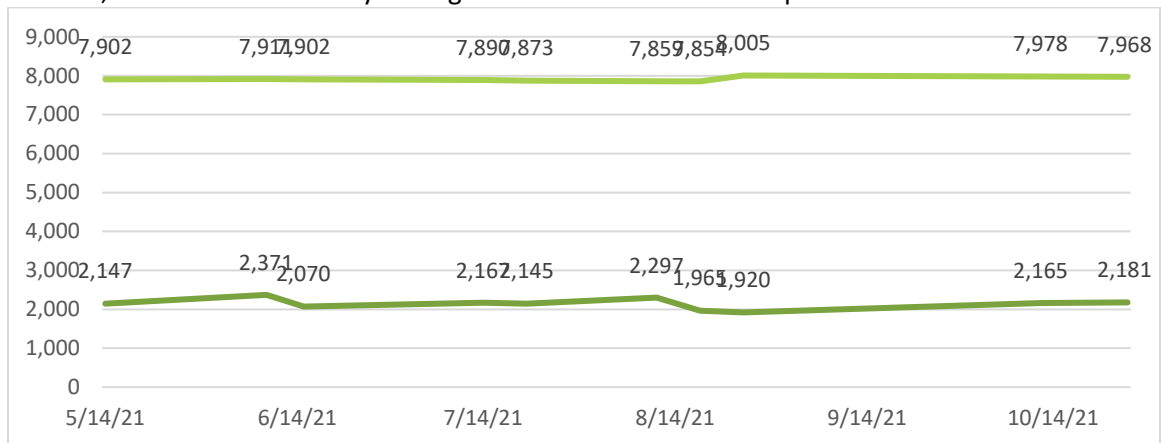


Recipients is the number of email addresses to which an issue of the Bulletin was sent and is represented by the top line. **Opens** is the number of unique recipients who opened the Bulletin and is represented by the bottom line; the standard open rate for government is 25.4%. Numbers are as reported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

Subject lines Nov: Not sure you know how psychologically healthy that actually is; Oct: Pumpkin spice spooky decorative gourd season; Sept: My fall plans vs; Aug: Summer send-off 🍁; July: My dog hates fireworks; June: Magical world of normal-ism; May: It’s no walk in the park; April: Anything dirty or dingy or dusty; March: A really weird lion; Feb: Hi, neighbor 🐾; Jan: Storms ☁️; Dec: To new traditions 🍂; Nov: Kindness Matters;

Know Before You Go Emails

We developed and began sending “Know Before You Go” emails at the end of 2019 for community events that could accommodate large numbers of attendees without registration as a way to leverage the city’s email list. The format didn’t get a lot of use in 2020 for obvious reasons, but we used it heavily through the summer of 2021 and plan to continue to do so.



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.

Events: Mega Kites; Concert in the Park (June); Drive-in Movies (June); Drive-in Movies (July); Inflatables Day; Eastern Iowa Circus; Concert in the Park and fireworks; Playground Crawl; Moonlight Walk; Haunted Happenings

Social Media

Month	Facebook		Twitter		Instagram	Nextdoor
	New likes	Reach	New follows	Impressions	Followers	Members
Nov 2021	14	20,182	9	30,400	2,570	5,361
Oct 2021	50	35,617	2	20,600	2,537	5,279
Sept 2021	60	26,516	11	21,900	2,521	5,237
Aug 2021	59	26,710	15	40,100	2,497	5,178
July 2021	80	21,523	3	34,600	2,471	5,114
June 2021	72	25,066	-4	45,400	2,456	5,076
May 2021	73	23,940	-19	42,200	2,418	5,018
April 2021	33	24,980	19	49,800	2,381	4,959
March 2021	72	100,455	18	61,600	2,342	4,900
Feb 2021	96	24,756	22	48,700	2,305	4,818
Jan 2021	55	19,163	-4	32,500	2,276	4,760
Dec 2020	43	10,064	0	23,000	2,266	4,712
Nov 2020	37	9,978	20	50,600	2,242	4,684

Facebook new likes is the net number of new users following 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
Nov 2021	20,196	15,122	39,415	1.95	1:12
Oct 2021	17,041	13,190	32,858	1.93	1:10
Sept 2021	22,849	14,800	44,285	1.94	1:16
Aug 2021	29,557	21,990	54,762	1.85	1:12
July 2021	32,559	24,967	63,686	1.96	1:11
June 2021	22,840	19,955	64,284	2.03	1:28
May 2021	24,221	17,537	49,636	2.05	1:24
April 2021	22,452	13,855	44,847	1.37	1:24
March 2021	23,993	14,861	46,159	1.92	1:15
Feb 2021	27,228	20,540	47,047	1.73	1:06
Jan 2021	20,264	13,628	39,600	1.95	1:11
Dec 2020	16,287	12,267	32,867	2.02	1:18
Nov 2020	19,249	11,438	36,266	1.88	1:07

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.



TO: City Administrator and City Council
FROM: Jennie Garner, Library Director
DATE: Dec 7, 2021
SUBJECT: Monthly Library Report

Library News

Our grant writing team just received word that that North Liberty Library was awarded a \$5000 grant from the Foundation for Rural Service. The grant team – made up of Public Services Librarian Kellee Forkenbrock, Library Assistant Darra Stuart, and Amy Blessing, our third social work grad student currently doing a practicum with us – has been hard at work and has submitted several grants this year. Thanks to their efforts the library has been awarded \$19,500.00 to date in FY22:

- **Association for Rural & Small Libraries Conference Grant** - \$1000.00
 - Professional development/training in Reno, NV
- **State Library ARPA Grant** - \$5000.00
 - Two solar charging benches with wi-fi for access outside library
- **American Library Association Grant** - \$3000.00
 - Library Transforming Communities - Community Engagement
 - Lighthouse in the Library series: Community Conversations (online and in-person)
 - Health and Wellness Equity in North Liberty, School Re-Entry 2.0
 - Upcoming: New Year, New Career with mini job fair
- **Community Foundation of Johnson County** - \$5250
 - 15 new iPads for in-library use
- **Foundation for Rural Service** - \$5000
 - 10 iPads/hotspots for senior tech training

Additionally, the library is honored to have been selected for a feature piece in American Libraries magazine for our community engagement work with the ALA Libraries Transforming Communities grant. This week, a professional photographer will be in to take photos of the library and Kellee Forkenbrock, the staff person who wrote the grant and has been leading the community engagement events. If you haven't had the opportunity to attend one of the Lighthouse in the Library events from this series, join us on Jan. 15, 2022, for the New Year, New Career event featuring a discussion with a panel of local experts from 11am-12pm and a mini-job fair from 12-2pm. The panel will be offered as a hybrid event with options to attend in person or via Zoom – one of the purchases we made with grant funding was a Meeting Owl Pro to make this possible.

Kirkwood Regional Center recently held its eighth annual STEAM Institute and the library was invited to present to seventh grade students from Johnson, Benton, Cedar and Iowa counties. The Institute is a chance for students to learn about various opportunities in science, technology, engineering, art and math (STEAM) careers. Adult Services Librarian Amy Golly and Assistant Youth & Teen Services Librarian Kayla Hodgson talked to over 200 youth at the two-day event about librarians' work with STEAM. They also had fun doing an activity with the Makey-Makeys from the library's STEAM cart.

Finally, I wanted to share some JEDI (justice, equity, diversity, and inclusion) work we have been doing at the library. Along with two co-workers, I recently presented at the Association for Rural & Small Libraries Conference in Reno, NV, on writing inclusive policies and creating a sense of belonging in our community. After our presentation, entitled *Policies of Yes*, we were contacted by the Central Kansas Library System and asked to present online in January and also had a proposal accepted to present at the Iowa Libraries Online Conference (ILOC). The presentation invited attendees to join us on our journey toward being actively inclusive in our library.

In addition, I was invited (along with Iowa City and Coralville Public Librarians) by a colleague to collaborate and provide input for a grant project being conducted by several University of Iowa researchers called Libraries and Resilience in Communities (LARC). Two other NLL staff members are also involved. This past year I have presented for two national online events on resilience in libraries. I firmly believe that libraries play a key role in impacting resilience in our communities and that this directly relates social justice as an integral part of what we do in our work. We are very excited to see how it progresses. If you are interested in learning more about either or both of these projects, please feel free to reach out to me to discuss further.

Scroll for November Program Highlights

November Program Highlights

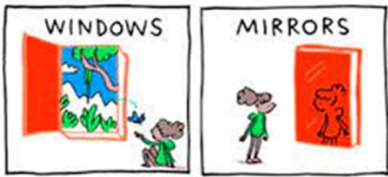


The library hosted 30 people for an author visit and book signing with cookbook author Gabrielle Williams in November.



Kirkwood STEAM Institute was a great opportunity to take the show on the road and talk to kids about how librarians incorporate STEAM into our work. #librarywork #recruitment

LIBRARIES ARE...



The Policies of Yes Team



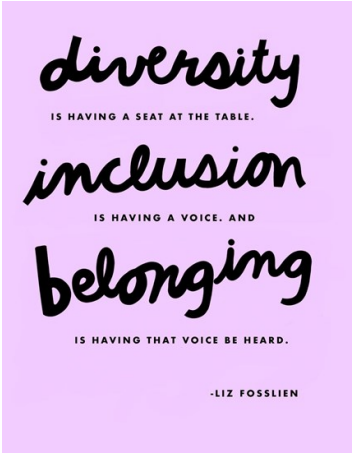
Jennie Garner
Library Director



Kellee Forkenbrock
Public Services



Emily O'Sheridan Tabor
Family Services



To **Mayor and City Council**
Parks and Recreation Commission
City Administrator

From **Guy Goldsmith, Director of Parks, Building and Grounds**
Date **November 30, 2021**
Re **Monthly Report**

We performed various building maintenance tasks as needed this month. We continue to work with Shive Hattery and Contractors regarding the Pool Heater Project. Park Staff repaired the Ranshaw house west entrance door.

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

We performed equipment repair and preventative maintenance on equipment as needed this month. We finished installing our winter equipment preparing for the upcoming winter season. We are ready to go so let it snow.

Parks staff completed our annual tree trunk wrapping of newly planted trees and all young maple trees to protect from winter sunscald and frost cracking. This is caused by fluctuations in temperature that occur during winter months and most often found on the south or west side of trees that are exposed to the sun.

We continue to prune trees in our parks. This is the best time of year to prune trees because they are now dormant. We will continue as long as weather is favorable to do so.

We cleared an overgrown property fence line at Koser Park of tree and brush.

Park staff winterized the Community Garden site by clearing all plant debris and by mowing.

We continue to meet with Shive Hattery regarding the Centennial Park Loop Road Project and Forevergreen Road Trail Improvement Project. Both projects are on schedule. Parks staff assisted TK Concrete, Inc by performing a final grading along the Forevergreen Road trail project in preparation of the dormant turf grass seeding.

We reviewed plans for the upcoming Dubuque Street Improvements Project as well as the future City Administration building plans. The asbestos and hazardous material testing at the property associated with the Dubuque Street Project has been completed. We received bids from asbestos abatement contractors. Work will begin in December to remove the asbestos from the old Pet Clinic building. Demolition contractors have been contacted so we hope to have bids back soon. We anticipate demolition of the entire property to begin in February.

We continue to work on the proposed FY2223 Parks operating budget and 5 year capital improvement plan in preparation of the next fiscal year.



Park staff final grading along the Forevergreen Rd. Trail Project.



Fence line clearing at Koser Park.



Annual winter tree wrapping to prevent winter sunscald.



Community Garden site. Plant debris removed and mowed down for the season.



North Liberty Police Monthly Report November 2021

Training:

- Members attended monthly training for canine, bomb squad, tactical team, and dive team. (40 hours)
- Chief attended Management Rights Training in Moline (8 hours)
- Chief attended the Line of Duty Death Response Unified Command Field Guide table top exercise in Des Moines (7 hours)
- Justin Jacobi is still at the police academy and will graduate December 17th.
- Two officers attended interview and interrogations school at MTTU in Moline (32 hours)
- Two officers attended bomb recognition training at the JECC (16 hours)

Public Relations:

- We coordinated with Z's catering to provide 44 full Thanksgiving meals to 32 North Liberty Families. Each meal served 4 people and consisted of turkey, three sides, rolls, and pie. The department paid for the meal and the pies; the rolls were generously donated by Cross park Hy-Vee. Participants were chosen from applications that were handed out by the NL Food Pantry and we were able to serve everyone who applied from North Liberty. The funds used were donated to the police department and from fingerprint services. This was the first year for the program, and a great give back to our community. Thanks to everyone who helped make this happen.
- The Better Way Forward (students and parents from Clear Creek Amana High School) came to the PD for a tour and to drop off a cake as a thank you to Officer Santiago and Officer Vazquez for being guest speakers during their Latino Heritage month discussions.
- An officer held a safety presentation at an in-home day care/ preschool.
- Five child safety seat inspections were completed for the month.

Equipment:

- We received three new deliberators under a State of Iowa private grant. These will be used for patrol purposes.

Traffic Contacts	279
Parking Contacts	23
Vehicle Inspections	21
Vehicle Unlocks	25
Crash Investigations	21
Public Assists	285
Assist other Agency	119
Crimes Against Persons Report	6
Crimes Against Property Report	5
Other Reports	21
Arrests	14
Warrants	1
Alcohol/Narcotics Charges	9
Crimes Against Persons Charges	4
Crimes Against Property Charges	0
Other Charges	7
Animal Calls	33
Total Calls for Service	1611
*Total Calls for Service for the year	19909



- All patrol cars with radar detection units were certified by Midwest Radars. This is done annually for court purposes.

Enforcement/Crime:

- Officers continue with Traffic Enforcement on HWY 965 in the Construction Zone. The contractors have appreciated their presence.

Department Admin:

- We opened the hiring process to backfill a vacant position. Applications will close in December 10th and can be found on [NLPD-Hiring-Packet-Final-2021.pdf](#) (northlibertyiowa.org)
- The budget was submitted for initial review.
- We were notified we were not awarded the COPS grant we applied for this summer. Awards were given out to only couple departments in Iowa.
- Union negotiations were held and a tentative agreement was signed. This will go to the council for approval.
- We continue to try to get the punch list items completed for the police building with Tricon. We have 6 pending items to go.
- Our University of Iowa intern will be with us until the end of the semester. She has been helping out with records, evidence and riding along with the officers.
- Applications that we created for the Thanksgiving meals was also used for coordinating the Holiday Giving Tree. Families who were interested in participating were sent applications with the like, wishes and sizes of children in the home. The information will then go on to ornaments that will be adopted by Santa's helpers to help make someone's holiday a little brighter.
- FBI launched a new program for the reporting of our National Incident Crime Reports. It can be found on [CDE :: Crime \(cloud.gov\)](#). These reports are submitted monthly to the FBI and you can search the type of crime, victim and offender demographics, cases cleared, the types of crime at the State and National level.
- Judge signed off on a drug disposal order that we could dispose of. All drugs and paraphernalia were property disposed of.
- Continue to work on reviewing and updating the policy manual. A new policy was created for issuing retirement identification cards, a waiver of liability sign off and an option if retired officers want to come back to qualify annually with the department.
- We continue to collect and review the Traffic Contact Collection Sheet. Preliminary numbers are being submitted to Dr. Barnum monthly. We have found some issues with the data transmission and are working to correct the errors by manually entering the missing information. For example, the literal location is listed, but the GPS coordinates are not getting copied to the export data sheet. Records can manually enter this information but the work is being duplicated. The information was already entered by the officers at the time of the stop and is supposed to be exported from our RMS provider. We have struggled with this all year from our software provider.
- Juan Santiago will be hosting his 25th and final toy drive for DVIP. The donation box will be in the lobby of the PD for anyone that wants to donate to this great cause.
- We are seeing an increase in positive COVID cases among staff, and within their families, that have been vaccinated.



To **Park & Recreation Commission Board Members**
CC **Mayor, City Council, City Administrator**
From **Shelly Simpson**
Date **November 22, 2021**
Re **Monthly Report – November 2021**

November is a busy month in working on the Winter/Spring Brochure; planning programs for January thru April. Registration for these programs begins in December. We also met together with Rec/Library /Communications staff to plan year-round 2022 city events. The Indoor Pool remains closed, hoping for re-opening in December. Numerous Ty Beanie Babies were donated, so we offered a free, raffle pick out / take home opportunity. Staff continues to do their best in enforcing the City Mask Policy. This remains challenging, to say the least, as there are differences of opinion and lowering of masks below nose & chin. We continue complete many building maintenance projects such as Library gutter, fascia, downspouts; roof gas line replacement and snow rails prior to first snow fall.

Note the following information dates are Nov 1-21, 2021.

Recdesk Database:

Reviewing our Recdesk database; we have 9,625 residents (65%) and 5,342 non-residents (35%) totaling 14,967 individuals. Increase of 260 from last month.

Aqua Programs:

Aqua classes continue to be on hold with pool closure. Aqua Program revenues were \$269.

Swim Lessons:

Swim lessons (Nov session) was canceled due to pool closure. swim lesson revenues were a loss; (-) \$4,307.

Leagues/Sports:

Adult and youth leagues continue this month. This month, league revenues were \$400.

BASP: Before School – 13; After School – 50 participants. We also offered an All-Day on Nov 2 & 17. This month, BASP revenues totaled \$12,510.

Rec Programs:

Body Blast – 4; Body Sculpt – 3; Bootcamp – 1; Cardio Pump – 2; Senior CBS – 4 participants; plus drop-ins.

Pee Wee Sports – Basketball Totaled 40 participants

Tippi Toes Dance classes continued Baby Ballet – 6; Ballet Tap Jazz – 12; Hip Hop Jazz – 8 participants.

Senior Connections Lunches, in-person gatherings restarted this month, held every Friday. Nov 5 – 22; Nov 12 – 21; Nov 19 – 22 participants.

This month Classes/Programs revenue totaled \$5,018.50.

Pools:

Indoor Pool remains shut down as a key part, the water exchange unit has been delayed enroute. Season Pool Pass revenues - \$270; Daily Pool Fees - \$6; Pool Concessions revenue - \$0; Pool Rentals - \$0.

Weight & Exercise Area / Track:

Weight fee revenues - \$6,293; Split membership revenues - \$1,843.

Offsite Programs: We have limited part-time staff to cover additional facilities, so offsite uses are very limited at this time.

Gymnasiums:

Gymnasium Rental revenues - \$1,980.

Rentals:

Community Center Rental revenues - \$600; Shelter rental revenues - \$0; Field Rental revenues - \$1,792.50

Revenues:

Revenues (Nov 1-21) totaled \$26,915.13

Additional Reports: Recdesk Monthly Revenue, Dashboard Summary, Membership Summary and Organizational Activity.



To **Mayor and City Council**
CC **City Administrator Ryan Heiar**
From **Street Superintendent Michael Pentecost**
Date **December 1, 2021**
Re **Street Department Staff Monthly Report for November**

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

- Locating of City Utilities (297 job tickets) ongoing
 - a. This is an increase of just over 9% from November 2020
- Continued animal control services (9 responses to animal issues)
- Cemetery plot locates (0 in total)
- Projects/Meetings
 - a. Ranshaw Way Phase 5
 - i. Bi-weekly progress meetings
 - ii. Road way open to single lane traffic November 16th
 - iii. Contractor continues to work on storm intakes in efforts to open all 4 lanes to traffic
 - b. Southwest Growth Project
 - i. Contractor continues completing punch list items while accruing liquidated damages
 - ii. Coordination with the City and South Slope to provide temporary power to the South Slope building because of transformer delay
 - c. Dubuque St Phase 1
 - i. Coordination with electric contractor, residents, and businesses for overhead to underground electric conversion
 - ii. Coordination of utility removals and demolition of city purchased properties at 405, 407, N Front St and 430 N Dubuque St
 - d. Forevergreen Trail Project located by the Fox Valley Subdivision
 - i. Weekly progress meetings held
 - ii. Project walk through with no punch list items identified
 - iii. Project completed
- Participated at Business Partnership (formally known as the Chamber of Commerce) Coffee Connections at the North Liberty Library with local businesses
- Participated at Johnson County post derecho AAR discussion/process review
- I380 Penn St bridge design meeting with DOT, Shive, and City Staff
- Installation and repair of various street signs
- Staff conducted monthly safety inspections for all street equipment and buildings
- Staff conducted monthly warning siren testing in all 8 locations
- Service and maintenance of equipment

- Remaining 300 cases of hand soap from JCEM was donated to local social organizations
- Mobile message boards and light towers set up at:
 - a. Johnson County Administration Office for voting day
 - b. Forevergreen/Ranshaw Way for I380 night closures
 - c. West Overlook Campground area for “Holiday Lights at the Lake” event
- Training
 - a. Staff completed MS4 “Stormwater Pollution Prevention” training on Target Solutions
 - b. All staff completed annual Hearing baseline testing by U of I Healthworks
 - c. Supervisor CEU training for Water Operator and Distribution License by ISG online
- Road Repair
 - a. Pot hole patch in various locations
 - b. Crack sealing of Penn Ct and E Weston Dr repair
- Sanitary Sewer
 - a. Inspection, camera, jet, and vac of various sewer mains and manholes in locations known to be problematic
- Storm Sewer
 - a. ROW and easement clearing of trees and vegetation at Liberty Plaza area and at Muddy Creek off Golfview Dr and S Front St
 - b. Repair, replacement, and jetting of damaged storm sewer pipe between Sugar Creek Ln and Prairie Ridge Rd (work still continues)
- Budgetary planning/organizing for next fiscal year and 5-year CIP list
- Fall leaf collection began October 11th and was extended to December 3rd
 - a. Fall totals will be presented in next monthly report
- Installation of Holiday Décor on Ranshaw Way and all 5 roundabouts (2 on N Front St, St. Andrews Dr, Dubuque St, and Kansas Ave)
- Winter Operations
 - a. Annual pre-season snow meeting with staff to assign snow plow routes, have staff run pre-trip routes to identify hazards, and relay supervisor expectations for winter season
 - b. Annual supervisor pre-season snow meeting with North Liberty, Coralville, and Iowa City supervisors



Sugar Creek Ln drainage blockage in backyards



Storm pipe removed. Blockage from tree roots and trash debris. Repairs still continuing.



Holiday décor at N Front St by South Slope



Holiday décor at St. Andrews Dr by North Bend Elementary



To **City Council, Mayor and City Administrator**
From **Drew Lammers**
Date **Dec. 1, 2021**
Re **November 2021 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 ladder safety. Staff completed target solutions online training as well as reviewed safety training topics as a group.
3. Staff installed a custom fabricated weir plate and brackets into a MBR train tank. The installation had to be done in stages due to precise fitment, elevation and sealant cure times. Operations staff helped coordinate treatment flow adjustments to allow the tank to be out of service for several days but yet maintain proper membrane protection against drying out. The weir plate will help equalize water and air flow throughout all of the membrane trains.
4. WPCP cleaned and flushed all lift station wet wells. Drawdowns calculations were also performed and tracking calculations were updated to allow for accurate pumping rates from each site.
5. All fall landscaping cleanup was completed at the plant and lift stations. Staff also completed a few outdoor painting projects around the facility.
6. Management staff attended a virtual Suez Membrane User Group Conference. The conference is only for Suez membrane users and focuses on equipment, operations, treatment, and financing of our type of wastewater system. A lot of great knowledge, experience, and networking come from attending this annual conference.
7. Mark Farrier met with the SHL inspector to review all of our lab procedures and site inspection. This is a thorough inspection of all aspects of our lab including sample collection, testing, data-recording, and reporting. Details are discussed about each testing method and quality control measures taken to ensure accuracy. The WPCP passed all inspections with zero deficiencies. The report was forwarded to IDNR for our biannual lab recertification certificate. Great job to Mark as well as the rest of the lab/operations staff who run an excellent lab.
8. The SW Growth Lift Station Project has had a final punch-list issued to the contractors. City staff is working with engineers to follow up with all of the final details for this project.

Drew Lammers - WPCP Superintendent



To **North Liberty Mayor and City Council Members**
CC **City Administrator Ryan Heiar**
From **Water Superintendent Greg Metternich**
Date **December 7, 2021**
Re **Monthly Report – December 2021**

In the month of November, we treated a total of 34,208,000 gallons of water, our average daily flow was 1,140,000 gallons, and our maximum daily flow was 1,303,000 gallons. The total amount of water used in the distribution system was 8% lower than November 2020, the lower pumpage is due to the fact that last year we directional flushed hydrants through November and into December. This year we finished flushing hydrants within the first couple days of November. Overall, when comparing January to November of 2020 our pumpage is up about 1% from the pervious year.

We had a busy month with 8,876 accounts read, 25 re-reads, 94 service orders, 61 shut-offs, 58 re-connects for water service, 162 shut-off notices delivered, 21 new meter set inspections, 15-meter change outs, 12 MIU change outs, assisted 7 customers with data logging information, 58 calls for service, and 15 after hour or emergency calls. Our monthly total service work averaged 24 calls per day.

Our maintenance staff went through training on our new surveying equipment, this equipment will give our own City staff the ability to add/modify points on the City's GIS mapping system. We are currently adding all of the curb box locations throughout the entire distribution system. The curb boxes were not part of the original contract with Sam GIS Systems.

Shay Electric installed a new Variable Frequency Drive for Well #5. The VFD drive failed in early September, a replacement drive was ordered as an emergency and took over 8 weeks to receive.

Our Laboratory Technician attended two thirty-hour training courses, one in Water Treatment and the other in Water Distribution that was offered through Kirkwood Community College. In combination with his previous education, and work experience this makes him eligible to take grade one board exams in both treatment and distribution.

We hosted a group of students, and their parents that are enrolled in a homeschool program offered through Mid-Prairie School District. The group ranged from K-12, students were from all surrounding areas including some from North Liberty. I think it was a great opportunity, the students asked lots of great questions, and hopefully have a better understanding of how water utility's work and how important they are to a community.

Water Superintendent
Greg Metternich



Board Meeting Minutes

Date: November 4, 2021

Present: Gwen Johnson, Kevin Stibal, Amy Chen, Shannon Greene, Richard Grugin, Guy Goldsmith, Tim Hamer, Shelly Simpson, Brain Motley

Absent: Jeremy Parrish

1. Call to Order
 - a. Richard Grugin
2. Welcome newest board member, Gwen Johnson
3. Approval of Minutes
 - a. October 7, 2021 with change of Shannon Greene attended
 - b. Motion to approve: Richard Grugin
 - c. Motion second: Kevin Stibal
4. Reports
 - a. Parks Report
 - i. Maintenance
 1. Pool maintenance getting closer to completion
 2. Beginning winter equipment work to prepare for snow
 3. Ballfield maintenance once the season closed
 4. Winterization on buildings and fountains completed
 5. Finished mowing but may have to collect leaves
 6. Prairie mowed annually
 7. Landscape maintenance completed but takes 3 weeks to winterize
 - viii. Centennial Loop Road
 1. Pavers installed
 - ix. Dubuque Street Project
 1. Pet clinic, salon, and chiropractor will be demolished
 2. Realigned to be a 90-degree angle for safety
 3. New streetscapes by Naomi's kitchen
 4. New parking lot in area
 5. Starting in spring, with prep work starting now
 - x. Changed snowmobile route as a compromise for safety
 - xi. Iowa Department of Natural Resource stocked 2k rainbow trout in pond
 - xii. Hosted pre-care workshop at Centennial Park
 1. 5k grant from Iowa Department of Natural Resources
 2. DNR met with local residents then 32 trees planted in various parks
 - xiii. Aquatic recertification with herbicide license
 - xiv. Worked on budget
 1. Will be submitted shortly to city administration
 2. Will ask for another FT staff member (asked last year, did not receive)
 3. Currently, have 6 FT and no seasonal staff (limited to summer, 12 PT)
 - xv. Tennis court complete but nets on backorder; pickle ball active
 - xvi. Ice skating rink cannot go on the tennis court due to cure time requirements
 1. Will be moved to Penn Meadows Park

2. Needs to installed in later November because it must be filled ASAP
3. 110 feet by 110 feet
4. Prefer fenced-in areas due to safety concerns
5. Skates will be available for check out at the Rec Center

xvii. 965 planned to re-open in mid-November

1. Paving machine broke down and kept 10 concrete trucks waiting

b. Recreation/Pool Report

i. October Special Events

1. Pumpkin carving/painting

2. Moonlight walk around Liberty Center Pond
3. Revamp of Haunted Happenings for COVID-19 protocol
4. Libraries had a Treat Trail
5. All events well-attended and appreciated

ii. Indoor Pool

1. Remains shut down
2. Water exchange unit now in the US and shipping to IA next week
3. Anticipating opening on December 6
4. Will have to cancel next session of swim lessons

iii. Building Maintenance

1. Library exterior improvements: delayed, now week of 12/13
2. Roof gas lines: to start Monday, delays in roof anchors
3. Snow rails: no timeline from the company

iv. Other

1. Staff received flu shots
2. Started planning 2022 activities
3. Membership: 14k+ in database, up 200 from last month
4. No aqua programs or swim lessons due to pool closure
5. Leagues are ongoing; next session has high enrollment and waitlists
6. Senior Connections: 15-24 attendees

ix. Permanent, PT aquatics coordinator

1. Current pool manager accepted the position

c. Questions, Concerns, Updates

i. Pool employees

1. Hope they will be able to wait until January

ii. Officials and Rec Center employees

1. Insufficient staffing continues
2. North Liberty pays \$13 vs. Iowa City \$15 as starting wage

iii. Budget discussion

1. North Liberty Road trail by dog park sidewalk dangerous
2. Frontage sidewalk
3. Could share 5-year Capital Improvement Projects plan
4. New Business

a. JMI Labs acquired by Element

- i. Commitment to keeping North Liberty base

b. New fitness equipment

- i. Technically used, 2007 equipment, but looks brand new
- ii. New dumbbells and rack too

6. Old Business

7. Next Meeting

a. Thursday, December 2, 2021 at 7:00pm

b. Shelly Simpson/Brian Motley will be absent; Guy Goldsmith to lead meeting

8. Adjourn
 - a. Motion to adjourn: Gwen Johnson
 - b. Second: Amy Chen

Date: October 7, 2021

Present: Amy Chen, Kevin Stibal, Jeremy Parrish, Shannon Green

Absent: Richard and Marcia

Others Present: Shelley Simpson, Brian Motley, Tim Hamer

October 7, 2021 – Board Meeting Minutes with corrections

1. Call to Order
2. Approval of Minutes
 - a. September 2, 2021
 - b. Motion to approve minutes: Kevin Stibal
 - c. Second to approve minutes: Jeremy Parrish
3. Reports
 - a. Parks Report
 1. Ranshaw House close to completion
 1. Turf grass required supplemental watering
 2. Picked up trash receptacles and pet stations weekly
 3. Maintained equipment, starting on winter soon
 4. Performed ground and landscape maintenance
 5. Planted a bunch of new trees last week
 1. Supported by a \$5k derecho grant
 6. Turf grass mowing minimal due to dry weather
 7. Continued ballfield maintenance
 8. Painted soccer lines and program about to conclude
 9. Additional seeding in Forevergreen Rd
 10. Centennial Park loop road
 1. New road will blend in nicely post-grading
 2. South side residents concerned about traffic and speed
 3. Considered speed bumps but engineering said not advisable
 4. Paving will start next week
 5. Dormant seed (for extra spring boost) and grading later this fall
 6. Loop road will be a two-way with roll-over curb for events
 7. Sidewalks will be connected into the park
 8. No lights on the loop road due to resident concerns
 9. Future plans: performance hall, splash pad, 3 shelters (2 South/1 North), gazebo near pod with a possible veteran's memorial, ADA-style swing set
 1. Timing depends on fundraising
 2. Amphitheatre and splash pad will be going first together (one building; provides restrooms)
 3. Plan is not yet available to the public
 11. New LED lights at tennis court
 12. PrideFest support in Coralville
 13. Tennis court project nearing completion
 1. Surface done, lines next week, then will cure
 2. West side is where the ice-skating rink will go
 3. Relocate ice skating this year due to warranty
 14. Iowa Fishery management: 100s of new catfish on September 22
 1. Redone every two years
 2. Catfish do not reproduce well in a pond

b. Recreation/Pool Report

1. September is busy for sports
2. Staffing is lower after summer staff to year-around staff + pandemic issues, still a little short-handed
3. Pools shut down for pool heater replacement project
 1. Closed September 10 for pool heater replacement project
 2. Will open first week in November or late October
4. Building maintenance issues
 1. Approved gas line
 1. Fix will hopefully will go forward soon
 2. Snow rails
 1. Due back on October 15, then award
 2. Snow gems faulty
 3. Library north gutter
 1. Sent out 5 RFPs, only got one back
 2. Need more than one bid for the price
 3. Will ask the pool heater company to provide a quote
5. Rec dec database
 1. +214 people
6. Aqua programs
 1. Shut down since September 10
 2. Registration for programs in November
 3. Staff shortage with swim lessons
7. League sports
 1. Three weeks of flag football and volleyball left
 2. No COVID-19 issues
 3. Youth competitive basketball starts next week
 4. Co-ed volleyball and men's basketball going forward
 5. Official shortage
 1. Some long-timers lowering commitment
 2. Raised pay doesn't work
 3. Need certification
 4. Three cities all pulling from the same pool of candidates
8. Before and after school program
 1. Morning has low enrollment
 2. Evening at regular level
9. Land fitness classes ongoing
 1. Not as popular as aquatic exercise classes
 2. Contract instructors use this as a part-time job
10. Peewee sports programs
 1. Football past month, good turnout, had a waitlist
11. Senior Connections lunches every Friday
 1. Rec and library staff assist
 2. 3 dates in September, hit max of 24 participants once
 3. Following social distancing guidelines

c. Questions, Concerns, Updates

1. No unexpected repairs with pool
 2. Did not have to drain the entire pool
 3. Excited to see disc golf program
4. New Business
- a. No new business
5. Old Business
- a. Board Vacancy

1. Appointment at October city council meeting
 2. Application form submitted to mayor and then the mayor chooses
6. Next Meeting
 - a. Thursday, November 4, 2021 at 7:00 PM
7. Adjourn
 - a. Motion to Adjourn: Jeremy Parrish
 - b. Second: Amy Chen

Minutes from North Liberty Tree and Storm Water Advisory Board Meeting

July 14, 2021, 7:00 pm

Call to Order by Abdouramane Bila-Chair person. Board members present: Michael Burrill, Doris Vaske, Guy Goldsmith-Parks Director

Approval of Minutes: No April minutes (No Quorum. Informational meeting only)

Abdouramane Bila opened the floor for Public Comment with no public comments to address.

Board Members:

Welcome one new board member- Doris Vaske

Appointment of board positions for upcoming fiscal year:

Chair Person: Abdouramane Bila

Vice Chair: Michael Burrill

Secretary: Kevin McGrane

Guy Goldsmith provided an update that the trees obtained through a \$1,000 MidAmerican *Trees Please Grant* 2021 have now been planted at Red Fern Dog Park. 5 Red Oak, 5 White Oak, and 5 Red Maple trees were planted. Guy will be working to secure the same grant for 2022.

Guy Goldsmith provided an update on trees being removed that were deemed hazardous during the recent tree survey. Mulch is still available to the public from the mulching of the trees damaged during the derecho.

Guy Goldsmith (Filling in for Mike Wolfe-Stormwater Coordinator) discussed the cost share program which provides funds to help the public with projects that reduce storm water runoff such as soil quality restoration, rain barrels, and rain gardens. These funds will be available in the upcoming year again

Guy Goldsmith discussed the Project Green plant tour at Xtreme Arena (DNR grant outreach) which provided information about the green roof at the Xtream Arena.

August 28th there will be a storm water tour at Centennial Park. Mike Wolfe-Stormwater Coordinator will have a booth with information about storm water runoff as well as a rain table to demonstrate storm water runoff.

Guy Goldsmith discussed a recent fish kill at Broadmoor Estates pond that, with the help of the Iowa DNR, was determined to be due to low oxygen levels. Guy is working to obtain information and cost quotes for a diffuser system which could prevent future kills. Guy offered a reminder that the public can help prevent algae overgrowth in city ponds by ensuring grass clippings are not blown into street and that excess fertilizer is cleaned up from streets and sidewalks.

Abdouramane Bila opened the floor for Old Business with none to address.

Abdouramane Bila opened the floor for New Business with none to address.

Motion to adjourn by Michael Burrill, second by Doris Vaske

Next Meeting date: October 13, 2021, 7:00 pm