



**North Liberty City Council
Regular Session
March 8, 2022**



City Administrator Memo



To **Mayor and City Council**
 From **Ryan Heiar, City Administrator**
 Date **March 4, 2022**
 Re **City Council Agenda March 8, 2022**

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 (02/22/2022)
- Claims
- Liquor License Renewals
 - Quail Creek Golf Course
 - Blue Bird Café

Meetings & Events

Tuesday, March 8 at 6:30p.m. City Council

Monday, March 14 at 7:00 p.m. Library Board

Tuesday, March 15 Special Election

Tuesday, March 22 at 6:30 p.m. City Council

Wednesday, March 23 at 4:00 p.m. Council Goal Setting

Stiltner Site Plan Amendment

This industrial site plan proposes a 9,000 square foot standalone building at 340 Herky St. The metal building will match the existing Stiltner Electric building and will contain the required amount of masonry. The Planning Commission unanimously recommended approval of the site plan at its February 1, 2022 meeting. A storm water maintenance agreement is also required by City Code. Staff also recommends approval of both the site plan and the agreement.

FY23 Budget

The agenda includes a second and final public hearing and resolution approving the FY23 budget and the Capital Improvements Plan. The proposed budget has a tax rate of \$11.32. Full details of the FY23 budget can be found in the final budget documents (the budget model and CIP), which are included in the packet. Staff recommends approval of the resolution and FY23 budget.

Solomon Holdings, LLC Rezoning

Solomon Holdings, LLC is requesting a zoning map amendment to two residential districts and one commercial district on 71.48 acres, situated north of Penn Street, south of 240th Street, and west of future North Jones Boulevard.

The rezoning will allow development of a variety of housing types and unspecified commercial uses:

- The RS-9 Single-Unit Dwelling District was created in 2017 to allow smaller lots. 50' wide lots would be toward the north end of the property and 60' wide lots would be more toward the interior. If approved, this would be the first RS-9 zoned subdivision in the City.
- The RM-21 Multiple-Unit Dwelling District portion would facilitate a higher-end apartment development with amenities such a clubhouse with a pool, walking trails and a pier. The concept plan depicts 420 units in nine buildings, so this would be a large development that would take several years to build out. Staff is requiring a traffic study to analyze the traffic distribution and to ensure there are no traffic safety concerns.
- The W. Penn Street frontage would contain four C-2-A zoned lots. There would be a public street between the commercial and multi-family development, which would allow access for both developments.

Construction of the roadway, multi-use trail and utilities is anticipated to begin in the spring. The applicant is working on the design of the preliminary subdivision plat for the overall development and preliminary site plan for the multi-family development. Recently approved Zoning Code amendments regarding submission requirements for preliminary site plans has facilitated an "entire property approach" to the design because fully engineered construction plans are not required at this stage of the process.

From a land use perspective, it is staff's opinion that this is an ideal location for a high-intensity development as the only residentially-zoned properties are to the north, across 240th Street. Considering there is a need for park space in the northwest portion of the City, staff has begun a dialogue with the property owner regarding the acquisition of park space east of future N. Jones Blvd. Approximately 15 people attended the January 27, 2022 good neighbor meeting. Neighbors in attendance had general questions regarding the style of development. One attendee expressed concern over conflict points with the multi-use trail and the accesses into the development. Staff notes that no lot would have direct access to N. Jones Boulevard.

Staff and the Planning Commission are recommending approval subject to the preliminary plat and preliminary site plan being approved at the third and final reading of the rezoning. Again, the plan submittal requirements are lessened and this would help ensure the development is consistent with what has been presented. It is anticipated that the Planning Commission would consider the preliminary plat and preliminary site plan at the April 5, 2022 meeting.

Smoke Free Places Ordinance Amendment

Johnson County Public Health recommended an amendment of the Smoke-free Air Act to the Park Board on January 6. The Park Board has in turn recommended the Council adopt an amendment to the City Code designating City parks and trails as tobacco and nicotine-free places. Council is asked to consider a first reading of the amendment.

Vintage Estates PAD Amendment

Vintage Estates of North Liberty is requesting an amendment to a previously approved RS-4 PAD Single-Unit Residence Planned Area Development – west side of S. Jones Boulevard west of the western terminus of Cory Court – to reduce the rear yard setback from 30' to 25' adjacent to the north and west property lines. The applicant indicated that the request is to allow a couple of the units to have slightly larger units and/or patios. The rest of the development would remain as previously approved. Considering the style of the development (age-restricted, no individual lots) a rear yard setback reduction would not be a significant impact. A good neighbor meeting was held on January 24, 2022. A few residents attended to better understand the purpose of the request. The Planning Commission unanimously recommended approval of the request at its February 1 meeting. Staff recommends approval as well.

The applicant has request that the third and final reading be waived so construction of the units may begin a little earlier. Staff has no objection to this request and there is very little change to the overall development.



Agenda



City Council
March 8, 2022
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. Consent Agenda
 - A. City Council Minutes, Regular Session, February 22, 2022
 - B. Claims
 - C. Liquor License Renewal, Quail Creek Golf Course
 - D. Liquor License Renewal, Blue Bird Café
5. Public Comment
6. City Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Proclamation – Honey Bee Day
9. Council Reports
10. Stiltner Site Plan Amendment
 - A. Staff and Commission recommendations
 - B. Applicant presentation
 - C. Resolution Number 2022-19, A Resolution approving the Amended Development Site Plan for Lot 2 Resubdivision of Lot 10, I-380 Industrial Park, North Liberty, Iowa
 - D. Resolution Number 2022-20, A Resolution approving the Stormwater Management Facilities Maintenance and Easement between the City of North Liberty and TSS Investments, LLC that establishes the terms and conditions under which storm water management facilities will be maintained for the Stiltner Electric Development in the City of North Liberty, Iowa

11. Annual Budget and Capital Improvements Plan FY 2023
 - A. Public Hearing regarding proposed annual budget for fiscal year 2023
 - B. Resolution Number 2022-21, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2023 for the City of North Liberty, Iowa

12. Solomon Holdings, LLC Zoning Map Amendment
 - A. Staff and Planning Commission Recommendations
 - B. Applicant Presentation
 - C. Public Hearing regarding proposed zoning map amendment
 - D. First consideration of Ordinance Number 2022-07, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District

13. Smoke Free Places
 - A. Public Hearing regarding proposed amendment regarding smoking in parks and on trails
 - B. First consideration of Ordinance Number 2022-06, An Ordinance Amending Chapter 49 of the North Liberty Code of Ordinances to prohibit smoking in parks and on trails

14. Vintage Estates PAD Amendment
 - A. Second consideration of Ordinance Number 2022-05, An Ordinance amending the Vintage Estates RS-4 PAD Single-Unit Residence Planned Area Development by reducing the rear yard setback from 30 feet to 25 feet adjacent to the north and west property line on property located on the west side of South Jones Boulevard west of western terminus of Cory Court located in North Liberty, Iowa
 - B. Consideration of waiving the requirement to have an ordinance read on three separate dates
 - C. Third consideration and adoption of Ordinance Number 2022-05, An Ordinance amending the Vintage Estates RS-4 PAD Single-Unit Residence Planned Area Development by reducing the rear yard setback from 30 feet to 25 feet adjacent to the north and west property line on property located on the west side of South Jones Boulevard west of western terminus of Cory Court located in North Liberty, Iowa

15. Old Business

16. New Business

17. Adjournment



Consent Agenda



City Council
February 22, 2022
Regular Session

Call to order

Mayor Chris Hoffman called the February 22, 2022 Regular Session of the North Liberty City Council to order at 6:32 p.m. Councilors present: RaQuishia Harrington, Erek Sittig, Brent Smith, Brian Wayson; absent –none.

Others present: Ryan Heiar, Tracey Mulcahey, Ryan Rusnak, Kevin Trom, Grant Lientz, Dustin Opatz, Angela McConville, Gerry Kuhl and other interested parties.

Approval of the Agenda

Harrington moved; Wayson seconded to approve the agenda with moving the board appointment before the Audit presentation. The vote was all ayes. Agenda approved.

Consent Agenda

Smith moved, Harrington seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on February 8, 2022; the attached list of claims; the liquor license renewal for Pancheros; Pay Application Number 10 for the Ranshaw Way Phase 5 Project for Petersen Contractors, Inc. in the amount of \$16,228.97. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom reported that the Dubuque Street Phase 1 Project preconstruction meeting is scheduled for March 1 with a late start date of March 23. Meetings are being scheduled with directly impacted property owners. The Jones Boulevard extension project design work is almost complete. Council discussed the report with Trom.

City Administrator Report

City Administrator Heiar reported that Department Heads are meeting tomorrow for Goal Setting session ahead of Council's March 23 Goal Setting Session that will start at 4 p.m. At the next City Council meeting, first consideration of the smoke free parks ordinance will be on the agenda.

Mayor Report

Mayor Hoffman proclaimed March 10, 2022 as Kidney Day and March 2022 as Kidney Month. Dr. Lee Sanders was present representing the National Kidney Foundation.

Mayor Hoffman reported that he attended his last Think Iowa City Board meeting. Councilor Harrington will be stepping into the role. He spoke at the North Liberty Baptist Church last week and attended the ICAD breakfast last Thursday.

Council Reports

Councilor Harrington attended the Business Partnership banquet and reported on the presentation. Councilor Smith offered feedback he obtained on owners from along Ranshaw Way. Councilor Sittig attended the Business Partnership banquet. He plans to attend Affordable Housing Coalition meeting on Friday. He attended Racism and Social Justice meeting. Mayor Hoffman reminded that there is a special election to fill Council vacancy on March 15 with three candidates on the ballot.

Park Board Appointment

Harrington moved, Sittig seconded to affirm the appointment of Laura Olds to fill a vacancy on the Park Board. The vote was all ayes. Appointment affirmed.

FY 2021 Audit

Dustin Opatz from BerganKDV presented the Report for Fiscal Year 2021. Council discussed the report with Opatz.

Harrington moved, Sittig seconded to approve Resolution Number 2022-12, A Resolution accepting the Audit Report for Fiscal Year 2021 as completed by BerganKDV. The vote was: ayes – Wayson, Smith Sittig, Harrington; nays – none. Motion carried.

Transit Presentation

Angela McConville, Special Project Coordinator, presented an update on the City's transit programs. Council discussed the presentation with McConville. Gerry Kuhl offered information on the Transit Committee. Jim Jetter offered an observation on transit in North Liberty.

Maximum Levy FY 2023

At 7:44 p.m., Mayor Hoffman opened the public hearing regarding proposed maximum levy for fiscal year 2023. No oral or written comments were received. The public hearing was closed.

Wayson moved, Smith seconded to approve Resolution Number 2022-13, A Resolution approving the maximum tax dollars from certain levies for the City of North Liberty's proposed budget for fiscal year 2022-2023. After discussion, the vote was: ayes – Smith, Sittig, Harrington, Wayson; nays – none. Motion carried.

North Liberty Newspaper of Record

Harrington moved, Sittig seconded to approve Resolution Number 2022-14, A Resolution approving the designation of *The Gazette* as the official newspaper for the City of North Liberty. After discussion, the vote was: ayes – Smith, Wayson, Sittig, Harrington; nays – none. Motion carried.

Right of Way Acquisition – Christine Grant Elementary

Harrington moved, Sittig seconded to approve Resolution Number 2022-15, A Resolution accepting the Warranty Deed from Iowa City Community School District to the City of North Liberty for the establishment of right of way. After discussion, the vote was: ayes – Wayson, Smith, Sittig, Harrington; nays – none. Motion carried.

Right of Way Acquisition – Jones Boulevard Project

Harrington moved, Sittig seconded to approve Resolution Number 2022-16, A Resolution approving the purchase of right of way and a temporary construction easement for the Jones Boulevard Extension Project. After discussion, the vote was: ayes – Harrington, Wayson, Sittig, Smith; nays – none. Motion carried.

Emergency Siren Contract

Harrington moved, Wayson seconded to approve Resolution Number 2022-17, A Resolution approving the Statement of Work Contract between the City of North Liberty and Frontline Plus Fire and Rescue. After discussion, the vote was: ayes – Harrington, Smith, Wayson, Sittig; nays – none. Motion carried.

Assessment Resolution

Sittig moved, Harrington seconded to approve Resolution Number 2022-18, A Resolution assessing delinquent amounts owed to the City of North Liberty, Iowa to individual property taxes. After discussion, the vote was: ayes – Sittig, Wayson, Harrington, Smith; nays – none. Motion carried.

Watts Rezoning

Sittig moved, Wayson seconded to approve the third consideration and adoption of Ordinance Number 2022-01, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located on the south side of Denison Avenue approximately 130 feet east of Brook Ridge Avenue located in North Liberty, Iowa to those set forth in the Municipal Code for the RD-10 Two Unit Residence District. The vote was: ayes – Sittig, Wayson, Harrington, Smith; nays – none. Motion carried.

Vintage Estates PAD Amendment

Rusnak reported that staff and the Planning Commission recommend approval of the PAD amendment.

Jason Ledden, Snyder and Associates, was present on behalf of the applicant and offered additional information on the project. Council discussed the proposed change with the applicant representative.

At 7:58 p.m., Mayor Hoffman opened the Public Hearing regarding proposed PAD amendment. No oral or written comments were received. The public hearing was closed.

Harrington moved, Smith seconded to approve the first consideration of Ordinance Number 2022-05, An Ordinance amending the Vintage Estates RS-4 PAD Single-Unit Residence Planned Area Development by reducing the rear yard setback from 30 feet to 25 feet adjacent to the north and west property line on property located on the west side of South Jones Boulevard west of western terminus of Cory Court located in North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Smith, Wayson, Sittig; nays – none. Motion carried.

Zoning Code

Sittig moved, Wayson seconded to approve the third consideration and adoption of Ordinance Number 2022-02, An Ordinance amending Chapters 165 through 170 and 173 of the North Liberty Code of Ordinances, governing the administration, organization, enforcement and definitions of Zoning Districts, development and sign regulations. Attorney Ryan Haaland representing the Iowa Manufactured Housing Association spoke with the Council regarding proposed amendments to this ordinance. After discussion, the vote was: ayes – Smith, Sittig, Harrington, Wayson; nays – none. Motion carried.

Rental Code

Harrington moved, Sittig seconded to approve the third consideration and adoption of Ordinance Number 2022-03, An Ordinance amending Chapter 146 of the North Liberty Code of Ordinances, governing rental housing procedures and regulations and structure procedure requirements. The vote was: ayes – Sittig, Wayson, Smith, Harrington; nays – none. Motion carried.

City Rezonings

Harrington moved, Smith seconded to approve the third consideration and adoption of Ordinance Number 2022-04, An Ordinance amending zoning on various properties in the City of North Liberty, Iowa. The vote was: ayes – Wayson, Sittig, Smith, Harrington; nays – none. Motion carried.

Old Business

Councilor Smith offered that the special election will be held during spring break. He encouraged all to vote early or by absentee ballot.

New Business

No new business was offered.

Adjournment

Wayson moved, Harrington seconded to adjourn at 8:19 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk

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

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(App-154273)

Agencies <https://directory.iowa.gov/?ia_slv=1646398713063>

Social <https://directory.iowa.gov/social/Index?ia_slv=1646398713063>

<https://www.iowa.gov/search/google?ia_slv=1646398713063>

License Application

▪ Applicant

Name of Legal Entity : T. L. & L. Inc

Name of Business(DBA) : Quail Creek Golf Course

Address of Premises : 700 Clubhouse Road

City : North Liberty

County : Johnson

Zip : 52317

Business : (316) 626-2281

Mailing Address: 1260 South Jones Boulevard

City : North Liberty

State : Iowa

Zip : 52317

▪ Contact Person

Name : Theodore Lewis

Phone : (319) 430-6911

Email : lewis.ted@live.com

▪ **License Information**

License Number :

License/Permit Type : Class B Beer Permit

Term : 8 Month

Status : Pending Dramshop Review

Tentative Effective Date : 2022-04-01

Tentative Expiration Date : 2022-12-01

Sub-Permits : Class B Beer Permit

Privileges : Living Quarter, Sunday Sales, Outdoor Service

Last Day of Business :

▪ **Status of Business**

Business Type : Privately Held Corporation

▪ **Ownership**

Theodore Lewis

City : North Liberty

State : Iowa

Zip : 52317

Position : Owner

% of ownership : 100

U.S. Citizen : Yes

- **Insurance Company Information**

Insurance Company : Selective Insurance Company of America

Policy Effective Date :

Policy Expiration :

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): Quail Creek Golf Course

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 Lacin

Title: Env. Health Manager Date: 2/16/22

Signature:

North Liberty Fire Department

Occupancy: **Quail Creek Golf Course Club House**

Occupancy ID: **QUAI03**

Address: **700 Clubhouse RD
North Liberty IA 52317**

Inspection Type: **Liquor License Inspection**

Inspection Date: **2/23/2022** By: **Hardin, Bryan E (01-1022)**

Time In: **12:57** Time Out: **13:17**

Authorized Date: **02/23/2022** By: **Hardin, Bryan E (01-1022)**

Next Inspection Date: **03/25/2022 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:

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: 1) Verify that the outdoor gasoline fuel tank is clearly marked and labeled.

2) Smoke alarm needs a new battery. If the smoke alarm is older than 10 years, it will need to be replaced.

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 compressed cylinders.



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: 20 minutes

Total Time: 20 minutes

Summary:

Overall Result: Correction Notice Issued

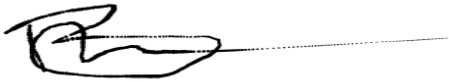
Inspector Notes:

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: 02/23/2022 14:26

Signature

Date

Representative Signature:

Signature of: Ted Lewis on 02/23/2022 13:18



Signature

Date



North Liberty Police Department

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

March 2, 2021

Liquor License Check

Business: Quail Creek Golf Course

700 Club House Road

North Liberty, IA 52317

Owner: Theodore Lewis (DOB: 1955)

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=1646226668935](https://directory.iowa.gov/service/Index?_ga=1.101492737.1604613096.1488473035&ia_slv=1646226668935)>

License Application (LC0039189)

Agencies <https://directory.iowa.gov/?ia_slv=1646226668935>

Social <https://directory.iowa.gov/social/Index?ia_slv=1646226668935>

<https://www.iowa.gov/search/google?ia_slv=1646226668935>

▪ Applicant

Name of Legal Entity : Rara Avis, Inc.

Name of Business(DBA) : Bluebird Cafe

Address of Premises : 650 W. Cherry St. #9

City : North Liberty

County : Johnson

Zip : 52317

Business : (319) 626-2603

Mailing Address: 650 W. Cherry St. #9

City : North Liberty

State : Iowa

Zip : 52317

▪ Contact Person

Name : Lacey Meyne

Phone : (319) 512-9323

Email : lbw2004@me.com

- **License Information**

License Number : LC0039189

License/Permit Type : Class C Liquor License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2022-04-12

Expiration Date : 2023-04-11

Sub-Permits :

Privileges :

Last Day of Business :

- **Status of Business**

Business Type : Privately Held Corporation

- **Ownership**

Lacey Meyne

City : North Liberty

State : Iowa

Zip : 52317

Position : Owner

% of ownership : 100

U.S. Citizen : Yes

- **Insurance Company Information**

Insurance Company : Society Insurance

Policy Effective Date : 2022-04-12

Policy Expiration : 2023-04-12

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):

Blue Bird Cafe

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: Env. Health Manager

Date: 2/16/22

Signature: 



North Liberty Police Department

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

March 2, 2022

Liquor License Check

Business: Blue Bird Café
650 W. Cherry Street
North Liberty, IA 52317

Owners: Lacey Meyne (DOB: 1984)

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.





Mayor Report



PROCLAMATION

Honey Bee Day

WHEREAS, honey bees and native insects are important as pollinators for a third of the food we eat. Honey bees are vital in production of over 90 crops grown across the nation, many of which are in Iowa. Honey bees contribute to a healthy Iowa environment by assuring the availability of fruits, vegetables, nuts, and flowers for wildlife and all Iowans; and

WHEREAS, Iowa's 45,000 or more honey bee hives produce about 4 million pounds of honey valued at over \$8 million and honey bees provide an estimated \$92 million economic value to Iowa crops from their pollination; and

WHEREAS, Iowa has over 4,500 beekeepers representing hobbyists, sideliners as part time small businesses and full-time commercial beekeepers. Beekeepers have as few as 1-2 hives in a single apiary to a hundred apiaries with thousands of hives of individual commercial operations; and

WHEREAS, traditionally, beekeeping occurred in rural areas of Iowa. Now bee hives increasingly are in urban areas with the rising interest of hobby beekeepers that keep honey bees in Iowa cities and towns; and

WHEREAS, the State of Iowa has an active apiary program that protects honey bees and beekeepers by inspecting for apiary diseases and pests as well as actively encouraging best beekeeping practices by outreach to individuals and beekeeping groups; and

WHEREAS, honey bees face serious threats from invasive pests and disease, decreasing bee friendly habitat, variable climate and pesticide and herbicide pressure:

THEREFORE, I, Mayor Chris Hoffman, Mayor City of North Liberty, do hereby proclaim March 30, 2022 as

HONEY BEE DAY

corresponding to Governor Reynolds State of Iowa Honey Bee Day Proclamation and encourage all citizens, residents and visitors to join in observing this day and focusing on the importance of honey bees to our state economy, to enjoy the honey and other products of the hive, to recognize the honey bees' role in maintaining our Iowa environment, and to assist in reducing the threats to honey bee survival in our state.

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 8th day of March, 2022



Stiltner Site Plan Amendment



February 1, 2022

Chris Hoffman, Mayor
City of North Liberty
3 Quail Creek Circle
North Liberty IA 52317

Re: Request of TSS Investments, LLC to approve a Site Plan for a new building on approximately 2.4 acres of property located at 340 Herky Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-reference request at its February 1, 2022 meeting. The Planning Commission took the following action:

Findings:

1. The industrial use of the property would be consistent with the current I-1 Industrial District and the Comprehensive Plan Future Land Use Map designation of Industrial; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.04(2) entitled, "Site Plan Requirements" Section 169.12 entitled "Design Standards, Section 169.13, entitled "Other Design Standards" and other Code of Ordinance requirements.

Recommendation:

The Planning Commission accepted the two listed findings and forwards the request to approve a site plan for a new building at 340 Herky Street to the City Council with a recommendation for approval.

The vote for approval was 6-0.

Becky Keogh, Chairperson
City of North Liberty Planning Commission

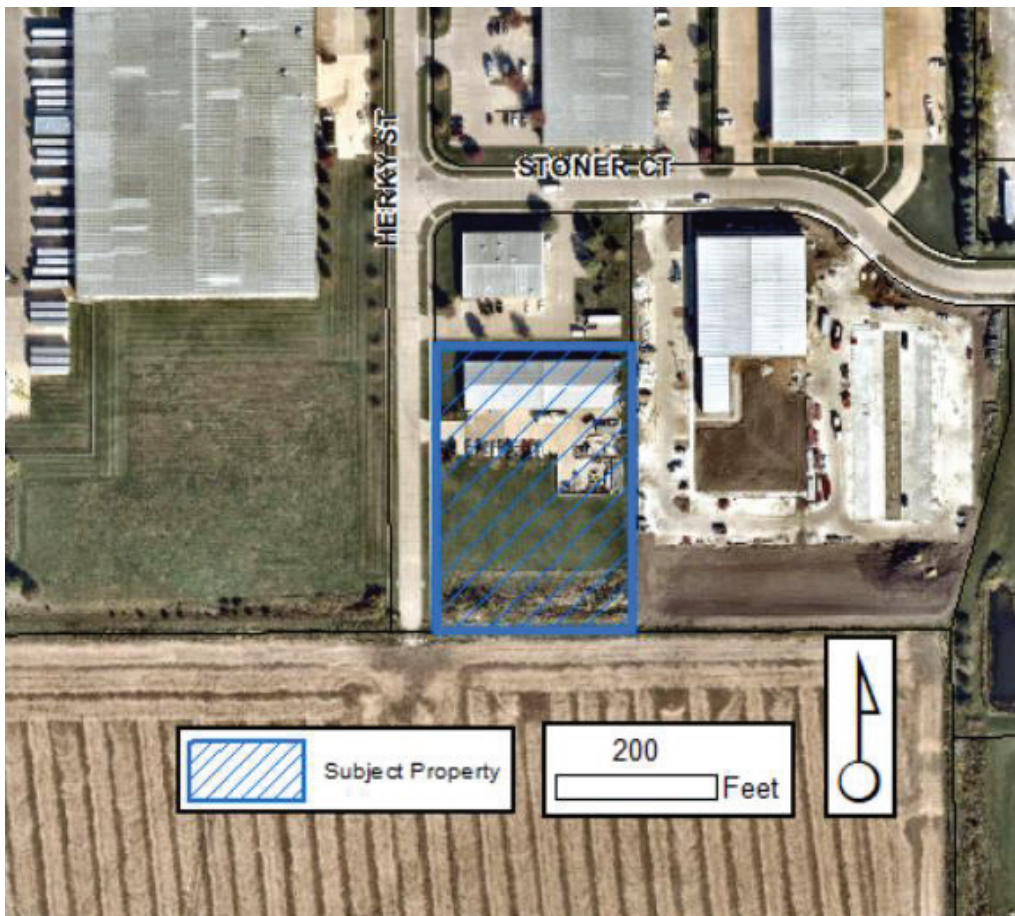


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **January 28, 2022**
Re **Request of TSS Investments, LLC to approve a Site Plan for a new building on approximately 2.4 acres of property located at 340 Herky Street.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:
Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Grant Lientz, City Attorney
Tom Palmer, City Building Official
Kevin Trom, City Engineer
Ryan Rusnak, Planning Director

Request Summary:

The site plan proposes to construct a 9,000 square foot warehouse building and related infrastructure.



Existing Zoning:

The property is currently zoned I-1 Industrial District. Warehouses are listed as a permitted use in the I-1 District.

I-1 District Description:

The I-1 Industrial District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.



Consistency with Comprehensive Plan:

The property is designated Industrial on the Future Land Use Map.



The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

Historically North Liberty has seen only light industrial development uses. These uses include light manufacturing and processing, lumber yards, research and development, warehousing, mini-storage, and transport operations. The Future Land Use Map identifies the eventual phasing out or redevelopment of spot industrial properties located within the City's central growth area, which will minimize compatibility concerns and allow for more appropriate uses in these locations.

The I-1 District is consistent with the Industrial designation.

Public Input:

No public comments have been received.

Approval Standards:

Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

2. *Site Plan Requirements. Site plans, which are required for review and approval for any use in any district or elsewhere by this code, shall comply with and illustrate the following:*

D. All site plans shall clearly illustrate the general methods of development, design, special distribution, location, topography (both existing and proposed), soil erosion control measures, relationship to flood overlay zones, and such other information as necessary to show compliance with the requirements of this code. A preliminary site plan may be submitted for preliminary land use approval; however, the final site plan required by this code shall be submitted, reviewed, and approved prior to the issuance of building or construction permits.

It is staff's opinion that the site plan illustrates the general methods of development, design, special distribution, location, topography (both existing and proposed), soil erosion control measures, and such other information as necessary to show compliance with the requirements of this code.

E. The site plan shall include the following legal information:

(1) Legal property owner's name and description of property.

(2) Applicant's name, requested land use, and zoning.

(3) If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to appeal shall be certified.

This information has been provided on sheet C-120.

F. The site plan shall clearly illustrate in color perspective and enumerate the following information:

(1) Property boundary lines, dimensions, and total area.

This information has been provided on sheet C-120.

(2) Contour lines at intervals of not more than five feet, City datum. If substantial topographic change is proposed, the existing topography shall be illustrated on a separate map and the proposed finished topography shown on the final site plan.

This information has been provided on sheet C-140.

(3) The availability and location of existing utilities.

This information has been provided on sheet C-120.

(4) *The proposed location, size, shape, color, and material type of all buildings or structures.*

This information has been provided on the architectural renderings.

(5) *The total square feet of building floor area, both individually and collectively.*

This information has been provided on sheet C-120. The existing building is 11,220 square feet in area. The proposed building would be 9,000 square feet in area.

(6) *The number of dwelling units, bedrooms, offices, etc., as required to determine special compliance.*

This information has been provided on sheet C-120.

(7) *The proposed location of identification signs. An identification sign is defined as a sign displaying the name, address, insignia or trademark, and occupant of a building or the name of any building on the premises. Installation shall be in accordance with the Chapter 173 of this code.*

No signage is being proposed.

(8) *A vicinity sketch showing detailed adjacent land uses within 500 feet of the property and general existing land uses within 1,000 feet of the property.*

This information has been provided on sheet C-120.

(9) *Existing buildings, right-of-way, street improvements, utilities (overhead or underground), easements, drainage courses, vegetation and large trees, etc.*

This information has been provided on sheet C-120.

(10) *Parking areas, number of parking spaces proposed, number of parking spaces required by this code, type of surfacing to be used, etc.*

This information has been provided on sheet C-120.

(11) *Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other manmade features to be used in the landscape.*

This information has been provided on sheet C-120. Lighting would be wall mounted fixtures. No walls, fences, monuments or statues are proposed.

(12) *Location and type of all plants, grass, trees, or ground cover to be used in the landscape. Landscaping shall be illustrated in elevation and color perspective with the size and exact names of plants, shrubs, or trees to be planted clearly indicated.*

This information has been provided on sheet L100.

(13) Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and color perspective with proposed height and structural material to be used indicated. See Section 169.02 for the guidelines concerning landscaping.

Walls, fences or other artificial screens are not proposed.

(14) Traffic considerations, architectural themes, pedestrian movement, etc., and all other considerations pertinent to the proposed use may be requested for illustration or statistical purposes.

There are no traffic concerns. There are dedicated pedestrian walkways to the Herky Street sidewalk.

(15) The methods of compliance with all applicable flood plain development standards and flood (overlay) districts as contained in this code.

The subject property is not located within a flood hazard area.

Additional Considerations:

North Liberty Code of Ordinances Section 169.12 entitled, "Design Standards" and Section 169.13 entitled, "Other Design Standards" sets forth certain design standards (applicable Ordinance language in italics and staff analysis in bold).

Section 169.12

1. *Requirements for All Districts. The following requirements shall be observed for all development in all districts:*

A. *Building design shall be visually harmonious and compatible with the neighborhood character.*

It is staff's opinion that the building design would be visually harmonious and compatible with the area.

B. *Buildings located on property with double frontages shall have similar wall design facing both streets.*

This not applicable.

C. *Buildings shall have a consistent architectural style throughout the development on each lot, as defined by repetition of exterior building material and colors, and architectural elements.*

There is a consistent architectural style throughout the development.

- D. *Except for the ID, RS RD and R-FB districts, color schemes shall be primarily based on earth tones. Earth tone colors include colors from the palette of browns, tans, greys, greens, and red. Earth tone colors shall be flat or muted. Building trim and accent areas may feature non-earth tone and brighter colors. In any district, the use of high intensity colors, neon or fluorescent color and neon tubing is prohibited.*
The building would be tan in color.
- E. *Special attention shall be taken to incorporate external mechanical equipment into the design such that it does not detract from the aesthetics of the site and building.*
Any exterior equipment will need to be screened.
- F. *Except in the R-FB district, a minimum roof pitch of 5:12 shall apply to gable, hip, or shed roofs. This does not apply to portions of a roof that are separate from the structure's primary roof. The color of the roof shall be visually harmonious and compatible with the building color scheme.*
The building would achieve consistency with this requirement.
- G. *Roof top equipment shall be screened.*
No rooftop equipment is proposed.
- H. *Reflective surfaces that may cause glare or traffic hazards are not acceptable.*
Reflective surfaces are not proposed.
5. *Requirements for Development in Industrial Zoning Districts.*
- A. *For exterior walls not composed of masonry products, stucco, wood siding, premium-grade vinyl siding if installed horizontally, or other materials similar in appearance are preferred.*
It is staff's opinion that the parking lot screening achieves consistency with this design standard.

Section 169.13

2. *Parking Lot Screening. All parking lots shall be screened from public streets utilizing plantings and berms to help maintain visually attractive corridors.*
It is staff's opinion that the parking lot screening achieves consistency with this design standard.

4. *Yards, Ground Cover, and Landscaping. Established grass, either sod or seed, is required for all yards for all new buildings and additions over 500 square feet in area, in addition to trees and screening that may also be required by other code sections, prior to occupancy.*
 - B. *Tree Requirements for Commercial, Office Park, or Industrial Development. For each Commercial, Office Park, or Industrial Development, one tree will be shown for every 2,000 square feet of building footprint.*

It is staff's opinion that the parking lot screening achieves consistency with this design standard.

Staff Recommendation:

Findings:

1. The industrial use of the property would be consistent with the current I-1 Industrial District and the Comprehensive Plan Future Land Use Map designation of Industrial; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.04(2) entitled, "Site Plan Requirements" Section 169.12 entitled "Design Standards, Section 169.13, entitled "Other Design Standards" and other Code of Ordinance requirements.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request to approve a site plan for a new building at 340 Herky Street to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the site plan to the City Council with a recommendation for approval.

STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	COMPASSIAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BOUNDARY
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1

---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	LOG POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	SEWER MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	GAS LINES
---	CUSTOM LINES (1" INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREE & SHRUB

AMENDED SITE PLAN STILTNER ELECTRIC 340 HERKY STREET NORTH LIBERTY, IOWA

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

APPLICANT:
GREG STILTNER
STILTNER ELECTRIC
340 HERKY STREET
NORTH LIBERTY, IA 52317



UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/592-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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

KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE PER DETAIL ON SHEET C10 (THICKNESS AND MATERIAL AS NOTED ON SHEET 1)
2	INSTALL 6" STANDARD CURB
3	INSTALL ACCESSIBLE PARKING, RAMP, SIGN (TYP OF 2) AND PARKING SYMBOL (TYP OF 2)
4	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS
5	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
6	INSTALL DIMINISHING CURB
7	REMOVE EXISTING CURB, CUTTER, CONCRETE PAVING AND PAVEMENT PARKINGS
8	REMOVE EXISTING LANDSCAPING
9	INSTALL EXTENDED FOOTING/RETAINING WALL UNDER EXISTING, 115 FT IN LENGTH, SEE DETAIL ON SHEET C-140.

SHEET INDEX

C120	SITE LAYOUT, UTILITY AND DIMENSION PLAN
C140	EROSION CONTROL, SWPPP AND SITE GRADING PLAN
C500	GENERAL NOTES AND DETAILS
C501	GENERAL NOTES AND DETAILS
L100	SITE LANDSCAPE PLAN

LEGAL DESCRIPTION
Lot 2, Re-subdivision of Lot 10, 1-350 Industrial Park, North Liberty Iowa, according to the plat thereof recorded in Book 49, Page 35, Plat Records of Johnson County, Iowa.

PROPOSAL
APPLICANT PLANS TO CONSTRUCT A WAREHOUSE BUILDING ON 2.04 ACRES.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION IN SPRING 2022, LASTING THRU SUMMER 2022.

DEVELOPMENT CHARACTERISTICS
EXISTING ZONING: I-1 (INDUSTRIAL)

SETBACK REQUIREMENTS

REQUIRED	REQUIRED
FRONT YARD	25 FEET (HERKY STREET)
SIDE YARD	20 FEET
REAR YARD	20 FEET

LOT CHARACTERISTICS

LOT AREA	88,840 SF (100% (2.04AC))
EXISTING IMPERVIOUS AREA PRIOR TO DEMOLITION	28,419 SF (32.00%)
EXISTING PAVEMENT TO REMAIN	16,189 SF (18.24%)
EXISTING BUILDING AREA	11,220 SF (12.63%)
PROPOSED BUILDING AREA	9,000 SF (10.13%)
PROPOSED PAVING AREA	10,462 SF (11.78%)
PROPOSED TOTAL IMPERVIOUS AREA	46,811 SF (52.73%)
PROPOSED GREEN SPACE AREA	42,029 SF (47.31%)
TOTAL IMPERVIOUS AREA HAS BEEN INCREASED BY 18,392 SF WITH NEW SITE IMPROVEMENTS.	

BUILDING CHARACTERISTICS

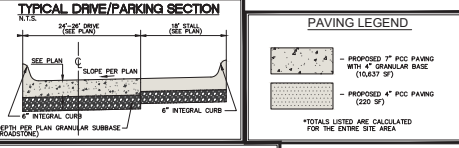
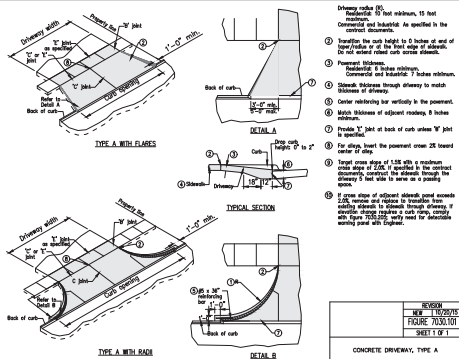
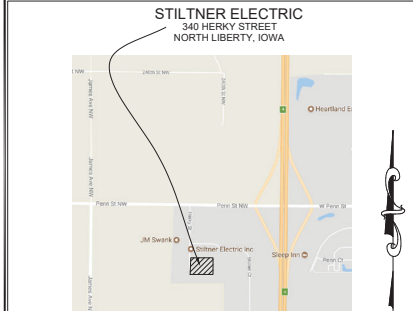
WAREHOUSE

SPACES	11 SPACES
SPACES (1.5' SPACE/ADU)	6 SPACES
TOTAL PARKING REQUIRED:	17 SPACES (1 ADA)

TOTAL PARKING STALLS PROVIDED:

EXISTING PARKING:	9 STALLS
PROPOSED PARKING:	13 STALLS (2 ADA)
TOTAL PARKING PROVIDED:	22 SPACES (2 ADA)

THE EXPANSION OF THE DETENTION BASIN IS TO BE AS-BUILT FOLLOWING CONSTRUCTION TO VERIFY VOLUMES ARE MET.

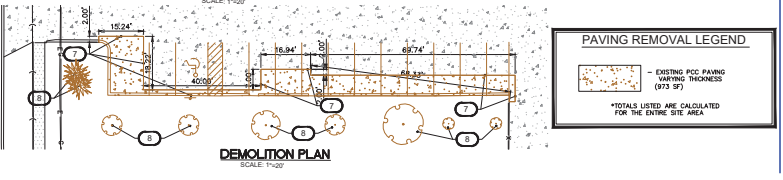
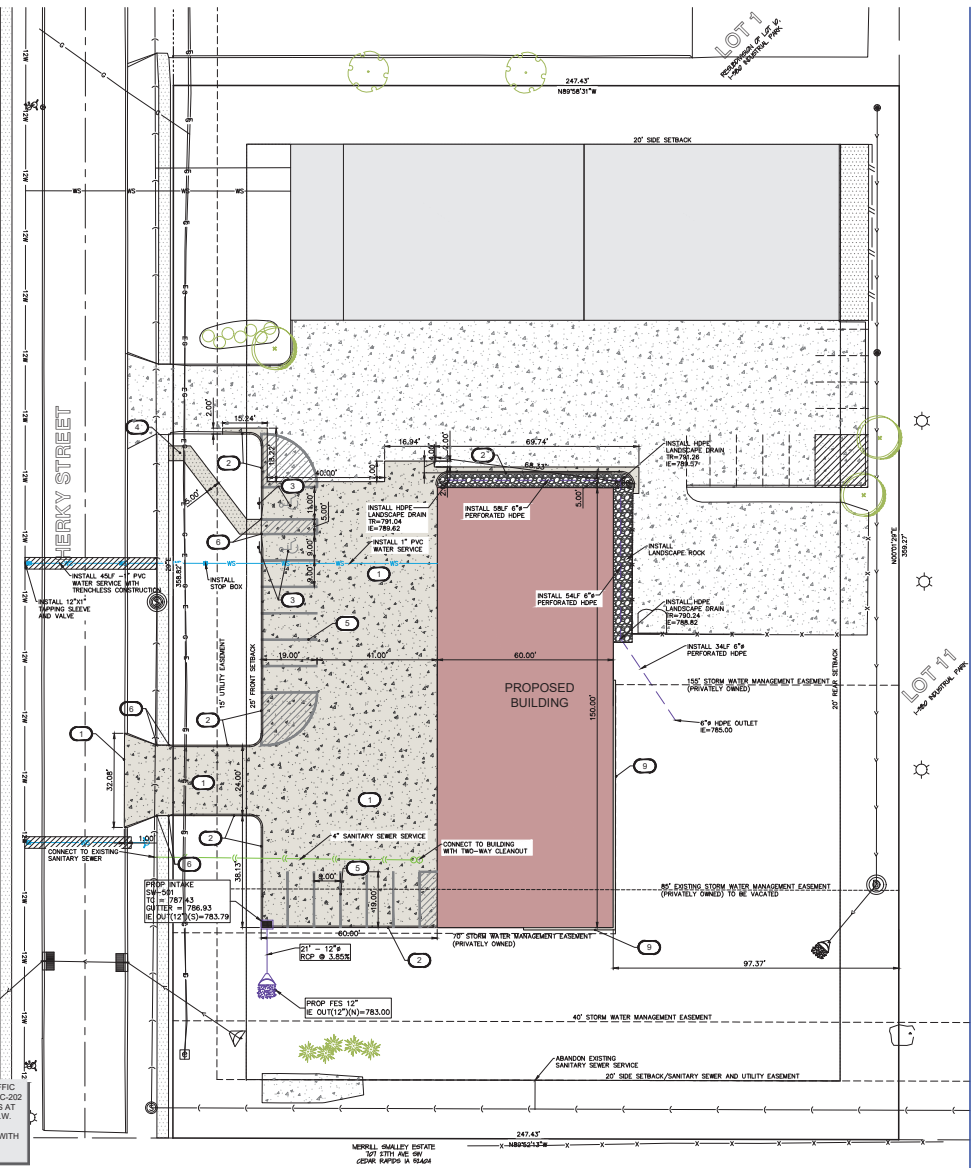
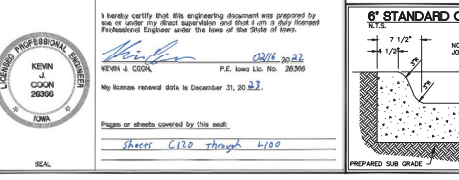


PAVING CONSTRUCTION NOTES

- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2001.
- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
- SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.
- THE 7" PCC PAVEMENT WILL SUPPORT A FIRE APPARATUS WEIGHING AT LEAST 7000 LBS.

THE SUB-CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER DOT STANDARD ROAD PLAN TO-202 AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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



2.04 ACRE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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Date	Revision
02-16-22	CITY COMMENTS -JKUG

SITE LAYOUT, UTILITY AND DEMOLITION PLAN

STILTNER ELECTRIC 340 HERKY STREET

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-03-2022

Designed by: KJC Field Book No:

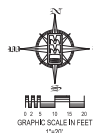
Drawn by: KJC Scale: 1"=20'

Checked by: KJC Sheet No:

Project No: C120

North Liberty 8976-004

AMENDED SITE PLAN STILTNER ELECTRIC 340 HERKY STREET NORTH LIBERTY, IOWA



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

APPLICANT:
GREG STILTNER
STILTNER ELECTRIC
340 HERKY STREET
NORTH LIBERTY, IA 52317

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/291-4888 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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

SHEET INDEX

C120	SITE LAYOUT, UTILITY AND DIMENSION
C140	PLAN EROSION CONTROL, SWPPP AND SITE GRADING PLAN
C500	GENERAL NOTES AND DETAILS
C501	GENERAL NOTES AND DETAILS
-100	SITE LANDSCAPE PLAN

THE SUB-CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC ROW.

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

LANDSCAPE REQUIREMENTS:

PARKING LOTS SHALL BE SCREENED FROM PUBLIC STREETS UTILIZING PLANTINGS AND BERMS.
= PROVIDED

1 TREE WITHIN 40' OF EACH PARKING SPACE.
= PROVIDED

1 TREE FOR EVERY 2,000 SF OF BUILDING FOOTPRINT.
= 4,000 / 2,000 = 2 TREES REQUIRED

SEEDING AREAS
STANDARD SEEDING/500: 1746 SY
MISC. SEEDING: 433 SY

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- EXISTING CENTER LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CORNER SEGMENT NUMBER
- ZZ-1
- PROPOSED POWER POLE W/SDRP
- PROPOSED POWER POLE W/TRANS
- PROPOSED POWER POLE W/LIGHT
- PROPOSED SOY POLE
- PROPOSED LIGHT POLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GRASS
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREES & SHRUB
- EXISTING EVERGREEN TREES & SHRUB

PLANT SCHEDULE

SPECIES	QUANTITY	REMARKS	COMMENTS	REPLACE RATE	MARKET P. # & W.
UT 2	2	Ulmus americana	Ulmus americana	2" Cal.	545 100' x 50'
UT 2	2	Ulmus americana	Ulmus americana	2" Cal.	545 100' x 50'
UT 17	17	Viburnum acerifolium	Bay's Compact American Crabapple Bush	50" Ht.	Container 6" x 5"
TM 8	8	Taxus canadensis	Eastern White	19" Ht.	Container 3" x 3"

A MISC SEED MIX SHALL BE PLANTED AT A RATE OF 20 LBS./ACRE IN THE AREAS IDENTIFIED WITHIN THE DRY DETENTION BASIN. SEED MIXTURE SHALL BE APPLIED DURING THE SPRING SEEDING DATES OF MARCH 1ST TO MAY 31ST OR THE FALL SEEDING DATES OF OCTOBER 1ST - 31ST ON FREELY OR LIGHTLY TILLED SOIL. SEED MIX SHALL BE HALF SEEDS/BUSHES HALF FORBS BY WEIGHT.

RECOMMENDED MISC SEED MIXES ARE PROVIDED ON THE NATIVE SEED SUPPLIERS LIST. AN APPROVED EQUIVALENT SHALL BE APPROVED BY MMS CONSULTANTS METLAND SCIENTIST AND SHALL INCLUDE SPECIES SIMILAR TO THE FOLLOWING:

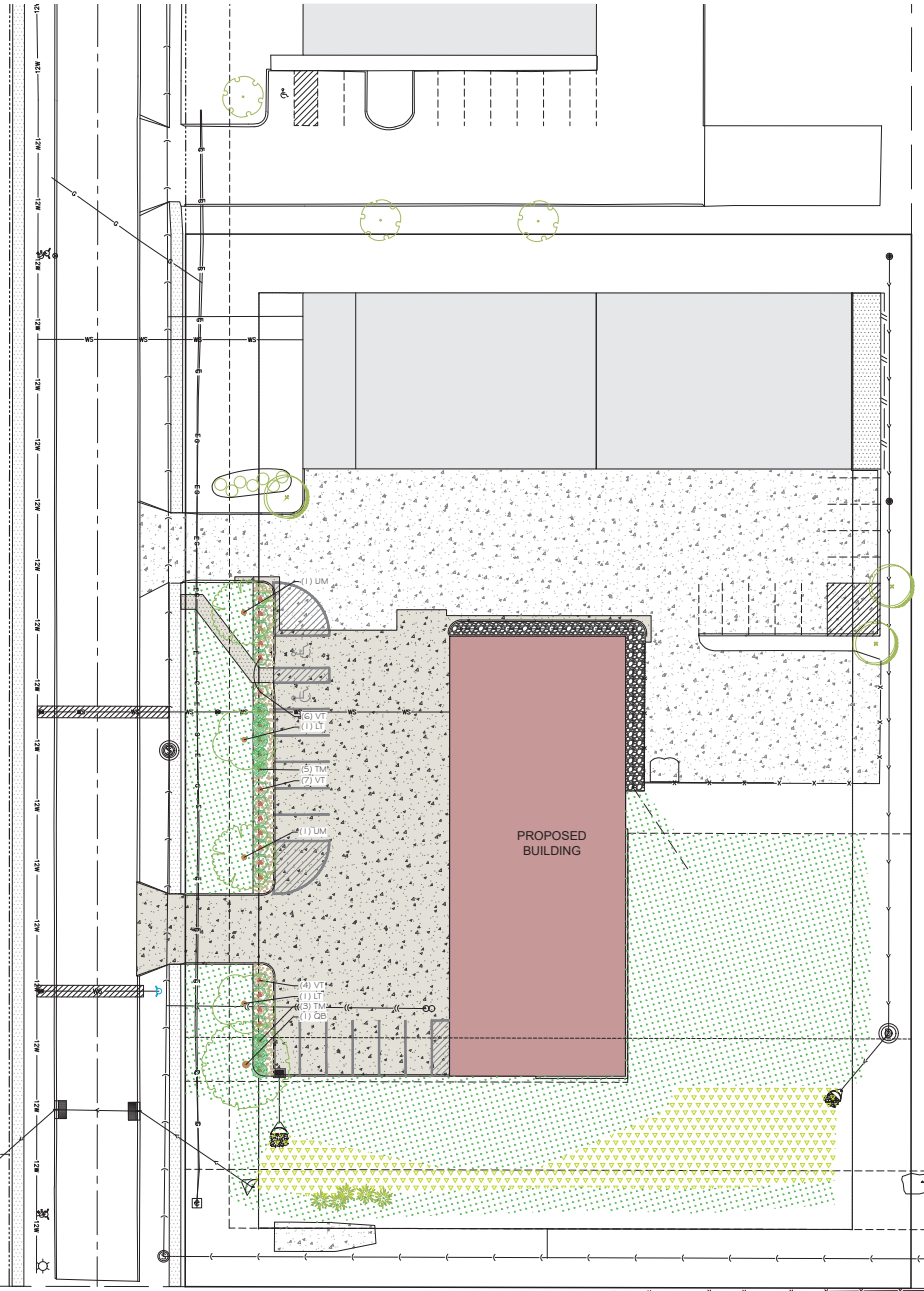
- FORBS: 50% by weight**
- SWAMP MILKWEED (*Asclepias incarnata*)
 - ICE-PIE WEEB (*Eupatorium maculatum*)
 - BONESET (*Eupatorium perfoliatum*)
 - COMMON SNEEZEWEED (*Rhus glabra*)
 - ROSE MALLOW (*Rosa rugosa*)
 - BLUE FLAG IRIS (*Iris versicolor*)
 - MARSH BLACKSTAR (*Achillea millefolium*)
 - GREAT BLUE LOBELIA (*Lobelia siphilitica*)
 - BUNCH FLOWER (*Prostantherum virginianum*)
 - MOUNTAIN MINT (*Thymus occidentalis*)
 - COMPASS PLANT (*Herpetis hystrix*)
 - BLUE VERVAIN (*Verbena hastata*)
 - BROWN-EYED SUSAN (*Helianthus scaberrimus*)
 - RODDEL'S GOLDENROD (*Coreopsis rostrata*)
 - BRONWED (*Hemiphaea fasciculata*)
 - GOLDEN ALEXANDER (*Zizia aurea*)
- SEEDS AND RUSHES: 50% by weight**
- BIG BLUE STEM (*Andropogon gerardii*)
 - FRANSED BROME (*Bromus ciliatus*)
 - BOTTLE BRUSH SEDGE (*Carex canescens*)
 - HOP SEDGE (*Carex lupulina*)
 - FOX SEDGE (*Carex subulnoides*)
 - HARDSTEM BULRUSH (*Scirpus americanus*)
 - WOOL GRASS (*Scirpus capillatus*)
 - SOFTSTEM BULRUSH (*Scirpus mollis*)
 - INDIAN GRASS (*Sorghastrum nutans*)
 - PIREARIE CORDOGRASS (*Quaricum pectinatus*)

DRY BASIN SEEDING

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

LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; PROVIDED SHALL PREVAIL IF CONFLICT OCCURS.
- PLANT SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AND 50% - 100% OR MORE RECENT AVENUE.
- LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL, 6" DEEP (IF NEEDED BY LANDSCAPE CONTRACTOR TO BENE RED GRASS) 12" - 18" YELLOW BOTTING SANDWICH AREAS AND TOP OF SEGREGATE WALLS. PRIOR TO PLANTING, CONTRACTOR IS RESPONSIBLE TO MOIST SITE.
- FRESH GRASSING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- ALL SPRING AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 9 INCH DEEP BED OF SOILS EXPOSED THROUGHOUT THE SEASON AND A RELATION OF A PRE-EMERGENT (FRUIT OR APPROVED EQUAL) FOR WEED CONTROL.
- LANDSCAPE SPACING BETWEEN SPRING PLANTING AND LAWN AREAS SHALL BE A SPACE OF ONE INCH. THERE SHALL BE BUSHES PLANTED VERTICALLY AND ACCORDING TO DETAILS.
- SPACING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-TRUNK VARIETIES) SPACE 10 INCH OR 15 INCH x 15 INCH PLANT PLACED OUTSIDE OF ROOTBALL AND SPACED TO TRUNK OF TREE WITH A 4 INCH GAIN AND 10 INCH IN-LAN TREE SPACING.
- ALL TREES FREE-STANDING IN LAWN AREAS AND PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FATTENED WITH TREE OR APPROVED METHOD.
- ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. BAND OF DOUBLE SPINNED TWINE/SOD MARK MOUNT AT A 9 INCH DEPTH.
- ALL LANDSCAPE PLANTING AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF 10 WATERING EVENTS SHALL BE REQUIRED. AFTER ACCEPTANCE, SOD SHALL BE WATERED FOR 105 DAYS AT 1 INCH DEPTH IN LAWN.
- LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS REGARDING LANDSCAPE CONSTRUCTION TECHNIQUES.
- ALL LANDSCAPE PLANTING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- SEE ALL REMAINING AREAS WITH SOD URN MIX.



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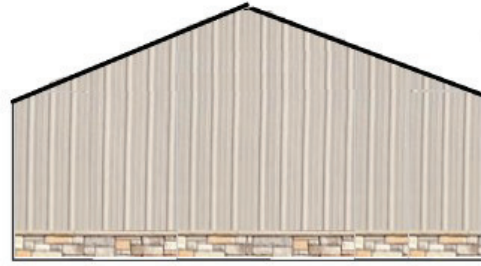
Date	Revision
02-18-22	CITY COMMENTS -JUC

SITE LANDSCAPE PLAN

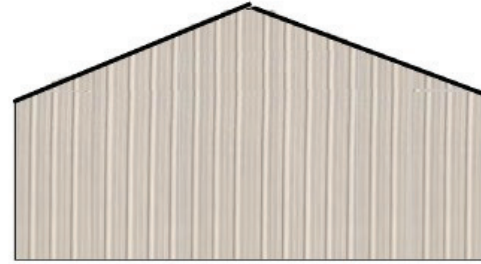
STILTNER ELECTRIC
340 HERKY STREET

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 01-03-2022
Designed by: KJC Field Book No:
Drawn by: KJE Scale:
Checked by: KJC Sheet No: 11-29
Project No: NORTH LIBERTY
L100
8976-004



North Elevation



South Elevation



West Elevation



East Elevation

Proposed Building:
Match Existing building elevations
(4) 16'x16' overhead doors
(2) 36"x80" service doors

Resolution No. 2022-19

**RESOLUTION APPROVING THE AMENDED DEVELOPMENT
SITE PLAN FOR LOT 2 RESUBDIVISION OF LOT 10, I-380
INDUSTRIAL PARK, NORTH LIBERTY, IOWA**

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

WHEREAS, the applicant, Greg Stiltner, has filed with the City Clerk an amended development site plan;

WHEREAS, the property is described as:

Lot 2, Re-subdivision of Lot 10, I-380 Industrial Park, North Liberty, Iowa, according to the plat thereof recorded in Book 49, Page 35, Plat Records of Johnson County, Iowa;

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

WHEREAS, said site plan has been examined by the North Liberty Planning and Zoning Commission, which recommended that the site plan be approved with no conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the amended development site plan for Lot 2 Re-subdivision of Lot 10, I380 Industrial Park, North Liberty, Iowa.

APPROVED AND ADOPTED this 8th day of March, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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

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

**STORM WATER MANAGEMENT FACILITY
MAINTENANCE AGREEMENT AND EASEMENT
STILTNER ELECTRIC DEVELOPMENT**

THIS AGREEMENT, made by and between the City of North Liberty, Iowa, a municipal corporation, hereinafter referred to as “City,” and TSS Investments, LLC., hereinafter referred to as “Owner.”

SECTION 1. REQUEST FOR STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT.

A. The Owner has requested that the City approve this Storm Water Management Facility Maintenance Agreement and Easement with respect to the real estate situated in North Liberty, Johnson County, Iowa, said real estate designated as a “Storm Water Management Easement” as described and depicted on the attached Exhibit “A” (the “Facilities”):

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

1. The Owner has full ownership and control of the real estate described above;

2. The Owner, for the purposes of this Agreement, includes the current owner of the property described above; any successor owners, assigns, and heirs of the original Owner, and any other person or party determined to be a “responsible person” as defined in Chapter 156, City of North Liberty Code of Ordinances, or any successor ordinance thereto.

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

SECTION 2. CONDITIONS OF APPROVAL OF AGREEMENT.

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

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

SECTION 3. MAINTENANCE AND REPAIR OF STORM WATER MANAGEMENT FACILITY.

A. The Owner and any future owners of any part or all of the property described in section 1.A above shall be responsible for maintaining and repairing the Facilities in a properly functioning condition, as determined in the sole judgment of the City. Maintenance and repair shall include but is not limited to the following best management practices:

Maintenance & Repair Plan for Dry and Wet Detention Basins

ACTIVITY	SCHEDULE	RESPONSIBLE PARTY
Clean and remove debris from the inlet and outlet structures.	Monthly, or after any rainfall event larger than 1.25 inches	Developer or HOA
Mow dry basins and side slopes of the pond.	As needed	Developer or HOA
Inspect for unwanted animals such as muskrats, beaver, woodchucks, skunks or other burrowing type animals. Remove pests by a licensed and insured professional.	Annually	Developer or HOA
Inspect for and eradicate woody vegetation around the dam/overflow	Annually	Developer or HOA
Inspect for damage, paying particular attention to the outlet.	Annually	Developer or HOA
Monitor for sediment accumulation in the Facilities. Excess silt accumulation removed. Capacity determination shall be made by a qualified individual acceptable to the City.	Annually	Developer or HOA
Repair undercut or eroded areas.	Annually	Developer or HOA
Storm Sewers; inspect for clogging or collapsed pipe. Clean and repair as needed.	Annually	Developer or HOA

Mow the area of pond bottom to be seeded with grass. Native mesic seeding will not be mowed Unwanted vegetation within mesic seeding to be inspected for and removed annually	As needed / annually	Developer or HOA
---	----------------------	------------------

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

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

SECTION 4. MAINTENANCE AND REPAIR; EASEMENT.

The Owner grants to the City an easement for access to the Facilities at reasonable times for periodic inspection by City or City’s designee to ensure that the Facilities are maintained in proper working condition to meet City Storm Water requirements and, if necessary, and for maintenance and repair of the Facilities in accordance with the terms of this Agreement.

The Owner further grants to the City the following rights in connection with said easement:

A. The right to temporarily occupy the area on either side of the Facilities in order to grade said easement areas for the full width thereof.

B. The right from time to time, after providing reasonable notice to the Owner as provided in Section 7, to trim, cut down and clear away all trees and brush on said Facilities which now or hereafter in the opinion of the City may be a hazard to said Facilities, or may interfere with the exercise of the City’s rights hereunder in any manner.

The City shall indemnify the Owner against any loss and damage which shall be caused by the negligent exercise of any said ingress or egress, construction, use or maintenance by the City or its agents or employees in the course of their employment.

The Owner reserves the right to use said Facilities for purposes which will not interfere with the City’s full enjoyment of its right hereby granted; provided that the Owner shall not erect or construct any building, fence, retaining wall or other structures; plant any trees, drill or operate any well; construct any obstructions on said Facilities; or substantially add to the ground cover of said Facilities.

SECTION 5. INSPECTION OF FACILITIES.

The Facilities are subject to periodic inspections by the City on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of uses of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state

or federal water or sediment quality standards or the NPDES Storm Water permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in the Facilities, and evaluating the condition of the Facilities.

SECTION 6. RECORDS OF INSTALLATION AND MAINTENANCE AND REPAIR ACTIVITIES.

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

SECTION 7. FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES.

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

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

Nothing in this Agreement shall be construed to impose a requirement on the City to install the original public improvement at issue herein. Nor shall the Owner be deemed acting as the City's agent during the original construction and installation of said improvement. The parties agree that the obligation to install the public improvement herein shall be in accordance with City specifications, and the obligation shall remain on the Owner until completion by the Owner, and until acceptance by the City, as provided by law.

SECTION 8. ENFORCEMENT AND APPEALS.

A. Building and occupancy permits shall not be issued until the Facilities have been constructed by the Owner and inspected and approved by the City. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within

a reasonable time after notice, City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

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

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

SECTION 9. OWNER'S OBLIGATION AND CITY ACTIONS.

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

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

C. Only upon completion of the Facility and, further, upon inspection and approval of the Facility by the City shall the Owner have the right to assign all of its obligations under this Agreement to a homeowners association or the successor title holder of the property described in Section 1.A of this Agreement. Such assignment shall occur automatically upon recorded conveyance of the property by deed, contract or Declaration of Submission of Property to Horizontal Property Regime pursuant to Iowa Code Chapter 499B.

SECTION 10. FEES.

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

SECTION 11. NOTICES.

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

TSS Investments, LLC
340 Herky Street
North Liberty, IA 52317

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

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

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

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

SECTION 12. SUCCESSORS AND ASSIGNS.

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

[remainder of page intentionally left blank]

DATED this ____ day of _____, 2022.

CITY OF NORTH LIBERTY, IOWA

TSS INVESTMENTS, LLC

By: _____
Chris Hoffman

By: Greg Stiltner
Greg Stiltner, Manager

(seal)

ATTEST: _____
Tracey Mulcahey, City Clerk

STATE OF IOWA, JOHNSON COUNTY: ss

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chris Hoffman 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 _____, 2022; and that Chris Hoffman 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
My Commission Expires: _____

STATE OF IOWA, Johnson COUNTY, ss:

This instrument was acknowledged before me on the 4 day of March, 2022, by Greg Stiltner as owner of TSS Investments, LLC.

Corinne M. Bohner

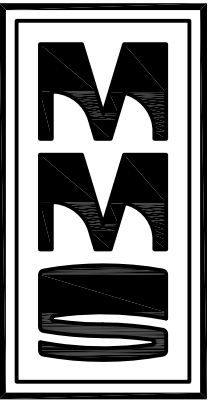
Notary Public in and for the State of Iowa
My Commission Expires: 10-9-2023



EXHIBIT A

EASEMENT PLAT STORM WATER MANAGEMENT

LOCATION: A PORTION OF LOT 2 OF A RESUBDIVISION OF LOT 10, I-380 INDUSTRIAL PARK, NORTH LIBERTY, JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY: GREG STILTNER 2773 JONES BOULEVARD NORTH LIBERTY, IOWA, 52317
PROPRIETOR OR OWNER: TSS INVESTMENTS LLC 340 HERKY STREET NORTH LIBERTY, IOWA 52317
DOCUMENT RETURN INFORMATION: LAND SURVEYOR



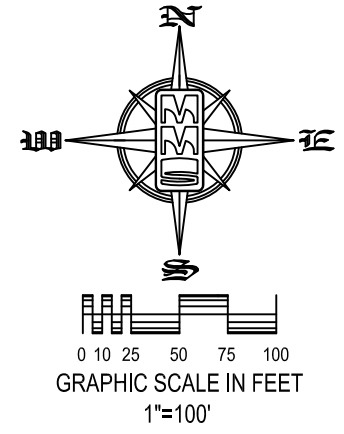
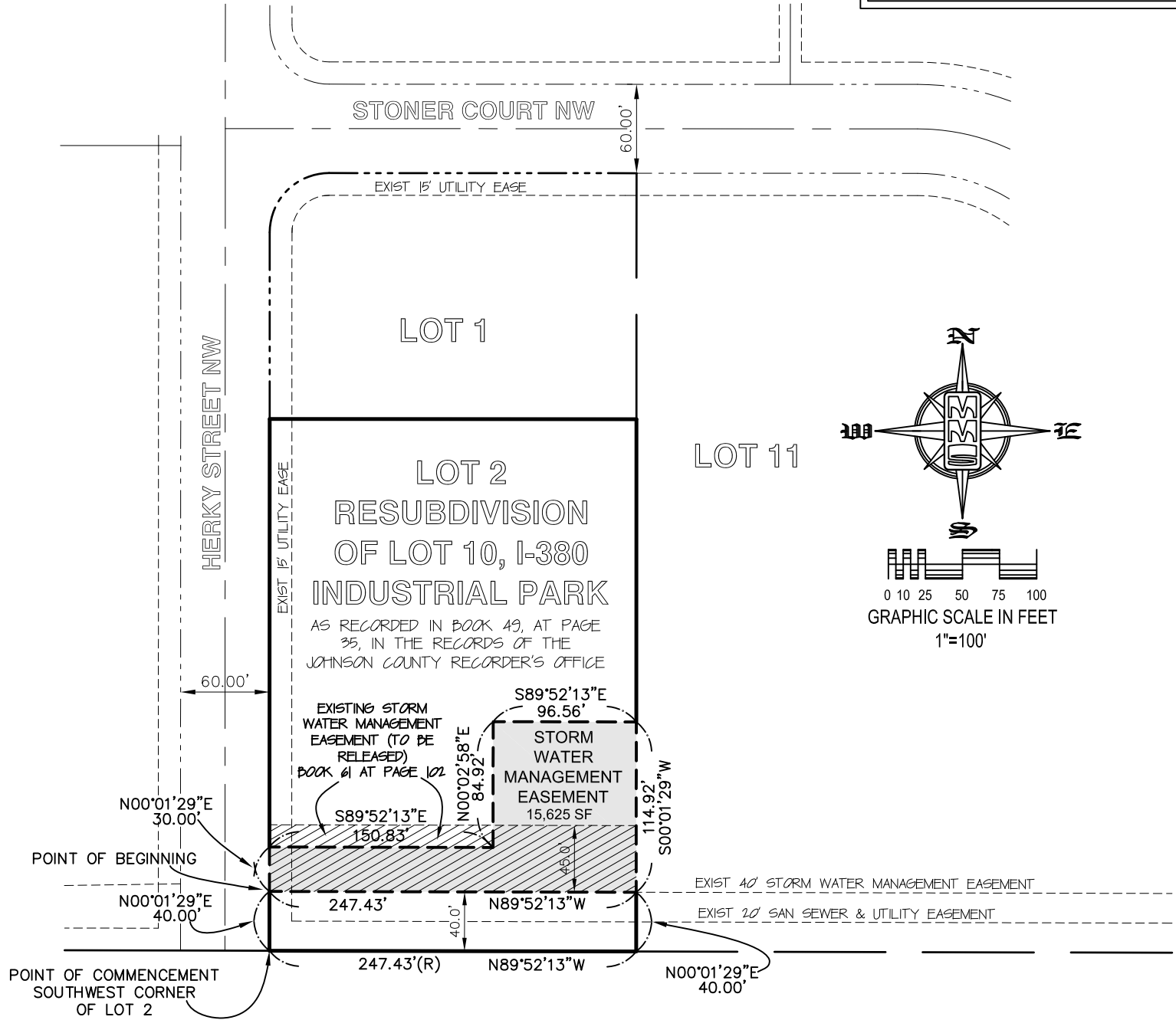
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

FOR COUNTY RECORDER'S USE



DESCRIPTION - STORM WATER MANAGEMENT EASEMENT

Commencing at the Southwest Corner of Lot 2 of a Resubdivision of Lot 10, I-380 Industrial Park to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 49 at Page 35 of the Records of the Johnson County Recorder's Office; Thence N00°01'29"E, along the West Line of said Lot 2, a distance of 40.00 feet, to its intersection with the North Line of a 40.00 foot wide Storm Water Management Easement, and the Point of Beginning; Thence continuing N00°01'29"E, 30.00 feet; Thence S89°52'13"E, 150.83 feet; Thence N00°02'58"E, 84.92 feet; Thence S89°52'13"E, 96.56 feet, to a Point on the East Line of said Lot 2; Thence S00°01'29"W, along said East Line 114.92 feet, to its intersection with North Line of said 40.00 foot wide Storm Water Management Easement; Thence N89°52'13"W, along said North Line, 247.43 feet, to the Point of Beginning. Said Storm Water Management Easement contains 15,625 square feet, and is subject to easements and restrictions of record.

	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 Professional Land Surveyor under the laws of the State of Iowa.
	_____ 20____ GLEN D. MEISNER L.S. Iowa Lic. No. 8165 My license renewal date is December 31, 20 ____ .
_____ Pages or sheets covered by this seal:	_____ _____ _____

Date	Revision
02-16-2022	per gdm review - rlw

EASEMENT PLAT STORM WATER MANAGEMENT

A PORTION OF LOT 2 OF A RESUBDIVISION OF LOT 10, I-380 INDUSTRIAL PARK

NORTH LIBERTY
JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:	02-16-2022
Designed by:	KJC
Field Book No.:	
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	IC 8976-004
of:	1

Resolution No. 2022-20

RESOLUTION APPROVING THE STORM WATER MANAGEMENT FACILITIES MAINTENANCE AND EASEMENT BETWEEN THE CITY OF NORTH LIBERTY AND TSS INVESTMENTS, LLC THAT ESTABLISHES THE TERMS AND CONDITIONS UNDER WHICH STORMWATER MANAGEMENT FACILITIES WILL BE MAINTAINED FOR THE STILTNER ELECTRIC DEVELOPMENT IN THE CITY OF NORTH LIBERTY, IOWA

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

WHEREAS, the terms and conditions for the maintenance of the storm water management facilities for the Vintage Estates Planned Area Development have been set forth in an Agreement between the City of North Liberty (“City”) and TSS Investments, LLC (“Owner”);

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

NOW, THEREFORE, BE IT RESOLVED that that the Storm Water Management Facility Maintenance Agreement and Easement between the City and the Owner is approved for the development of Stiltner Electric at 340 Herky Street, North Liberty, Iowa.

APPROVED AND ADOPTED this 8th day of March, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK



FY 2023 Annual Budget

FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023
 ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
 The City of: NORTH LIBERTY County Name: JOHNSON COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric		City Number: 52-485 Last Official Census: 20,479
Regular	2a	1,051,996,465	2b	1,047,708,166		
DEBT SERVICE	3a	1,222,689,647	3b	1,218,401,348		
Ag Land	4a	2,306,058				

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW		Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	8,521,171	8,486,436	43 8.10000
Non-Voted Other Permissible Levies							
Contract for use of Bridge	0.67500			6	0	0	44 0.00000
Opr & Maint publicly owned Transit	0.95000			7	0	0	45 0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8	0	0	46 0.00000
Opr & Maint of City owned Civic Center	0.13500			9	0	0	47 0.00000
Planning a Sanitary Disposal Project	0.06750			10	0	0	48 0.00000
Aviation Authority (under sec.330A.15)	0.27000			11	0	0	49 0.00000
Levee Impr. fund in special charter city	0.06750			13	0	0	51 0.00000
Liability, property & self insurance costs	Amt Nec			14	0	0	52 0.00000
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462	0	0	465 0.00000
Voted Other Permissible Levies							
Instrumental/Vocal Music Groups	0.13500			15	0	0	53 0.00000
Memorial Building	0.81000			16	0	0	54 0.00000
Symphony Orchestra	0.13500			17	0	0	55 0.00000
Cultural & Scientific Facilities	0.27000			18	0	0	56 0.00000
County Bridge	As Voted			19	0	0	57 0.00000
Missi or Missouri River Bridge Const.	1.35000			20	0	0	58 0.00000
Aid to a Transit Company	0.03375			21	0	0	59 0.00000
Maintain Institution received by gift/devise	0.20500			22	0	0	60 0.00000
City Emergency Medical District	1.00000			463	0	0	466 0.00000
Support Public Library	0.27000			23	0	0	61 0.00000
Unified Law Enforcement	1.50000			24	0	0	62 0.00000
Total General Fund Regular Levies (5 thru 24)				25	8,521,171	8,486,436	
Ag Land	3.00375			26	6,927	6,927	63 3.00375
Total General Fund Tax Levies (25 + 26)				27	8,528,098	8,493,363	
Special Revenue Levies							
Emergency (if general fund at levy limit)	0.27000			28	0	0	64 0.00000
Police & Fire Retirement	Amt Nec			29	0	0	0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30	1,241,828	1,236,767	1.18045
Other Employee Benefits	Amt Nec			31	864,665	861,143	0.82193
Total Employee Benefit Levies (29,30,31)				32	2,106,493	2,097,910	65 2.00238
Sub Total Special Revenue Levies (28+32)				33	2,106,493	2,097,910	
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation				
SSMID 1		0	0	34		0	66 0.00000
SSMID 2		0	0	35		0	67 0.00000
SSMID 3		0	0	36		0	68 0.00000
SSMID 4		0	0	37		0	69 0.00000
SSMID 5		0	0	555		0	565 0.00000
SSMID 6		0	0	556		0	566 0.00000
SSMID 7		0	0	1177		0	1179 0.00000
SSMID 8		0	0	1185		0	1187 0.00000
Total Special Revenue Levies				39	2,106,493	2,097,910	
Debt Service Levy 76.10(6)	Amt Nec			40	1,487,797	1,482,575	70 1.21682
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71 0.00000
Total Property Taxes (27+39+40+41)				42	12,122,388	12,073,848	72 11.31920

 (Signature) (Date) (County Auditor) (Date)

**NOTICE OF PUBLIC HEARING - CITY OF NORTH LIBERTY - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/22/2022 **Meeting Time:** 06:30 PM **Meeting Location:** Council Chambers 3 Quail Creek Circle

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.northlibertyiowa.org

City Telephone Number
(319) 626-5700

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	991,614,386	1,051,996,465	1,051,996,465	
Tax Levies:				
Regular General	8,032,077	8,032,077	8,521,171	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	0	0	0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	0	0	0	
Support of Local Emer. Mgmt. Commission	0	0	0	
Emergency	0	0	0	
Police & Fire Retirement	0	0	0	
FICA & IPERS	1,168,556	1,168,556	1,241,828	
Other Employee Benefits	817,035	817,035	864,665	
Total Tax Levy	10,017,668	10,017,668	10,627,664	6.08
Tax Rate	10.10238	9.52253	10.10238	

Explanation of significant increases in the budget:

The City is seeing a projected 15% increase in insurance premiums for general and liability coverage. The City's health insurance plan premiums will increase by 7.68%. The Police Department is adding a Lieutenant position. The Fire Department is adding a new full time Firefighter. An animal control truck will be purchased. Two Police cars need replaced. The Parks Department is adding a new staff person. Overall staff costs will increase with a cost of living and merit/step increases. The majority of the City's General Fund expenses are personnel related due to the service based nature of a municipality. A remodel of Library space to create a more patron friendly environment.

If applicable, the above notice also available online at:

www.northlibertyiowa.org

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

FUND BALANCE

City Name: NORTH LIBERTY
 Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2021										
Beginning Fund Balance July 1	1	12,201,527	1,839,929	1,681,769	1,197,663	-13,951,318	0	2,969,570	9,453,489	12,423,059
Actual Revenues Except Beg Balance	2	16,059,014	4,671,595	5,987,424	6,652,560	10,173,562	0	43,544,155	16,546,994	60,091,149
Actual Expenditures Except End Balance	3	14,502,388	4,145,999	5,654,237	5,969,608	5,927,483	0	36,199,715	18,277,457	54,477,172
Ending Fund Balance June 30	4	13,758,153	2,365,525	2,014,956	1,880,615	-9,705,239	0	10,314,010	7,723,026	18,037,036
Re-Estimated FY 2022										
Beginning Fund Balance	5	13,758,153	2,365,525	2,014,956	1,880,615	-9,705,239	0	10,314,010	7,723,026	18,037,036
Re-Est Revenues	6	15,067,727	4,334,195	5,632,284	6,912,812	3,274,854	0	35,221,872	14,963,172	50,185,044
Re-Est Expenditures	7	15,147,291	4,095,358	5,632,284	5,768,617	11,799,000	0	42,442,550	15,223,851	57,666,401
Ending Fund Balance	8	13,678,589	2,604,362	2,014,956	3,024,810	-18,229,385	0	3,093,332	7,462,347	10,555,679
Budget FY 2023										
Beginning Fund Balance	9	13,678,589	2,604,362	2,014,956	3,024,810	-18,229,385	0	3,093,332	7,462,347	10,555,679
Revenues	10	17,013,331	4,676,608	4,793,215	6,730,239	18,021,579	0	51,234,972	14,995,858	66,230,830
Expenditures	11	18,275,674	4,712,731	4,693,218	6,928,137	18,552,000	0	53,161,760	14,436,023	67,597,783
Ending Fund Balance	12	12,416,246	2,568,239	2,114,953	2,826,912	-18,759,806	0	1,166,544	8,022,182	9,188,726

LOCAL EMC SUPPORT

City Name: NORTH LIBERTY

Fiscal Year July 1, 2022 - June 30, 2023

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

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2023	0	0

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1
 City Name: NORTH LIBERTY
 Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY										
Police Department/Crime Prevention	1	3,065,164							3,065,164	4,104,577
Jail	2								0	0
Emergency Management	3	22,700							22,700	19,019
Flood Control	4								0	0
Fire Department	5	875,565							875,565	1,071,184
Ambulance	6								0	0
Building Inspections	7	463,409							463,409	434,480
Miscellaneous Protective Services	8								0	0
Animal Control	9	22,700							22,700	8,072
Other Public Safety	10	36,549							36,549	22,136
TOTAL (lines 1 - 10)	11	4,486,087	0				0		4,486,087	5,659,468
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	245,000	1,091,888						1,336,888	6,080,374
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		70,000						70,000	62,406
Traffic Control and Safety	15		128,000						128,000	115,689
Snow Removal	16		135,000						135,000	193,953
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20	1,020,000							1,020,000	1,437,573
Other Public Works	21	175,000							175,000	123,266
TOTAL (lines 12 - 21)	22	1,440,000	1,424,888				0		2,864,888	8,013,261
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27								0	0
Community Mental Health	28								0	0
Other Health and Social Services	29	125,000							125,000	140,929
TOTAL (lines 23 - 29)	30	125,000	0				0		125,000	140,929
CULTURE & RECREATION										
Library Services	31	1,226,835							1,226,835	1,115,599
Museum, Band and Theater	32								0	0
Parks	33	1,010,298							1,010,298	986,184
Recreation	34	1,719,032							1,719,032	1,268,959
Cemetery	35	40,000							40,000	28,014
Community Center, Zoo, & Marina	36	290,000							290,000	238,447
Other Culture and Recreation	37	1,432,140							1,432,140	1,102,309
TOTAL (lines 31 - 37)	38	5,718,305	0				0		5,718,305	4,739,512

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2
 City Name: NORTH LIBERTY
 Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	0
Economic Development	40	115,000							115,000	158,000
Housing and Urban Renewal	41								0	0
Planning & Zoning	42	508,831							508,831	406,628
Other Com & Econ Development	43	422,421							422,421	365,181
TIF Rebates	44			1,040,727					1,040,727	1,062,680
TOTAL (lines 39 - 44)	45	1,046,252	0	1,040,727	0	0	0	0	2,086,979	1,992,489
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	25,136							25,136	12,048
Clerk, Treasurer, & Finance Adm.	47	1,649,514							1,649,514	1,679,848
Elections	48								0	0
Legal Services & City Attorney	49	233,497							233,497	251,313
City Hall & General Buildings	50								0	33,278
Tort Liability	51								0	0
Other General Government	52	69,500							69,500	48,184
TOTAL (lines 46 - 52)	53	1,977,647	0	0	0	0	0	0	1,977,647	2,024,671
DEBT SERVICE										
Gov Capital Projects	55				5,768,617				5,768,617	5,969,608
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0	0	11,799,000	0	0	11,799,000	0
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	14,793,291	1,424,888	1,040,727	5,768,617	11,799,000	0	0	34,826,523	28,539,938
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							1,998,253	1,998,253	1,953,287
Sewer Utility	60							1,820,118	1,820,118	1,473,331
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64								0	0
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							188,995	188,995	164,086
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70							3,460,650	3,460,650	3,523,737
Enterprise CAPITAL PROJECTS	71							879,083	879,083	4,102,714
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							8,347,099	8,347,099	11,217,155
TOTAL ALL EXPENDITURES (lines 58+73)	74	14,793,291	1,424,888	1,040,727	5,768,617	11,799,000	0	8,347,099	43,173,622	39,757,093
Regular Transfers Out	75	354,000	2,670,470					6,876,752	9,901,222	10,128,522
Internal TIF Loan Transfers Out	76			4,591,557					4,591,557	4,591,557
Total ALL Transfers Out	77	354,000	2,670,470	4,591,557	0	0	0	6,876,752	14,492,779	14,720,079
Total Expenditures and Other Fin Uses (lines 74+77)	78	15,147,291	4,095,358	5,632,284	5,768,617	11,799,000	0	15,223,851	57,666,401	54,477,172
Ending Fund Balance June 30	79	13,678,589	2,604,362	2,014,956	3,024,810	-18,229,385	0	7,462,347	10,555,679	18,037,036

RE-ESTIMATED REVENUES DETAIL

City Name: NORTH LIBERTY
 Fiscal Year July 1, 2021 - June 30, 2022

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
Taxes Levied on Property	1	8,004,539	1,977,287		1,342,914				11,324,740	10,575,201
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	8,004,539	1,977,287		1,342,914	0			11,324,740	10,575,201
Delinquent Property Taxes	4								0	0
TIF Revenues	5			5,632,284					5,632,284	5,872,603
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	33,583	8,304		4,731				46,618	22,270
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	25,000							25,000	28,662
Hotel/Motel Taxes	11	75,000							75,000	60,892
Other Local Option Taxes	12	200,000							200,000	318,224
Subtotal - Other City Taxes (lines 6 thru 12)	13	333,583	8,304		4,731	0			346,618	430,048
Licenses & Permits	14	705,800							705,800	729,582
Use of Money & Property	15	172,500						41,000	213,500	120,002
Intergovernmental:										
Federal Grants & Reimbursements	16					2,576,000			2,576,000	540,522
Road Use Taxes	17		2,287,375						2,287,375	2,738,669
Other State Grants & Reimbursements	18	274,684	61,229		34,870				370,783	463,071
Local Grants & Reimbursements	19	225,316							225,316	296,184
Subtotal - Intergovernmental (lines 16 thru 19)	20	500,000	2,348,604	0	34,870	2,576,000		0	5,459,474	4,038,446
Charges for Fees & Service:										
Water Utility	21							4,282,788	4,282,788	4,294,131
Sewer Utility	22							4,913,195	4,913,195	4,969,166
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27								0	1,435,651
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							214,616	214,616	217,487
Other Fees & Charges for Service	33	2,277,650							2,277,650	491,738
Subtotal - Charges for Service (lines 21 thru 33)	34	2,277,650	0		0	0	0	9,410,599	11,688,249	11,408,173
Special Assessments	35								0	2,111
Miscellaneous	36	65,100				250,000		6,500	321,600	1,571,647
Other Financing Sources:										
Regular Operating Transfers In	37	3,008,555			938,740	448,854		5,505,073	9,901,222	10,128,522
Internal TIF Loan Transfers In	38				4,591,557				4,591,557	4,591,557
Subtotal ALL Operating Transfers In	39	3,008,555	0	0	5,530,297	448,854	0	5,505,073	14,492,779	14,720,079
Proceeds of Debt (Excluding TIF Internal Borrowing)	40								0	10,623,257
Proceeds of Capital Asset Sales	41								0	0
Subtotal-Other Financing Sources (lines 36 thru 38)	42	3,008,555	0	0	5,530,297	448,854	0	5,505,073	14,492,779	25,343,336
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	15,067,727	4,334,195	5,632,284	6,912,812	3,274,854	0	14,963,172	50,185,044	60,091,149
Beginning Fund Balance July 1	44	13,758,153	2,365,525	2,014,956	1,880,615	-9,705,239	0	7,723,026	18,037,036	12,423,059
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	28,825,880	6,699,720	7,647,240	8,793,427	-6,430,385	0	22,686,198	68,222,080	72,514,208

EXPENDITURES SCHEDULE PAGE 1

City Name: NORTH LIBERTY
 Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY										
Police Department/Crime Prevention	1	3,569,958						3,569,958	3,065,164	4,104,577
Jail	2							0	0	0
Emergency Management	3	24,900						24,900	22,700	19,019
Flood Control	4							0	0	0
Fire Department	5	1,354,843						1,354,843	875,565	1,071,184
Ambulance	6							0	0	0
Building Inspections	7	557,309						557,309	463,409	434,480
Miscellaneous Protective Services	8							0	0	0
Animal Control	9	99,100						99,100	22,700	8,072
Other Public Safety	10	42,899						42,899	36,549	22,136
TOTAL (lines 1 - 10)	11	5,649,009	0			0		5,649,009	4,486,087	5,659,468
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	264,110	1,317,770					1,581,880	1,336,888	6,080,374
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14		77,000					77,000	70,000	62,406
Traffic Control and Safety	15		143,000					143,000	128,000	115,689
Snow Removal	16		160,000					160,000	135,000	193,953
Highway Engineering	17							0	0	0
Street Cleaning	18							0	0	0
Airport	19							0	0	0
Garbage (if not Enterprise)	20	2,022,500						2,022,500	1,020,000	1,437,573
Other Public Works	21	175,000						175,000	175,000	123,266
TOTAL (lines 12 - 21)	22	2,461,610	1,697,770			0		4,159,380	2,864,888	8,013,261
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26							0	0	0
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29	150,000						150,000	125,000	140,929
TOTAL (lines 23 - 29)	30	150,000	0			0		150,000	125,000	140,929
CULTURE & RECREATION										
Library Services	31	1,422,153						1,422,153	1,226,835	1,115,599
Museum, Band and Theater	32							0	0	0
Parks	33	1,094,358						1,094,358	1,010,298	986,184
Recreation	34	1,845,773						1,845,773	1,719,032	1,268,959
Cemetery	35	40,000						40,000	40,000	28,014
Community Center, Zoo, & Marina	36	237,000						237,000	290,000	238,447
Other Culture and Recreation	37	1,032,100						1,032,100	1,432,140	1,102,309
TOTAL (lines 31 - 37)	38	5,671,384	0			0		5,671,384	5,718,305	4,739,512

EXPENDITURES SCHEDULE PAGE 2
 City Name: NORTH LIBERTY
 Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	135,000							135,000	115,000	158,000
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42	553,917							553,917	508,831	406,628
Other Com & Econ Development	43	554,969							554,969	422,421	365,181
TIF Rebates	44			398,514					398,514	1,040,727	1,062,680
TOTAL (lines 39 - 44)	45	1,243,886	0	398,514			0		1,642,400	2,086,979	1,992,489
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	24,399							24,399	25,136	12,048
Clerk, Treasurer, & Finance Adm.	47	1,918,986							1,918,986	1,649,514	1,679,848
Elections	48								0	0	0
Legal Services & City Attorney	49	269,100							269,100	233,497	251,313
City Hall & General Buildings	50								0	0	33,278
Tort Liability	51								0	0	0
Other General Government	52	78,700							78,700	69,500	48,184
TOTAL (lines 46 - 52)	53	2,291,185	0	0			0		2,291,185	1,977,647	2,024,671
DEBT SERVICE	54				6,928,137				6,928,137	5,768,617	5,969,608
Gov Capital Projects	55					18,552,000			18,552,000	11,799,000	0
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		18,552,000	0		18,552,000	11,799,000	0
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	17,467,074	1,697,770	398,514	6,928,137	18,552,000	0		45,043,495	34,826,523	28,539,938
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							2,233,939	2,233,939	1,998,253	1,953,287
Sewer Utility	60							1,900,432	1,900,432	1,820,118	1,473,331
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64							0	0	0	0
Transit	65							0	0	0	0
Cable TV, Internet & Telephone	66							0	0	0	0
Housing Authority	67							0	0	0	0
Storm Water Utility	68							218,537	218,537	188,995	164,086
Other Business Type (city hosp., ISF, parking, etc.)	69							0	0	0	0
Enterprise DEBT SERVICE	70							3,261,289	3,261,289	3,460,650	3,523,737
Enterprise CAPITAL PROJECTS	71							640,000	640,000	879,083	4,102,714
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							8,254,197	8,254,197	8,347,099	11,217,155
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	17,467,074	1,697,770	398,514	6,928,137	18,552,000	0	8,254,197	53,297,692	43,173,622	39,757,093
Regular Transfers Out	75	808,600	3,014,961					6,181,826	10,005,387	9,901,222	10,128,522
Internal TIF Loan / Repayment Transfers Out	76			4,294,704					4,294,704	4,591,557	4,591,557
Total ALL Transfers Out	77	808,600	3,014,961	4,294,704	0	0	0	6,181,826	14,300,091	14,492,779	14,720,079
Total Expenditures & Fund Transfers Out (lines 74+77)	78	18,275,674	4,712,731	4,693,218	6,928,137	18,552,000	0	14,436,023	67,597,783	57,666,401	54,477,172
Ending Fund Balance June 30	79	12,416,246	2,568,239	2,114,953	2,826,912	-18,759,806	0	8,022,182	9,188,726	10,555,679	18,037,036

REVENUES DETAIL

City Name: NORTH LIBERTY
 Fiscal Year July 1, 2022 - June 30, 2023

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1	8,493,363	2,097,910		0			12,073,848	11,324,740	10,575,201
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	8,493,363	2,097,910		0			12,073,848	11,324,740	10,575,201
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5			4,793,215				4,793,215	5,632,284	5,872,603
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	34,735	8,583		0			48,540	46,618	22,270
Utility franchise tax (Iowa Code Chapter 364.2)	7				343,400			343,400	0	0
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10	25,000						25,000	25,000	28,662
Hotel/Motel Taxes	11	66,300						66,300	75,000	60,892
Other Local Option Taxes	12	320,000						320,000	200,000	318,224
Subtotal - Other City Taxes (lines 6 thru 12)	13	446,035	8,583		343,400			803,240	346,618	430,048
Licenses & Permits	14	699,250						699,250	705,800	729,582
Use of Money & Property	15	110,000					41,000	151,000	213,500	120,002
Intergovernmental:										
Federal Grants & Reimbursements	16	35,000						35,000	2,576,000	540,522
Road Use Taxes	17		2,570,115					2,570,115	2,287,375	2,738,669
Other State Grants & Reimbursements	18	187,795						187,795	370,783	463,071
Local Grants & Reimbursements	19	243,954			405,000			648,954	225,316	296,184
Subtotal - Intergovernmental (lines 16 thru 19)	20	466,749	2,570,115	0	405,000		0	3,441,864	5,459,474	4,038,446
Charges for Fees & Service:										
Water Utility	21						4,594,672	4,594,672	4,282,788	4,294,131
Sewer Utility	22						5,090,034	5,090,034	4,913,195	4,969,166
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27	2,007,300						2,007,300	0	1,435,651
Hospital	28							0	0	0
Transit	29							0	0	0
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32						223,916	223,916	214,616	217,487
Other Fees & Charges for Service	33	1,088,300						1,088,300	2,277,650	491,738
Subtotal - Charges for Service (lines 21 thru 33)	34	3,095,600	0		0	0	9,908,622	13,004,222	11,688,249	11,408,173
Special Assessments	35							0	0	2,111
Miscellaneous	36	195,600			1,500,000		6,500	1,702,100	321,600	1,571,647
Other Financing Sources:										
Regular Operating Transfers In	37	3,506,734			947,738	511,179	5,039,736	10,005,387	9,901,222	10,128,522
Internal TIF Loan Transfers In	38				4,294,704			4,294,704	4,591,557	4,591,557
Subtotal ALL Operating Transfers In	39	3,506,734	0	0	5,242,442	511,179	5,039,736	14,300,091	14,492,779	14,720,079
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					15,262,000		15,262,000	0	10,623,257
Proceeds of Capital Asset Sales	41							0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	3,506,734	0	0	5,242,442	15,773,179	0	5,039,736	29,562,091	25,343,336
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	17,013,331	4,676,608	4,793,215	6,730,239	18,021,579	0	14,995,858	66,230,830	50,185,044
Beginning Fund Balance July 1	44	13,678,589	2,604,362	2,014,956	3,024,810	-18,229,385	0	7,462,347	10,555,679	18,037,036
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	30,691,920	7,280,970	6,808,171	9,755,049	-207,806	0	22,458,205	76,786,509	68,222,080

ADOPTED BUDGET SUMMARY
City Name: NORTH LIBERTY
Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
Revenues & Other Financing Sources											
Taxes Levied on Property	1	8,493,363	2,097,910		1,482,575	0			12,073,848	11,324,740	10,575,201
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	8,493,363	2,097,910		1,482,575	0			12,073,848	11,324,740	10,575,201
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			4,793,215					4,793,215	5,632,284	5,872,603
Other City Taxes	6	446,035	8,583		5,222	343,400			803,240	346,618	430,048
Licenses & Permits	7	699,250	0					0	699,250	705,800	729,582
Use of Money and Property	8	110,000	0	0	0	0	0	41,000	151,000	213,500	120,002
Intergovernmental	9	466,749	2,570,115	0	0	405,000		0	3,441,864	5,459,474	4,038,446
Charges for Fees & Service	10	3,095,600	0		0	0	0	9,908,622	13,004,222	11,688,249	11,408,173
Special Assessments	11	0	0		0	0		0	0	0	2,111
Miscellaneous	12	195,600	0		0	1,500,000	0	6,500	1,702,100	321,600	1,571,647
Sub-Total Revenues	13	13,506,597	4,676,608	4,793,215	1,487,797	2,248,400	0	9,956,122	36,668,739	35,692,265	34,747,813
Other Financing Sources:											
Total Transfers In	14	3,506,734	0	0	5,242,442	511,179	0	5,039,736	14,300,091	14,492,779	14,720,079
Proceeds of Debt	15	0	0	0	0	15,262,000		0	15,262,000	0	10,623,257
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	17,013,331	4,676,608	4,793,215	6,730,239	18,021,579	0	14,995,858	66,230,830	50,185,044	60,091,149
Expenditures & Other Financing Uses											
Public Safety	18	5,649,009	0	0	0		0		5,649,009	4,486,087	5,659,468
Public Works	19	2,461,610	1,697,770	0	0		0		4,159,380	2,864,888	8,013,261
Health and Social Services	20	150,000	0	0	0		0		150,000	125,000	140,929
Culture and Recreation	21	5,671,384	0	0	0		0		5,671,384	5,718,305	4,739,512
Community and Economic Development	22	1,243,886	0	398,514			0		1,642,400	2,086,979	1,992,489
General Government	23	2,291,185	0	0			0		2,291,185	1,977,647	2,024,671
Debt Service	24	0	0	0	6,928,137		0		6,928,137	5,768,617	5,969,608
Capital Projects	25	0	0	0	0	18,552,000	0		18,552,000	11,799,000	0
Total Government Activities Expenditures	26	17,467,074	1,697,770	398,514	6,928,137	18,552,000	0		45,043,495	34,826,523	28,539,938
Business Type Proprietary: Enterprise & ISF	27							8,254,197	8,254,197	8,347,099	11,217,155
Total Gov & Bus Type Expenditures	28	17,467,074	1,697,770	398,514	6,928,137	18,552,000	0	8,254,197	53,297,692	43,173,622	39,757,093
Total Transfers Out	29	808,600	3,014,961	4,294,704	0	0	0	6,181,826	14,300,091	14,492,779	14,720,079
Total ALL Expenditures/Fund Transfers Out	30	18,275,674	4,712,731	4,693,218	6,928,137	18,552,000	0	14,436,023	67,597,783	57,666,401	54,477,172
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-1,262,343	-36,123	99,997	-197,898	-530,421	0	559,835	-1,366,953	-7,481,357	5,613,977
Beginning Fund Balance July 1	33	13,678,589	2,604,362	2,014,956	3,024,810	-18,229,385	0	7,462,347	10,555,679	18,037,036	12,423,059
Ending Fund Balance June 30	34	12,416,246	2,568,239	2,114,953	2,826,912	-18,759,806	0	8,022,182	9,188,726	10,555,679	18,037,036

LONG TERM DEBT SCHEDULE - LT DEBT1
 GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
Sewer SRF 2016-CS-1920703-01 & WRR15-005	1	19,936,986	NON-GO	2016-100	503,000	219,610	722,610	45,752	0	768,362	0
Sewer SRF 2007 NC124R	2	5,271,000	NON-GO	07-88	459,000	48,108	507,108	5,725	0	512,833	0
Sewer SRF 2008 C0074R	3	3,044,000	NON-GO	08-83	171,000	19,530	190,530	2,790	0	193,320	0
2008C Sewer Revenue	4	1,550,000	NON-GO	08-87	140,000	6,160	146,160	600	0	146,760	0
2014A Sewer Revenue	5	1,315,000	NON-GO	14-30	125,000	10,623	135,623	600	0	136,223	0
Water SRF 2017 FS-52-14-DWSRF-020	6	20,154,066	NON-GO	2017-12	800,000	324,155	1,124,155	46,308	0	1,170,463	0
2014B Water Revenue	7	1,210,000	NON-GO	14-31	105,000	12,403	117,403	600	0	118,003	0
2017C Water Revenue	8	1,190,000	NON-GO	2017-39	210,000	4,725	214,725	600	0	215,325	0
2018A GO/Urban Renewal	9	4,595,000	GO	2018-129	360,000	108,033	468,033	600	0	351,970	116,663
2015A GO/Urban Renewal	10	9,965,000	GO	15-05	890,000	73,700	963,700	600	0	872,150	92,150
2017B GO/Urban Renewal	11	7,980,000	GO	2017-48	455,000	72,181	527,181	600	0	527,781	0
2013C GO/Urban Renewal	12	3,540,000	GO	13-136	385,000	18,263	403,263	600	0	403,863	0
2014C GO/Urban Renewal	13	3,090,000	GO	14-117	325,000	19,800	344,800	600	0	345,400	0
2012B GO/Urban Renewal	14	1,815,000	GO	12-97	195,000	3,315	198,315	600	0	198,915	0
2017A GO/Urb Renewal/Water/Sewer/RUT	15	4,435,000	GO	2017-38	425,000	48,750	473,750	600	0	344,788	129,562
2013 REDLG	16	360,000	NON-GO	13-15	36,000	4,000	40,000	0	0	40,000	0
2012A RUT Revenue	17	1,815,000	NON-GO	12-22	130,000	18,690	148,690	600	0	149,290	0
2013A GO	18	2,450,000	GO	13-67	270,000	5,805	275,805	600	0	0	276,405
2013B GO	19	1,425,000	GO	13-135	155,000	7,328	162,328	600	0	0	162,928
Forevergreen Road Project - IDOT	20	5,150,000	GO	2018-153	325,000	0	325,000	0	0	0	325,000
2019A GO/Urb Renew	21	8,010,000	GO	2019-81	830,000	119,900	949,900	600	0	950,500	0
2020A GO/Urb Renew	22	10,160,000	GO	2020-50	885,000	185,600	1,070,600	600	0	1,044,333	26,867
2021A GO/Urban Renewal	23	7,270,000	GO	2021-71	485,000	83,308	568,308	600	0	210,686	358,222
	24	-	-		0	0	0	0	0	0	0
	25	-	-				0				0
	26	-	-				0				0
	27	-	-				0				0
	28	-	-				0				0
	29	-	-				0				0
	30	-	-				0				0
TOTALS					8,664,000	1,413,987	10,077,987	110,775	0	8,700,965	1,487,797

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2023	Interest Due FY 2023	Total Obligation Due FY 2023	Bond Reg./ Paying Agent Fees Due FY 2023	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	5,985,000	745,983	6,730,983	7,200	0	5,250,386	1,487,797
NON GO - TOTAL	2,679,000	668,004	3,347,004	103,575	0	3,450,579	0
GRAND - TOTAL	8,664,000	1,413,987	10,077,987	110,775	0	8,700,965	1,487,797

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2022 - June 30, 2023

City of: **NORTH LIBERTY**

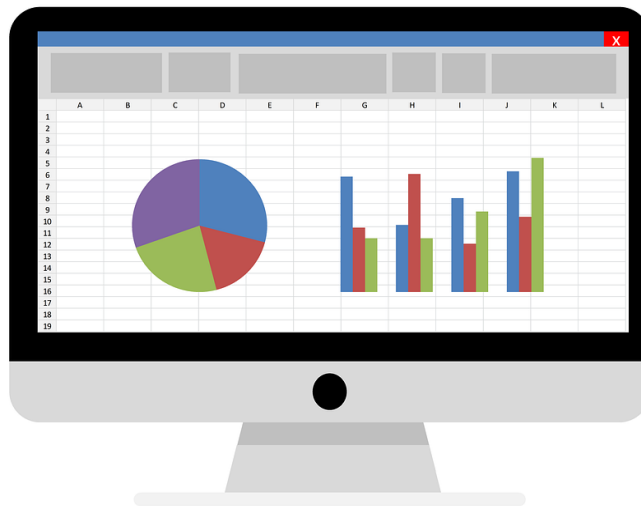
The City Council will conduct a public hearing on the proposed Budget at: Council Chambers 3 Quail Creek Circle Meeting Date: 3/8/2022 Meeting Time: 06:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				11.31920
The estimated tax levy rate per \$1000 valuation on Agricultural land is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (319) 626-5700		City Clerk/Finance Officer's NAME Tracey Mulcahey, City Clerk		
		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	12,073,848	11,324,740	10,575,201
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	12,073,848	11,324,740	10,575,201
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	4,793,215	5,632,284	5,872,603
Other City Taxes	6	803,240	346,618	430,048
Licenses & Permits	7	699,250	705,800	729,582
Use of Money and Property	8	151,000	213,500	120,002
Intergovernmental	9	3,441,864	5,459,474	4,038,446
Charges for Fees & Service	10	13,004,222	11,688,249	11,408,173
Special Assessments	11	0	0	2,111
Miscellaneous	12	1,702,100	321,600	1,571,647
Other Financing Sources	13	15,262,000	0	10,623,257
Transfers In	14	14,300,091	14,492,779	14,720,079
Total Revenues and Other Sources	15	66,230,830	50,185,044	60,091,149
Expenditures & Other Financing Uses				
Public Safety	16	5,649,009	4,486,087	5,659,468
Public Works	17	4,159,380	2,864,888	8,013,261
Health and Social Services	18	150,000	125,000	140,929
Culture and Recreation	19	5,671,384	5,718,305	4,739,512
Community and Economic Development	20	1,642,400	2,086,979	1,992,489
General Government	21	2,291,185	1,977,647	2,024,671
Debt Service	22	6,928,137	5,768,617	5,969,608
Capital Projects	23	18,552,000	11,799,000	0
Total Government Activities Expenditures	24	45,043,495	34,826,523	28,539,938
Business Type / Enterprises	25	8,254,197	8,347,099	11,217,155
Total ALL Expenditures	26	53,297,692	43,173,622	39,757,093
Transfers Out	27	14,300,091	14,492,779	14,720,079
Total ALL Expenditures/Transfers Out	28	67,597,783	57,666,401	54,477,172
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,366,953	-7,481,357	5,613,977
Beginning Fund Balance July 1	30	10,555,679	18,037,036	12,423,059
Ending Fund Balance June 30	31	9,188,726	10,555,679	18,037,036

Financial Planning Model
For Year Ending June 30, 2023
(Updated January 21, 2022)



Public Safety

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated	
Police								ACCOUNT FOR new lieutenant
Budget Inflation Rate		8.57%	10.57%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 2,588,729	\$ 2,790,177	\$ 3,060,517	\$ 3,213,543	\$ 3,374,220	\$ 3,542,931	\$ 3,720,078	
Services & Commodities	\$ 289,627	\$ 375,900	\$ 419,441	\$ 440,413	\$ 462,434	\$ 485,555	\$ 509,833	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 98,000	\$ 65,453	\$ 93,236	\$ 105,000	\$ 158,000	\$ 265,000	\$ 265,000	REPLACE investigations vehicle (\$32K), patrol car (\$58K) & technology
Total	\$ 2,976,356	\$ 3,231,530	\$ 3,573,194	\$ 3,758,956	\$ 3,994,654	\$ 4,293,486	\$ 4,494,911	
Emergency Management								
Budget Inflation Rate		25.14%	4.62%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Services & Commodities	\$ 19,019	\$ 23,800	\$ 24,900	\$ 25,896	\$ 26,932	\$ 28,009	\$ 29,129	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 19,019	\$ 23,800	\$ 24,900	\$ 25,896	\$ 26,932	\$ 28,009	\$ 29,129	
Fire								ACCOUNT FOR new full time employee; expanded weekend staffing (may be covered by grant)
Budget Inflation Rate		5.62%	20.83%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 693,762	\$ 761,656	\$ 1,002,488	\$ 1,052,612	\$ 1,105,243	\$ 1,160,505	\$ 1,218,530	
SAFER Grant	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	
Services & Commodities	\$ 225,564	\$ 186,300	\$ 174,300	\$ 183,015	\$ 192,166	\$ 201,774	\$ 211,863	
Capital Outlay	\$ 10,093	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	
Transfers	\$ 24,000	\$ 24,000	\$ 4,900	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Total	\$ 953,420	\$ 1,006,956	\$ 1,216,688	\$ 1,394,627	\$ 1,456,409	\$ 1,521,279	\$ 1,589,393	
Building Inspections								REPLACE technology (\$4.9K)
Budget Inflation Rate		10.93%	5.47%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 367,595	\$ 416,489	\$ 438,843	\$ 460,785	\$ 483,824	\$ 508,016	\$ 533,416	
Services & Commodities	\$ 66,885	\$ 65,465	\$ 68,466	\$ 71,889	\$ 75,484	\$ 79,258	\$ 83,221	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	
Total	\$ 434,480	\$ 481,954	\$ 508,309	\$ 532,674	\$ 559,308	\$ 587,274	\$ 616,637	
Animal Control								REPLACE technology (\$1K)
Budget Inflation Rate		187.43%	327.16%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$ 3,666	\$ 5,100	\$ 6,000	\$ 6,240	\$ 6,490	\$ 6,749	\$ 7,019	
Services & Commodities	\$ 4,406	\$ 18,100	\$ 18,100	\$ 18,824	\$ 19,577	\$ 20,360	\$ 21,174	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	
Total	\$ 8,072	\$ 23,200	\$ 99,100	\$ 25,064	\$ 26,067	\$ 27,109	\$ 28,194	REPLACE animal control truck (\$75K)
Traffic Safety								
Budget Inflation Rate		70.04%	13.97%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 22,136	\$ 37,641	\$ 42,899	\$ 45,044	\$ 47,296	\$ 49,661	\$ 52,144	
Services & Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 22,136	\$ 37,641	\$ 42,899	\$ 45,044	\$ 47,296	\$ 49,661	\$ 52,144	
Total Expenditures	\$ 4,413,482	\$ 4,805,081	\$ 5,465,090	\$ 5,782,262	\$ 6,110,665	\$ 6,506,818	\$ 6,810,408	

A Breakdown of Public Safety

% of General Fund Budget	34.06%	31.70%	32.14%	32.02%	32.26%	33.03%	33.01%
Cost/Capita	\$ 234.21	\$ 247.83	\$ 274.16	\$ 282.35	\$ 290.65	\$ 301.67	\$ 307.97
Total Personnel Costs	\$ 3,675,888	\$ 4,011,063	\$ 4,550,747	\$ 4,778,224	\$ 5,017,073	\$ 5,267,862	\$ 5,531,188
% of Public Safety Expenditures	83.29%	83.48%	83.27%	82.64%	82.10%	80.96%	81.22%

Fire Capital Fund

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Revenues							
Transfer from General Fund	\$ 24,000	\$ -	\$ -	\$ 124,000	\$ 124,000	\$ 124,000	\$ 124,000
Transfer from Reserves	\$ -	\$ 292,000	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 4,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Obligation Bond Proceeds	\$ -	\$ 370,000	\$ -	\$ -	\$ 6,000,000	\$ 1,500,000	\$ 850,000
Total Revenues	\$ 28,628	\$ 662,000	\$ -	\$ 124,000	\$ 6,124,000	\$ 1,624,000	\$ 974,000
Equipment*							
Personal Protective Gear & Equip	\$ 18,253		\$ 24,000				
Outfitting New Engine & Tanker	\$ 123,512						
Off-Road Brush Fire Truck		\$ 270,000					
Fire Station Alert System		\$ 62,000					
Training Tower Conex boxes			\$ 42,000				
SCBA Compressor & Fill Station			\$ 75,000				
Staff Vehicle				\$ 65,000			
Fire Station #2					\$ 6,000,000		
Platform Ladder Truck						1500000	
Fire Station #2 Pumper Truck							\$ 850,000
Total Expenditures	\$ 141,765	\$ 332,000	\$ 141,000	\$ 65,000	\$ 6,000,000	\$ 1,500,000	\$ 850,000
Net Change in Fund Balance	\$ (113,137)	\$ 330,000	\$ (141,000)	\$ 59,000	\$ 124,000	\$ 124,000	\$ 124,000
Beginning Fund Balance	\$ 235,448	\$ 122,311	\$ 452,311	\$ 311,311	\$ 370,311	\$ 494,311	\$ 618,311
Ending Fund Balance	\$ 122,311	\$ 452,311	\$ 311,311	\$ 370,311	\$ 494,311	\$ 618,311	\$ 742,311

Equipment* See Capital Improvements Plan (CIP) for equipment details.

Public Works

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Solid Waste Collection							
Budget Inflation Rate		7.06%	31.42%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 1,437,573	\$ 1,539,000	\$ 2,022,500	\$ 2,103,400	\$ 2,187,536	\$ 2,275,037	\$ 2,366,039
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,437,573	\$ 1,539,000	\$ 2,022,500	\$ 2,103,400	\$ 2,187,536	\$ 2,275,037	\$ 2,366,039
Transit							
Budget Inflation Rate		41.97%	0.00%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 123,266	\$ 175,000	\$ 175,000	\$ 182,000	\$ 189,280	\$ 196,851	\$ 204,725
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 123,266	\$ 175,000	\$ 175,000	\$ 182,000	\$ 189,280	\$ 196,851	\$ 204,725
Streets							
Budget Inflation Rate		0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 7,266	\$ -	\$ -	\$ 99,500	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 7,266	\$ -	\$ -	\$ 99,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,568,105	\$ 1,714,000	\$ 2,197,500	\$ 2,384,900	\$ 2,376,816	\$ 2,471,889	\$ 2,570,764

FYI expenses has an offsetting revenue

A Breakdown of Public Works

% of General Fund Budget	12.10%	11.31%	12.92%	13.21%	12.55%	12.55%	12.46%
Cost/Capita	\$ 83.22	\$ 88.40	\$ 110.24	\$ 116.46	\$ 113.05	\$ 114.60	\$ 116.25
Total Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% of Public Works Expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Health & Social Services

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Social Services							
Budget Inflation Rate		-4.21%	11.11%	3.00%	3.00%	3.00%	3.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 140,929	\$ 135,000	\$ 150,000	\$ 154,500	\$ 159,135	\$ 163,909	\$ 168,826
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 140,929	\$ 135,000	\$ 150,000	\$ 154,500	\$ 159,135	\$ 163,909	\$ 168,826
Total Expenditures	\$ 140,929	\$ 135,000	\$ 150,000	\$ 154,500	\$ 159,135	\$ 163,909	\$ 168,826

A Breakdown of Social Services

% of General Fund Budget	1.09%	0.89%	0.88%	0.86%	0.84%	0.83%	0.82%
Cost/Capita	\$ 7.48	\$ 6.96	\$ 7.52	\$ 7.54	\$ 7.57	\$ 7.60	\$ 7.63
Total Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% of Health & Social Services Expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Discretionary Fund Applicants	FY21 Award	FY22 Award	FY23 Request	FY23 Actual
Any Given Child	\$ 3,500	\$ -	\$ -	\$ -
Arc of Southeast Iowa	\$ -	\$ 1,000	\$ -	\$ -
Big Brothers/Big Sisters	\$ 4,000	\$ 4,375	\$ -	\$ -
Center for Worker Justice of Eastern Iowa	\$ -	\$ 5,000	\$ -	\$ -
CommUnity Crisis Services & Food Bank	\$ 7,500	\$ 10,500	\$ -	\$ -
Corridor Community Action Network	\$ -	\$ 2,000	\$ -	\$ -
Domestic Violence Intervention Program	\$ 6,600	\$ 7,000	\$ -	\$ -
Horizons, A Family Service Alliance	\$ 10,000	\$ 10,000	\$ -	\$ -
Friends of the Center	\$ 5,000	\$ 8,000	\$ -	\$ -
Girls on the Run of Eastern Iowa	\$ 1,000	\$ 3,200	\$ -	\$ -
Houses into Homes	\$ 3,500	\$ 8,000	\$ -	\$ -
Housing Trust Fund of Johnson Co	\$ 15,000	\$ 20,000	\$ -	\$ -
Iowa City Free Medical & Dental Clinic	\$ 2,500	\$ 3,050	\$ -	\$ -
Iowa Legal Aid	\$ -	\$ 5,000	\$ -	\$ -
Journey Above Poverty	\$ -	\$ -	\$ -	\$ -
NL Family Resource Center - ICCSD	\$ 35,000	\$ 5,000	\$ -	\$ -
NL Food & Clothing Pantry	\$ 18,000	\$ 20,000	\$ -	\$ -
Rape Victim Advocacy Program	\$ 3,000	\$ 3,000	\$ -	\$ -
Shelter House Community Shelter	\$ 5,000	\$ 8,500	\$ -	\$ -
Table to Table	\$ -	\$ 6,375	\$ -	\$ -
United Action for Youth	\$ 4,000	\$ 5,000	\$ -	\$ -
Total	\$ 123,600	\$ 135,000	\$ -	\$ 150,000

ACCOUNT FOR increase from FY22, based on City Council consensus at budget planning session

PROPOSE using ARPA funds

Culture & Recreation

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated	
Library								REMODEL Circ Desk area (\$105K) & technology (\$2.2K)
Budget Inflation Rate		9.64%	16.83%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 879,348	\$ 944,209	\$ 1,032,198	\$ 1,083,808	\$ 1,137,998	\$ 1,194,898	\$ 1,254,643	
Services & Commodities	\$ 232,024	\$ 274,340	\$ 284,270	\$ 298,484	\$ 313,408	\$ 329,078	\$ 345,532	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ 107,200	\$ -	\$ -	\$ -	\$ -	
Total	\$ 1,111,373	\$ 1,218,549	\$ 1,423,668	\$ 1,382,291	\$ 1,451,406	\$ 1,523,976	\$ 1,600,175	
Parks, Buildings & Grounds								ACCOUNT FOR full time laborer
Budget Inflation Rate		7.10%	6.78%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 637,606	\$ 737,140	\$ 824,408	\$ 865,628	\$ 908,910	\$ 954,355	\$ 1,002,073	
Services & Commodities	\$ 235,658	\$ 199,850	\$ 209,840	\$ 220,332	\$ 231,349	\$ 242,916	\$ 255,062	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 80,000	\$ 84,000	\$ 56,000	\$ 221,750	\$ 317,500	\$ 105,000	\$ 105,000	
Total	\$ 953,263	\$ 1,020,990	\$ 1,090,248	\$ 1,307,710	\$ 1,457,758	\$ 1,302,271	\$ 1,362,135	
Recreation								REPLACE gator (\$17.5) & lawn tractor (\$13.5)
Budget Inflation Rate		37.17%	5.52%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 987,115	\$ 1,268,825	\$ 1,317,153	\$ 1,383,011	\$ 1,452,161	\$ 1,524,769	\$ 1,601,008	
Services & Commodities	\$ 231,908	\$ 424,100	\$ 463,250	\$ 486,413	\$ 510,733	\$ 536,270	\$ 563,083	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 48,000	\$ 45,000	\$ 53,400	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Total	\$ 1,267,024	\$ 1,737,925	\$ 1,833,803	\$ 1,919,423	\$ 2,012,894	\$ 2,111,039	\$ 2,214,091	ADD aerator (\$25K)
Community Center								REPLACE exercise equipment (\$50K) & technology (\$3.4K)
Budget Inflation Rate		18.62%	17.24%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Services & Commodities	\$ 143,112	\$ 232,000	\$ 237,000	\$ 248,850	\$ 261,293	\$ 274,357	\$ 288,075	
Capital Outlay	\$ 15,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 37,000	\$ -	\$ 35,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Total	\$ 195,576	\$ 232,000	\$ 272,000	\$ 298,850	\$ 311,293	\$ 324,357	\$ 338,075	
Cemetery								ADD acoustical panels (\$35K)
Budget Inflation Rate		42.79%	0.00%	6.00%	6.00%	6.00%	6.00%	
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Services & Commodities	\$ 28,014	\$ 40,000	\$ 40,000	\$ 42,400	\$ 44,944	\$ 47,641	\$ 50,499	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 28,014	\$ 40,000	\$ 40,000	\$ 42,400	\$ 44,944	\$ 47,641	\$ 50,499	
Aquatic Center								
Budget Inflation Rate		122.72%	6.36%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 295,952	\$ 630,477	\$ 674,100	\$ 707,805	\$ 743,195	\$ 780,355	\$ 819,373	
Services & Commodities	\$ 139,733	\$ 339,900	\$ 358,000	\$ 375,900	\$ 394,695	\$ 414,430	\$ 435,151	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 435,684	\$ 970,377	\$ 1,032,100	\$ 1,083,705	\$ 1,137,890	\$ 1,194,785	\$ 1,254,524	
Total Expenditures	\$ 3,990,933	\$ 5,219,841	\$ 5,691,819	\$ 6,034,380	\$ 6,416,185	\$ 6,504,069	\$ 6,819,499	

A Breakdown of Culture & Recreation

% of General Fund Budget	30.80%	34.43%	33.47%	33.42%	33.88%	33.02%	33.05%
Cost/Capita	\$ 211.79	\$ 269.22	\$ 285.53	\$ 294.66	\$ 305.18	\$ 301.55	\$ 308.38
Total Personnel Costs	\$ 2,800,021	\$ 3,580,651	\$ 3,847,859	\$ 4,040,252	\$ 4,242,265	\$ 4,454,378	\$ 4,677,097
% of C & R Expenditures	70.16%	68.60%	67.60%	66.95%	66.12%	68.49%	68.58%

Community & Economic Development

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Community Beautification							
Budget Inflation Rate		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Economic Development							
Budget Inflation Rate		11.11%	12.50%	3.00%	3.00%	3.00%	3.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 108,000	\$ 120,000	\$ 135,000	\$ 139,050	\$ 143,222	\$ 147,518	\$ 151,944
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 108,000	\$ 120,000	\$ 135,000	\$ 139,050	\$ 143,222	\$ 147,518	\$ 151,944
Planning & Zoning							
Budget Inflation Rate		28.14%	6.31%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 162,031	\$ 227,535	\$ 230,417	\$ 241,938	\$ 254,035	\$ 266,736	\$ 280,073
Services & Commodities	\$ 244,597	\$ 293,500	\$ 323,500	\$ 339,675	\$ 356,659	\$ 374,492	\$ 393,216
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 406,628	\$ 521,035	\$ 553,917	\$ 581,613	\$ 610,693	\$ 641,228	\$ 673,290
Communications							
Budget Inflation Rate		28.32%	15.42%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 292,944	\$ 383,865	\$ 444,393	\$ 466,613	\$ 489,943	\$ 514,440	\$ 540,162
Services & Commodities	\$ 47,073	\$ 65,272	\$ 72,111	\$ 75,717	\$ 79,502	\$ 83,477	\$ 87,651
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ 10,000	\$ -	\$ 1,900	\$ 20,000	\$ -	\$ -	\$ -
Total	\$ 350,017	\$ 449,137	\$ 518,404	\$ 562,329	\$ 569,446	\$ 597,918	\$ 627,814
Total Expenditures	\$ 864,645	\$ 1,090,172	\$ 1,207,321	\$ 1,282,992	\$ 1,323,361	\$ 1,386,664	\$ 1,453,047

SUPPORT ICAD (\$75K), Blues & BBQ (\$30K), UNESCO (\$10K), Entrepren'l Dev't Center (\$10K)

REPLACE technology (\$1.9K)

A Breakdown of Community & Economic Development							
% of General Fund Budget	6.67%	7.19%	7.10%	7.11%	6.99%	7.04%	7.04%
Cost/Capita	\$ 45.88	\$ 56.23	\$ 60.57	\$ 62.65	\$ 62.95	\$ 64.29	\$ 65.71
Total Personnel Costs	\$ 454,976	\$ 611,400	\$ 674,810	\$ 708,551	\$ 743,978	\$ 781,177	\$ 820,236
% of C & ED Expenditures	52.62%	56.08%	55.89%	55.23%	56.22%	56.33%	56.45%

General Government

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Mayor & Council							
Budget Inflation Rate		108.62%	-2.93%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 11,999	\$ 24,636	\$ 23,899	\$ 25,094	\$ 26,349	\$ 27,666	\$ 29,049
Services & Commodities	\$ 50	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Capital Outlay	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 12,049	\$ 25,136	\$ 24,399	\$ 31,594	\$ 32,849	\$ 34,166	\$ 35,549
Administration							
Budget Inflation Rate		9.44%	4.43%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 1,012,637	\$ 1,169,868	\$ 1,212,061	\$ 1,272,664	\$ 1,336,297	\$ 1,403,112	\$ 1,473,268
Services & Commodities	\$ 667,211	\$ 668,518	\$ 703,500	\$ 738,675	\$ 775,609	\$ 814,389	\$ 855,109
Capital Outlay	\$ -	\$ -	\$ 4,300	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,679,848	\$ 1,838,386	\$ 1,919,861	\$ 2,021,339	\$ 2,121,906	\$ 2,227,501	\$ 2,338,376
Elections							
Budget Inflation Rate							
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ -	\$ 3,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 3,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
Legal & Tort Liability							
Budget Inflation Rate		6.17%	5.26%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 214,483	\$ 234,662	\$ 243,733	\$ 255,920	\$ 268,716	\$ 282,151	\$ 296,259
Services & Commodities	\$ 26,330	\$ 21,000	\$ 25,367	\$ 26,635	\$ 27,967	\$ 29,365	\$ 30,834
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 240,814	\$ 255,662	\$ 269,100	\$ 282,555	\$ 296,683	\$ 311,517	\$ 327,093
Personnel							
Budget Inflation Rate		52.54%	7.07%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 29,035	\$ 49,500	\$ 50,700	\$ 53,235	\$ 55,897	\$ 58,692	\$ 61,626
Services & Commodities	\$ 19,149	\$ 24,000	\$ 28,000	\$ 29,400	\$ 30,870	\$ 32,414	\$ 34,034
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 48,184	\$ 73,500	\$ 78,700	\$ 82,635	\$ 86,767	\$ 91,105	\$ 95,660
Information Technology							
Budget Inflation Rate		0.00%	100.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,980,894	\$ 2,195,684	\$ 2,292,060	\$ 2,418,123	\$ 2,553,204	\$ 2,664,289	\$ 2,811,679

REPLACE technology (\$4.3K)

NEW WILL BEGIN USING IN FY24

A Breakdown of General Government

% of General Fund Budget	15.29%	14.48%	13.48%	13.39%	13.48%	13.53%	13.63%
Cost/Capita	\$ 105.12	\$ 113.24	\$ 114.98	\$ 118.08	\$ 121.44	\$ 123.52	\$ 127.14
Total Personnel Costs	\$ 1,268,153	\$ 1,478,666	\$ 1,530,393	\$ 1,606,913	\$ 1,687,258	\$ 1,771,621	\$ 1,860,202
% of General Gov't Expenditures	64.02%	67.34%	66.77%	66.45%	66.08%	66.50%	66.16%

General Fund Revenues

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Taxable Value							
Inflationary Rate		6.93%	6.11%	2.00%	2.00%	2.00%	2.00%
Regular	\$ 923,395,112	\$ 987,468,370	\$ 1,047,708,166	\$ 1,068,662,329	\$ 1,090,035,576	\$ 1,111,836,287	\$ 1,134,073,013
Agriculture	\$ 2,012,343	\$ 2,038,647	\$ 2,306,058	\$ 2,352,179	\$ 2,399,223	\$ 2,447,207	\$ 2,496,151
Tax Rates							
General	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Insurance	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Transit	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Emergency	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Other	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Total	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Trust & Agency	\$2.00238	\$2.00238	\$2.00238	\$2.00238	\$2.00238	\$2.00238	\$2.00238
Agriculture	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375
Tax Rate Revenues							
General	\$ 7,776,627	\$ 7,998,494	\$ 8,486,436	\$ 8,656,165	\$ 8,829,288	\$ 9,005,874	\$ 9,185,991
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 318,224	\$ 300,000	\$ 320,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Trust & Agency	\$ 1,932,926	\$ 1,985,591	\$ 2,097,910	\$ 2,139,868	\$ 2,182,665	\$ 2,226,319	\$ 2,270,845
Agriculture	\$ 6,249	\$ 6,045	\$ 6,927	\$ 7,065	\$ 7,207	\$ 7,351	\$ 7,498
Utility Excise Tax	\$ 22,270	\$ 33,583	\$ 34,735	\$ 35,430	\$ 36,138	\$ 36,861	\$ 37,598
Mobile Home Taxes	\$ 28,662	\$ 25,000	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,061
Total	\$ 10,084,958	\$ 10,348,713	\$ 10,971,008	\$ 11,164,028	\$ 11,381,309	\$ 11,602,935	\$ 11,828,993
Inflationary Rate							
Licenses & Permits		-9.49%	6.44%	1.00%	1.00%	1.00%	1.00%
	\$ 725,808	\$ 656,950	\$ 699,250	\$ 706,243	\$ 713,305	\$ 720,438	\$ 727,642
Inflationary Rate							
Use of Money		0.58%	17.02%	1.00%	1.00%	1.00%	1.00%
	\$ 93,459	\$ 94,000	\$ 110,000	\$ 111,100	\$ 112,211	\$ 113,333	\$ 114,466
Inflationary Rate							
Intergovernmental		-68.05%	6.83%	1.00%	1.00%	1.00%	1.00%
	\$ 817,364	\$ 261,123	\$ 278,954	\$ 281,744	\$ 284,561	\$ 287,407	\$ 290,281
Inflationary Rate							
Charges for Services		48.55%	8.30%	3.00%	3.00%	3.00%	3.00%
	\$ 1,915,466	\$ 2,845,400	\$ 3,081,600	\$ 3,174,048	\$ 3,269,269	\$ 3,367,348	\$ 3,468,368
Inflationary Rate							
Miscellaneous		-87.21%	290.00%	2.00%	2.00%	2.00%	2.00%
	\$ 390,781	\$ 50,000	\$ 195,000	\$ 198,900	\$ 202,878	\$ 206,936	\$ 211,074
Inflationary Rate							
Utility Accounting & Collection		-12.19%	-1.67%	-6.67%	0.00%	0.00%	0.00%
	\$ 577,379	\$ 507,017	\$ 498,541	\$ 465,294	\$ 465,294	\$ 465,294	\$ 465,294
Inflationary Rate							
State Property Tax Backfill		100% of backfill	80% of backfill	60% of backfill	40% of backfill	20% of backfill	
	\$ 318,224	\$ 302,489	\$ 244,313	\$ 180,000	\$ 120,000	\$ 60,000	
Total	\$ 14,923,439	\$ 15,065,692	\$ 16,078,666	\$ 16,281,356	\$ 16,548,827	\$ 16,823,689	\$ 17,106,119

General Fund Summary

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Revenues							
Property Taxes	\$ 10,084,958	\$ 10,348,713	\$ 10,971,008	\$ 11,164,028	\$ 11,381,309	\$ 11,602,935	\$ 11,828,993
Licenses & Permits	\$ 725,808	\$ 656,950	\$ 699,250	\$ 706,243	\$ 713,305	\$ 720,438	\$ 727,642
Use of Money	\$ 93,459	\$ 94,000	\$ 110,000	\$ 111,100	\$ 112,211	\$ 113,333	\$ 114,466
Intergovernmental	\$ 817,364	\$ 261,123	\$ 278,954	\$ 281,744	\$ 284,561	\$ 287,407	\$ 290,281
Charges for Services	\$ 1,915,466	\$ 2,845,400	\$ 3,081,600	\$ 3,174,048	\$ 3,269,269	\$ 3,367,348	\$ 3,468,368
Miscellaneous	\$ 390,781	\$ 50,000	\$ 195,000	\$ 198,900	\$ 202,878	\$ 206,936	\$ 211,074
Utility Accounting & Collection	\$ 577,379	\$ 507,017	\$ 498,541	\$ 465,294	\$ 465,294	\$ 465,294	\$ 465,294
State Funded Property Tax Backfill	\$ 318,224	\$ 302,489	\$ 244,313	\$ 180,000	\$ 120,000	\$ 60,000	\$ -
Total General Fund Revenues	\$ 14,923,439	\$ 15,065,692	\$ 16,078,666	\$ 16,281,356	\$ 16,548,827	\$ 16,823,689	\$ 17,106,119
Expenditures							
Public Safety	\$ 4,413,482	\$ 4,805,081	\$ 5,465,090	\$ 5,782,262	\$ 6,110,665	\$ 6,506,818	\$ 6,810,408
Public Works	\$ 1,568,105	\$ 1,714,000	\$ 2,197,500	\$ 2,384,900	\$ 2,376,816	\$ 2,471,889	\$ 2,570,764
Health & Social Services	\$ 140,929	\$ 135,000	\$ 150,000	\$ 154,500	\$ 159,135	\$ 163,909	\$ 168,826
Culture & Recreation	\$ 3,990,933	\$ 5,219,841	\$ 5,691,819	\$ 6,034,380	\$ 6,416,185	\$ 6,504,069	\$ 6,819,499
Community & Economic Dev't	\$ 864,645	\$ 1,090,172	\$ 1,207,321	\$ 1,282,992	\$ 1,323,361	\$ 1,386,664	\$ 1,453,047
General Government	\$ 1,980,894	\$ 2,195,684	\$ 2,292,060	\$ 2,418,123	\$ 2,553,204	\$ 2,664,289	\$ 2,811,679
Total General Fund Expenditures	\$ 12,958,988	\$ 15,159,778	\$ 17,003,790	\$ 18,057,157	\$ 18,939,366	\$ 19,697,639	\$ 20,634,224
Revenues - Expenditures =	\$ 1,964,452	\$ (94,086)	\$ (925,124)	\$ (1,775,801)	\$ (2,390,540)	\$ (2,873,949)	\$ (3,528,105)
Fund Balance Allocation GF operating	\$ -	\$ -	\$ 364,124	\$ -	\$ -	\$ -	\$ -
Fund Balance Allocation GF capital	\$ -	\$ 1,169,258	\$ 411,000	\$ -	\$ -	\$ -	\$ -
ARPA Funds	\$ -	\$ 125,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance			\$ (0)				
Beginning Fund Balance	\$ 5,539,500	\$ 7,065,726	\$ 5,896,467	\$ 5,896,467	\$ 4,120,667	\$ 1,730,127	\$ (1,143,822)
Ending Fund Balance	\$ 7,065,726	\$ 5,896,467	\$ 5,896,467	\$ 4,120,667	\$ 1,730,127	\$ (1,143,822)	\$ (4,671,927)
% Reserved	47.35%	39.14%	36.67%	25.31%	10.45%	-6.80%	-27.31%
Total Revenues/Capita	\$ 792	\$ 777	\$ 807	\$ 795	\$ 787	\$ 780	\$ 774
Expenditures/Capita							
Public Safety	\$ 234	\$ 248	\$ 274	\$ 282	\$ 291	\$ 302	\$ 308
Public Works	\$ 83	\$ 88	\$ 110	\$ 116	\$ 113	\$ 115	\$ 116
Health & Social Services	\$ 7	\$ 7	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8
Culture & Recreation	\$ 212	\$ 269	\$ 286	\$ 295	\$ 305	\$ 302	\$ 308
Community & Economic Dev't	\$ 46	\$ 56	\$ 61	\$ 63	\$ 63	\$ 64	\$ 66
General Government	\$ 105	\$ 113	\$ 115	\$ 118	\$ 121	\$ 124	\$ 127
Total GF Expenditures/Capita	\$ 688	\$ 782	\$ 853	\$ 882	\$ 901	\$ 913	\$ 933
Personnel Expenditures							
Public Safety	\$ 3,675,888	\$ 4,011,063	\$ 4,550,747	\$ 4,778,224	\$ 5,017,073	\$ 5,267,862	\$ 5,531,188
Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health & Social Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Culture & Recreation	\$ 2,800,021	\$ 3,580,651	\$ 3,847,859	\$ 4,040,252	\$ 4,242,265	\$ 4,454,378	\$ 4,677,097
Community & Economic Dev't	\$ 454,976	\$ 611,400	\$ 674,810	\$ 708,551	\$ 743,978	\$ 781,177	\$ 820,236
General Government	\$ 1,268,153	\$ 1,478,666	\$ 1,530,393	\$ 1,606,913	\$ 1,687,258	\$ 1,771,621	\$ 1,860,202
Total Personnel Expenditures	\$ 8,199,038	\$ 9,681,780	\$ 10,603,809	\$ 11,133,939	\$ 11,690,574	\$ 12,275,038	\$ 12,888,722
% of General Fund Expenditures	63.27%	63.86%	62.36%	61.66%	61.73%	62.32%	62.46%

General Fund Balance Policy Allocation

	FY20 Balance	FY21 Balance	FY22 Balance
	FY22 Allocated	FY23 Allocated	FY24 Allocated
Unassigned General Fund Balance	\$ 5,097,238	\$ 5,896,467	\$ -
General Fund Revenues	\$ 13,463,370	\$ 14,923,439	\$ -
Fund Balance as a Percentage of Revenues	37.86%	39.51%	0.00%
Fund Balance Policy (30% of Revenues)	\$ 4,039,011	\$ 4,477,032	\$ -
Balance Required to be Assigned	\$ 1,058,227	\$ 1,419,436	\$ -
<i>Prior FY Remaining to be Assigned</i>	\$ 81,036	\$ 146,177	\$ 15,488
Total Available to Allocate	\$ 1,139,263	\$ 1,565,612	\$ 15,488

Projects Funded	FY22	FY23	FY24
1. FY22 General Fund operating deficit	\$ 94,086		
<i>FY22 General Fund capital deficit</i>			
2. Administration Transfers: Civic Campus design	\$ 300,000		
3. Parks Transfers: tennis court overlay	\$ 100,000		
4. Planning Services: Comprehensive Plan update	\$ 100,000		
5. Administration Services: technology updates	\$ 75,000		
6. Aquatic Transfers: pool lights, heaters, ceiling tiles	\$ 65,000	*remaining funds allocated from pool capital reserve	
7. Comm Center Transfers: bldg control system & paint	\$ 47,000		
<i>Fire Capital</i>			
8. Fire Station Alert System	\$ 62,000		
9. Fire Department Bruch Truck	\$ 150,000		
Total	\$ 993,086		

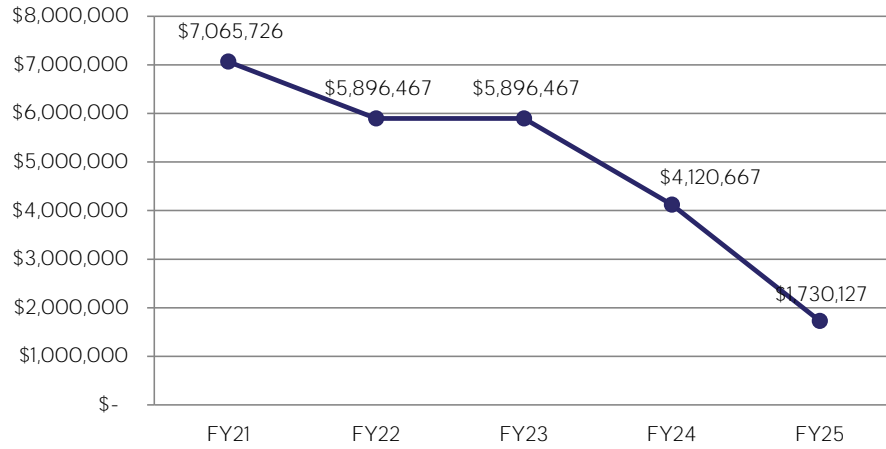
1. FY23 General Fund operating deficit	\$ 364,124	Included in the budget
<i>FY23 General Fund capital deficit</i>		
2. Police Transfers: replace investigations vehicle (\$32K) & patrol car (\$58K)	\$ 90,000	
3. Library Transfers: replace information desk	\$ 105,000	
4. Parks Transfers: replace gator (\$17.5) & lawn tractor (\$13.5) add aerator (\$25K)	\$ 56,000	
5. Recreation Transfers: replace exercise equipment	\$ 50,000	
6. Community Center Transfers: add acoustical panels	\$ 35,000	
7. Animal Control Transfers: replace truck	\$ 75,000	Potential options to fund
8. City Hall project	\$ 300,000	
9. Centennial Park project	\$ 250,000	
10. Community Center fund	\$ 75,000	
<i>Fire Capital</i>		
11. Fire Station #2 land	\$ 150,000	
Total	\$ 1,550,124	

America Rescue Plan Act Allocation

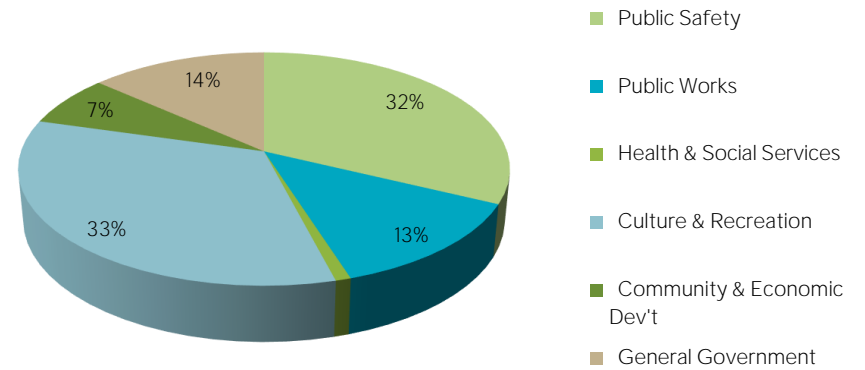
Coronavirus State and Local Fiscal Recovery Funds	\$	2,906,110
Remainder	\$	(275,000)

Projects Funded		FY22	FY23	FY TBD
1. Domestic Violence Intervention Program	\$	25,000		
2. North Liberty Community Pantry	\$	100,000		
3. City Social Services Grants			\$ 150,000	
4. Storm Water GIS			\$ 200,000	
5. Affordable Housing Program				\$ 350,000
6. Workforce Housing Program				\$ 100,000
7. Social Service Support				\$ 300,000
8. Water/Sewer/Storm Water Projects				\$ 1,500,000
9. Centennial Park Splash Pad				\$ 456,110
Total	\$	125,000	\$ 350,000	\$ 2,706,110

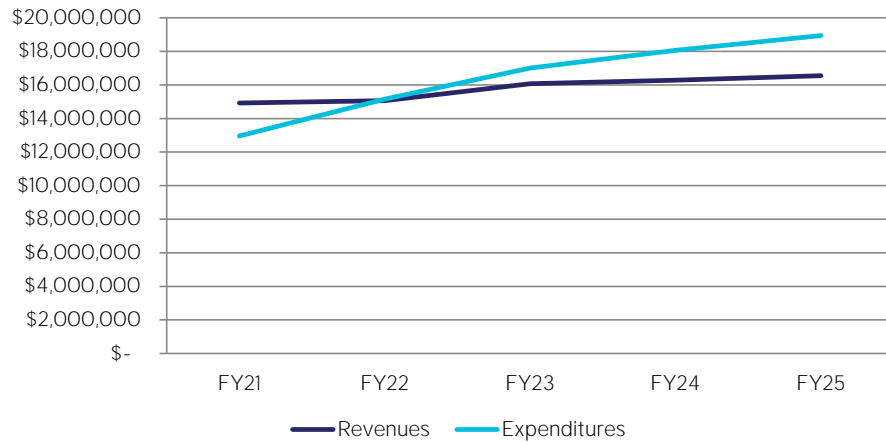
General Fund Balance Projection



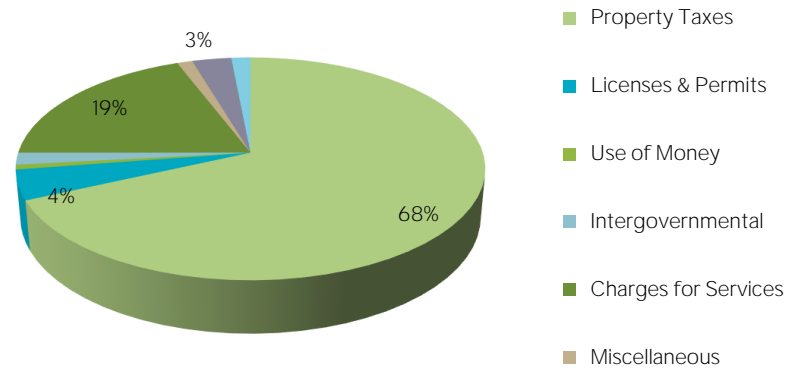
General Fund FY21 Expenditure Breakdown



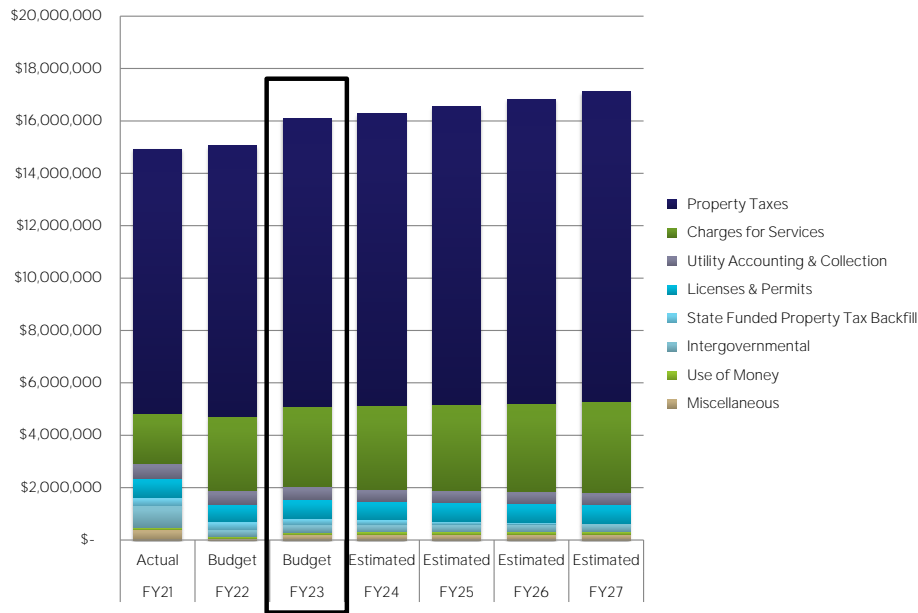
General Fund Revenue/Expense Projections



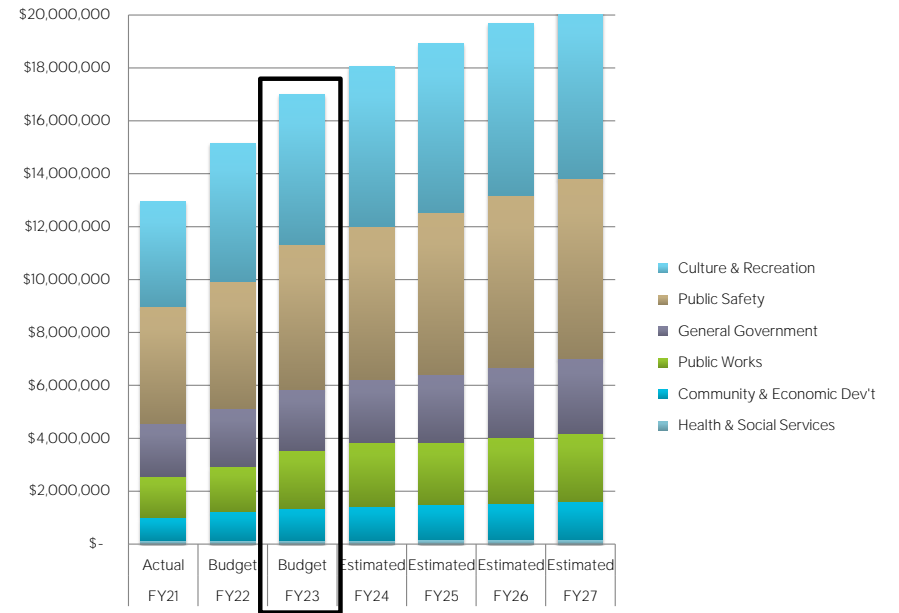
General Fund FY21 Revenue Breakdown



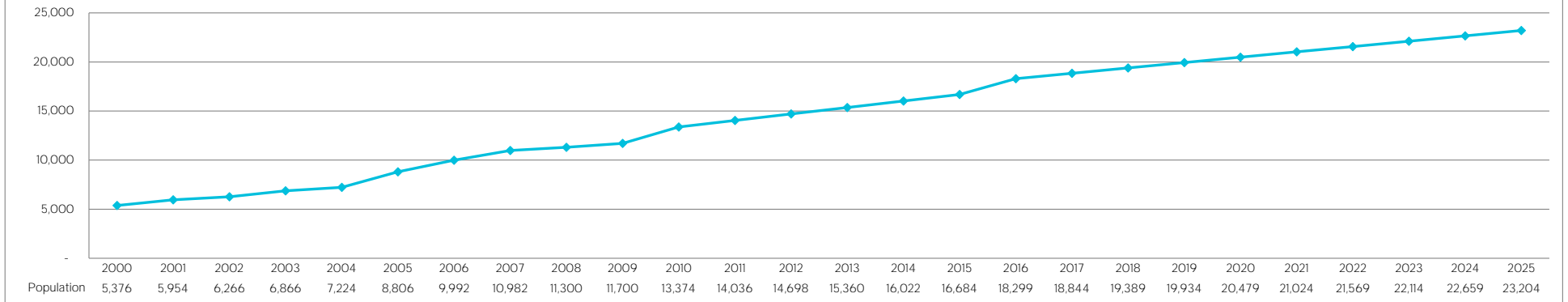
History & Forecast of General Fund Revenues



History & Forecast of General Fund Expenditures



North Liberty Census History and Forecast



Hotel/Motel Tax

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Revenues							
Budget Inflation Rate		6.75%	2.00%	2.00%	2.00%	2.00%	2.00%
Taxes Collected	\$ 60,892	\$ 65,000	\$ 66,300	\$ 67,626	\$ 68,979	\$ 70,358	\$ 71,765
Total Revenues	\$ 60,892	\$ 65,000	\$ 66,300	\$ 67,626	\$ 68,979	\$ 70,358	\$ 71,765
Expenditures							
CVB Contribution	\$ 12,387	\$ 16,250	\$ 16,575	\$ 16,907	\$ 17,245	\$ 17,590	\$ 17,941
Services & Commodities	\$ 3,145	\$ 6,755	\$ 6,890	\$ 7,028	\$ 7,168	\$ 7,312	\$ 7,458
Projects*							
FY21 Projects	\$ 60,000						
Concrete border & ADA ramp at Penn Meadows playground		\$ 15,000					
Holiday Décor		\$ 10,000					
Blues & BBQ, Summer Slate & Beat the Bitter			\$ 15,000	\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000
Babe Ruth Field concessions Phase 1			\$ 25,000				
Babe Ruth Field concessions Phase 2				\$ 25,000			
Liberty Centre Park repainting				\$ 25,000			
Concrete border & ADA ramp at Deerfield playground					\$ 55,000		
Fox Run Neighborhood Park trail connection						\$ 19,000	
Frisbee Golf							\$ 20,000
Total Expenditures	\$ 75,532	\$ 48,005	\$ 63,465	\$ 88,934	\$ 94,413	\$ 63,901	\$ 65,399
Net Change in Fund Balance	\$ (14,640)	\$ 16,995	\$ 2,835	\$ (21,308)	\$ (25,434)	\$ 6,457	\$ 6,366
Beginning Fund Balance	\$ 47,393	\$ 32,753	\$ 49,748	\$ 52,583	\$ 31,275	\$ 5,840	\$ 12,297
Ending Fund Balance	\$ 32,753	\$ 49,748	\$ 52,583	\$ 31,275	\$ 5,840	\$ 12,297	\$ 18,663
% Reserved	43.36%	103.63%	82.85%	35.17%	6.19%	19.24%	28.54%

Franchise Fee Fund

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Revenues							
Alliant Energy	\$ -	\$ 200,000	\$ 202,000	\$ 204,020	\$ 206,060	\$ 208,121	\$ 210,202
Linn County REC	\$ -	\$ 60,000	\$ 60,600	\$ 61,206	\$ 61,818	\$ 62,436	\$ 63,061
MidAmerican Energy	\$ -	\$ 80,000	\$ 80,800	\$ 81,608	\$ 82,424	\$ 83,248	\$ 84,081
Total Revenues	\$ -	\$ 340,000	\$ 343,400	\$ 346,834	\$ 350,302	\$ 353,805	\$ 357,343
Projects*							
Babe Ruth Field backstop			\$ 60,000				
Babe Ruth Field concessions Phase 1			\$ 25,000				
Centennial Park ADA playground			\$ 120,000				
Penn Meadows parking repair/resurface			\$ 250,000				
Penn Meadows parking expansion			\$ 130,000				
Centennial Park shelters				\$ 250,000			
Fox Run Pond Park playground				\$ 175,000			
Quail Ridge Park parking expansion				\$ 60,000			
Centennial Park honorarium & gazebo					\$ 350,000		
Fox Run Neighborhood Park playground					\$ 70,000		
Fox Valley playground							\$ 200,000
Ranshaw House outdoor fitness equipment							\$ 60,000
Red Fern Dog Park agility equipment							\$ 65,000
Total Expenditures	\$ -	\$ -	\$ 585,000	\$ 485,000	\$ 420,000	\$ -	\$ 325,000
Net Change in Fund Balance	\$ -	\$ 340,000	\$ (241,600)	\$ (138,166)	\$ (69,698)	\$ 353,805	\$ 32,343
Beginning Fund Balance	\$ -	\$ -	\$ 340,000	\$ 98,400	\$ (39,766)	\$ (109,464)	\$ 244,342
Ending Fund Balance	\$ -	\$ 340,000	\$ 98,400	\$ (39,766)	\$ (109,464)	\$ 244,342	\$ 276,685

Projects* See Capital Improvements Plan (CIP) for project details.

Road Use Tax (RUT) Fund

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Population	18,299	18,299	20,479	20,479	20,479	20,479	20,479
RUT Formula Funding/Capita	\$ 124.22	\$ 103.75	\$ 104.17	\$ 104.17	\$ 104.17	\$ 104.17	\$ 104.17
2015 Gas Tax Funding/Capita	\$ 25.44	\$ 21.25	\$ 21.34	\$ 21.34	\$ 21.34	\$ 21.34	\$ 21.34
Revenues							
RUT Formula Funding/Capita	\$ 2,273,095	\$ 1,898,521	\$ 2,133,195	\$ 2,133,195	\$ 2,133,195	\$ 2,133,195	\$ 2,133,195
2015 Gas Tax Funding/Capita	\$ 465,574	\$ 388,854	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919
Total Revenues	\$ 2,738,669	\$ 2,287,375	\$ 2,570,115	\$ 2,570,115	\$ 2,570,115	\$ 2,570,115	\$ 2,570,115
Expenditures							
Budget Inflation Rate		4.73%	12.47%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 733,467	\$ 766,800	\$ 851,260	\$ 893,823	\$ 938,514	\$ 985,440	\$ 1,034,712
Services & Commodities	\$ 327,835	\$ 383,660	\$ 406,510	\$ 426,836	\$ 448,177	\$ 470,586	\$ 494,115
Snow & Ice Removal	\$ 193,953	\$ 145,000	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,220	\$ 194,481
Traffic Safety	\$ 115,689	\$ 130,000	\$ 143,000	\$ 150,150	\$ 157,658	\$ 165,540	\$ 173,817
Street Lighting	\$ 62,406	\$ 74,000	\$ 77,000	\$ 80,850	\$ 84,893	\$ 89,137	\$ 93,594
Transfers							
Equipment Revolving	\$ 245,000	\$ 282,500	\$ 320,000	\$ 295,000	\$ 280,000	\$ 295,000	\$ 230,000
Capital	\$ 1,429	\$ -	\$ 52,300	\$ 54,915	\$ 57,661	\$ 60,544	\$ 63,571
Debt	\$ 144,440	\$ 147,040	\$ 149,290	\$ 149,190	\$ 146,070	\$ 147,690	\$ 149,950
Street Repair Program	\$ 388,854	\$ 388,854	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919
Billing & Accounting	\$ -	\$ -	\$ 10,699	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,213,074	\$ 2,317,854	\$ 2,606,978	\$ 2,655,683	\$ 2,726,292	\$ 2,836,077	\$ 2,871,160
Net Change in Fund Balance	\$ 525,596	\$ (30,479)	\$ (36,863)	\$ (85,568)	\$ (156,177)	\$ (265,962)	\$ (301,046)
Beginning Fund Balance	\$ 1,839,929	\$ 2,365,525	\$ 2,335,046	\$ 2,298,182	\$ 2,212,614	\$ 2,056,437	\$ 1,790,474
Ending Fund Balance	\$ 2,365,525	\$ 2,335,046	\$ 2,298,182	\$ 2,212,614	\$ 2,056,437	\$ 1,790,474	\$ 1,489,429
% Reserved	106.89%	100.74%	88.16%	83.32%	75.43%	63.13%	51.88%

ADD
dump truck
w/snow
equipment
(\$260K) &
sign
equipment

REPLACE
technology
(\$2.3K)

IMPROVE
storage area
(\$50K)

A Breakdown of Road Use Tax (RUT) Fund

Total Personnel Costs	\$ 733,467	\$ 766,800	\$ 851,260	\$ 893,823	\$ 938,514	\$ 985,440	\$ 1,034,712
% of RUT Fund Expenditures	33.14%	33.08%	32.65%	33.66%	34.42%	34.75%	36.04%

Street Repair Program

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Revenues							
Transfer from RUT Fund	\$ 388,854	\$ 388,854	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919
Other Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 388,854	\$ 388,854	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919	\$ 436,919
Projects*							
Ranshaw Way Shoulders			\$ 300,000				
Commercial Drive				\$ 151,000			
Stewart Street					\$ 1,508,000		
Total Expenditures	\$ -	\$ -	\$ 300,000	\$ 151,000	\$ 1,508,000	\$ -	\$ -
Net Change in Fund Balance	\$ 388,854	\$ 388,854	\$ 136,919	\$ 285,919	\$ (1,071,081)	\$ 436,919	\$ 436,919
Beginning Fund Balance	\$ (671,317)	\$ (282,463)	\$ 106,391	\$ 243,310	\$ 529,230	\$ (541,851)	\$ (104,931)
Ending Fund Balance	\$ (282,463)	\$ 106,391	\$ 243,310	\$ 529,230	\$ (541,851)	\$ (104,931)	\$ 331,988

Projects* See Capital Improvements Plan (CIP) for project details.

Storm Water Utility

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Budget Inflation Rate		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Number of Accounts	9,056	9,192	9,330	9,470	9,612	9,756	9,902
Base Rate	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
Revenues							
Storm Water Fees	\$ 217,347	\$ 220,607	\$ 223,916	\$ 227,275	\$ 230,684	\$ 234,144	\$ 237,657
Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connection Fees/Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Money	\$ 450	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Miscellaneous	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ 12,505	\$ 179,000	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 230,433	\$ 400,607	\$ 224,916	\$ 228,275	\$ 231,684	\$ 235,144	\$ 238,657
Expenditures							
Budget Inflation Rate		-45.96%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 99,456	\$ 109,554	\$ 115,237	\$ 120,999	\$ 127,049	\$ 133,401	\$ 140,071
Services & Commodities	\$ 64,629	\$ 90,100	\$ 103,300	\$ 108,465	\$ 113,888	\$ 119,583	\$ 125,562
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers							
Equipment Revolving	\$ 70,000	\$ 12,500	\$ 50,000	\$ 3,250	\$ 185,000	\$ 82,500	\$ 190,000
Capital Reserve	\$ 179,000	\$ -	\$ 95,000	\$ 81,000	\$ 104,000	\$ 133,000	\$ -
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Billing & Accounting	\$ 28,869	\$ 26,685	\$ 24,392	\$ 25,791	\$ 22,157	\$ 23,265	\$ 24,428
Total Expenditures	\$ 441,954	\$ 238,839	\$ 387,929	\$ 339,505	\$ 552,094	\$ 491,749	\$ 480,061
Net Change in Fund Balance	\$ (211,521)	\$ 161,768	\$ (163,013)	\$ (111,230)	\$ (320,410)	\$ (256,604)	\$ (241,405)
Beginning Fund Balance	\$ 177,575	\$ (33,946)	\$ 127,822	\$ (35,190)	\$ (146,420)	\$ (466,830)	\$ (723,435)
Ending Fund Balance	\$ (33,946)	\$ 127,822	\$ (35,190)	\$ (146,420)	\$ (466,830)	\$ (723,435)	\$ (964,839)
% Reserved	-7.68%	53.52%	-9.07%	-43.13%	-84.56%	-147.11%	-200.98%
A Breakdown of Storm Water Utility							
Total Personnel Costs	\$ 99,456	\$ 109,554	\$ 115,237	\$ 120,999	\$ 127,049	\$ 133,401	\$ 140,071
% of Storm Water Utility Expenditures	22.50%	45.87%	29.71%	35.64%	23.01%	27.13%	29.18%

REPLACE
SW coord's
truck
(\$50K)

ACCOUNT
FOR
Liberty
Centre
Pond
dredge &
stone
(\$60K) &
Muddy
Creek
flood
control
(\$35K)

Waste Water Utility Budget & Forecast

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	FY31 Estimated	FY32 Estimated	FY33 Estimated
Budget Inflation Rate		150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
Number of Accounts	8,948	9,045	9,181	9,318	9,458	9,600	9,744	9,890	10,039	10,189	10,342	10,497	10,655
Gallons Sold	395,722,000	401,657,830	407,682,697	413,797,938	420,004,907	426,304,981	432,699,555	439,190,049	445,777,899	452,464,568	459,251,536	466,140,309	473,132,414
Proposed Rate Increase	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	2%	0%
Base Rate	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.24	\$ 31.86	\$ 32.50	\$ 32.50
Rate/1000 Gallons	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.63	\$ 5.74	\$ 5.86	\$ 5.86
Revenues													
Waste Water Sales	\$ 4,934,726	\$ 4,990,181	\$ 5,065,034	\$ 5,141,009	\$ 5,218,125	\$ 5,296,396	\$ 5,375,842	\$ 5,456,480	\$ 5,538,327	\$ 5,621,402	\$ 5,819,838	\$ 6,025,278	\$ 6,115,657
Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connection Fees/Permits	\$ 21,750	\$ 35,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Use of Money	\$ 14,667	\$ 20,000	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Miscellaneous	\$ 29,627	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,000,770	\$ 5,051,181	\$ 5,096,334	\$ 5,172,309	\$ 5,249,425	\$ 5,327,696	\$ 5,407,142	\$ 5,487,780	\$ 5,569,627	\$ 5,652,702	\$ 5,851,138	\$ 6,056,578	\$ 6,146,957
Expenditures													
Budget Inflation Rate		4.61%	9.93%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 632,261	\$ 777,103	\$ 800,112	\$ 840,118	\$ 882,123	\$ 926,230	\$ 972,541	\$ 1,021,168	\$ 1,072,227	\$ 1,125,838	\$ 1,182,130	\$ 1,241,236	\$ 1,303,298
Services & Commodities	\$ 841,070	\$ 1,074,975	\$ 1,097,580	\$ 1,152,459	\$ 1,210,082	\$ 1,270,586	\$ 1,334,115	\$ 1,400,821	\$ 1,470,862	\$ 1,544,405	\$ 1,621,626	\$ 1,702,707	\$ 1,787,842
Capital	\$ -	\$ -	\$ 4,300	\$ 4,515	\$ 4,741	\$ 4,978	\$ 5,227	\$ 5,488	\$ 5,762	\$ 6,051	\$ 6,353	\$ 6,671	\$ 7,004
Transfers													
Equipment Revolving	\$ -	\$ 12,500	\$ 125,000	\$ 50,000	\$ 65,000	\$ 65,000	\$ 505,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
Capital Reserve	\$ 782,634	\$ 475,000	\$ 440,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000
Revenue Debt	\$ 1,667,795	\$ 1,741,808	\$ 1,752,322	\$ 1,765,229	\$ 1,778,560	\$ 1,781,351	\$ 1,459,729	\$ 1,391,175	\$ 1,183,624	\$ 1,315,120	\$ 1,643,470	\$ 1,639,908	\$ 1,639,086
GO Debt	\$ 473,550	\$ 565,290	\$ 559,840	\$ 554,265	\$ 548,565	\$ 547,765	\$ 551,715	\$ 550,315	\$ 548,715	\$ 411,665	\$ 83,515	\$ 81,915	\$ -
Billing & Accounting	\$ 274,255	\$ 240,166	\$ 231,725	\$ 243,311	\$ 255,477	\$ 268,251	\$ 281,663	\$ 295,746	\$ 310,534	\$ 326,060	\$ 342,363	\$ 359,482	\$ 377,456
Upcoming Projects													
SW Growth Utilities	\$ -	\$ -	\$ 361,453	\$ 361,461	\$ 363,686	\$ 365,816	\$ 362,189	\$ 364,065	\$ 365,581	\$ 366,627	\$ 361,559	\$ 361,784	\$ 361,645
Mid/Long Term Projects	\$ -	\$ -	\$ -	\$ 206,438	\$ 206,438	\$ 206,438	\$ 206,438	\$ 206,438	\$ 206,438	\$ 206,438	\$ 206,550	\$ 206,550	\$ 206,550
Total Expenditures	\$ 4,671,565	\$ 4,886,842	\$ 5,372,332	\$ 5,467,796	\$ 5,604,672	\$ 5,726,414	\$ 5,968,617	\$ 5,590,217	\$ 5,518,743	\$ 5,657,204	\$ 5,802,566	\$ 5,955,252	\$ 6,037,881
Net Change in Fund Balance	\$ 329,205	\$ 164,339	\$ (275,998)	\$ (295,486)	\$ (355,247)	\$ (398,718)	\$ (561,475)	\$ (102,437)	\$ 50,884	\$ (4,502)	\$ 48,572	\$ 101,325	\$ 109,076
Beginning Fund Balance	\$ 4,673,945	\$ 5,003,150	\$ 5,167,489	\$ 4,891,491	\$ 4,596,005	\$ 4,240,757	\$ 3,842,039	\$ 3,280,564	\$ 3,178,128	\$ 3,229,012	\$ 3,224,510	\$ 3,273,082	\$ 3,374,407
Ending Fund Balance	\$ 5,003,150	\$ 5,167,489	\$ 4,891,491	\$ 4,596,005	\$ 4,240,757	\$ 3,842,039	\$ 3,280,564	\$ 3,178,128	\$ 3,229,012	\$ 3,224,510	\$ 3,273,082	\$ 3,374,407	\$ 3,483,483
% Reserved	107.10%	105.74%	91.05%	84.06%	75.66%	67.09%	54.96%	56.85%	58.51%	57.00%	56.41%	56.66%	57.69%
Total Personnel Costs	\$ 632,261	\$ 777,103	\$ 800,112	\$ 840,118	\$ 882,123	\$ 926,230	\$ 972,541	\$ 1,021,168	\$ 1,072,227	\$ 1,125,838	\$ 1,182,130	\$ 1,241,236	\$ 1,303,298
% of Waste Water Utility Expenditures	13.53%	15.90%	14.89%	15.36%	15.74%	16.17%	16.29%	18.27%	19.43%	19.90%	20.37%	20.84%	21.59%
Debt Service Coverage													
Net Revenue/All Revenue Debt	2.12	1.84	1.82	1.80	1.77	1.75	2.12	2.20	2.55	2.26	1.85	1.89	1.86
Required Coverage	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Desired Coverage	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Difference (Actual vs. Required)	0.92	0.64	0.62	0.60	0.57	0.55	0.92	1.00	1.35	1.06	0.65	0.69	0.66

REPLACE crane truck (\$125K)

REFURB manholes (\$70K); Ranshaw Way sewer phosphorus reduction (\$50K)

REPLACE membranes (\$220K) [note: membrane replacement of five (5) cassettes is taking place during FY23]

Waste Water Utility Budget & Forecast

Waste Water Rate Increase Analysis																				
		Monthly Waste Water Costs Based on Usage																		
		FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33						
Consumption in Gallons	3,000	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 42.50	\$ 43.35	\$ 44.22	\$ 44.22		
	5,000	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 53.76	\$ 54.84	\$ 55.93	\$ 55.93		
	8,000	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 70.65	\$ 72.06	\$ 73.50	\$ 73.50		
	11,000	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 87.54	\$ 89.29	\$ 91.08	\$ 91.08		
	15,000	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 112.26	\$ 114.51	\$ 114.51		
		3,000																		
		5,000																		
		8,000																		
		11,000																		
		15,000																		
		Additional Waste Water Cost/Month	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		3,000																		
		5,000																		
		8,000																		
		11,000																		
	15,000																			
	Additional Waste Water Cost/Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	3,000																			
	5,000																			
	8,000																			
	11,000																			
	15,000																			

Water Utility Budget & Forecast

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	FY31 Estimated	FY32 Estimated	FY33 Estimated
Budget Inflation Rate		150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
Number of Accounts	9,187	9,286	9,425	9,567	9,710	9,856	10,004	10,154	10,306	10,461	10,618	10,777	10,938
Gallons Sold	399,194,000	405,181,910	411,259,639	417,428,533	423,689,961	430,045,311	436,495,990	443,043,430	449,689,082	456,434,418	463,280,934	470,230,148	477,283,600
Proposed Rate Increase	3.0%	2.0%	2.0%	2.0%	0.0%	0.0%	0.0%	2.0%	3.0%	3.0%	3.0%	3.0%	0.0%
Base Rate	\$ 17.10	\$ 17.44	\$ 17.79	\$ 18.14	\$ 18.14	\$ 18.14	\$ 18.14	\$ 18.51	\$ 19.06	\$ 19.63	\$ 20.22	\$ 20.83	\$ 20.83
Rate/1000 Gallons	\$ 6.87	\$ 7.01	\$ 7.15	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.44	\$ 7.66	\$ 7.89	\$ 8.13	\$ 8.37	\$ 8.37
Revenues													
Water Sales	\$ 3,935,753	\$ 4,001,823	\$ 4,143,087	\$ 4,289,338	\$ 4,353,678	\$ 4,418,983	\$ 4,485,268	\$ 4,643,598	\$ 4,854,649	\$ 5,075,293	\$ 5,305,965	\$ 5,547,122	\$ 5,630,328
Sales Tax	\$ 246,931	\$ 240,109	\$ 248,585	\$ 257,360	\$ 261,221	\$ 265,139	\$ 269,116	\$ 278,616	\$ 291,279	\$ 304,518	\$ 318,358	\$ 332,827	\$ 337,820
Connection Fees/Permits	\$ 80,830	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000
Use of Money	\$ 10,521	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Miscellaneous	\$ 13,427	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,287,462	\$ 4,365,432	\$ 4,515,172	\$ 4,670,198	\$ 4,738,399	\$ 4,807,622	\$ 4,877,884	\$ 5,045,714	\$ 5,269,428	\$ 5,503,311	\$ 5,747,823	\$ 6,003,449	\$ 6,091,648
Expenditures													
Budget Inflation Rate		-114%	-129%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 666,105	\$ 739,051	\$ 777,762	\$ 816,650	\$ 857,483	\$ 900,357	\$ 945,375	\$ 992,643	\$ 1,042,275	\$ 1,094,389	\$ 1,149,109	\$ 1,206,564	\$ 1,266,892
Services & Commodities	\$ 1,112,158	\$ 1,179,695	\$ 1,240,492	\$ 1,302,517	\$ 1,367,642	\$ 1,436,025	\$ 1,507,826	\$ 1,583,217	\$ 1,662,378	\$ 1,745,497	\$ 1,832,772	\$ 1,924,410	\$ 2,020,631
Capital	\$ 2,153	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Transfers													
Equipment Revolving	\$ 35,000	\$ 62,500	\$ -	\$ 155,000	\$ -	\$ -	\$ 180,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Capital Reserve	\$ 200,000	\$ 145,000	\$ 120,000	\$ 150,000	\$ 305,000	\$ 300,000	\$ 80,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Revenue Debt	\$ 1,727,505	\$ 1,526,878	\$ 1,503,791	\$ 1,274,841	\$ 1,271,871	\$ 1,625,168	\$ 1,503,240	\$ 1,500,000	\$ 1,497,340	\$ 1,494,240	\$ 1,490,700	\$ 1,487,720	\$ 1,487,200
GO Debt	\$ 320,600	\$ 319,950	\$ 244,050	\$ 249,550	\$ 249,850	\$ 250,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Billing & Accounting	\$ 274,255	\$ 240,166	\$ 231,725	\$ 243,311	\$ 255,477	\$ 268,251	\$ 281,663	\$ 295,746	\$ 310,534	\$ 326,060	\$ 342,363	\$ 359,482	\$ 377,456
Upcoming Projects													
SW Growth Utilities	\$ -	\$ -	\$ 40,161	\$ 40,162	\$ 40,410	\$ 40,646	\$ 40,243	\$ 40,452	\$ 40,620	\$ 40,736	\$ 40,173	\$ 40,198	\$ 40,183
Maintenance Facility Addition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,683	\$ 137,341	\$ 137,864	\$ 138,262	\$ 138,485	\$ 135,304	\$ 135,304	\$ 135,304
Control Bldgs & Generators (4&5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,671	\$ 159,114	\$ 160,715	\$ 159,880	\$ 159,880	\$ 159,880
Plant Expansion & Well(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,296	\$ 307,221	\$ 310,311	\$ 310,311	\$ 310,311
Total Expenditures	\$ 4,337,776	\$ 4,288,240	\$ 4,232,981	\$ 4,307,031	\$ 4,422,733	\$ 5,032,179	\$ 4,750,688	\$ 5,059,594	\$ 5,483,819	\$ 5,632,343	\$ 5,785,612	\$ 5,948,869	\$ 6,122,857
Net Change in Fund Balance	\$ (50,314)	\$ 77,192	\$ 282,191	\$ 363,167	\$ 315,666	\$ (224,557)	\$ 127,197	\$ (13,880)	\$ (214,391)	\$ (129,032)	\$ (37,788)	\$ 54,580	\$ (31,209)
Beginning Fund Balance	\$ 1,375,814	\$ 1,325,500	\$ 1,402,692	\$ 1,684,883	\$ 2,048,051	\$ 2,363,717	\$ 2,139,160	\$ 2,266,356	\$ 2,252,477	\$ 2,038,086	\$ 1,909,054	\$ 1,871,265	\$ 1,925,845
Ending Fund Balance	\$ 1,325,500	\$ 1,402,692	\$ 1,684,883	\$ 2,048,051	\$ 2,363,717	\$ 2,139,160	\$ 2,266,356	\$ 2,252,477	\$ 2,038,086	\$ 1,909,054	\$ 1,871,265	\$ 1,925,845	\$ 1,894,636
% Reserved	30.56%	32.71%	39.80%	47.55%	53.44%	42.51%	47.71%	44.52%	37.17%	33.89%	32.34%	32.37%	30.94%
Total Personnel Costs	\$ 666,105	\$ 739,051	\$ 777,762	\$ 816,650	\$ 857,483	\$ 900,357	\$ 945,375	\$ 992,643	\$ 1,042,275	\$ 1,094,389	\$ 1,149,109	\$ 1,206,564	\$ 1,266,892
% of Water Utility Expenditures	15.36%	17.23%	18.37%	18.96%	19.39%	17.89%	19.90%	19.62%	19.01%	19.43%	19.86%	20.28%	20.69%
Debt Service Coverage													
Net Revenue/All Revenue Debt	1.45	1.55	1.61	1.94	1.92	1.47	1.56	1.60	1.68	1.75	1.82	1.90	1.85
Required Coverage	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Desired Coverage	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Difference (Actual vs. Required)	0.25	0.35	0.41	0.74	0.72	0.27	0.36	0.40	0.48	0.55	0.62	0.70	0.65

REPLACE membranes (\$80K); previous Water Plant roof (\$40K)

Water Utility Budget & Forecast #2

	FY21 Actual	FY22 Budget	FY23 Budget	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	FY31 Estimated	FY32 Estimated	FY33 Estimated
Budget Inflation Rate		150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
Number of Accounts	9,187	9,286	9,425	9,567	9,710	9,856	10,004	10,154	10,306	10,461	10,618	10,777	10,938
Gallons Sold	399,194,000	405,181,910	411,259,639	417,428,533	423,689,961	430,045,311	436,495,990	443,043,430	449,689,082	456,434,418	463,280,934	470,230,148	477,283,600
Proposed Rate Increase	3.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	3.0%	3.0%	3.0%	3.0%	0.0%
Base Rate	\$ 17.10	\$ 17.44	\$ 17.44	\$ 17.44	\$ 17.44	\$ 17.44	\$ 17.44	\$ 17.79	\$ 18.32	\$ 18.87	\$ 19.44	\$ 20.02	\$ 20.02
Rate/1000 Gallons	\$ 6.87	\$ 7.01	\$ 7.01	\$ 7.01	\$ 7.01	\$ 7.01	\$ 7.01	\$ 7.15	\$ 7.36	\$ 7.58	\$ 7.81	\$ 8.04	\$ 8.04
Revenues													
Water Sales	\$ 3,935,753	\$ 4,001,823	\$ 4,061,850	\$ 4,122,778	\$ 4,184,619	\$ 4,247,389	\$ 4,311,100	\$ 4,463,281	\$ 4,666,138	\$ 4,878,213	\$ 5,099,928	\$ 5,331,720	\$ 5,411,696
Sales Tax	\$ 246,931	\$ 240,109	\$ 243,711	\$ 247,367	\$ 251,077	\$ 254,843	\$ 258,666	\$ 267,797	\$ 279,968	\$ 292,693	\$ 305,996	\$ 319,903	\$ 324,702
Connection Fees/Permits	\$ 80,830	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000	\$ 103,000
Use of Money	\$ 10,521	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Miscellaneous	\$ 13,427	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,287,462	\$ 4,365,432	\$ 4,429,061	\$ 4,493,644	\$ 4,559,197	\$ 4,625,732	\$ 4,693,266	\$ 4,854,578	\$ 5,069,606	\$ 5,294,406	\$ 5,529,424	\$ 5,775,123	\$ 5,859,898
Expenditures													
Budget Inflation Rate		-114%	-129%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 666,105	\$ 739,051	\$ 777,762	\$ 816,650	\$ 857,483	\$ 900,357	\$ 945,375	\$ 992,643	\$ 1,042,275	\$ 1,094,389	\$ 1,149,109	\$ 1,206,564	\$ 1,266,892
Services & Commodities	\$ 1,112,158	\$ 1,179,695	\$ 1,240,492	\$ 1,302,517	\$ 1,367,642	\$ 1,436,025	\$ 1,507,826	\$ 1,583,217	\$ 1,662,378	\$ 1,745,497	\$ 1,832,772	\$ 1,924,410	\$ 2,020,631
Capital	\$ 2,153	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Transfers													
Equipment Revolving	\$ 35,000	\$ 62,500	\$ -	\$ 155,000	\$ -	\$ -	\$ 180,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Capital Reserve	\$ 200,000	\$ 145,000	\$ 120,000	\$ 150,000	\$ 305,000	\$ 300,000	\$ 80,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Revenue Debt	\$ 1,727,505	\$ 1,526,878	\$ 1,503,791	\$ 1,274,841	\$ 1,271,871	\$ 1,625,168	\$ 1,503,240	\$ 1,500,000	\$ 1,497,340	\$ 1,494,240	\$ 1,490,700	\$ 1,487,720	\$ 1,487,200
GO Debt	\$ 320,600	\$ 319,950	\$ 244,050	\$ 249,550	\$ 249,850	\$ 250,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Billing & Accounting	\$ 274,255	\$ 240,166	\$ 231,725	\$ 243,311	\$ 255,477	\$ 268,251	\$ 281,663	\$ 295,746	\$ 310,534	\$ 326,060	\$ 342,363	\$ 359,482	\$ 377,456
Upcoming Projects													
SW Growth Utilities	\$ -	\$ -	\$ 40,161	\$ 40,162	\$ 40,410	\$ 40,646	\$ 40,243	\$ 40,452	\$ 40,620	\$ 40,736	\$ 40,173	\$ 40,198	\$ 40,183
Maintenance Facility Addition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,683	\$ 137,341	\$ 137,864	\$ 138,262	\$ 138,485	\$ 135,304	\$ 135,304	\$ 135,304
Control Bldgs & Generators (4&5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,671	\$ 159,114	\$ 160,715	\$ 159,880	\$ 159,880	\$ 159,880
Plant Expansion & Well(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,296	\$ 307,221	\$ 310,311	\$ 310,311	\$ 310,311
Total Expenditures	\$ 4,337,776	\$ 4,288,240	\$ 4,232,981	\$ 4,307,031	\$ 4,422,733	\$ 5,032,179	\$ 4,750,688	\$ 5,059,594	\$ 5,483,819	\$ 5,632,343	\$ 5,785,612	\$ 5,948,869	\$ 6,122,857
Net Change in Fund Balance	\$ (50,314)	\$ 77,192	\$ 196,080	\$ 186,614	\$ 136,464	\$ (406,447)	\$ (57,422)	\$ (205,015)	\$ (414,213)	\$ (337,937)	\$ (256,188)	\$ (173,746)	\$ (262,959)
Beginning Fund Balance	\$ 1,375,814	\$ 1,325,500	\$ 1,402,692	\$ 1,598,772	\$ 1,785,386	\$ 1,921,849	\$ 1,515,403	\$ 1,457,981	\$ 1,252,965	\$ 838,752	\$ 500,815	\$ 244,627	\$ 70,881
Ending Fund Balance	\$ 1,325,500	\$ 1,402,692	\$ 1,598,772	\$ 1,785,386	\$ 1,921,849	\$ 1,515,403	\$ 1,457,981	\$ 1,252,965	\$ 838,752	\$ 500,815	\$ 244,627	\$ 70,881	\$ (192,078)
% Reserved	30.56%	32.71%	37.77%	41.45%	43.45%	30.11%	30.69%	24.76%	15.30%	8.89%	4.23%	1.19%	-3.14%
Total Personnel Costs	\$ 666,105	\$ 739,051	\$ 777,762	\$ 816,650	\$ 857,483	\$ 900,357	\$ 945,375	\$ 992,643	\$ 1,042,275	\$ 1,094,389	\$ 1,149,109	\$ 1,206,564	\$ 1,266,892
% of Water Utility Expenditures	15.36%	17.23%	18.37%	18.96%	19.39%	17.89%	19.90%	19.62%	19.01%	19.43%	19.86%	20.28%	20.69%
Debt Service Coverage													
Net Revenue/All Revenue Debt	1.45	1.55	1.55	1.80	1.78	1.36	1.44	1.47	1.55	1.61	1.68	1.74	1.70
Required Coverage	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Desired Coverage	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Difference (Actual vs. Required)	0.25	0.35	0.35	0.60	0.58	0.16	0.24	0.27	0.35	0.41	0.48	0.54	0.50

REPLACE membranes (\$80K); previous Water Plant roof (\$40K)

Water Utility Budget & Forecast

Water Rate Increase Analysis																		
		Monthly Water Costs Based on Usage																
		FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33				
Consumption in Gallons		3,000	\$ 30.84	\$ 31.45	\$ 32.08	\$ 32.73	\$ 32.73	\$ 32.73	\$ 33.38	\$ 34.38	\$ 35.41	\$ 36.48	\$ 37.57	\$ 37.57				
		5,000	\$ 44.58	\$ 45.47	\$ 46.38	\$ 47.31	\$ 47.31	\$ 47.31	\$ 48.25	\$ 49.70	\$ 51.19	\$ 52.73	\$ 54.31	\$ 54.31				
		8,000	\$ 65.19	\$ 66.49	\$ 67.82	\$ 69.18	\$ 69.18	\$ 69.18	\$ 70.56	\$ 72.68	\$ 74.86	\$ 77.11	\$ 79.42	\$ 79.42				
		11,000	\$ 85.80	\$ 87.51	\$ 89.27	\$ 91.05	\$ 91.05	\$ 91.05	\$ 92.87	\$ 95.66	\$ 98.53	\$ 101.48	\$ 104.53	\$ 104.53				
		15,000	\$ 113.28	\$ 115.54	\$ 117.86	\$ 120.21	\$ 120.21	\$ 120.21	\$ 122.62	\$ 126.30	\$ 130.08	\$ 133.99	\$ 138.01	\$ 138.01				
		3,000		\$ 0.62	\$ 0.63	\$ 0.64	\$ -	\$ -	\$ 0.65	\$ 1.00	\$ 1.03	\$ 1.06	\$ 1.09	\$ -				
		5,000		\$ 0.89	\$ 0.91	\$ 0.93	\$ -	\$ -	\$ 0.95	\$ 1.45	\$ 1.49	\$ 1.54	\$ 1.58	\$ -				
		8,000		\$ 1.30	\$ 1.33	\$ 1.36	\$ -	\$ -	\$ 1.38	\$ 2.12	\$ 2.18	\$ 2.25	\$ 2.31	\$ -				
		11,000		\$ 1.72	\$ 1.75	\$ 1.79	\$ -	\$ -	\$ 1.82	\$ 2.79	\$ 2.87	\$ 2.96	\$ 3.04	\$ -				
		15,000		\$ 2.27	\$ 2.31	\$ 2.36	\$ -	\$ -	\$ 2.40	\$ 3.68	\$ 3.79	\$ 3.90	\$ 4.02	\$ -				
		3,000		\$ 7.40	\$ 7.55	\$ 7.70	\$ -	\$ -	\$ 7.85	\$ 12.02	\$ 12.38	\$ 12.75	\$ 13.13	\$ -				
		5,000		\$ 10.70	\$ 10.91	\$ 11.13	\$ -	\$ -	\$ 11.35	\$ 17.37	\$ 17.89	\$ 18.43	\$ 18.98	\$ -				
		8,000		\$ 15.65	\$ 15.96	\$ 16.28	\$ -	\$ -	\$ 16.60	\$ 25.40	\$ 26.16	\$ 26.95	\$ 27.76	\$ -				
		11,000		\$ 20.59	\$ 21.00	\$ 21.42	\$ -	\$ -	\$ 21.85	\$ 33.43	\$ 34.44	\$ 35.47	\$ 36.53	\$ -				
		15,000		\$ 27.19	\$ 27.73	\$ 28.29	\$ -	\$ -	\$ 28.85	\$ 44.14	\$ 45.47	\$ 46.83	\$ 48.24	\$ -				

Utility Rate Analysis

Waste Water Rate Increase Analysis					
		FY22	FY23	Difference	
Base Rate	\$	31.24	\$ 31.24	\$	-
Rate/1000 gallons	\$	5.63	\$ 5.63	\$	-
		Cost per Month		FY23 Increase	
Consumption (in gallons)		FY22	FY23	%	\$
3,000	\$	42.50	\$ 42.50	0%	\$ -
5,000	\$	53.76	\$ 53.76	0%	\$ -
8,000	\$	70.65	\$ 70.65	0%	\$ -
11,000	\$	87.54	\$ 87.54	0%	\$ -

Water Rate Increase Analysis					
		FY22	FY23	Difference	
Base Rate	\$	17.44	\$ 17.79	\$	0.35
Rate/1000 gallons	\$	7.01	\$ 7.15	\$	0.14
		Cost per Month		FY23 Increase	
Consumption (in gallons)		FY22	FY23	%	\$
3,000	\$	31.45	\$ 32.08	2%	\$ 0.63
5,000	\$	45.47	\$ 46.38	2%	\$ 0.91
8,000	\$	66.49	\$ 67.82	2%	\$ 1.33
11,000	\$	87.51	\$ 89.27	2%	\$ 1.75

Storm Water Rate Increase Analysis					
		FY22	FY23	Difference	
Base Rate	\$	2.00	\$ 2.00	\$	-
Rate/1000 gallons	\$	-	\$ -	\$	-
		Cost per Month		FY23 Increase	
Consumption (in gallons)		FY22	FY23	%	\$
3,000	\$	2.00	\$ 2.00	0%	\$ -
5,000	\$	2.00	\$ 2.00	0%	\$ -
8,000	\$	2.00	\$ 2.00	0%	\$ -
11,000	\$	2.00	\$ 2.00	0%	\$ -

Utility Rates Increase Analysis					
		FY22	FY23	FY23 Increase	
Consumption (in gallons)		FY22	FY23	%	\$
3,000	\$	75.95	\$ 76.58	1%	\$ 0.63
5,000	\$	101.23	\$ 102.14	1%	\$ 0.91
8,000	\$	139.14	\$ 140.47	1%	\$ 1.33
11,000	\$	177.05	\$ 178.81	1%	\$ 1.75

Tax Increment Financing (TIF) Summary of Existing & Forecasted Debt

Fiscal Year	TIF Valuation	TIF Revenue	TIF Rebates	Current TIF Bond Payments										FGR Agreement	2021A	Upcoming 2021 Projects	Projected TIF Bond Payments					Total Debt Transfers	Holdover Funds	Beginning Cash	Surplus/ (Deficit)	Ending Cash					
				of Fund	2012B	2012	2013C	2014C	2015A	2017A	2017B	2018A	2019A				2020A	2021A	2022 Projects	2023 Projects	2024 Projects						2025 Projects	2026 Projects	2027 Projects		
2021	\$ 209,426,140	\$ 5,632,284	\$ 846,983		\$ 194,358	\$ 40,000	\$ 393,938	\$ 337,700	\$ 293,350	\$ 135,650	\$ 1,285,281	\$ 609,603	\$ 325,000	\$ 976,678													\$ 5,438,541	\$ -	\$ 1,681,764	\$ 193,743	\$ 1,875,507
2022	\$ 197,218,456	\$ 5,280,820	\$ 1,042,037	\$ 100,000	\$ 196,760	\$ 40,000	\$ 401,638	\$ 336,500	\$ 293,150	\$ 142,050	\$ 526,681	\$ 354,620	\$ 325,000	\$ 946,700	\$ 575,648												\$ 5,280,784	\$ -	\$ 1,875,507	\$ 36	\$ 1,875,543
2023	\$ 170,693,182	\$ 4,792,931	\$ 398,512	\$ 100,000	\$ 198,815	\$ 40,000	\$ 403,763	\$ 345,300	\$ 297,850	\$ 138,150	\$ 527,781	\$ 351,970	\$ 325,000	\$ 950,500	\$ 484,300	\$ 230,990											\$ 4,792,931	\$ -	\$ 1,875,543	\$ -	\$ 1,875,543
2024	\$ 166,365,555	\$ 4,575,053	\$ 600,000	\$ 100,000			\$ 409,600	\$ 343,300	\$ 297,200	\$ 139,050	\$ 523,081	\$ 348,570		\$ 948,900	\$ 481,300	\$ 213,640	\$ 420,412										\$ 4,825,053	\$ 250,000	\$ 1,875,543	\$ (250,000)	\$ 1,625,543
2025	\$ 165,747,983	\$ 4,558,070	\$ 600,000					\$ 341,700	\$ 296,600		\$ 523,881	\$ 350,320		\$ 957,000	\$ 478,200	\$ 211,740	\$ 420,421	\$ 553,208									\$ 4,733,070	\$ 175,000	\$ 1,625,543	\$ (175,000)	\$ 1,450,543
2026	\$ 165,266,862	\$ 4,544,839	\$ 600,000						\$ 300,900		\$ 524,481	\$ 346,770		\$ 949,600	\$ 475,000	\$ 209,840	\$ 423,008	\$ 551,705	\$ 413,535								\$ 4,794,839	\$ 250,000	\$ 1,450,543	\$ (250,000)	\$ 1,200,543
2027	\$ 160,182,380	\$ 4,405,015	\$ 600,000								\$ 529,881	\$ 348,070		\$ 462,000	\$ 466,700	\$ 207,940	\$ 425,487	\$ 554,364	\$ 413,544	\$ 397,030							\$ 4,405,015	\$ -	\$ 1,200,543	\$ -	\$ 1,200,543
2028	\$ 159,853,337	\$ 4,395,967	\$ 600,000								\$ 529,363	\$ 344,070		\$ 458,800	\$ 463,400	\$ 211,040	\$ 421,268	\$ 549,318	\$ 416,089	\$ 397,039	\$ 280,580						\$ 4,670,967	\$ 275,000	\$ 1,200,543	\$ (275,000)	\$ 925,543
2029	\$ 160,311,548	\$ 4,408,568	\$ 600,000								\$ 533,000			\$ 460,500	\$ 465,000	\$ 209,090	\$ 423,450	\$ 551,758	\$ 418,527	\$ 399,482	\$ 280,586	\$ 467,175					\$ 4,808,568	\$ 400,000	\$ 925,543	\$ (400,000)	\$ 525,543
2030	\$ 161,665,066	\$ 4,445,789	\$ 600,000											\$ 457,000	\$ 461,400	\$ 212,140	\$ 425,213	\$ 553,927	\$ 414,377	\$ 401,823	\$ 282,313	\$ 467,185	\$ 420,412				\$ 4,695,789	\$ 250,000	\$ 525,543	\$ (250,000)	\$ 275,543
2031	\$ 161,617,754	\$ 4,444,488	\$ 600,000											\$ 458,400	\$ 457,700	\$ 215,140	\$ 426,430	\$ 548,008	\$ 416,523	\$ 397,839	\$ 283,967	\$ 470,060	\$ 420,421				\$ 4,694,488	\$ 250,000	\$ 275,543	\$ (250,000)	\$ 25,543
2032	\$ 161,496,469	\$ 4,441,153	\$ 600,000											\$ 459,600	\$ 453,900	\$ 212,885	\$ 420,535	\$ 549,102	\$ 418,257	\$ 399,899	\$ 281,151	\$ 472,815	\$ 423,008				\$ 4,691,153	\$ 250,000	\$ 25,543	\$ (250,000)	\$ (224,457)
2033	\$ 137,566,668	\$ 3,783,083	\$ 600,000													\$ 215,528	\$ 420,797	\$ 549,519	\$ 419,454	\$ 401,564	\$ 282,608	\$ 468,126	\$ 425,487				\$ 3,783,083	\$ -	\$ (224,457)	\$ -	\$ (224,457)
2034	\$ 137,448,992	\$ 3,779,847	\$ 600,000													\$ 217,903	\$ 420,634	\$ 549,337	\$ 413,656	\$ 402,714	\$ 283,784	\$ 470,551	\$ 421,268				\$ 3,779,847	\$ -	\$ (224,457)	\$ -	\$ (224,457)

Projects completed, money borrowed & actual payment schedule finalized.

Project completed or in progress, money not borrowed & payment schedule estimated.

Projects not completed, money not borrowed & payment schedule estimated.

Summary of Proposed Debt		
	Amount	Term
2021 Projects	\$ 4,500,000	12
2022 Projects	\$ 7,125,000	15
2023 Projects	\$ 4,425,000	12
2024 Projects	\$ 4,250,000	10
2025 Projects	\$ 3,000,000	12
2026 Projects	\$ 5,000,000	12
2027 Projects	\$ 4,500,000	12
TOTAL	\$ 32,800,000	

For additional information about projects, refer to CIP.

General Obligation (GO) Summary of Existing & Forecasted Debt

Fiscal Year	Debt Service Valuation	Valuation Growth	Current GO Bond Payments							Upcoming	Projected GO Bond Payments						Total Payments	Holdover Funds	State Backfill	Tax Rate	Increase	
			2013A	2013B	2015A	2017A	2018A	FGR Agreement	2020A		2021A	2021 Projects	2022 Projects	2023 Projects	2024 Projects	2025 Projects						2026 Projects
2021	\$ 1,136,909,944		\$ 275,990	\$ 158,978	\$ 90,350	\$ 207,300	\$ 116,763	\$ 325,000	\$ 85,372								\$ 1,259,753	\$ 100,670	\$ 15,793	\$ 0.93		
2022	\$ 1,181,789,276	3.95%	\$ 276,440	\$ 161,078	\$ 88,750	\$ 202,050	\$ 114,213	\$ 325,000	\$ 505,115								\$ 1,672,646	\$ -	\$ -	\$ 1.42	\$ 0.49	
2023	\$ 1,217,242,954	3.00%	\$ 276,405	\$ 162,928	\$ 92,150	\$ 196,800	\$ 116,663	\$ 325,000	\$ 501,915	\$ 358,222							\$ 2,030,083	\$ 475,000	\$ 67,238	\$ 1.22	\$ (0.19)	
2024	\$ 1,253,760,243	3.00%		\$ 164,440	\$ 90,450	\$ 201,550	\$ 113,963		\$ 493,615	\$ 355,222	\$ 11,462						\$ 1,430,702	\$ -	\$ 20,000	\$ 1.13	\$ (0.10)	
2025	\$ 1,291,373,050	3.00%			\$ 93,750	\$ 126,100	\$ 111,263		\$ 490,315	\$ 357,222	\$ 11,462						\$ 1,190,112	\$ -	\$ 14,000	\$ 0.91	\$ (0.21)	
2026	\$ 1,330,114,242	3.00%			\$ 91,950	\$ 127,650	\$ 113,563		\$ 486,915	\$ 354,172	\$ 11,532		\$ 450,212				\$ 1,635,994	\$ -	\$ 7,000	\$ 1.22	\$ 0.31	
2027	\$ 1,370,017,669	3.00%				\$ 129,050	\$ 110,713		\$ 483,415	\$ 356,122	\$ 11,600		\$ 450,222	\$ 504,311			\$ 2,045,432	\$ 400,000	\$ -	\$ 1.20	\$ (0.02)	
2028	\$ 1,411,118,199	3.00%					\$ 112,863		\$ 479,815	\$ 358,022	\$ 11,485		\$ 452,992	\$ 504,322	\$ 343,390		\$ 2,262,889	\$ 350,000	\$ -	\$ 1.36	\$ 0.15	
2029	\$ 1,453,451,745	3.00%					\$ 109,863		\$ 476,115	\$ 359,872	\$ 11,544		\$ 455,647	\$ 507,425	\$ 343,397	\$ 441,501	\$ 2,705,365	\$ 400,000	\$ -	\$ 1.59	\$ 0.23	
2030	\$ 1,497,055,297	3.00%					\$ 111,863		\$ 472,315	\$ 356,672	\$ 11,593		\$ 451,129	\$ 510,398	\$ 345,510	\$ 441,511	\$ 79,773	\$ 2,780,764	\$ -	\$ -	\$ 1.86	\$ 0.27
2031	\$ 1,541,966,956	3.00%					\$ 108,608		\$ 468,415	\$ 363,472	\$ 11,626		\$ 453,465	\$ 505,338	\$ 347,535	\$ 444,228	\$ 79,775	\$ 2,782,461	\$ -	\$ -	\$ 1.80	\$ (0.05)
2032	\$ 1,588,225,965	3.00%							\$ 464,415	\$ 364,842	\$ 11,465		\$ 455,353	\$ 507,955	\$ 344,089	\$ 446,831	\$ 80,265	\$ 2,675,215	\$ -	\$ -	\$ 1.68	\$ (0.12)
2033	\$ 1,588,225,965	0.00%								\$ 365,989	\$ 11,472		\$ 456,657	\$ 510,070	\$ 345,871	\$ 442,400	\$ 80,736	\$ 2,213,195	\$ -	\$ -	\$ 1.39	\$ (0.29)
2034	\$ 1,588,225,965	0.00%								\$ 366,739	\$ 11,468		\$ 450,344	\$ 511,530	\$ 347,311	\$ 444,691	\$ 79,935	\$ 2,212,018	\$ -	\$ -	\$ 1.39	\$ -
2035	\$ 1,588,225,965	0.00%								\$ 367,081	\$ 11,453		\$ 450,624	\$ 504,458	\$ 348,305	\$ 446,543	\$ 80,349	\$ 2,208,814	\$ -	\$ -	\$ 1.39	\$ -
2036	\$ 1,588,225,965	0.00%								\$ 372,007			\$ 450,450	\$ 504,773	\$ 343,490	\$ 447,821	\$ 80,684	\$ 2,199,225	\$ -	\$ -	\$ 1.38	\$ (0.01)
2037	\$ 1,588,225,965	0.00%								\$ 371,427			\$ 449,854	\$ 504,578	\$ 343,704	\$ 441,630	\$ 80,915	\$ 2,192,109	\$ -	\$ -	\$ 1.38	\$ -

Projects completed, money borrowed & actual payment schedule finalized.

Projects completed or in progress, money not borrowed & payment schedule estimated.

Projects not completed, money not borrowed & payment schedule estimated.

Summary of Proposed Debt		
	Amount	Term
2021 Projects	\$ 120,000	12
2022 Projects	\$ -	0
2023 Projects	\$ 4,820,000	12
2024 Projects	\$ 5,400,000	12
2025 Projects	\$ 3,675,000	12
2026 Projects	\$ 4,725,000	12
2027 Projects	\$ 850,000	12
TOTAL	\$ 19,590,000	

For additional information about projects, refer to CIP.

General Fund Revenue Projections (\$8.10 Levy)

	FY21 Actual	FY22 Budget	FY23 Estimated	FY24 Estimated	FY25 Estimated	FY26 Estimated	FY27 Estimated
Taxable Valuation	\$ 1,136,909,944	\$ 1,181,789,276	\$ 1,217,242,954	\$ 1,253,760,243	\$ 1,291,373,050	\$ 1,330,114,242	\$ 1,370,017,669
TIF Valuation	\$ 209,426,140	\$ 197,218,456	\$ 170,693,182	\$ 166,365,555	\$ 165,747,983	\$ 165,266,862	\$ 160,182,380
General Fund Valuation	\$ 927,483,804	\$ 984,570,820	\$ 1,046,549,772	\$ 1,087,394,688	\$ 1,125,625,067	\$ 1,164,847,380	\$ 1,209,835,289
General Fund Revenues Generated by the \$8.10 Levy	\$ 7,512,619	\$ 7,975,024	\$ 8,477,053	\$ 8,807,897	\$ 9,117,563	\$ 9,435,264	\$ 9,799,666
Additional General Fund Revenue Generated by the \$8.10 Levy		\$ 98,882	\$ 214,855	\$ 35,054	\$ 5,002	\$ 3,897	\$ 41,184

Property Tax Rate Analysis

Annual Property Tax Rate Projections & Comparisons									
	FY21	FY22	FY23	FY24	FY25	FY26	FY27		
General Fund	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10	\$ 8.10
Special Reserves	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
Debt Service	\$ 0.93	\$ 1.42	\$ 1.22	\$ 1.13	\$ 0.91	\$ 1.22	\$ 1.20		
Total	\$ 11.03	\$ 11.52	\$ 11.32	\$ 11.23	\$ 11.01	\$ 11.33	\$ 11.30		
\$ Adjustment	\$ -	\$ -	\$ (0.19)	\$ (0.10)	\$ (0.21)	\$ 0.31	\$ (0.02)		
% Adjustment		0.00%	-1.68%	-0.86%	-1.91%	2.85%	-0.21%		

Residential Property Tax Projections & Comparisons								
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Annual Average Increase
Home Value								
\$100,000	\$ 607.60	\$ 649.67	\$ 613.01	\$ 607.75	\$ 596.14	\$ 613.14	\$ 611.86	
Annual Adjustment		\$ 42.07	\$ (36.67)	\$ (5.26)	\$ (11.61)	\$ 16.99	\$ (128)	\$ 0.71
\$200,000	\$ 1,215.20	\$ 1,299.35	\$ 1,226.02	\$ 1,215.50	\$ 1,192.29	\$ 1,226.27	\$ 1,223.71	
Annual Adjustment		\$ 84.15	\$ (73.33)	\$ (10.52)	\$ (23.21)	\$ 33.99	\$ (2.56)	\$ 1.42
\$300,000	\$ 1,822.80	\$ 1,949.02	\$ 1,839.02	\$ 1,823.25	\$ 1,788.43	\$ 1,839.41	\$ 1,835.57	
Annual Adjustment		\$ 126.22	\$ (110.00)	\$ (15.77)	\$ (34.82)	\$ 50.98	\$ (3.84)	\$ 2.13
Rollback	55.07%	56.41%	54.13%	54.13%	54.13%	54.13%	54.13%	

Commercial Property Tax Projections & Comparisons								
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Annual Average Increase
Building Value								
\$100,000	\$ 992.91	\$ 1,036.60	\$ 1,019.22	\$ 1,010.48	\$ 991.18	\$ 1,019.44	\$ 1,017.31	
Annual Adjustment		\$ 43.68	\$ (17.37)	\$ (8.74)	\$ (19.30)	\$ 28.26	\$ (2.13)	\$ 4.07
\$300,000	\$ 2,978.74	\$ 3,109.79	\$ 3,057.67	\$ 3,031.44	\$ 2,973.54	\$ 3,058.31	\$ 3,051.92	
Annual Adjustment		\$ 131.04	\$ (52.12)	\$ (26.23)	\$ (57.90)	\$ 84.77	\$ (6.39)	\$ 12.20
\$500,000	\$ 4,964.57	\$ 5,182.98	\$ 5,096.11	\$ 5,052.40	\$ 4,955.91	\$ 5,097.19	\$ 5,086.53	
Annual Adjustment		\$ 218.41	\$ (86.87)	\$ (43.71)	\$ (96.49)	\$ 141.28	\$ (10.65)	\$ 20.33
Rollback	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	



FY 2023 - FY 2027
updated January 21, 2022

City of North Liberty, Iowa
Five-Year Capital Improvements Plan FY23-FY27 (July 1, 2022 - June 30, 2027)

PROJECT SCHEDULE FOR FY23: JULY 1, 2022 - JUNE 30, 2023

Department	Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Project Description	TOTALS	General Fund	Sewer Fund	Storm Sewer Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	State Funds	Federal Funds	Other Sources
								\$ 19,305,000	\$ 411,000	\$ 565,000	\$ 145,000	\$ 120,000	\$ 9,157,000	\$ 5,405,000	\$ -	\$ 25,000	\$ 370,000	\$ 585,000	\$ -	\$ -	\$ 2,522,000
Administration	23ADMN01	FACILITY	New Construction	Administrative Campus	Phase 2 - City Hall Addition		Design & construct a new City Hall to accommodate administration, billing, building, communications, planning, human resources & City Council chambers. Includes addition to Police Headquarters.	\$ 9,000,000					\$ 9,000,000								
Community Center	23CCTR01	FACILITY	Improvement	Acoustical Panels	One-time		Design & install acoustical panels in Library main hallway to buffer noise pollution created in the Community Center.	\$ 35,000	\$ 35,000												
Fire	23FIRE01	EQUIPMENT	Replacement	Air Compressor/SCBA Fill Station	One-time		Replace 1998 air compressor used to fill SCBA cylinders.	\$ 75,000													Fire Department Capital Reserve Fund = \$ 75,000
	23FIRE02	FACILITY	New Construction	Fire Training Project	One-time	Fire Strategic Plan	Purchase Conex boxes to be configured for live fire training, stacked to simulate both main level & basement fires. Boxes would be placed at the Wastewater Plant training area.	\$ 42,000													Fire Department Capital Reserve Fund = \$ 42,000
Library	23LIBR01	FACILITY	Improvement	Information Desk	One-time		Update & renovate Library information desk for more effective & efficient workflow & service.	\$ 105,000	\$ 105,000												
Parks	23PARK01	EQUIPMENT	New Purchase	Deep Tine Aerator Attachment	One-time		Purchase deep tine aerator attachment for tractor.	\$ 25,000	\$ 25,000												
	23PARK02	FLEET	Replacement	Gator Utility Vehicle	One-time		Replace 2014 John Deere XUV 825i Gator Utility Vehicle with new utility vehicle.	\$ 17,500	\$ 17,500												
	23PARK03	FLEET	Replacement	Lawn Tractor - Ballfield	One-time		Replace 2012 John Deere X748 lawn tractor used for ballfield maintenance with new lawn tractor.	\$ 13,500	\$ 13,500												
	23PARK04	PARK	Improvement	Babe Ruth Field - Backstop	One-time		Improve ballfield backstop due to the orientation of the new parking lot.	\$ 60,000											\$ 60,000		
	23PARK05	PARK	Improvement	Babe Ruth Field - Restrooms/Concessions	1 of 2	Park 2018 Priority 1	Upgrade or replace restrooms/concessions/storage building (possible joint project with field users).	\$ 50,000								\$ 25,000		\$ 25,000			
	23PARK06	PARK	New Construction	Centennial Park	One-time	Park 2018 Priority 2	Construct pavilion, outdoor performance venue & 5,000 sqft splash pad.	\$ 3,500,000						\$ 2,750,000							Fundraising & Grants = \$ 750,000
	23PARK07	PARK	New Construction	Centennial Park - ADA Playground	One-time	Park 2018 Priority 1	Construct a special needs playground with pour-in-place rubber surface.	\$ 120,000											\$ 120,000		
	23PARK08	PARK	Maintenance/Cleaning	Penn Meadows Park - Parking	One-time	Park 2018 Priority 3	Repair & resurface existing north parking lot.	\$ 250,000											\$ 250,000		
	23PARK09	PARK	New Construction	Penn Meadows Park - Parking	One-time	Park 2018 Priority 3	Expand the existing north parking lot.	\$ 130,000											\$ 130,000		
	23PARK10	TRAIL	Improvement	Widen Segment - Trails Plan	Ongoing	Trails Plan Priority 3	Widen 1,448' segment from a 4' sidewalk to an 8' trail on North Kansas Avenue from North Madison Avenue to West Lake Road.	\$ 157,000					\$ 157,000								
Police	23POLC01	FLEET	New Purchase	Investigations Vehicle	One-time		Add vehicle for Second Investigator (215).	\$ 32,000	\$ 32,000												
	23POLC02	FLEET	Replacement	Patrol Car	Ongoing		Replace a patrol car (203), including related equipment.	\$ 58,000	\$ 58,000												
Recreation & Aquatics	23RECR01	EQUIPMENT	Replacement	Recreation - Exercise	Ongoing		Annual designation of funds to replace cardio & weight exercise equipment at Community Center.	\$ 50,000	\$ 50,000												
Storm Water	23STOR01	FLEET	Replacement	Storm Water Coordinator Vehicle	One-time		Replace 2012 Ford F150 truck.	\$ 50,000		\$ 50,000											
	23STOR02	CREEK/POND	Maintenance/Cleaning	Liberty Centre Pond - Dredge	One-time		Dredge north point.	\$ 20,000		\$ 20,000											
	23STOR03	CREEK/POND	Maintenance/Cleaning	Liberty Centre Pond - Stone	One-time		Repair pond stone.	\$ 40,000		\$ 40,000											
	23STOR04	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control	Section 2		Remove silted-in debris & vegetation under-and-around South Front Street Bridge.	\$ 8,000		\$ 8,000											
	23STOR05	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control	Section 3		Remove silted-in debris & vegetation under-and-around Rachael Street Bridge.	\$ 27,000		\$ 27,000											
Streets	23STRE01	EQUIPMENT	New Purchase	Sign Production Equipment	One-time		Purchase sign production equipment to make street signs.	\$ 60,000									\$ 60,000				
	23STRE02	FLEET	Replacement	Animal Control Pickup Truck	One-time		Replace 2003 F-250 animal control unit.	\$ 75,000	\$ 75,000												
	23STRE03	FLEET	New Purchase	Dump Truck & Snow Equipment	One-time		Add new single axle dump truck & snow equipment.	\$ 260,000									\$ 260,000				
	23STRE04	STREET	New Construction	North Jones Boulevard	One-time		Construct North Jones Blvd (a collector), from Penn Street to 240th Street.	\$ 3,000,000						\$ 2,250,000						Development Funded = \$ 750,000	
	23STRE05	STREET	Improvement	Ranshaw Way (HWY 965) shoulders	Phase 2B	HWY 965	Pave shoulders of Ranshaw Way, 4' edge of road, from 240th Street to north corporate limits.	\$ 300,000													Street Repair Program Fund = \$ 300,000
	23STRE06	STREET	Improvement	West Penn Street	Phase 4	Penn Street	Reconstruct West Penn Street, from Herky Street to west city limits.	\$ 810,000							\$ 405,000						Cost Sharing with Johnson County = \$ 405,000

PROJECT SCHEDULE FOR FY23: JULY 1, 2022 - JUNE 30, 2023

Department	Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Project Description	TOTALS	General Fund	Sewer Fund	Storm Sewer Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	State Funds	Federal Funds	Other Sources
								\$ 19,305,000	\$ 411,000	\$ 565,000	\$ 145,000	\$ 120,000	\$ 9,157,000	\$ 5,405,000	\$ -	\$ 25,000	\$ 370,000	\$ 585,000	\$ -	\$ -	\$ 2,522,000
Waste Water	23WAST01	FACILITY	Replacement	Membrane Train Cassettes	Ongoing		Savings set aside for future membrane cassette/module replacements.	\$ 220,000		\$ 220,000											
	23WAST02	FACILITY	Improvement	Phosphorus Reduction Treatment	One-time		Install chemical treatment equipment at the Waste Water Treatment Plant for total phosphorus reduction.	\$ 50,000		\$ 50,000											
	23WAST03	FLEET	Replacement	Crane Truck	One-time		Replace Ford F-450 service truck with 4X4 truck with accessories such as crane, utility box, lights & other equipment as needed.	\$ 125,000		\$ 125,000											
	23WAST04	SYSTEM	Maintenance/Cleaning	Manhole Rehabilitation	Ongoing		Rehabilitate aging & deteriorated manholes as needed to avoid infiltration of ground water.	\$ 70,000		\$ 70,000											
	23WAST05	SYSTEM	Maintenance/Cleaning	Ranshaw Way Sewer Repair	Phase 1		Pipe lining of 8", 10", 12" ductile iron sewer main crossings of Ranshaw Way.	\$ 100,000		\$ 100,000											
Water	23WATR01	FACILITY	Replacement	Membrane Train Modules	Ongoing		Annual designation of funds to replace the Harm membrane train modules in the water plant.	\$ 80,000				\$ 80,000									
	23WATR02	FACILITY	Replacement	Old Water Treatment Plant - Roof	One-time		Replace roof of the former Water Treatment Plant building.	\$ 40,000				\$ 40,000									
Combination Public Works	23WORK01	FACILITY	Improvement - water, parks & streets	Public Works Storage Area	Ongoing		Continued improvements to the fleet & equipment storage capacity at the Public Works Campus.	\$ 50,000									\$ 50,000				
	23WORK02	SYSTEM	New Purchase - sewer, streets, waste & water	GIS Mapping of Systems - Storm Sewer	3 of 3		Set aside for new utility GIS mapping application for sanitary sewer, storm sewer & water networks.	\$ 200,000												American Rescue Plan Act =	\$ 200,000

City of North Liberty, Iowa
Five-Year Capital Improvements Plan FY23-FY27 (July 1, 2022 - June 30, 2027)

PROJECT SCHEDULE FOR FY27: JULY 1, 2026 - JUNE 30, 2027

Department	Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Project Description	TOTALS	General Fund	Sewer Fund	Storm Sewer Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	State Funds	Federal Funds	Other Sources
								\$ 7,072,000	\$ 352,000	\$ 795,000	\$ 190,000	\$ 260,000	\$ 1,100,000	\$ -	\$ 3,500,000	\$ 20,000	\$ 405,000	\$ 325,000	\$ -	\$ -	\$ 125,000
Community Center	27CCTR01	FACILITY	Maintenance/Cleaning	Circulation Pumps	One-time		Re-insulate chilled water circulation pumps.	\$ 50,000					\$ 50,000								
	27CCTR02	FACILITY	Maintenance/Cleaning	Gerdin HVAC Zoning	One-time		Rework room-by-room HVAC zoning.	\$ 100,000					\$ 100,000								
Fire	27FIRE01	FLEET	New Purchase	Fire Station #2 Pumper Truck	One-time	Fire Strategic Plan	Add new pumper truck.	\$ 850,000					\$ 850,000								
Parks	27PARK01	EQUIPMENT	Replacement	Snow Blower	One-time		Replace 2010 Erskine 2410 snow blower.	\$ 15,000	\$ 15,000												
	27PARK02	FLEET	Replacement	Pickup Truck	One-time		Replace 2007 Nissan Titan pickup truck with new pickup.	\$ 30,000	\$ 15,000	\$ 15,000											
	27PARK03	PARK	New Construction	Fox Valley Subdivision - Playground	One-time		Install new playground & add concrete border around playground with ADA ramp (after subdivision is developed).	\$ 200,000										\$ 200,000			
	27PARK04	PARK	New Construction	Park TBD - Frisbee Golf	One-time	Park 2018 Priority 3	Construct frisbee golf course, location to be determined.	\$ 20,000								\$ 20,000					
	27PARK05	PARK	New Construction	Ranshaw House - Fitness Equipment	One-time		Install senior outdoor fitness equipment.	\$ 120,000										\$ 60,000	Fundraising & Grants =	\$ 60,000	
	27PARK06	PARK	New Construction	Red Fern Dog Park - Agility Equipment	One-time		Install dog equipment & obstacles in northeastern yard.	\$ 130,000										\$ 65,000	Fundraising & Grants =	\$ 65,000	
	27PARK07	TRAIL	New Construction	Trail Lighting	Ongoing	Park 2018 Priority 1	Install LED trail lighting at various locations.	\$ 100,000					\$ 100,000								
Police	27POLC01	FLEET	Replacement	Administrative Vehicles (2)	Ongoing		Replace administrative vehicle (205) & DTF (208), including related equipment.	\$ 68,000	\$ 68,000												
	27POLC02	FLEET	Replacement	Patrol Cars (3)	Ongoing		Replace three (3) patrol cars (203, 209 & 213), including related equipment. One of the replacements is due to an unplanned totaled vehicle.	\$ 174,000	\$ 174,000												
Recreation & Aquatics	27RECR01	EQUIPMENT	Replacement	Recreation - Exercise	Ongoing		Annual designation of funds to replace cardio & weight exercise equipment at Community Center.	\$ 50,000	\$ 50,000												
	27RECR02	FLEET	Replacement	BASP - Van	Phased		Replace BASP van(s) per fleet management.	\$ 30,000	\$ 30,000												
Streets	27STRE01	EQUIPMENT	Replacement	Tree Chipper Trailer	One-time		Replace 2007 woodchipper trailer machine.	\$ 80,000									\$ 80,000				
	27STRE02	FLEET	Replacement	Dump Truck (Small) and Plow	One-time		Replace 2014 Ford F-550 dump truck & snow equipment.	\$ 150,000									\$ 150,000				
	27STRE03	FLEET	Replacement	Street Sweeper	One-time		Replace 2014 street sweeper with double-sided gutter broom model.	\$ 350,000		\$ 175,000							\$ 175,000				
Waste Water	27WAST01	FACILITY	Replacement	Membrane Train Cassettes	Ongoing		Savings set aside for future membrane cassette/module replacements.	\$ 220,000		\$ 220,000											
	27WAST02	FLEET	Replacement	Jet/Vac Truck	One-time		Replace 2016 Jet/Vac truck with new tandem axel truck with hydraulic snorkel outfitted on Vac system.	\$ 505,000		\$ 505,000											
	27WAST03	SYSTEM	Improvement	Gravity Sewer	Phased	Phase 1	Upsize 2,600' of 12" sewer main along Jordon Street and Ashley Court.	\$ 2,000,000						\$ 2,000,000							
	27WAST04	SYSTEM	Maintenance/Cleaning	Manhole Rehabilitation	Ongoing		Rehabilitate aging & deteriorated manholes as needed to avoid infiltration of ground water.	\$ 70,000		\$ 70,000											
Water	27WATR01	EQUIPMENT	New Purchase	Portable Dirt Screener & Pulverizer	One-time		Purchase new portable dirt screener/pulverizer.	\$ 65,000			\$ 65,000										
	27WATR02	FLEET	Replacement	Dump Truck	One-time		Replace 2002 International dump truck.0	\$ 115,000			\$ 115,000										
	27WATR03	FACILITY	Replacement	Membrane Train Modules	Ongoing		Annual designation of funds to replace the Ham membrane train modules in the water plant.	\$ 80,000			\$ 80,000										
	27WATR04	SYSTEM	New Construction	Electric Control Building & Generator (2)	One-time		Construct two electric control building & generator to service wells #4 & #6.	\$ 1,500,000						\$ 1,500,000							

City of North Liberty, Iowa
 Five-Year Capital Improvements Plan FY23-FY27 (July 1, 2022 - June 30, 2027)

SUMMARY TOTALS

	Total Project Cost	General Fund	Sewer Revenue	Storm Sewer Revenue	Water Revenue	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Funds	Road Use Tax Funds	Franchise Fees	State Funds	Federal Funds	Other
FY23	\$ 19,305,000	\$ 411,000	\$ 565,000	\$ 145,000	\$ 120,000	\$ 9,157,000	\$ 5,405,000	\$ -	\$ 25,000	\$ 370,000	\$ 585,000	\$ -	\$ -	\$ 2,522,000
FY24	\$ 27,128,500	\$ 488,250	\$ 290,000	\$ 84,250	\$ 325,000	\$ 1,152,800	\$ 6,500,000	\$ -	\$ 68,000	\$ 840,000	\$ 485,000	\$ 14,000,000	\$ -	\$ 2,895,200
FY25	\$ 12,948,000	\$ 360,000	\$ 290,000	\$ 289,000	\$ 305,000	\$ 6,961,000	\$ 700,000	\$ 1,100,000	\$ 55,000	\$ 210,000	\$ 420,000	\$ -	\$ -	\$ 2,258,000
FY26	\$ 14,047,000	\$ 428,500	\$ 290,000	\$ 215,500	\$ 300,000	\$ 1,813,000	\$ 8,212,000	\$ -	\$ 19,000	\$ 269,000	\$ -	\$ -	\$ 2,500,000	\$ -
FY27	\$ 7,072,000	\$ 352,000	\$ 795,000	\$ 190,000	\$ 260,000	\$ 1,100,000	\$ -	\$ 3,500,000	\$ 20,000	\$ 405,000	\$ 325,000	\$ -	\$ -	\$ 125,000
Five Year Total	\$ 80,500,500	\$ 2,039,750	\$ 2,230,000	\$ 923,750	\$ 1,310,000	\$ 20,183,800	\$ 20,817,000	\$ 4,600,000	\$ 187,000	\$ 2,094,000	\$ 1,815,000	\$ 14,000,000	\$ 2,500,000	\$ 7,800,200

Resolution No. 2022-21

**RESOLUTION ADOPTING THE ANNUAL BUDGET AND
CAPITAL IMPROVEMENTS PLAN FOR THE FISCAL YEAR
ENDING JUNE 30, 2023 FOR THE CITY OF NORTH
LIBERTY, IOWA**

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

WHEREAS, the North Liberty City Council has reviewed the proposed budget for the fiscal year ending June 30, 2023, as set forth in the Resources Detail and Requirements schedules and the detailed worksheets in support of those documents;

WHEREAS, the North Liberty City Council has reviewed the proposed Capital Improvements Plan for the fiscal year ending June 30, 2023;

WHEREAS, the proposed Budget Estimate was published in *The Gazette* on February 23, 2022, along with a Notice of Public Hearing;

WHEREAS, a Public Hearing was held on the proposed budget and Capital Improvements Plan on March 8, 2022;

WHEREAS, the City Clerk is hereby authorized to transfer the following funds as provided for in the certified budget:

From Fund	To Fund	Description	Amount
General	Equipment Revolving	Police Car Purchases	90,000
General	Computer Revolving	Computer purchases	22,600
General	Equipment Revolving	Animal Control Truck	75,000
General	Library Capital	Library Circulation Desk Modifications	105,000
General	Equipment Revolving	Park Maintenance Equipment	56,000
General	Recreation/Aquatic Capital	Exercise Equipment Replacement	50,000
General	Recreation/Aquatic Capital	Acoustical Panels	35,000
Hotel/Motel Tax	Park Capital	Babe Ruth Field Concessions Phase 1	25,000
ARPA	General	Social Services Grants	150,000

ARPA	Storm Water Capital	Storm Water GIS	200,000
Road Use Tax	General	General Fund employee wage reimbursement	10,699
Road Use Tax	Equipment Revolving	Equipment Purchases	260,000
Road Use Tax	Debt Service	Bond Payments	149,290
Road Use Tax	Capital Projects	Set aside for street projects	486,179
Road Use Tax	Computer Revolving	Computer Purchases	2,300
Trust & Agency	General	Employee benefits and fringe levy	2,106,493
TIF	Debt Service	TIF Bond payments	4,294,704
Water Operating	General Fund	General Fund employee wage reimbursement	231,725
Water Operating	Water Capital	Reserve for membranes and water plant roof replacement	120,000
Water Operating	Water Sinking	Debt service	1,747,841
Water Operating	Computer Revolving	Computer Purchases	1,500
Water Sinking	Debt Service	Water debt paid from general debt fund	244,050
Wastewater Operating	General	General Fund employee wage reimbursement	231,725
Wastewater Operating	Equipment Revolving	Crane Truck	125,000
Wastewater Operating	Wastewater Capital	Reserve for membranes and capital projects	440,000
Wastewater Operating	Wastewater Sinking	Debt service	2,311,895
Wastewater Operating	Computer Revolving	Computer Purchases	4,300
Wastewater Sinking	Debt Service	Wastewater debt paid from general debt fund	554,398
Stormwater Utility	General	General Fund employee wage reimbursement	24,392

Stormwater Utility	Equipment Revolving	Storm Water Coordinator Truck replacement	50,000
Stormwater Utility	Capital Projects	Storm water practice maintenance	95,000

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

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

APPROVED AND ADOPTED this 9th day of March, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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



Solomon Holdings, LLC Zoning Map Amendment



March 1, 2022

Chris Hoffman, Mayor
City of North Liberty
3 Quail Creek Circle
North Liberty IA 52317

Re: Request of Solomon Holdings, LLC for a zoning map amendment (rezoning) on approximately 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. The property is located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-reference request at its March 1, 2022 meeting. The Planning Commission took the following action:

Findings:

1. The proposed zonings would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area.

Recommendation:

The Planning Commission accept the two listed findings and forward the request of Solomon Holdings, LLC for a zoning map amendment (rezoning) 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District to the City Council with a recommendation for approval subject to the following conditions:

1. That the preliminary plat be approved at the time of the rezoning.
2. The preliminary site plan for the RM-21 portion of the development be approved at the time of the rezoning.

The vote for approval was 6-0.

Becky Keogh, Chairperson
City of North Liberty Planning Commission



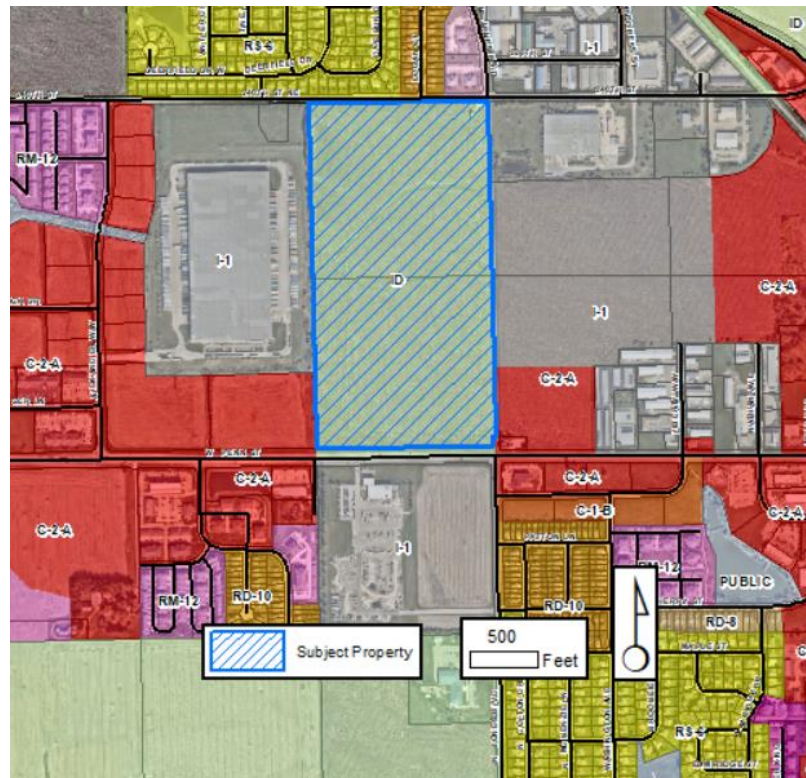
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **February 25, 2022**
 Re **Request of Solomon Holdings, LLC for a zoning map amendment (rezoning) on approximately 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. The property is located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street.**

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

- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

1. Current Zoning:

The property is currently zoned ID Interim Development District.



2. Proposed Zoning:

The applicant is requesting a rezoning to RS-9 Single-Unit Residence District on 34.56 acres, RM-21 Multiple-Unit Residence District on 26.85 acres and C-2-A Highway Commercial District on 24.87 acres

The RS-9 District is intended to provide for and maintain high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-9 District.

RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

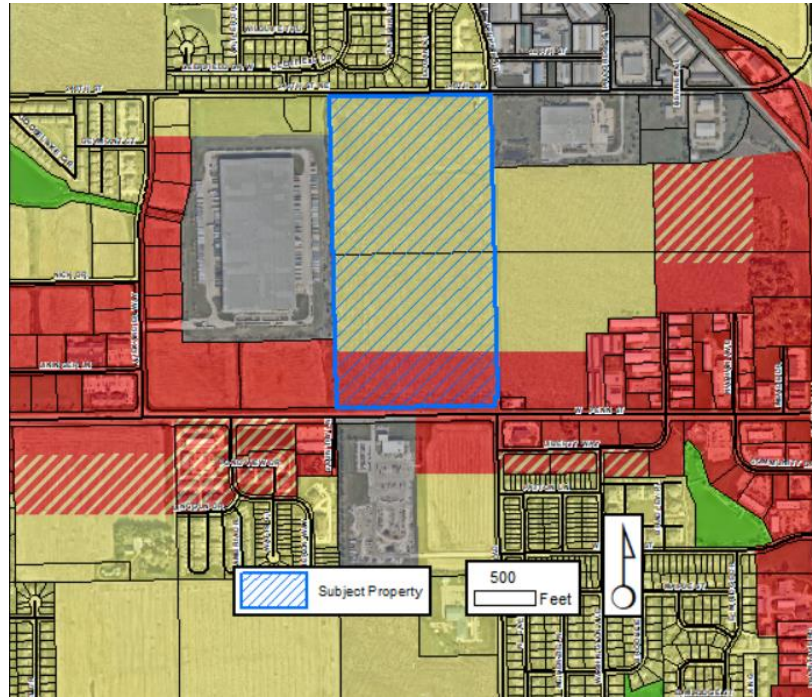
C-2-A Highway Commercial District. The C-2-A District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.

The northeast portion of the property (6 acres) would remain as ID Interim Development as there are no imminent development plans.



Preliminary concept plan with the location of proposed zoning districts.

3. Comprehensive Plan Future Land Use Map Designation: Residential and Commercial.



The North Liberty Comprehensive Plan articulates the following regarding residential uses:

The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.

The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

The highest densities of more locally-oriented commercial uses are generally planned along Penn Street and along Highway 965. Interstate-related large scale office and mixed-use developments are planned for the Kansas Avenue corridor, especially between Kansas and I-380 and near the planned Forevergreen Road interchange. High visibility from the I-380 corridor presents an excellent opportunity to introduce high-quality office and commercial uses in this "front door" area that may serve both the external demand associated with the I-380 proximity and access and the internal demand generated by substantial recent and planned residential development in the area.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- Support high density and medium density housing in close proximity to commercial and service centers to provide intensity-of-use buffers for low density residential uses.
- Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

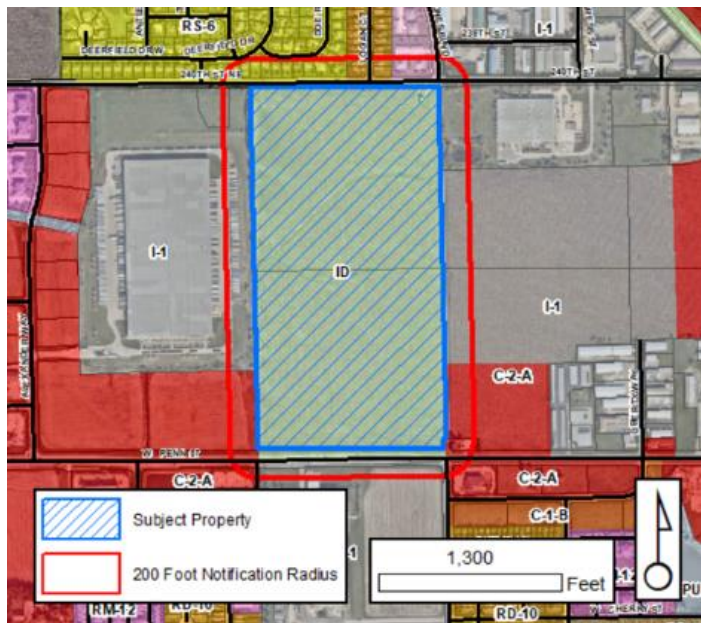
It is staff’s opinion that the proposed zoning districts would be consistent with the Future Land Use Map. The Commercial Land Use Designation will need to be adjusted from a depth of 450’ to 330’. If approved, staff would propose a “clean-up” Land Use Map amendment at a later date.

4. Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the January 27, 2022 good neighbor meeting. The map below shows the notice boundary.

Approximately 15 people attended the meeting and had general questions about the proposed development. The applicant did not request a rezoning at the northeast corner of the property due to the concerns about compatibility and not having a potential end-user at that location. Also, one user of the City’s multi-use trail networks expressed a concern over the number of vehicular access points to North Jones Boulevard.

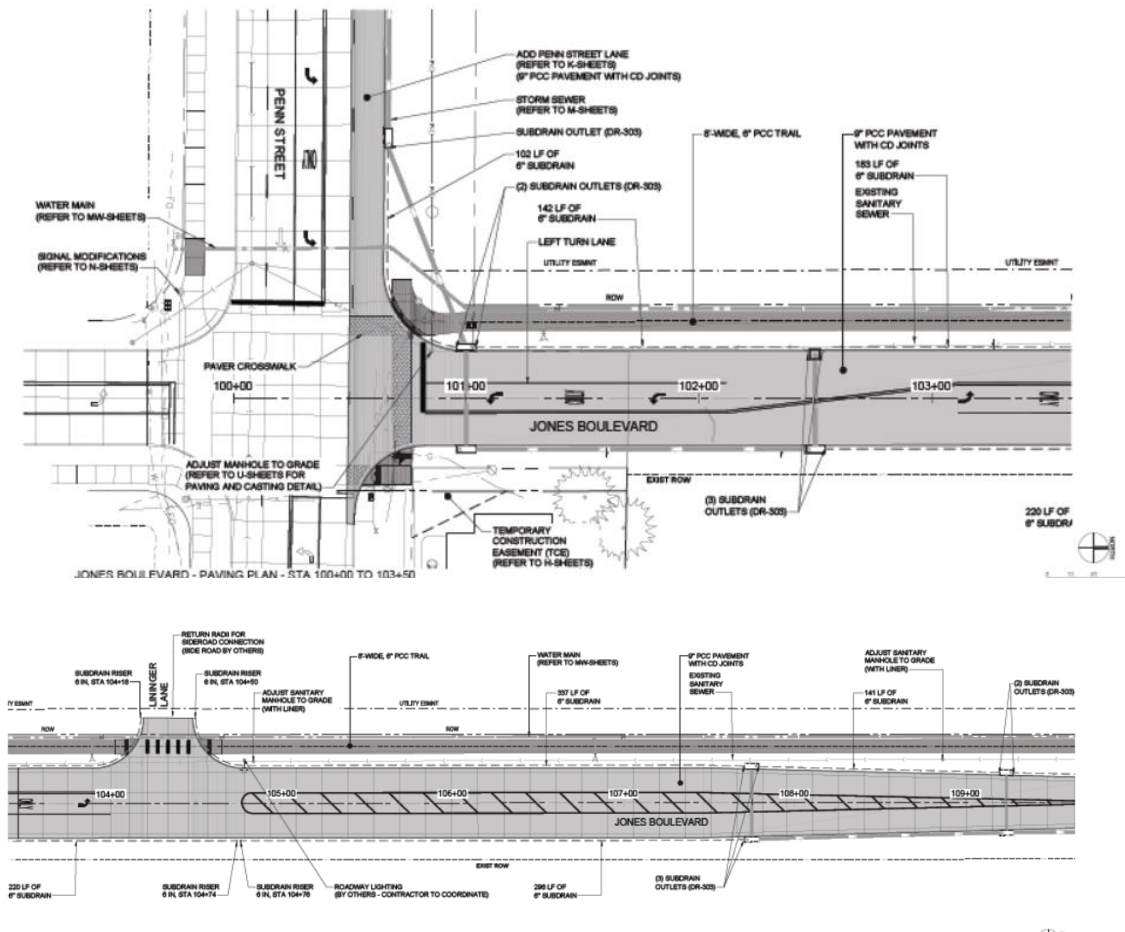
To date, staff has not received any objections to the request.



5. Analysis of the Request:

In General:

Staff has been working with the applicant for approximately two years in regards to developing this property. Now that development of the property is anticipated, the City has authorized the design of North Jones Boulevard. This will be a two-lane urban road with turn lanes onto West Penn Street and the planned street between the commercial and multi-family developments. Westbound West Penn Street will be widened to two full lanes west of the North Jones Boulevard intersection and there will be a left turn onto North Jones Boulevard. Also planned is an 8-foot wide multi-use path along the west side of the street. Overhead utilities in the area of the proposed road and along 240th Street would be relocated underground. Construction is anticipated to begin in the spring.



There is a need for park space in the northwest portion of the City. The City had initially hoped to acquire some park space within this development. However, the amount of land available for a park was not adequate for the City's needs. Staff is working with the land owner on the east side of future North Jones Boulevard to acquire 40+ acres for a City park.

RS-9 Single-Unit Residence District on 34.56 acres:

The preliminary concept plan depicts 110 single-unit dwelling lots. The RS-9 District allows for 40' wide lots and a lot area of 4,500 square feet. The RS-9 District was created in 2017 to allow for some additional flexibility for development. If approved, this would be the first RS-9 zoned development in the City. The preliminary concept plan depicts 50' wide lots at the north end of the property and 65' wide lots toward the interior. Considering the price of new construction, the applicant is intending to facilitate the availability of more affordable homes.

Initially, the applicant planned for the preliminary plat to be considered at the same meeting as the rezoning. However, staff ask that it be delayed to the April 1, 2022 meeting as technical details are still being worked on. It is anticipated that the preliminary plat will be very similar to the preliminary concept plan.

One concern staff had with smaller lots is that the front elevation can be dominated by front-facing car garages. The large Zoning Code amendment recently reviewed by the Planning Commission and approved by City Council in part addresses this concern. Approved design standards for single-unit dwelling are as follows (underlined text are additional regulations):

- (1) The structure must contain 24 feet of width at its largest dimension.
- (2) The structure must contain a minimum living area of 660 square feet.
- (3) The structure must be located on a frost-protected perimeter foundation.
- (4) Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.
- (5) Minimum required masonry on front and corner side yard building elevations is 25%, with the following exceptions:
 - (a) No masonry is required in the RS-7 and RS-8 districts.
 - (b) In lieu of the required masonry on the façade facing the corner side yard, one of the two following options may be selected:
 - (i) Two, two-inch caliper trees planted in the corner side yard. Existing trees of adequate size in the corner side yard may satisfy this requirement.
 - (ii) Architectural relief on the façade facing the corner side yard, such that the wall contains more than two offsets, which may consist of wall corners, bay or bowed windows, or other means approved by the Code Official.
- (6) The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front facade.
- (7) A 5% minimum transparency requirement applies to the front facade and is calculated on the basis of the area of the facade below the roofline.
- (8) A dwelling with a front-facing attached three-car garage shall have one of the garages offset one foot from the other garages.

- (9) Front-facing garages shall not exceed 16' or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.

RM-21 Multi-Unit Residence District on 26.85 acres:

The preliminary concept plan depicts 420 multi-units in nine buildings with surface and garage parking. Staff has been in discussions with a higher-end multi-family developer. Considering the number of units, this would be a phased development. It is anticipated that the preliminary site plan will be considered by the Planning Commission at its April 1, 2022 meeting.



The proposed development would be similar in style to this development in Altoona.



Staff recognizes that the proposed development is on the higher end of residential density for North Liberty. Certainly, this density wouldn't be appropriate in all locations within the City. However, staff advocates that the proposed development would be appropriate for this location. Considering the surrounding zoning districts (I-1 Light Industrial to the west and east, proposed C-2-A Highway Commercial to the south and proposed RS-9 Single-Unit Residence District to the north), the proposed multi-family development would be compatible with the area.

It's worth repeating that one Comprehensive Plan policy is to concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities. The proposed development would have direct access to the City's multi-use trail network and would be in close proximity to commercial development, the Liberty Centre Pond and the Community Center.

City design standards for multi-family development are as follows:

- (1) Buildings must be designed with consistent materials and treatments that wrap around all building elevations. There must be a unifying architectural theme for the entire multi-unit development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
- (2) Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a facade.
- (3) Minimum required masonry on front and corner side yard building elevations is 25%,
- (4) A 15% minimum transparency requirement applies to any facade facing a street and is calculated on the basis of the entire area of the facade.

Additionally, garages are not permitted to be located between the building and a public street.

The City is requiring traffic study to provide trip generation and distribution assumptions for the proposed development and to determine what intersection geometric and traffic control improvements would be anticipated to be needed for the various phased construction of the Quarter Moon development. The study will also determine any anticipated impacts to the West Penn Street & North Jones Boulevard intersection based on the traffic generated from the proposed development.

The following is vehicular traffic data collected on February 16, 2022:

West Penn Street & Country Lane (2022 Volumes)

West Approach = 12,200 vehicles/day

East Approach = 12,200 vehicles/day

South Approach = 260 vehicles/day

West Penn Street & North Jones Boulevard (2022 Volumes)

West Approach = 12,300 vehicles/day

East Approach = 10,800 vehicles/day

South Approach = 3,700 vehicles/day

ITE's Trip Generation Manual for mid-rise multi-family is 5.44 average vehicle trips per day per dwelling unit. The proposed development would generate approximately 2,284 vehicle trips per day. This would be spread out over the four access points and throughout the day. It is not anticipated that the proposed development would cause any capacity deficiencies to West Penn Street or North Jones Boulevard.

Recommendations provided in the traffic study will help finalize the forthcoming preliminary plat and preliminary site plan.

C-2-A Highway Commercial District on 24.87 acres:

It is staff's opinion that the location of the proposed commercial zoning is in the proper location. The traffic study will provide a recommendation on the driveway access (if allowed) to West Penn Street.

6. Additional Considerations:

Below is the residential unit count in North Liberty, which does not include the proposed development.

SFR	2FR	MFR	MFR w/Comm	MH	Total
3224	1598	2896	230	470	8418
38.30%	18.98%	34.40%	2.73%	5.58%	

As part of the Comprehensive Plan update data collection, staff documented the housing construction over the past 11 years:

SFR	2FR	TH	MF	MFR w/Comm	MH	Total
1,127	568	513	602	72	0*	8418
39.88%	20.10%	18.15%	21.30%	2.55%		

* Not included as there haven't been any manufactured housing park expansions, just replacement units.

It is staff's opinion that the residential unit count data should be further broken down to have townhouses separate from multi-family (apartment style). In that light, staff anticipates the amount of apartment style multi-family units to be relatively low.

7. Recommendation:

Findings:

1. The proposed zonings would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area.

Staff recommends the Planning Commission accept the two listed findings and forward the request of Solomon Holdings, LLC for a zoning map amendment (rezoning) 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District to the City Council with a recommendation for approval subject to the following conditions:

1. That the preliminary plat be approved at the time of the rezoning.
2. The preliminary site plan for the RM-21 portion of the development be approved at the time of the rezoning.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the zoning map amendment with the two listed conditions recommended by City staff to the City Council with a recommendation for approval.

Ordinance No. 2022-06

AN ORDINANCE AMENDING CHAPTER 167 OF THE NORTH LIBERTY CODE OF ORDINANCES BY AMENDING THE USE REGULATIONS ON PROPERTY LOCATED ON THE NORTH SIDE OF WEST PENN STREET WEST OF NORTH JONES BOULEVARD AS EXTENDED NORTHERLY FROM WEST PENN STREET TO 240TH STREET LOCATED IN NORTH LIBERTY, IOWA TO THOSE SET FORTH IN THE MUNICIPAL CODE FOR THE RS-9 SINGLE-UNIT RESIDENCE DISTRICT, RM-21 MULTIPLE-UNIT RESIDENCE DISTRICT AND C-2-A 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 71.48 acres, more or less, of property located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street. The property is more particularly described as follows:

- A. ID Interim Development District to RS-9 Single-Unit Residence District on 34.56 acres. The property is more particularly described as follows:

THAT PART OF AUDITOR'S PARCEL 2021009 ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 64, PAGE 285 AT JOHNSON COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M.; THENCE NORTH 89° 34' 14" WEST 20.00 FEET (ASSUMED BEARING FOR THIS DESCRIPTION ONLY) ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 0° 02' 23" WEST 132.00 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 89° 22' 53" WEST 20.00 FEET ALONG A LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 0° 02' 23" WEST 1,186.76 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL TO THE POINT OF BEGINNING; THENCE SOUTH 89° 57' 37" WEST 515.00 FEET; THENCE NORTH 80° 55' 04" WEST 101.46 FEET; THENCE NORTH 68° 08' 49" WEST 51.76 FEET; THENCE SOUTH 18° 07' 42" WEST 88.07 FEET; THENCE SOUTH 83° 29' 06" WEST 646.39 FEET TO THE WEST LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 00° 04' 56" WEST 1,443.20 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY OF 240TH STREET; THENCE SOUTH 89° 16' 53" EAST 499.72 FEET ALONG SAID SOUTH RIGHT-OF-WAY OF 240TH STREET; THENCE SOUTH 58° 32' 35" EAST 151.33 FEET; THENCE SOUTH 34° 13' 05" EAST 151.44 FEET; THENCE SOUTH 00° 05' 52" WEST 141.00 FEET; THENCE NORTH 89° 58' 00" EAST 100.00 FEET; THENCE SOUTH 00° 02' 00" EAST 130.00 FEET; THENCE NORTH 89° 57' 36" EAST 520.57 FEET TO THE EAST LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 00° 02' 23" EAST 840.05 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

- B. ID Interim Development District to RM-21 Multi-Unit Residence District on 26.85 acres. The property is more particularly described as follows:

THAT PART OF AUDITOR'S PARCEL 2021009 ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 64, PAGE 285 AT JOHNSON COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M.; THENCE NORTH 89° 34' 14" WEST 20.00 FEET (ASSUMED BEARING FOR THIS DESCRIPTION ONLY) ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 0° 02' 23" WEST 132.00 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 89° 22' 53" WEST 20.00 FEET ALONG A LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 0° 02' 23" WEST 263.49 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL TO THE POINT OF BEGINNING; THENCE NORTH 89° 30' 05" WEST 1,332.41 FEET TO THE WEST LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 00° 04' 56" WEST 789.57 FEET ALONG SAID WEST LINE; THENCE NORTH 83° 29' 06" EAST 646.39 FEET; THENCE NORTH 18° 07' 42" EAST 88.07 FEET; THENCE SOUTH 68° 08' 49" EAST 51.76 FEET; THENCE SOUTH 80° 55' 04" EAST 101.46 FEET; THENCE NORTH 89° 57' 37" EAST 515.00 FEET TO THE EAST LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 00° 02' 23" EAST 923.27 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 26.85 ACRES MORE OR LESS.

- C. ID Interim Development District to C-2-A Highway Commercial District on 24.87 acres. The property is more particularly described as follows:

THAT PART OF AUDITOR'S PARCEL 2021009 ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 64, PAGE 285 AT JOHNSON COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M.; THENCE NORTH 89° 34' 14" WEST 20.00 FEET (ASSUMED BEARING FOR THIS DESCRIPTION ONLY) ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 0° 02' 23" WEST 65.03 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL TO THE NORTH RIGHT-OF-WAY OF PENN STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89° 29' 08" WEST 1,312.17 FEET ALONG SAID NORTH RIGHT-OF-WAY OF PENN STREET TO THE WEST LINE OF SAID AUDITOR'S PARCEL; THENCE NORTH 00° 04' 56" WEST 330.05 FEET ALONG SAID WEST LINE; THENCE SOUTH 89° 30' 05" EAST 1,332.41 FEET TO THE EAST LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 00° 02' 23" EAST 263.49 FEET ALONG SAID EAST LINE; THENCE NORTH 89° 22' 53" WEST 20.00 FEET ALONG A LINE OF SAID AUDITOR'S PARCEL; THENCE SOUTH 00° 02' 23" EAST 66.97 FEET ALONG A EAST LINE OF SAID AUDITOR'S PARCEL TO THE POINT OF BEGINNING AND CONTAINING 10.07 ACRES MORE OR LESS.

SECTION 2. CONDITIONS IMPOSED. At the March 1, 2022 meeting the Planning Commission accepted the two listed findings (1. That the preliminary plat be approved at the time of the rezoning and 2. The preliminary site plan for the RM-21 portion of the

development be approved at the time of rezoning.) and forwards the request for a zoning map amendment to the City Council with a recommendation for approval with no conditions.

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 _____.
Second reading on _____.
Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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. 2022-06 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Smoke Free Places Ordinance

From: [Kelly Sittig](#)
To: [City Council](#)
Subject: [EXTERNAL] Tobacco- and nicotine-free parks and trails
Date: Tuesday, February 22, 2022 7:49:36 PM

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Please consider Iowa's Open Meetings laws, and contact other council members by means other than email. Remember to use discretion when receiving emails from outside the City, and to never share personal or business information with an unknown source. Thank you.

Hi, Councilors,

Reaching out today to express my support and enthusiasm for a comprehensive tobacco- and nicotine-free policy for our city parks and our trails. As I'm sure you know, [cigarette smoking is the leading cause of preventable death in the U.S.](#) If we also consider the [alarming rates at which young people use e-cigarettes/vape products](#) and the [risks associated](#), it's pretty clear that establishing a *comprehensive* (tobacco- AND nicotine-free for parks AND trails) policy is the right thing to do for North Libertarians.

Thank you so much!

Kelly W. Sittig
Call or text: 319-321-9390

ORDINANCE NO. _____

**AMENDING CHAPTER 49 OF THE NORTH LIBERTY CODE OF
ORDINANCES TO PROHIBIT SMOKING IN PARKS AND ON TRAILS**

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

SECTION 1. AMENDMENT. Chapter 49.03 of the North Liberty Code of Ordinances is amended to read as follows:

49.03 DEFINITIONS.

For the purposes of this chapter:

- ~~1.~~ ~~1.~~ All definitions set out in Section 142D.2, Code of Iowa are incorporated herein.
- ~~2.~~ "Park" means any City-owned property primarily adapted for public recreation, including, but not limited to, any area identified as a park in the City of North Liberty Parks Plan, as adopted by the City Council.
- ~~13.~~ "Trail" means any off-road trail or wide sidewalk dedicated for public use and maintained by the City of North Liberty, measuring 8 feet or wider, including, but not limited to, trails and 8-foot sidewalks identified in the City of North Liberty Trails Network Plan, as adopted by the City Council.
- ~~24.~~ "Vapor product" means any noncombustible product, which may or may not contain nicotine, that employs a heating element, power source, electronic circuit, or other electrical, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from a solution of other substance. "Vapor Product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device, and any cartridge or other container of a solution or other substance, which may or may not contain nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor Product" does not include any product regulated as a drug or device by the United States Food and Drug Administration, under Chapter V of the federal Food, Drug and Cosmetic Act.

SECTION 2. AMENDMENT. Chapter 49.04 of the North Liberty Code of Ordinances is amended to read as follows:

49.04 PROHIBITION.

ORDINANCE NO. 2022-07

AMENDING CHAPTER 49 OF THE NORTH LIBERTY CODE OF ORDINANCES TO PROHIBIT SMOKING IN PARKS AND ON TRAILS

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

SECTION 1. AMENDMENT. Chapter 49.03 of the North Liberty Code of Ordinances is amended to read as follows:

49.03 DEFINITIONS.

For the purposes of this chapter:

1. All definitions set out in Section 142D.2, Code of Iowa are incorporated herein.
2. "Park" means any City-owned property primarily adapted for public recreation, including, but not limited to, any area identified as a park in the City of North Liberty Parks Plan, as adopted by the City Council.
3. "Trail" means any off-road trail or wide sidewalk dedicated for public use and maintained by the City of North Liberty, measuring 8 feet or wider, including, but not limited to, trails and 8-foot sidewalks identified in the City of North Liberty Trails Network Plan, as adopted by the City Council.
4. "Vapor product" means any noncombustible product, which may or may not contain nicotine, that employs a heating element, power source, electronic circuit, or other electrical, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from a solution of other substance. "Vapor Product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device, and any cartridge or other container of a solution or other substance, which may or may not contain nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor Product" does not include any product regulated as a drug or device by the United States Food and Drug Administration, under Chapter V of the federal Food, Drug and Cosmetic Act.

SECTION 2. AMENDMENT. Chapter 49.04 of the North Liberty Code of Ordinances is amended to read as follows:

49.04 PROHIBITION.

It shall be unlawful for any person to use any vapor product in any place where smoking is prohibited pursuant to Chapter 142D of the Smokefree Air Act, Code of Iowa.

SECTION 3. NEW SECTION. Chapter 49.06 of the North Liberty Code of Ordinances is enacted as follows:

49.06 PARKS AND TRAILS PROTECTED.

It shall be unlawful for any person to smoke or use any vapor product on the grounds of any City park or trail.

SECTION 4. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. 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 7. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on _____, 2022.

Second reading on _____, 2022.

Third and final reading on _____, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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. 2022-07 in *The Gazette* on the ____ day of _____, 2022.

TRACEY MULCAHEY, CITY CLERK

It shall be unlawful for any person to use any vapor product in any place where ~~cigarettes are smoking is~~ prohibited ~~to be used~~ pursuant to ~~Section Chapter~~ 142D:2 of the Smokefree Air Act, Code of Iowa.

SECTION 3. NEW SECTION. Chapter 49.06 of the North Liberty Code of Ordinances is enacted as follows:

49.06 PARKS AND TRAILS PROTECTED.

It shall be unlawful for any person to smoke or use any vapor product on the grounds of any City park or trail.

SECTION 4. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. 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 7. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on _____, 2022.

Second reading on _____, 2022.

Third and final reading on _____, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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 _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Vintage Estates PAD Amendment



Vintage Estates PAD Amendment



February 1, 2022

Chris Hoffman, Mayor
City of North Liberty
3 Quail Creek Circle
North Liberty IA 52317

Re: Request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development. The property contains 8.42 acres and is located on the west side of South Jones Boulevard west of the terminus of Cory Court.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-reference request at its February 1, 2022 meeting. The Planning Commission took the following action:

Findings:

1. The zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area; and
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements".

Recommendation:

The Planning Commission accepted the three listed findings and forwards the request for the amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development to the City Council with a recommendation for approval subject to the following conditions:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That no buildings in the proposed development have basements; and
3. That the setback reduction not affect the design of the stormwater management system.

The vote for approval was 6-0.

Becky Keogh, Chairperson
City of North Liberty Planning Commission



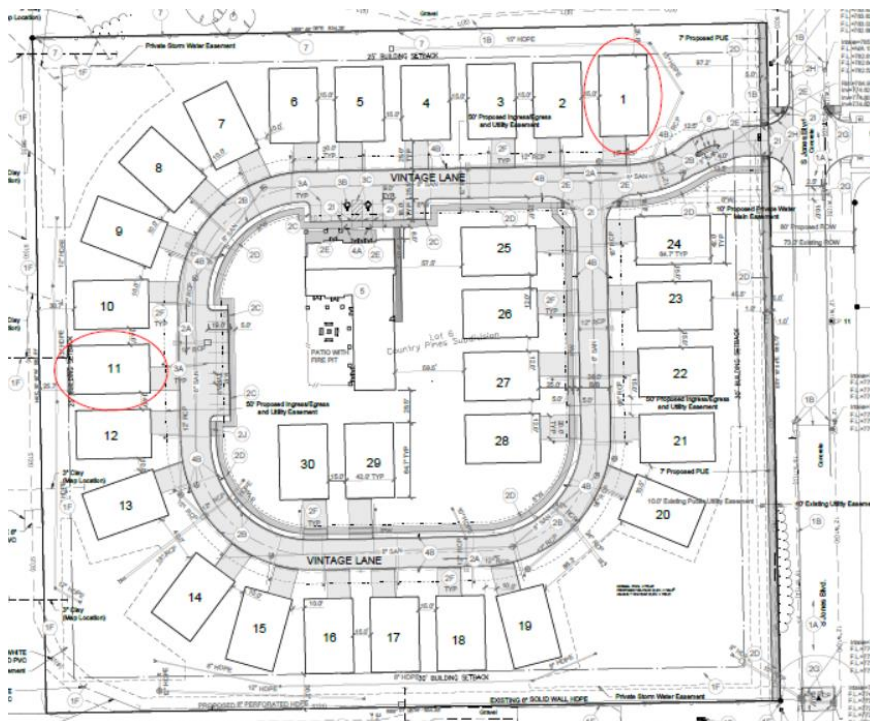
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **January 28, 2022**
 Re **Request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development. The property contains 8.42 acres and is located on the west side of South Jones Boulevard west of the terminus of Cory Court.**

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

- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

Purpose for the Request:

The applicant is requesting a setback reduction from 30’ to 25 for certain units adjacent to the north and west perimeter property lines. The RS-4 District requires a 30’ rear yard setback. If approved, other units all units adjacent to the north and west perimeter property lines would be eligible for this setback reductions.



Current Zoning:

RS-4 PAD Single-Unit Residence District Planned Area Development.

The Planned Area Development is being requested to allow the flexibility of having multiple single-family residences on one lot, which is not permitted in RS Single-Unit Residence Districts or RM Multi-Unit Residence Districts alone.

Section 168.12 of the North Liberty Code of Ordinances entitled "PAD Zone – Planned Area Development Overlay District" reads in part:

- 1. Defined. A Planned Area Development Zone District is intended to encourage innovation and flexibility in planning the development of land so development is compatible with the site's physical and environmental characteristics. This district allows for flexibility in zone district requirements. The Planned Area Development District provides an opportunity for the development of a mixture of uses and housing types in a coordinated manner. The intent of the underlying zone district shall guide the development. It is incumbent upon the person proposing the PAD to justify the project, and any variations from the underlying zone district. A PAD is considered an amendment to the underlying zone district regulations. Section 165.04(2) specifies the PAD requirements.*
- 2. General. Planned area developments may be allowed by Council approval in any zoning district. No such planned area development permit shall be granted unless such development either meets the use limitations of the zoning district in which it is located and the density and other limitations of such district, except as such requirements may be lawfully modified as provided by this code. Compliance with the regulations of this section in no way excuses the developer from the applicable requirements of a subdivision ordinance, except as modifications thereof are specifically authorized in the approval of the application for the planned area development.*

Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the January 24, 2022 good neighbor meeting. A few people attended the meeting. The abutting property to the north asked if the fence would still be installed along the north property. The plans depict this fence and it will need to be installed prior to completion of the project.

Staff Commentary:

It is staff's opinion that the change is minor and wouldn't negatively impact adjacent properties.

Findings:

1. The zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area;
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements".

Recommendation:

Staff recommends the Planning Commission accept the three listed findings and forward the request of Vintage Estates of North Liberty for an amendment to a previously approved RS-4 PAD Single-Unit Residence District Planned Area Development to the City Council with a recommendation for approval subject to the following conditions:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That no buildings in the proposed development have basements; and
3. That the setback reduction not affect the design of the stormwater management system.

Suggested motion:

I move that the Planning Commission accept the three listed findings and forward the amendment to the City Council with a recommendation for approval subject to the three conditions listed by City staff.

PAD SITE PLAN FOR VINTAGE ESTATES

CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

CONTRACT PURCHASER/APPLICANT
 HARVEST INVESTMENT, LLC
 2521 WASHINGTON STREET
 PELLA, IOWA 50219
 CONTACT: RAY BISBEE
 PHONE: (641) 790-3468



VICINITY MAP

Index of Sheets

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	UTILITY PLAN
C500	STORM SEWER PLAN
C600	GRADING AND EROSION CONTROL PLAN
C700	PLANTING PLAN
C800	INTERSECTION DETAILS

9	BUILDING SETBACK REVISION	12/28/21	LMW
8	SIDEWALK NOTE REVISION	10/13/20	LMW
7	AS PER DMR COMMENTS	09/17/20	RAM
6	REVISED TO MATCH TILE EXHIBIT	08/02/20	RAM
5	REVISION	07/01/20	DT
4	REVISION	06/15/20	DT
3	REVISION	05/15/20	DT
2	REVISION	04/15/20	DT
1	REVISION	03/27/20	DT
0	REVISION	03/27/20	DT

Checked By: JAL
 Engineer: LMW
 Drafter: RAM
 Date: 3-27-2021
 Scale: 1" = SCALE
 Title: 119-1037
 Project No: 119-1037
 Sheet C-100


VINTAGE ESTATES

TITLE SHEET

NORTH LIBERTY, IOWA

SNYDER & ASSOCIATES, INC. |


9707 E.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-as-associates.com



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Nicholas H. Stremg, ASLA Date _____
 License Number 553

SHEET C700
 My License Renewal Date is December 31, 2021

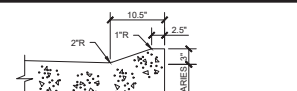
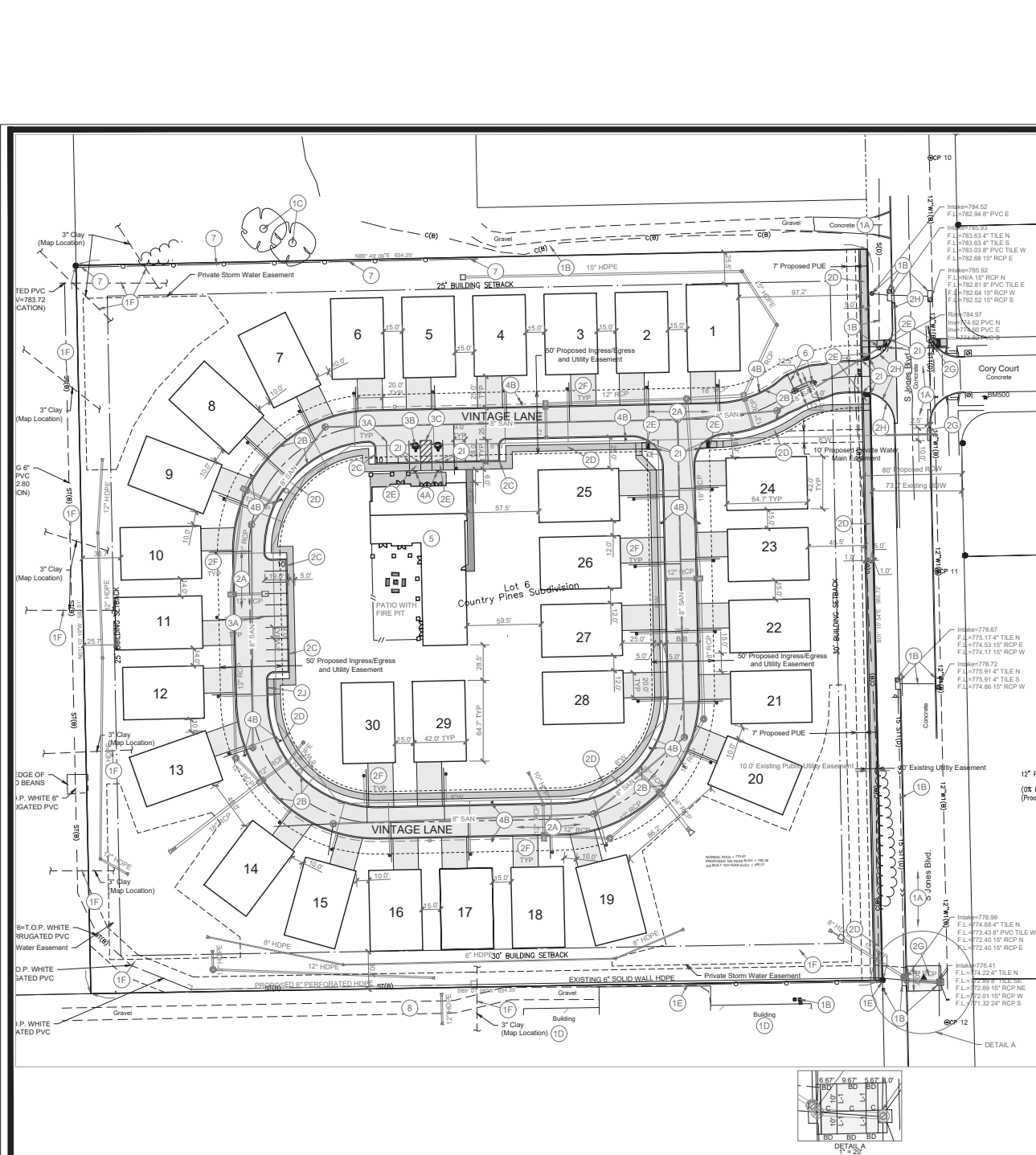


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

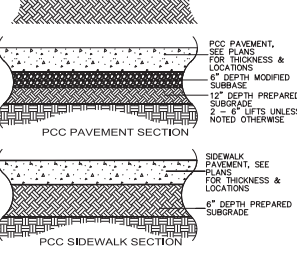
Jason A. Ledden, P.E. Date _____
 License Number P24117
 My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal:
 SHEETS C100-C800
 SHEET C800

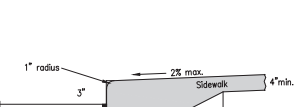




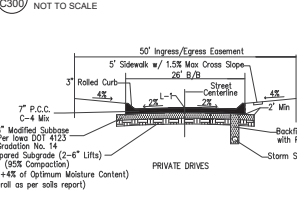
1 3" PCC ROLLED CURB
C300 NOT TO SCALE



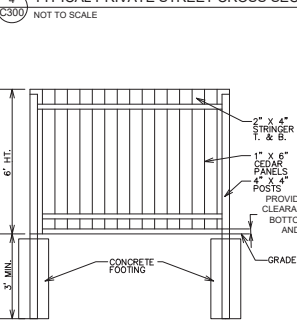
2 TYPICAL PAVEMENT CROSS SECTIONS
C300 NOT TO SCALE



3 INTEGRAL SIDEWALK AND CURB DETAIL
C300 NOT TO SCALE



4 TYPICAL PRIVATE STREET CROSS SECTION
C300 NOT TO SCALE

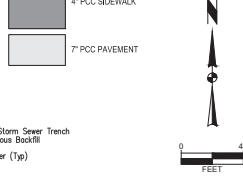


5 6' HT CEDAR FENCE DETAIL
C300 NOT TO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES PROTECT THE FOLLOWING:
 - EXISTING PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
 - EXISTING TREES, NOT SCHEDULED FOR DEMOLITION OR AS NECESSARY FOR EXISTING FENCE.
 - EXISTING BUILDING.
 - EXISTING FENCE.
 - EXISTING FIELD TILE, IF ANY TILE IS IMPACTED BY IMPROVEMENTS NOT SCHEDULED FOR REMOVAL SHALL BE REPLACED WITH A NEW TILE OF SAME SIZE AND MATERIAL.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 7" DEPTH PCC PAVEMENT ON 6" DEPTH GRANULAR SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 3" ROLL CURB.
 - INTERNAL CURB.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT EXCEPT THROUGH DRIVEWAYS, 5" DEPTH DEPTH PCC THROUGH DRIVEWAYS.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 6.33% AND DETECTABLE WARNING PANELS WHERE SHOWN.
 - 5" DEPTH PCC DRIVEWAYS TO BE BUILT WITH CONSTRUCTION OF HOME.
 - 9" PCC PAVEMENT ON GRANULAR BACKFILL FROM TOP OF PIPE TO BOTTOM OF PAVEMENT OR 6" DEPTH GRANULAR SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY WHERE NO UTILITIES ARE PRESENT.
 - CURB.
 - FAIRER TO NO CURB.
 - CLUSTER MAILBOX AND PAD AS PER USPS STANDARDS.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE, 45" STRIPING AT 3" ON CENTER WHERE SHOWN.
- SIGNAGE, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - NO PARKING SIGN.
- SEE ARCHITECTURAL PLANS FOR DETAILED PATIO AND CLUBHOUSE DESIGN INFORMATION AND ELEVATIONS.
- ENTRANCE GATE WITH KEY PAD TO BE SELECTED BY OWNER.
- 6" HEIGHT CEDAR FENCE. SEE DETAIL.
- RESTORE EXISTING HAUL ROAD AS DIRECTED BY NEIGHBORING PRIVATE OWNER.

LEGEND



1	BUILDING SETBACK REVISION	12/28/22	LAW
2	SIDEWALK NOTE UPDATES	10/13/22	LAW
3	AS PER COMMENTS	09/17/22	RAM
4	REVISED TO MATCH TITLE SHEET	08/02/22	RAM
5	REVISION	DATE	BY
6	REVISION	DATE	BY
7	REVISION	DATE	BY
8	REVISION	DATE	BY
9	REVISION	DATE	BY

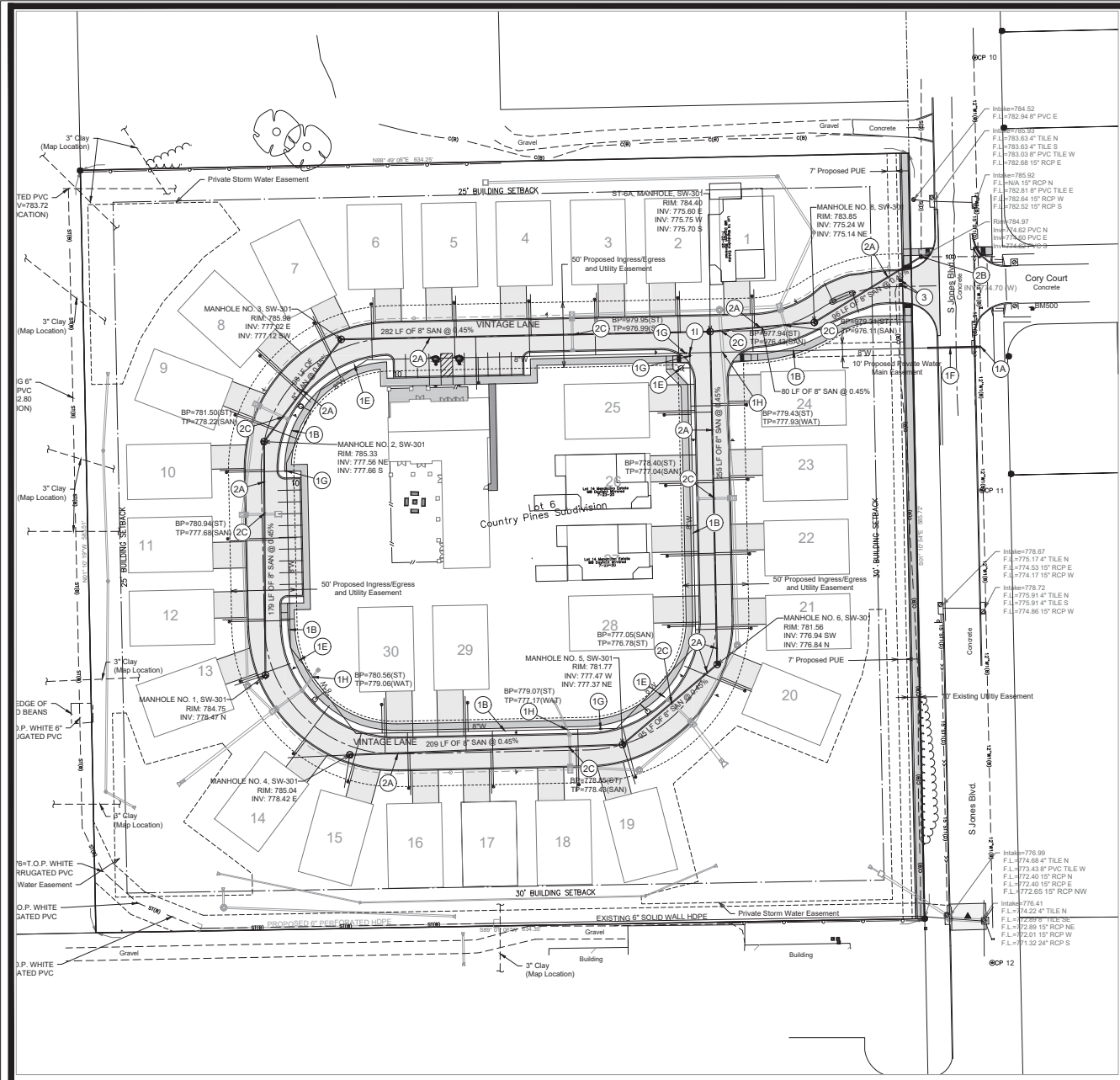
Scale: 1" = 40'
 Checked By: JAL
 Date: 3-27-2020
 Technician: RAM
 Date: 3-27-2020

Project No: 119.1037
 7707 S.W. GARDNER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASOCIATES.COM

NORTH LIBERTY, IOWA
DIMENSION PLAN
SNYDER & ASSOCIATES, INC.

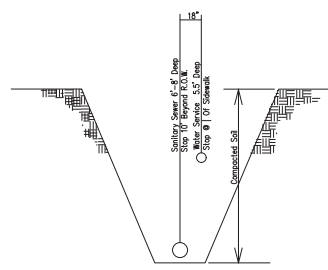


Project No: 119.1037
 Sheet C300



UTILITY PLAN CONSTRUCTION NOTES

1. PRIVATE WATER SERVICES, PROVIDE THE FOLLOWING PER NORTH LIBERTY SPECIFICATIONS:
- A. CONNECT TO EXISTING 12" WATER MAIN WITH 12" X 8" TAPPING SLEEVE AND VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE PRIOR TO CONSTRUCTION.
 - B. 8" PVC WATER MAIN WITH FITTINGS AND BENDS PER CITY OF NORTH LIBERTY STANDARDS AND SPECIFICATIONS.
 - C. 1" WATER SERVICE WITH CURB STOP.
 - D. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE, LOCATION AND ELEVATION.
 - E. HYDRANT ASSEMBLY, PROVIDE AND INSTALL AS PER CITY OF NORTH LIBERTY STANDARDS AND SPECIFICATIONS.
 - F. DIRECTIONAL DRILL WATER MAIN UNDER EXISTING PAVEMENT TO LIMITS SHOWN.
 - G. 8" VALVE.
 - H. CRITICAL CROSSING, CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN 18" VERTICAL CLEARANCE BETWEEN UTILITIES. IN LOCATIONS WHERE WATERMAIN IS TO BE PLACED BELOW STORM SEWER, STORM SEWER IS TO BE GASKETED JOINTS WITHIN 10' OF WATERMAIN CROSSING. IF THE WATERMAIN IS TO BE PLACED BELOW THE SANITARY SEWER, REPLACE THE SANITARY SEWER WITH WATER MAIN MATERIAL AND MAINTAIN 18" VERTICAL CLEARANCE. IF THE WATERMAIN CROSSES OVER THE SANITARY SEWER BUT AT LESS THAN 18", REPLACE THE SANITARY SEWER WITH WATER MAIN MATERIAL AND INSTALL IT NO CLOSER THAN 6" BELOW THE WATERMAIN.
 - I. 8"x8" TEE.
2. PRIVATE SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING AS PER CITY OF NORTH LIBERTY STANDARDS AND SPECIFICATIONS:
- A. 8" SANITARY SEWER MAIN.
 - B. CORE DRILL AND CONNECT TO EXISTING SANITARY SEWER MANHOLE AS PER SUDAS SECTION 6010, SUBSECTION 3.05. REBUILD INVERTS AS NECESSARY.
 - C. CRITICAL CROSSING.
3. RELOCATE EXISTING COMMUNICATION PEDESTAL OUTSIDE OF PROPOSED PAVEMENT AND ADJUST TO GRADE AS NECESSARY.



PAINT CURB RED FOR SANITARY SERVICE AND BLUE FOR WATER SERVICE
PLACE ONE 6 FT. STEEL POST BURIED AT THE END OF ALL SERVICES
PLACE ONE 8 FT. 2X4 AT THE END OF THE SANITARY SEWER SERVICE

SERVICE LOCATION DETAIL

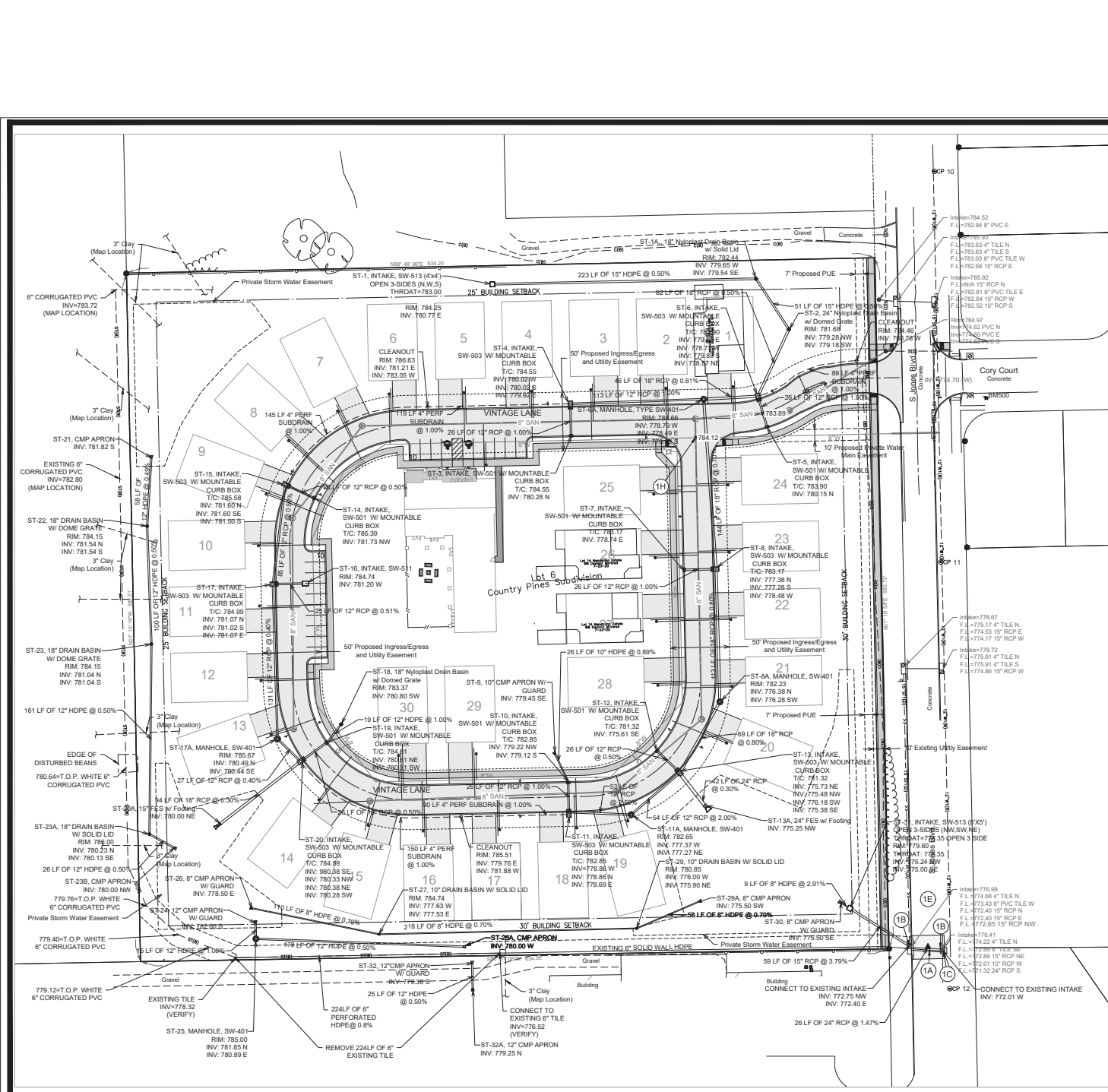


12/28/21	LAW	BUILDING SETBACK REVISION
10/13/20	LAW	SIDEWALK NOTE REVISION
09/17/20	RAM	AS PER INDC COMMENTS
08/02/20	RAM	REVISED TO MATCH TITLE EXHIBIT
	IT	REVISION
1" = 40'		Scale: 1" = 40'
3-27-2020	JAL	Checked By: JAL
	RAM	Engineer: RAM
		Technician: RAM
119.1037		Job#: 119.1037
		Project No: 119.1037

NORTH LIBERTY, IOWA
 7707 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
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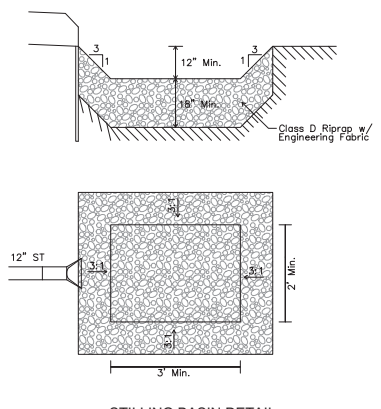
VINTAGE ESTATES
UTILITY PLAN
SNYDER & ASSOCIATES, INC.





STORM SEWER PLAN CONSTRUCTION NOTES

1. STORM SEWER IMPROVEMENTS: PROVIDE THE FOLLOWING AS PER CITY OF NORTH LIBERTY STANDARDS AND SPECIFICATIONS:
 - A. REMOVE EXISTING 15" PIPE AND REPLACE WITH NEW PROPOSED 24" RCP.
 - B. CUT HOLE IN EXISTING STRUCTURE TO ALLOW FOR NEW LARGER PIPE TO BE INSTALLED. PLACE CONCRETE COLLAR AT ALL NEW PIPE CONNECTIONS. COORDINATE CONSTRUCTION OF NEW PIPE WITH CITY OF NORTH LIBERTY PRIOR TO CONSTRUCTION.
 - C. REPAIR INVERTS AS NEED TO ALLOW FOR POSITIVE DRAINAGE.
 - D. COORDINATE ALL STORM SEWER IMPROVEMENTS IN JONES BLVD WITH CITY INSPECTOR PRIOR TO CONSTRUCTION.
 - E. COORDINATE TRAFFIC CONTROL WITH CITY OF NORTH LIBERTY PRIOR TO CONSTRUCTION.
 - F. ALL FIELD TILE THAT IS TIED INTO THE 6" LINE THAT IS BEING REPLACED SHALL BE TIED INTO THE NEW PROPOSED JOINTS WITH FILTER FABRIC ON ALL STORM SEWERS.



STILLING BASIN DETAIL

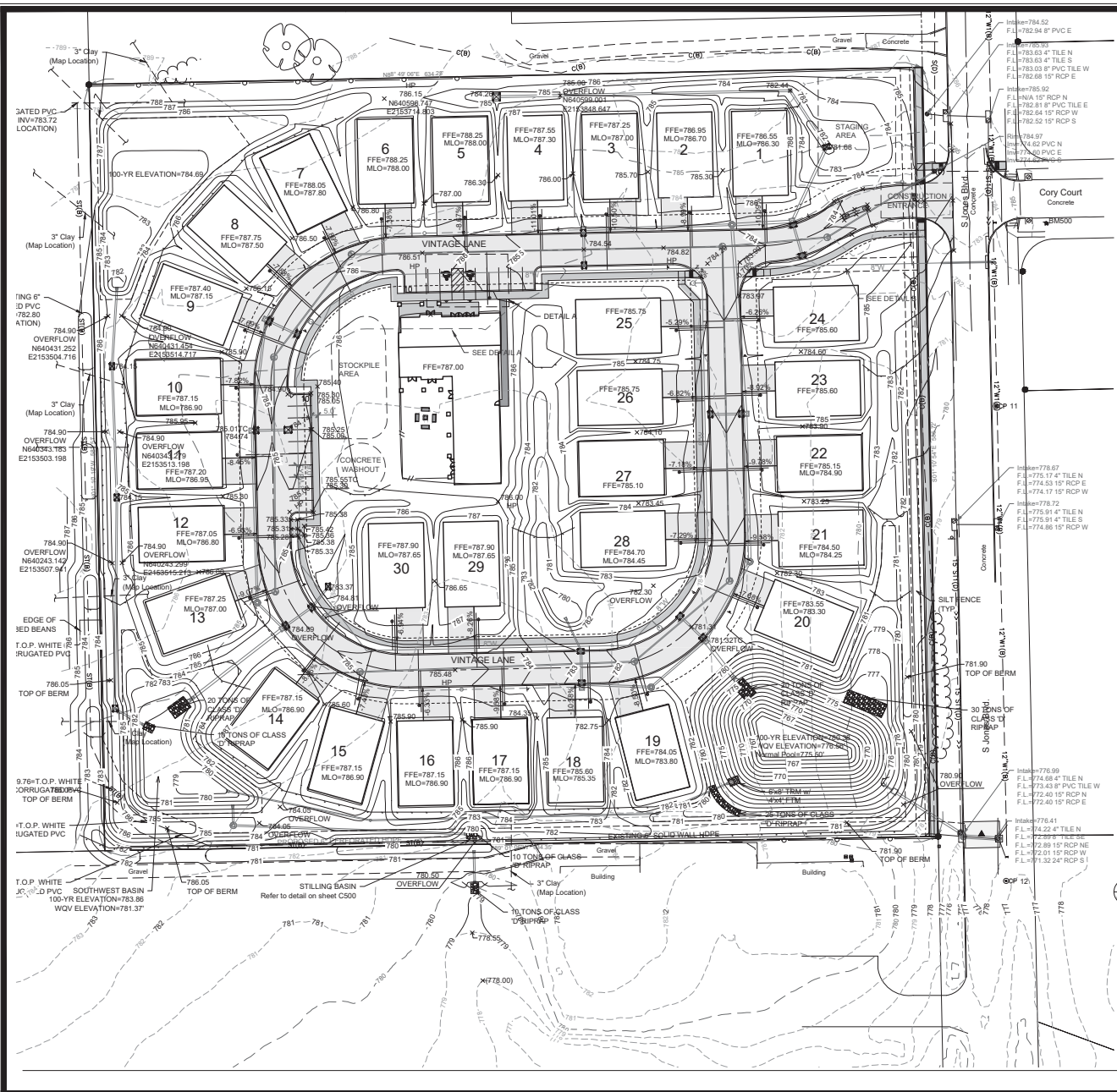
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10/13/20	LAW	SIDEWALK NOTE REVISION
09/17/20	RAM	AS PER PERM COMMENTS
08/03/20	RAM	REVISED TO MATCH TITLE EXHIBIT
		REVISION
		DATE
		BY
		Scale: 1" = 40'
		Checked By: JAL
		Engineer: RAM
		Drawn: 3-27-2021
		4-6-21: TTN-BRW-SE

Project No: 119.1037
 9797 S.W. GARDNER BLVD.
 ANKENY, IOWA 50023
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VINTAGE ESTATES
STORM SEWER PLAN
SNYDER & ASSOCIATES, INC.



Project No: 119.1037
 Sheet C500



GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
- POST CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.
- ALL TEMPORARY SEEDING SHOULD INCLUDE MULCH.
- ALL CLASS D RIPRAP TO HAVE 6" MACADAM STONE TOPDRESSING.
- INDIVIDUAL GRADING PLANS FOR EACH HOME SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT.

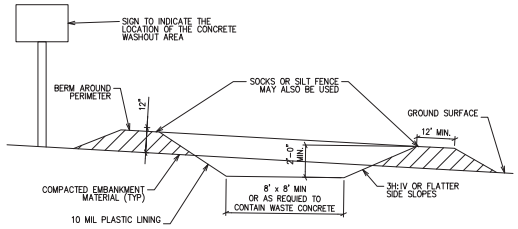
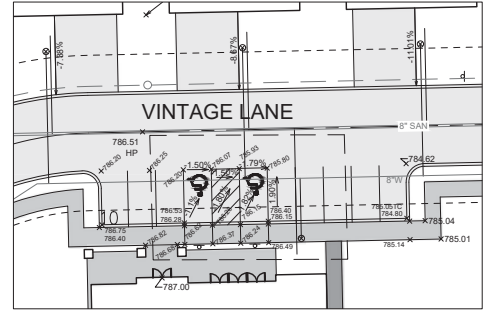
QUANTITIES

SILT FENCE
BELOW GRADE INLET PROTECTION
CLASS 1' RIPRAP
TBM

NOTE

2190 LF
19 EA
125 TON
48 SF

FFE FINISH FLOOR ELEVATION
MLO MINIMUM LOW OPENING



- NOTES**
- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - A SIGN SHALL BE PLACED AT THE WASHOUT AREA TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE AND PUMP TRUCKS.
 - THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED UP AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 - WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.
 - A SILT FENCE OR OTHER DEVICE MAY BE USED IN PLACE OF DIRT BERM.

1 CONCRETE WASHOUT AREA DETAIL
NO SCALE



9	BUILDING SERVICES REVISION	02/29/21	RAW			
8	AS PER OWNER COMMENTS	09/17/20	RAW			
7	REVISED TO MATCH TILE EXHIBIT	08/04/20	RAW			
6	REVISION			DATE	BY	
5	REVISION			DATE	BY	
4	REVISION			DATE	BY	
3	REVISION			DATE	BY	
2	REVISION			DATE	BY	
1	REVISION			DATE	BY	

VINTAGE ESTATES
NORTH LIBERTY, IOWA

2727 S.W. SNYDER BLVD
AMENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

GRADING AND EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.



Project No: 119.1037
Sheet C600

Sheet C600

Ordinance No. 2022-05

AN ORDINANCE AMENDING VINTAGE ESTATES RS-4 PAD SINGLE-UNIT RESIDENCE PLANNED AREA DEVELOPMENT BY REDUCING THE REAR YARD SETBACK FROM 30 FEET TO 25 FEET ALONG THE NORTH AND WEST PROPERTY LINE ON PROPERTY LOCATED ON THE WEST SIDE OF SOUTH JONES BOULEVARD WEST OF THE WESTERN TERMINUS OF CORTY COURT LOCATED IN NORTH LIBERTY, IOWA

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

SECTION 1. AMENDMENT. The Vintage Estates RS-4 PAD Single-Unit Residence Planned Area Development amendment, reducing building setbacks from 30 feet to 25 feet for those buildings along the northern and western property lines, is hereby approved for the following property:

Lot 6 Country Pines Subdivision North Liberty, Iowa according to the plat recorded in Plat Book 30 Page 228 in the Office of the Johnson County Recorder.

SECTION 2. CONDITIONS IMPOSED. The following conditions are hereby imposed on said PAD amendment as listed in the February 1, 2022 North Liberty Planning Commission report:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That no buildings in the proposed development have basements; and
3. That the setback reduction not affect the design of the stormwater management system.

SECTION 3. 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 4. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. 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 7. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on February 22, 2022.
Second reading on _____.
Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, 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. 2022-05 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Additional Information

To **Mayor and City Council**
CC **City Administrator**
From **Tom Palmer, Building Official**
Date **#/3/2022**
Re **Monthly Report**

February Permits:

35 permits were issued in February with estimated construction value of 2.6 million dollars. Seven new housing permits were issued with construction value of 1.7 million dollars. Staff completed 292 inspections during the month of February.

Rental/Code Compliance Cases:

Four new rental permit applications received in February. A total of one code compliance cases were processed in February.

North Liberty Clinic of Chiropractic:

On January 3, 2022, Stebral Construction obtain a permit to renovate unit 6 located at 580 N. Madison Street for new location for North Liberty Clinic of Chiropractic. On February 28th the owner received a certificate of occupancy to begin treating patients.

February Permit Tally Report



Permit Type				Construction Value	Total Fees
Group: Automatic Fire Sprinkler System					
				\$1,816.00	\$156.00
					Group Total: 2
Group: Commercial Alteration					
				\$5,000.00	\$111.25
					Group Total: 1
Group: Demolition Structure(s)					
				\$0.00	\$0.00
					Group Total: 1
Group: Fence					
				\$6,000.00	\$25.00
					Group Total: 1
Group: Mechanical Electrical Plumbing (MEP)					
				\$500.00	\$23.50
					Group Total: 1
Group: New Commercial					
				\$255,000.00	\$1,861.75
					Group Total: 1
Group: New Single Family Dwelling					
				\$1,715,000.00	\$18,075.75
					Group Total: 7
Group: Permanent Sign					
				\$67,540.00	\$300.00
					Group Total: 6
Group: Rental					
				\$191,000.00	\$400.00
					Group Total: 4
Group: Residential Addition					
				\$34,519.95	\$570.30
					Group Total: 2
Group: Residential Alteration					
				\$390,260.00	\$3,543.43
					Group Total: 7
Group: Right of Way					
				\$10,000.00	\$23.50
					Group Total: 1

February Permit Tally Report

Group: Zoning Certificate

				\$0.00	\$25.00
					Group Total: 1
				\$2,676,635.95	\$25,115.48

Total Records: 35



Certificate of Occupancy Monthly Report

Applicant	Parcel Address	Project Description	Permit Type	Date C.O. Issued
Kyle Sherman	2901 Stoner Ct Unit B-8	Storage space for diamond dreams	Zoning	2/17/2022
Benjamin Frazier	25 Alydar Dr	2022 Rental Permit	Residential Rental	2/15/2022
Tito Francisco	760 Nathan Ave Unit 3	Install temporary three compartment sink and	Building	2/9/2022
Grand Rail Development	2901 Stoner Ct Unit B-8	Owner Improvement	Building	2/18/2022
Wade Chapman	1028 Cory Ct	Basement bedroom and 3/4 bath finish	Building	2/28/2022
Grand Rail Development	2901 Stoner Ct Unit B-5 & 6	Owner Improvement	Building	2/11/2022
Grand Rail Development	2901 Stoner Ct Unit B-13	owner Improvment	Building	2/4/2022
Tyler Hogue	1423 Marilyn Dr	2022 Rental Permit	Residential Rental	2/16/2022
Ryan Lebeda	5 E Cherry St	Renovation of existing	Building	2/7/2022
Golfview MHC	108 Golfview Ct	108 Golfview Ct. North Liberty, IA 52317	Building	2/8/2022
Golfview MHC	211 Golfview Ct	211 Golfview Ct. North Liberty, IA 52317	Building	2/8/2022
Miranda Wilde	540 Augusta Cir Unit 1	2022 Rental Permit	Residential Rental	2/10/2022
Bi-State Contracting	1242 Vintage Lane	Single Family Home	Building	2/14/2022
Caleb Shield	2239 St. Andrews Drive	New 2 story, 4 plex townhome	Building	2/25/2022
Caleb Shield	2237 St. Andrews Drive	New 2 story, 4 plex townhome	Building	2/4/2022
Caleb Shield	2233 St. Andrews Drive	New 2 story, 4 plex townhome	Building	2/4/2022
Caleb Shield	2236 Denison Avenue	2 Story 5 Plex Condos	Building	2/18/2022
Caleb Shield	2234 Denison Avenue	2 Story 5 Plex Condos	Building	2/25/2022
Caleb Shield	2230 Denison Avenue	2 Story 5 Plex Condos	Building	2/18/2022
Caleb Shield	2228 Denison Avenue	2 Story 5 Plex Condos	Building	2/18/2022
Caleb Shield	765 River Bend Lane	New Zero Lot Line	Building	2/24/2022

Robson Homes Inc.	1110 Harrison Street	New single family dwelling	Building	2/22/2022
Dustin Lee	1480 Franklin Street	Basement Finish	Building	2/15/2022
Barry Frantz Construction, Inc.	1182 Leann Cir	SFC. Zero Lot . MADISON plan	Building	2/8/2022
Barry Frantz	1180 Leann Cir	SFC. Zero Lot . MADISON plan	Building	2/8/2022
Paul Scallon	1180 Salm Drive	New Construction	Building	2/24/2022

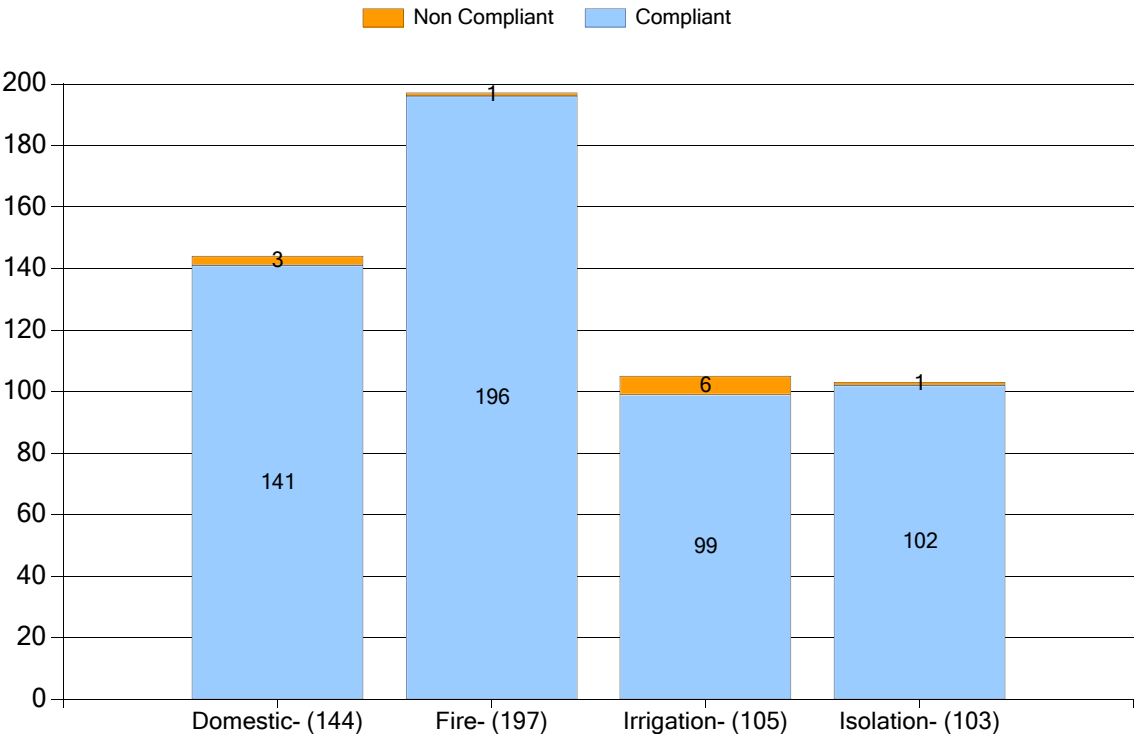
Total Records: 26

Code Compliance Report

02/01/2022 - 02/28/2022

Case Date	Case #	Status	Complaint	Reporting Code
2/16/2022	20220092	Open	Storage of Junk	Zoning Code

Breakdown of Backflow Preventer Compliance



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



To **Mayor, City Council, Communications Advisory Commission**
CC **City Administrator Ryan Heiar**
From **Communications Director Nick Bergus**
Date **March 2, 2022**
Re **Communications Staff Report**

COVID-19

February saw the end of the state's Public Health Emergency Proclamation and, with the decommissioning of the state's dedicated websites, we audited and decommissioned the city's resource page. At the end of the month, we issued an update on our masking policy based on the CDC's updated guidance.

Library Partnerships

Micah has been working with library on several projects in recent weeks.

She is on the planning committee for the library- and administration-led annual Embody Embrace event, one of the city's emerging signature DEI events, which is slated to return in-person in fall 2022. Micah has been helping the committee evaluate whether previously articulated goals were met in the first two years of the program and whether new values/priorities have emerged since then, and to set new goals for 2022 to ensure the committee can effectively serve the community with this program in 2022 and beyond.

Micah is also collaborating with library staff to develop the department's IDEA team, a staff committee that will work to identify and address the needs of Library patrons as they relate to topics of inclusion, diversity, equity and accessibility.

Micah also appeared on last month's episode of the library's podcast, *Love, Light, & Lit*, to share ideas for practicing inclusion year-round.

Ranshaw House

Micah and Nick have begun working on bringing programming and social services to the Ranshaw House, starting with youth programming in partnership with United Action for Youth this spring. South Slope will graciously provide high-speed internet, and we're assess what additional furniture and equipment we'll need for the space.

Beat the Bitter

North Liberty Lights – the illuminated display around Liberty Centre Pond – concluded Feb. 28 and will removed in early March. Jillian began plans for the display in May 2021

and secured GEICO Career's support to cover half of the \$25,000 price tag, while Beat the Bitter's operating budget covered the rest. North Liberty Lights was lit every night at sundown in the month of February for residents and visitors to enjoy at their leisure. It was also the venue for Beat the Bitter's inaugural 5K-ish Glow Run with 250 participants. Additionally, we partnered with Pedal Power to provide free bike carriage rides to over 100 households around the pond three Sunday evenings in February. The city has received social media and email praise from residents for the unique display and we plan to make it a winter staple.

City Slate

North Liberty's City Slate is a collection our largest special events planned by city staff. Every event on the slate is free to attend, and our team has over 40 events in store in 2022. Folks can see what's in store and save the dates for our events through August at northlibertyiowa.org/cityslate. The City Slate was created from the success of the 2021's Summer Slate and is a collaborative effort from programmers across city departments. Events are free for attendees thanks to \$48,000 raised from local businesses and existing city programming dollars.

Blues & BBQ

We're just four months away from the return of North Liberty Blues & BBQ. Jillian and Nick have been finalizing our sponsorship drive – of which we've secured \$67,000 out of a goal of at least \$70,000 in local business support in addition to \$15,000 from the City of North Liberty, collaborating with The Englert to book our stage lineup and headliner, contracting with vendors for kids' fun, drafting up a new layout for the event, outlining a marketing plan, preparing to accept food vendor applications and reengaging committee members after the event's two-year hiatus. We're excited to bring this summer tradition back to North Liberty.

Great Neighborhoods

We held our first quarterly meeting of 2022 with Neighborhood Ambassadors in February. We focused on the theme of Welcoming Neighbors at this meeting and plan to cover How Local Government Works, Social Services Neighbors Can Lean On, and a Review of the Comprehensive Plan at our Q2, Q3 and Q4 meetings this year. We continue to partner with our 40 ambassadors to coordinate citywide neighborhood events and initiatives, identify and create communication tools ambassadors can use to share city and neighborhood news, and promote and recruit for the program.

Our Neighborhood Ambassador program is still very new but has already caught some domestic and international attention. Jillian has been approached by Rockville, Md., Gunnison, Colo., and a German consulting company hired by the Government of Dubai to advise on community engagement efforts to share details about how we've set up our program.

Projects

Nick began preparing for construction seasons with updates to the projects webpage and organization for the the annual project open house to help folks learn about coming construction projects. In 2021, we held the open house's online and so liked the format, including being able to record the information to provide to folks later, that we're planning to hold online event again on March 17 (Dubuque Street), 24 (City Hall) and 31 (Jones Boulevard and Comp Plan). A registration link is available at northlibertyiowa.org/projects.

Welcoming America: Rural Welcoming Initiative

Our Rural Welcoming Initiatives committee has landed on two areas of focus for this year's efforts to better support immigrants and refugees in our city. Work will align with Welcoming America's standards regarding Equitable Access and Connected Communities. Projects will include creating a plan to increase language access in city communications and programs and hosting at least one Welcoming Week event that focuses on bringing together immigrant and non-immigrant community members for fellowship and exchange.

Other Items

Staff represented the city at the Building Better Bridges conference, Learning Exchange, attending Business Partnership's Community Leadership Program and in the United Way's Community Impact Council site visits and the monthly Whip Poor Wills club meeting.

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

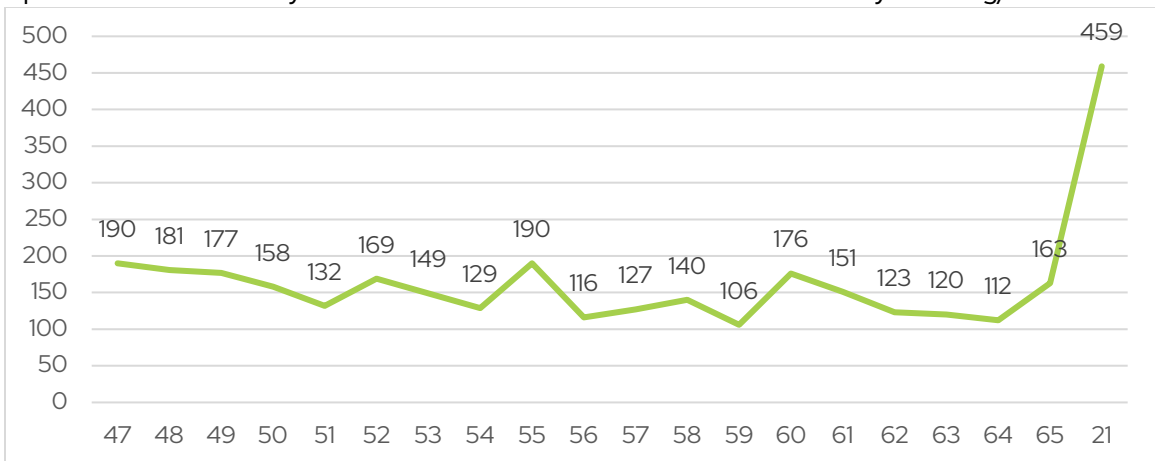
Staff gave interviews with local news outlets about snow clearing, city hall costs and the developments around medical facilities. We posted news releases about tax assistance, good neighbor meetings, PulsePoint, updated zoning code, the March 15 special election and more.

Completed Videos

Title	Requested By	Completed	Duration
Eye on: North Liberty Lights	Communications	Feb. 1	0:03
Planning and Zoning Commission	Administration	Feb. 1	0:35
Beat the Bitter: 5K-ish Glow Run	Communications	Feb. 2	0:01
Beat the Bitter: Fire & Ice	Communications	Feb. 2	0:02
Board of Adjustment	Administration	Feb. 2	0:31
Connected to Tomorrow	Planning	Feb. 8	0:02
Hype Video	Fire	Feb. 8	0:01
City Council	Administration	Feb. 8	1:30
Bomb Squad Robot	Communications	Feb. 9	0:01
Training	Fire	Feb. 9	0:10
GNM: Liberty Villas	Planning	Feb. 14	1:00
GNM: Jaro Way	Planning	Feb. 15	0:13
Eye on: Book Challenges	Communications	Feb. 22	0:26
City Council	Administration	Feb. 22	1:50
Candidate: Gulick	Communications	Feb. 23	0:04
Candidate: Strickland	Communications	Feb. 23	0:04
Candidate: Bermel	Communications	Feb. 23	0:03
Total completed productions: 17	Duration of new video: 6.6 hours		

52317 Podcast

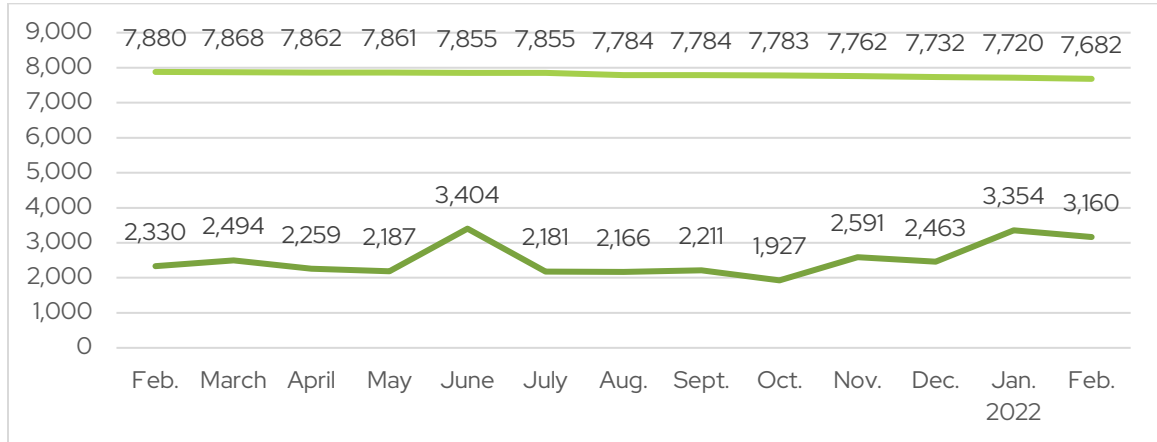
Episodes release every three weeks and can be found at northlibertyiowa.org/52317.



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** 21: Heyn's; 65: LaLa Boutique; 64: Kirkwood Workplace Learning Connection; 63: Leash on Life; 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: Beathe; 52:

Meadowlark Psychiatric Services; 51: Psychiatric Associates; 50: Letter B; 49: Fryvecind Voice Studio; 48: A Chocolate Studio; 47: Corridor Rentals

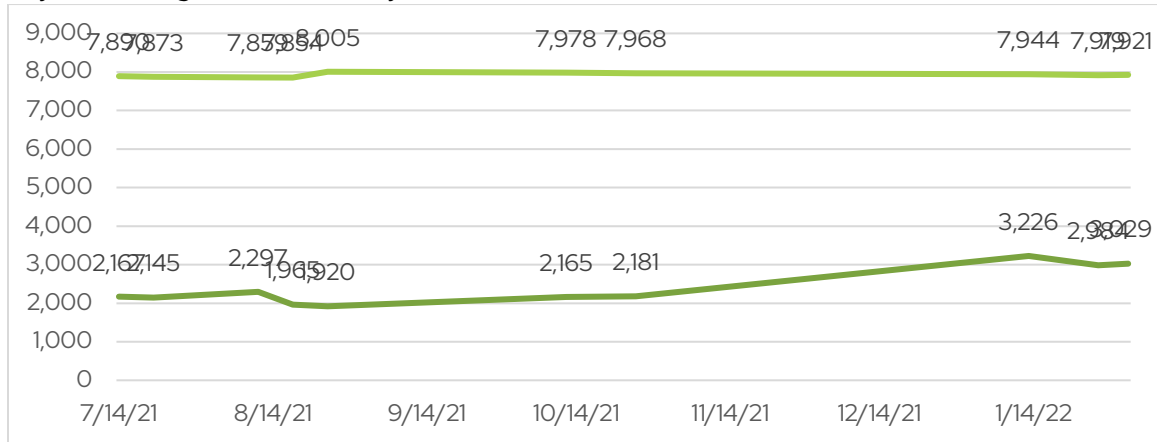
North Liberty Bulletin Email Newsletters



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** Feb: Save the dates; Jan: Tomorrowland; Dec: Conspiring, to eat cookies, by the fire; 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 🐾

Know Before You Go Emails

These emails focus on free, large-scale community and leverage the city's email list. It is a key marketing channel for City Slate events.



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:** Drive-in Movies (July); Inflatables Day; Eastern Iowa Circus; Concert in the Park and fireworks; Playground Crawl; Moonlight Walk; Haunted Happenings; Lighthouse in the Library (Jan.), Fire & Ice; Ice Fishing with TAKO

Social Media

Month	Facebook		Twitter		Instagram	Nextdoor
	New likes	Reach	New follows	Impressions	Followers	Members
Feb 2022	47	47,939	17	18,100	2,620	5,448
Jan 2022	139	209,293	7	40,500	2,600	5,411
Dec 2021	32	19,971	11	23,500	2,575	5,383
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

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
Feb 2022	22,876	16,286	41,437
Jan 2022	26,218	20,351	47,444
Dec 2021	17,011	13,056	33,502
Nov 2021	20,196	15,122	39,415
Oct 2021	17,041	13,190	32,858
Sept 2021	22,849	14,800	44,285
Aug 2021	29,557	21,990	54,762
July 2021	32,559	24,967	63,686
June 2021	22,840	19,955	64,284
May 2021	24,221	17,537	49,636
April 2021	22,452	13,855	44,847
March 2021	23,993	14,861	46,159
Feb 2021	27,228	20,540	47,047

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. All stats are monthly.



TO: Johnson County Board of Supervisors
FROM: Jennie Garner, Library Director
DATE: March 4, 2022
SUBJECT: Monthly Library Report

Library News

As mentioned, March 1-2, I had the opportunity to travel to Washington DC to take part in a two-day convening to discuss the impact of literacy and reading on social well-being and civic engagement, hosted by the Institute of Museum and Library Services (IMLS). It was an extraordinary experience with presenters including Robert Putnam (author of *Bowling Alone* and *Upswing: How America Came Together a Century Ago and How We Can Do It Again*) with his co-author of *Upswing*, Shaylyn Romney-Garrett; author Maryanne Wolf who wrote *Reader, Come Home: The Reading Brain in a Digital World*; Tony Ageh, Chief Digital Officer of the New York Public Library; British Roberts, Executive Director, Barbara Bush Foundation for Family Literacy; and others. It was an extremely rewarding experience to exchange ideas and be at the table to discuss how libraries operate today and our future. I'll keep you all up-to-date as this work progresses.

The library will soon be circulating five hot spots to the public and we are working to add to that number soon. Hot spots are much needed to bridge the digital divide in our community and allow folks to have Internet access from home. This is crucial as we try to make up for learning loss created by the pandemic and online school the last couple of years. Many children, particularly our youngest kiddos, are far behind in their learning. We're hoping the library can help bridge these gaps in some part.

Our Public Services Librarian, Kellee, has collaborated with local women artists and the African American Museum to create a display for Women's History Month. Information on the artists can be found [here](#). We will also host our fourth community engagement event for Lighthouse in the Library, on May 14, in partnership with the University of Iowa office of Diversity, Equity, and Inclusion, on cultural competency. This event will be slightly different from our previous event as it will be limited to 30 attendees and won't be recorded due to the instructional nature.

We also recently released produced our latest Love, Light and Lit Podcast featuring an important conversation with Kellee and the City's Program and Equity Coordinator, Micah. Listen to this episode on how we can practice inclusion everyday: [latest episode](#).

Our Collection Development Librarian, Andrew, shared the following statistics regarding library materials circulation beginning to increase (recover) after the pandemic. Chart below shows circulation totals for this fiscal year through February. At 66% of the way through the year, we hope to be at about 66 percent of our circulation compared to last year and we are doing very well. Since last year was not the best year to compare, Andrew also compiled the previous year's totals. When we compare to that year prior to the pandemic, we're on target with adult checkouts, increased in youth and picture books, and are slightly under with teen collection. Audiobooks and DVDs are decreased compared to two years ago, but way up from last

year. Part of that may be that new releases for DVDs slowed down as not a lot was being released, but things have picked up and Andrew recently several missing or well-worn DVDs.

	Totals as of Feb 2022(66 percent through year)	FY21 Totals	% difference	Totals from FY20	% comparison of use to date FY22 to FY20
Audio Total	544	481	113	1366	39.82
DVD Total	5516	4071	135	17103	32.25
Total Adult Books	12926	10992	118	20241	63.86
Total Primary Books	19011	16850	113	26443	71.89
Total Juvenile, Plus Early Readers	14763	12116	122	18123	81.46
Total Teen Fiction	2042	2009	102	3432	59.50



An ARPA grant we were awarded from the State Library of Iowa enabled the library to purchase two brightly colored solar charging benches to be located by the Community Center playground.



Monday Morning Social Sour is back in full-swing. The library provides coffee every Monday for attendees. This group has grown over the years. They have not only become fast friends but have even created their own armchair travel programs—sharing travel slides and experiences.



Library Night at the Heartlanders: North Liberty Library hosted a table at the Feb 26 Heartlanders game as part of One Book Two Book festival (and will go again on March 12th). This event kicked off a book drive in conjunction with Miss Iowa whose Social Impact Initiative is Read to Succeed: Promoting Literacy in Grades K-3. The book drive will end on the 12th of March – Books, which will be donated to Houses into Homes and DVIP, can be dropped off at the Heartlanders team store, as well as North Liberty Library. The writing samples from the kid writer winners from One Book Two Book were displayed, as well as information about our library. And Erin was asked if she'd like to ride the Zamboni. 😊

Scroll for more Program Highlights



Erin and Kayla, our Youth Services team (both certified in youth yoga) lead a Dragons Love Tacos Yoga for 46 attendees during the One Book, Two Book City of Literature Book Festival in February, with special guest, the Taco Dragon!



More than 100 attended the library's Snow Ball as part of the 2022 City Slate events. Storytime, snacks, and an indoor snowball fight were enjoyed by all.



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

From **Guy Goldsmith, Director of Parks, Building and Grounds**

Date **March 1, 2022**

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 and the Community Center future Roof Replacement Project.

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

We removed snow and ice from city parking lots, sidewalks and trails this past month.

Park staff resurfaced the ice rink at the tennis courts on a weekly basis. However, the rink is currently closed due to warmer weather. More than likely we will be disassembling the rink for the season and preparing the tennis court for tennis and pickleball users.

We continue to organize and clean-up our shop as time allows.

Parks staff continue to prepare for the upcoming season by determining what supplies are needed and placing orders. Trees have been ordered in preparation of an early spring tree planting day.

Park staff completed more annual training requirements through Target Solutions.

Parks staff performed playground safety inspections of all play equipment in preparation of the upcoming season. Needed replacement parts have been ordered.

We continue to review plans for the upcoming Dubuque Street Phase 1 Improvements Project. Parks staff removed the AC units and furnace from 405 & 407 North Front Street and 430 North Dubuque Street property. The demolition of the property was completed on February 18th in preparation of the upcoming Dubuque Street Phase 1 project.

Park Staff fabricated two Information Center signs that will be installed at Red Fern Dog Park. This saved the city \$5,500.

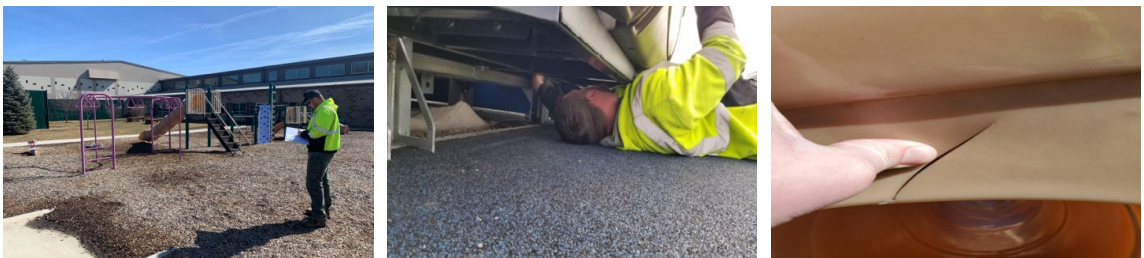
On March 1st City staff attended a preconstruction meeting for the Dubuque Street Phase 1 Improvements Project. We met with Shive Hattery and project Contractors.

We continue to meet with NLCBS ball club regarding field usage and future improvements at the Babe Ruth field for this upcoming season.

Department heads participated in a goal setting session on February 23rd for future City planning and growth.



Park Staff fabricated two Information Center signs that will be installed at Red Fern Dog Park.



Parks Department performing playground safety inspections to prepare for the season.



Demolition of 405 & 407 North Front Street and 430 North Dubuque Street property in preparation of the upcoming Dubuque Street Phase 1 project that will begin very soon.



North Liberty Police Monthly Report February 2022

Training:

- Members attended monthly Canine, Bomb Squad, Tactical Team, and Dive team (64 hours)
- Officer Jacobi is continuing his Field Officer Training and is partnered with an FTO for each shift.
- All staff members attended a 30 minute online Zoom meeting with the Guidelink center covering the services they provide for all law enforcement. (12 hours)
- All officers attended an online course on mental health called the Shield of Resistance (10 hours)

Public Relations:

- Continue to work the Liberty High School events at their request. This overtime is paid by the ICCSD.
- We participated in a KCRG media request to inform the public on the Community Police Academy. It is being held next month and the theme is Behind the Badge. The academy meets for 4 weeks on Wednesdays evenings at the JECC, starting March 23rd through April 6th. The applications and more information can be found at <https://northlibertyiowa.org/2022/01/26/north-liberty-partners-with-local-law-enforcement-agencies-to-offer-a-look-behind-the-badge/>
- Donated \$100 to the Special Olympics Polar Plunge
- Officers stopped by Liberty Pond during Liberty Lights display.
- Bomb Team held a demo in North Liberty for NLTV, NL Fire and the City Administrator.
- Hosted an event and provided PD tours for the Business Partnership Team and Johnson County Legislative Forum.
- Hosted a Lion Cub Scout tour and safety talk at the PD.
- Conducted 3 child safety seat inspections.
- Two of our bilingual officers talked to the media about their experiences and interpreting needs in law enforcement.

Equipment:

- The internal and external surveillance camera system went out at the PD. Several Staff member worked with IT and the vendor to get the system back on line.
- Received our new body worn cameras. They are Axon 3 and, with the 5 year program we purchased, we get new hardware every 2.5 years.

Traffic Contacts	326
Parking Contacts	19
Vehicle Inspections	21
Vehicle Unlocks	20
Crash Investigations	24
Public Assists	327
Assist other Agency	117
Crimes Against Persons Report	8
Crimes Against Property Report	9
Other Reports	34
Arrests	30
Warrants	5
Alcohol/Narcotics Charges	15
Crimes Against Persons Charges	8
Crimes Against Property Charges	1
Other Charges	18
Animal Calls	54
Total Calls for Service	1854
*Total Calls for Service for the year	3557

Enforcement/Crime:

- Had an officer visible out on I380 for the Avenue of the Saints Enforcement Project.

Department Admin:

- Our North Liberty native and DMACC Criminal Justice unpaid college Intern continues to observe and assist with tasks. She will be here another two months.
- Officer Cade Burma submitted his resignation and will be going to ICPD.
- Conducted interviews with the non-certified candidate from the January application process.
- The chief attended various meetings over the month. They were the local chief's meetings with the county attorney, the police chief's weekly legislative committee priorities, the ILEA council meeting and separate special closed session, department head meeting, and department head goal setting session.
- Submitted the information for all current NLPD officers through grantsiowa.gov for the \$1000 retention bonus from the Governor.
- Worked with Tracey Mulcahey and Alliant Energy to revise our electrical bill contract from a GS rate to a LGS rate. Hopefully we will see some cost savings on our energy bills.
- 2021 annual evaluations were completed for all staff.
- Contact card data for our traffic contact data from 2021 was sent off to Dr Barnum for his analysis.

Respectfully Submitted by Chief Diane Venenga and Alisha Ruffcorn 3/3/2022



To **Park & Recreation Commission Board Members**
CC **Mayor, City Council, City Administrator**
From **Shelly Simpson**
Date **March 1, 2022**
Re **Monthly Report – February 2022**

February is the shortest month in days but seems to be the longest on one's mind and body. Outdoor building maintenance projects were halted due to the weather. We continue with the increase in patron usage, cover short-staffed situations & vacations, and the Recreation side stayed open for newest city holiday – President's Day. We tried to offer a second "Snow Much Fun" Friday but there was no interest. Weather leading up to the event was warm, with very limited snow for the event. The snow we did get the day prior turned out to be too light and non-compactable, fun to build snow opportunity. The City halted its mask policy on Feb 25; it will be interesting to see if usage continues to rise and we are planning to re-open the Kids Campsite Area.

Recdesk Database:

Reviewing our Recdesk database; we have 10,133 residents (64%) and 5,782 non-residents (36%) totaling 15,915 individuals. Increase of 275 from last month.

Aqua Programs:

With the new year, many Aqua classes returned with good participation. February sessions had approximately 67 registered participants, plus daily drop-ins. Arthritis Aqua, Aqua Zumba, Aqua Bootcamp and Easy Does It had the most attendance. Aqua Program revenues totaled \$1,265.

Swim Lessons:

Swim lesson Feb session had 87 registered participants. Private lessons continue to be most popular. Swim lesson revenues totaled \$1,685.

Leagues/Sports:

Most youth and adult sports continue through the month of February. This includes our largest youth basketball program. This is a cooperative league with Coralville and Tiffin and utilizes numerous local gymnasiums on Saturdays. Youth Competitive league play continued along with Adult Co-ed Volleyball and Men's Basketball

Pee Wee Sports (Soccer) totaled 40 participants.
Sport/Leagues revenues were collected in December.

BASP: Before School – 16; After School – 50 participants. This month, BASP revenues totaled \$14,735.

Rec Programs:

Some fitness aerobic classes returned with positive participation. We had approximately 25 registered participants, plus daily drop-ins. Body Blast, Body Sculpt, Bootcamp, Cardio Pump and Senior CBS continue to be mainstays and we added a Gentle Yoga class.



To **Mayor and City Council**
CC **City Administrator Ryan Heiar**
From **Street Superintendent Michael Pentecost**
Date **March 1, 2022**
Re **Street Department Staff Monthly Report for February**

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

- Locating of City Utilities (110 job tickets) ongoing
 - a. This is an increase of 15% from February 2021
- Continued animal control services (4 responses to animal issues)
- Cemetery plot locates (2 in total)
- Projects/Meetings
 - a. Ranshaw Way Phase 5
 - i. No work this month
 - b. Southwest Growth Project
 - i. Met with contractor to make terms for closing out project
 - c. Dubuque St Phase 1
 - i. MidAmerican gas is currently working on utility relocates
 - ii. Mediacom still needing to relocate utility
 - d. North Jones Blvd extension
 - i. Continued work on design
- Planning Commissions Meeting
- Traffic Incident Management (TIM) meeting with IDOT and local agencies covering expected road construction locations for Johnson County area this year
- Traffic signals
 - a. Repairs at Ranshaw Way and Penn St intersection after hours for burned out light
 - b. Replacement of detection pucks in various locations
- Installation and repair of various street signs
- Cleaned, organized, and prepared location in shop for new sign production machine when purchased
- 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 various equipment
- Cold patch potholes in various locations
- Clearing of vegetation, brush, and trees from Muddy Creek surrounding the Public Works Shop
- Working with CIPCO electric contractor for infrastructure install on west side of town
- Conducted annual employee evaluations

- Training
 - a. All staff completed Bloodborne Pathogens (BBP) training on Target Solutions
 - b. All staff completed Work Zone Safety Training by LTAP (Local Technical Assistance Program)
 - c. Supervisor completed Water Treatment/Distribution training for CEU on-line by ISG
 - d. Supervisor training on-line Using Liquids and Winter Maintenance by LTAP
- Sanitary Sewer
 - a. One sewer service back up on Stoner Ct
 - i. Staff helped customer identify problem
 - b. Contractor finished final cleaning and inspection of West Trunk Sewer Project
 - c. Staff working on Herky lift station project to help control H2S gases and order control
- Winter Operations
 - a. Prep for snow/ice events on 2-3, 2-13, 2-16, 2-18, 2-22, and 2-24
 - b. Anti-ice applied
 - i. On 2-23 consisting of 6315 gallons on 91 lane miles costing \$606
 - c. Staff worked a total of 137 overtime hours for winter operations this month
 - d. Preparations made for each potential weather event consist of making sure staff, equipment, and supplies are ready with monitoring of conditions before, during and after events
 - e. After each winter event all equipment is cleaned and inspected for needed maintenance



Ranshaw Way Bridge lights RED in February for Heart Month Awareness



To **City Council, Mayor and City Administrator**
From **Drew Lammers**
Date **March 1, 2022**
Re **February 2022 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. One submersible pump had all seals replaced and was reinstalled into a digester tank.
2. This month's staff safety meeting was on Blood-borne Pathogens. Staff completed target solutions online training as well as reviewed safety training topics as a group.
3. EMC insurance visited the treatment plant facility to perform a preventative loss inspection. No major concerns were found during the walkthrough. A few safety recommendations were given and the items have been addressed. This is a free service from the City's insurance provider. WPCP has an annual inspection in order to improve on safety items that can otherwise be overlooked.
4. Maintenance staff tested all spare submersible pumps for the lift stations and treatment plant. Each pump is lowered into a test pit filled with water and wired to a control box. Pumps are ran for several minutes while staff also verifies amperage readings, seal fail, and over-temp alarms. One spare pump had a seal fail so it was sent in for repair.
5. Operations staff used several SCADA trending parameters to help troubleshoot an intermittent pressure alarm issue with one of our membrane trains. Staff diagnosed the equipment and was able to disassemble and recalibrate to resolve all issues.
6. City staff and engineers had one final meeting with Jasper Ave. Lift Station contractors to close-out the project. All final documentation is being prepared for approvals.
7. WPCP management completed and submitted 2021 Annual Bio-solids state and federal reports. The state Tier 2 Chemical Inventory report was also completed and submitted for 2021 chemicals stored at the treatment facility. All staff 2021 evaluations were also completed.

Drew Lammers - WPCP Superintendent



To **North Liberty Mayor and City Council Members**
CC **City Administrator Ryan Heiar**
From **Water Superintendent Greg Metternich**
Date **February 28, 2022**
Re **Monthly Report – February 2022**

In the month of February, we treated a total of 30,921,000 gallons of water, our average daily flow was 1,104,000 gallons, and our maximum daily flow was 1,393,000 gallons. The total amount of water used in the distribution system was 4.34% lower than February 2021.

We have had a busy month with 8,907 accounts read, 46 re-reads, 90 service orders, 83 shut-offs, 72 re-connects for water service, 155 shut-off notices delivered, 6 new meter set inspections, 5-meter change outs, 9 MIU change outs, assisted 14 customers with data logging information, 55 calls for service, and 12 after hour or emergency calls. Our monthly total service work averaged 26 calls per day.

Earlier this month our maintenance staff finished all of our quarterly and yearly required maintenance at the treatment plant and the booster station, they changed oil and greased all of the pumping equipment, replaced cartridge filters, changed chemical feed tubing on all 11 of our peristaltic chemical feed pumps, re-calibrated pressure switches, chemical feed pressure valves, and online electronic instrumentation equipment. They finished out the month working on our annual maintenance of our excavation equipment including the vac-trailer, dump trucks, tractors, and all of our smaller equipment.

Staff spent several days installing about 60 feet of 1" pipe to relocate one of our sample collection points at the treatment plant. With the original setup there wasn't a drain near the collection point and in order to collect a representable sample the water needs to run for several minutes; this required the person collecting the sample to carry several 5-gallon buckets to a nearby drain.

Summit Fire Protection finished the 5-year inspection on the ASR Well sprinkler system, and replaced a 5-foot section of black pipe at the treatment plant that had started leaking at a fitting.

Water Superintendent
Greg Metternich



Parks & Recreation Commission
March 3, 2022, 7:00pm
City Council Chambers, 1 Quail Creek Circle, North Liberty, Iowa

This meeting may be accessed live by the public in person or on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/c/northliberty. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

1. Call to Order
2. Approval of Minutes
 - a. January 6, 2022
 - b. No February meeting
3. Welcome New Board Member
 - a. Laura Olds
4. Reports
 - a. Parks Report
 - b. Recreation/Pool Report
 - c. Questions, Concerns, Updates
5. New Business
6. Old Business
 - a. Community Vision
Keep up to date on community ideas and concerns with City Comprehensive Plan. Visit website at northlibertyiowa.org/connectedtotomorrow.
7. Next Meeting
 - a. Thursday, April 7, 2022 at 7:00pm.
8. Adjourn



Board Meeting Minutes

Present: Richard Grugin, Shannon Greene, Kevin Stibal, Gwen Johnson

Absent: Jeremy Parrish, Amy Chen

Others Present: Guy Goldsmith, Tim Hamer, Shelly Simpson, Brian Motley

Board Meeting Date: January 6, 2022

1. Call to Order
 - a. Call to Order: Chair Grugin called meeting to order.
2. Approval of Minutes
 - a. December 2, 2021 Minutes
 - i. Kevin stated that his name was miss spelled.
 - ii. Motion and second to approve minutes with correction noted.
3. Tobacco/nicotine free Presentation
 - a. Susan Vileta, JCPH Health Educator and members of Troop 270 gave a presentation to board on benefits to eliminating tobacco in parks.
 - b. Motion and second to recommend adoption of a resolution/ordinance for tobacco/nicotine free parks to City Council. Simpson to provide recommendation to city administration.
4. Reports
 - a. Parks Report provided by Guy Goldsmith
 - Guy mentioned they repurposed doors from old pet clinic building for Ranshaw House.
 - Maintaining equipment this time of year; both snow/winter equipment repairs as well as tuning up seasonal equipment.
 - Rebuilt dump truck box for longer use.
 - Snow/ice removal tasks when needed and some time for cleaning and organizing.
 - Clean out fence line on park shop property and conducted annual training.
 - Tree City USA certification submitted; this will be 27th year when accepted.
 - Mid American's Trees Please grant for \$1,000 goes to second tree plantings at West Lakes.
 - Ice Skating Rink was installed, filled ready for use. Some vandalism occurred again but no lining damage to report at this time.
 - Forevergreen Trail project walk thru completed. Dubuque Street project reviews began, property abatement and clean up. Project will begin this spring and will impact use of south side of Penn Meadows Park. Board members not aware that Parks Department did such work on city owned property.
 - Budget & Capital Projects proposals submitted and meetings held. Once finalized will provide more details to board.
 - Ice Skating information discussed such as skate rental and status of ice conditions; open/closed.
 - b. Rec & Pool Report provided by Shelly Simpson & Brian Motley
 - December is busy month of registration for programs beginning in January. Continue to roll with waves & changes of pandemic.
 - Indoor Pool opened Dec 13, though the pool heater project is not complete. Change orders possible.
 - Mask policy continues to be challenging for staff. Public asked to be respectful of policy, others and staff.

- Matt Meseck spearheaded and did a great job with various holiday events and lighting displays at Gazebo and Ranshaw House.
- Shelly provided summary of programs/operations.
- Brian provided summary of upcoming youth and adult leagues.
- Board member asked about staffing issues. Shelly reported holding steady, but changes could occur at any time and need to evaluate minimum wage increases locally to remain competitive for quality applicants.
- Rec Center has been busy on no school days.

5. New Business

- a. Chair Grugin thanked Marcia Zeimer for service as she submitted her resignation. Chair Grugin urged candidates to apply.
- b. Chair Grugin mentioned he was serving on Community Vision Plan committee. Shelly shared link and other ways for everyone to be a part of this visioning plan.

6. Old Business

- a. Chair Grugin led discussion on mission/purpose of board. Shelly shared document with all on ways for members to stay engaged with planning and decision-making ideas.

7. Next Meeting

- a. February 3, 2022.

8. Adjourn

- a. Motion and seconded to adjourn meeting.

Tippi Toes Dance classes continued with approximately 34 participants. Baby Ballet, Ballet Tap Jazz, and Hip Hop Jazz seem to be most popular.

Senior Connections Lunches, continued in February with 70 meals provided. Classes/Programs revenue totaled \$4,990.75.

Pools:

We continue to do our best in meeting various needs of lap swimmers, water fitness classes, open swim time and swim lessons in the Indoor Pool. This month, Season Pool Pass revenues totaled \$2,857; Daily Pool Fees totaled \$2,483; Pool Rentals totaled \$1,080 and Concessions revenues totaled - \$0.

Weight & Exercise Area / Track:

This month; Weight fee revenues totaled - \$13,037; Split membership revenues totaled \$3,859.

Gymnasiums:

This month; Gymnasium Rental revenues totaled \$1,435.

Rentals:

This month; Community Center Rental revenues totaled \$1,648.33; Shelter rental revenues totaled \$-0- ; Field Rental revenues totaled \$0

Revenues:

Revenues (February) totaled \$49,454.08

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

Revenue By Period - GL Account Summary

Start Date: **2/1/2022 12:00 AM** End Date: **2/28/2022 11:59 PM**

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

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

Regular Revenue

		DEBITS									CREDITS	
<u>**Gross</u>	<u>**Net</u>	<u>Cash</u>	<u>Check</u>	<u>CC (Gross)</u>	<u>CC (Net)</u>	<u>ACH (Gross)</u>	<u>ACH (Net)</u>	<u>Internal CC</u>	<u>Acct Credit</u>	<u>Other</u>	<u>Refunds</u>	<u>Other</u>
000 - Household Credit Account												
447.00	447.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,018.75	0.00	-571.75
001-0000-4310-01 - Pool Rentals												
1,080.00	1,051.39	90.00	0.00	953.75	925.14	0.00	0.00	0.00	36.25	0.00	0.00	0.00
001-0000-4310-02 - Community Center Rentals (Room Rental)												
1,648.33	1,605.77	92.50	175.00	1,418.33	1,375.77	0.00	0.00	0.00	0.00	0.00	-37.50	0.00
001-0000-4310-03 - Gymnasium Rentals												
1,435.00	1,412.35	0.00	680.00	755.00	732.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
001-0000-4500-10 - Weight Fees												
13,037.00	12,738.92	3,205.00	143.00	9,927.00	9,628.92	0.00	0.00	0.00	61.00	0.00	-299.00	0.00
001-0000-4500-11 - Class/Programs												
4,990.75	4,842.20	339.00	0.00	4,929.50	4,780.95	0.00	0.00	0.00	76.00	0.00	-353.75	0.00
001-0000-4500-13 - Before/After School												
14,735.00	14,292.95	0.00	0.00	14,712.50	14,270.45	0.00	0.00	0.00	22.50	0.00	0.00	0.00
001-0000-4500-19 - Season Pool Pass												
2,857.00	2,792.20	0.00	680.00	2,160.00	2,095.20	0.00	0.00	0.00	287.00	0.00	-270.00	0.00
001-0000-4500-20 - Daily Pool Fees												
2,483.00	2,451.77	1,186.00	260.00	1,041.00	1,009.77	0.00	0.00	0.00	0.00	0.00	-4.00	0.00
001-0000-4500-21 - Swim Lessons												
1,685.00	1,633.29	225.00	0.00	1,722.50	1,670.79	0.00	0.00	0.00	0.00	0.00	-262.50	0.00

Revenue By Period - GL Account Summary

Start Date: **2/1/2022 12:00 AM** End Date: **2/28/2022 11:59 PM**

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

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

001-0000-4500-22 - Aquatic Program/Classes												
1,265.00	1,223.00	191.00	0.00	1,374.00	1,332.00	0.00	0.00	0.00	55.00	0.00	-355.00	0.00
NONE - Unassigned												
-68.00	-68.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-68.00	0.00
Split - Membership - Black & Gold												
3,859.00	3,743.23	0.00	0.00	3,859.00	3,743.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49,454.08	48,166.07	5,328.50	1,938.00	42,852.58	41,564.57	0.00	0.00	\$0.00	537.75	1,018.75	-1,649.75	-571.75

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

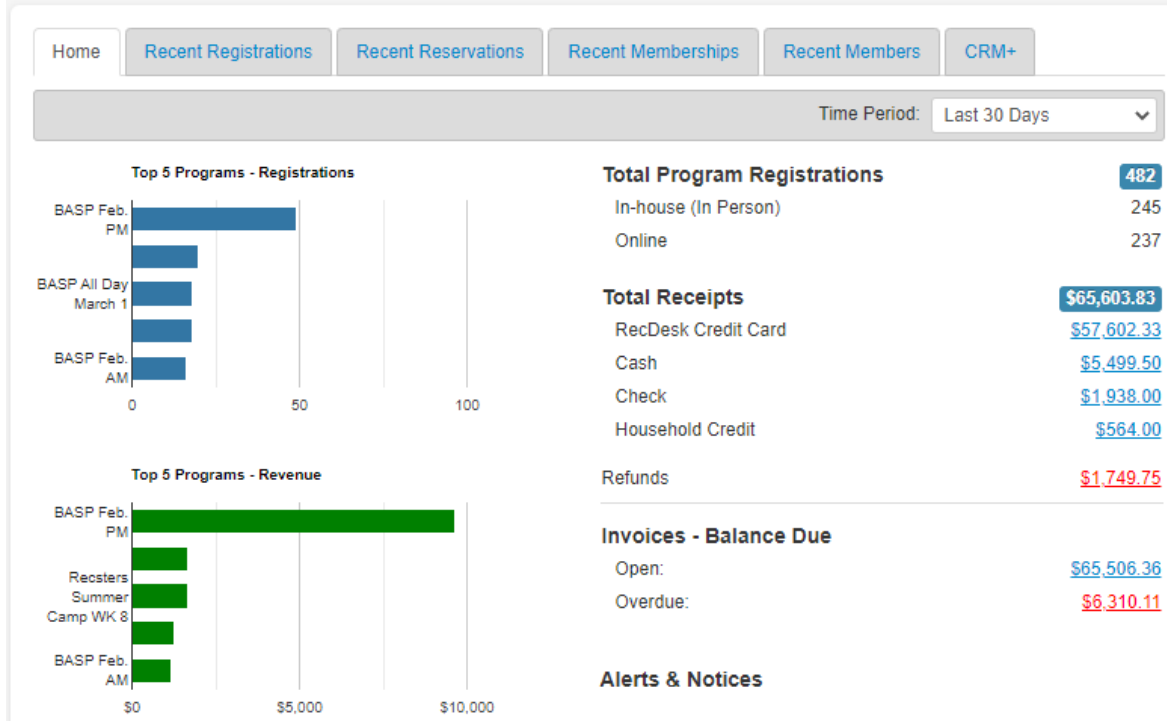
Sales Tax

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

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

Dashboard Summary; February 2022:

Today is Tuesday, March 1, 2022



Membership Counts; February 2022:

Membership Counts (By Period)

Time Range	From Date	To Date
Custom Date Range ▼	02/01/2022	02/28/2022

☰ Summary By Month

	Feb, 2022
New Primaries	317
All New	430
Primary Renewals	109
All Renewals	151
Active Primaries	1888
All Active	2644

Organization Activity; February 2022:

Organization Activity

From 1/30/2022 to 3/1/2022

	Registrations	Reservations	Memberships	Check-Ins	Profiles Created	POS Transactions
All	481	58	623	6751	338	1234
Resident	369	36	432	4440	186	
Non-Resident	112	22	191	2311	152	
No Residency Set	0	0	0	0	0	
Demographics						
< 18	352	0	145	612	99	
18 - 65	50	56	398	4199	220	
65+	79	2	80	1940	19	
Male	189	26	340	3833	155	
Female	292	31	283	2916	181	
Other Genders	0	1	0	2	2	
Online vs In-House						
Online	236	0	77	N/A	213	
In-Person	245	58	546	N/A	125	



Planning Commission
March 1, 2022

Call to Order

This meeting is being held online via Zoom due to the Council Chambers being unavailable. The space is being used as a polling place for a special election that does not conclude until 8:00 p.m. Other potential city facilities were not available as well. The City has no other facilities that would be practical and reasonable to use for a public meeting. Public input was sought through various means prior to the meeting.

Planning Commission Chair Becky Keogh called the March 1, 2022 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Jason Heisler, Becky Keogh, Patrick Staber, Brian Vincent, Dave Willer; absent: Barry A'Hearn, Josey Bathke.

Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom, Brandon Pratt, Jon Marner from MMS Consultants, Matt Lepic and other interested parties.

A'Hearn arrived at 6:31 p.m.

Approval of the Agenda

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

Solomon Holdings, LLC Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Solomon Holdings, LLC for a zoning map amendment (rezoning) on approximately 71.48 acres from ID Interim Development District to RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. The property is located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street. Staff recommends approval of the application with the following two findings:

1. The proposed zonings would be consistent with the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area;

and with the following conditions:

1. That the preliminary plat be approved at the time of the rezoning.
2. The preliminary site plan for the RM-21 portion of the development be approved at the time of the rezoning.

Applicant Presentation

Brandon Pratt, the applicant, was present and provided additional information. Pratt is looking to provide new housing types at an affordable price point. The proposed RM-21 will have more amenities than other complexes in the area.

Public Comments

Fifteen people attended the Good Neighbor meeting with questions, not concerns. The only concern received was protection of the trail for users.

Questions and Comments

The Commission discussed the application including the extension of Jones Boulevard, the location of trail, RM-21 access points, the bridal shop location in relation to the new roadway, potential need for signalization on Penn Street at Saratoga, use of RS-9 zoning in this development, accesses to multi family, size of home on RS-9, the potential price point of homes, and the location of a park in this area.

Recommendation to the City Council

Willer moved, A'Hearn seconded that the Planning Commission accept the two staff recommended findings: the proposed zonings would be consistent with the North Liberty Comprehensive Plan Land Use Plan; and the proposed use and density of the development would be compatible with the area; and forward the zoning map amendment with the following conditions:

1. That the preliminary plat be approved at the time of the rezoning.
2. The preliminary site plan for the RM-21 portion of the development be approved at the time of the rezoning.

to the City Council with a recommendation for approval. The vote was: ayes – Keogh, Heisler, Vincent, A'Hearn, Willer, Staber; nays – none; absent – Bathke. Motion approved.

Matnic, LLC Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Matnic, LLC for a zoning map amendment (rezoning) on approximately 1.48 acres from RS-3 Single-Unit Residence District to RM-21 Multiple-Unit Residence District on property located at 10 Jaro Way. Staff recommends approval with two findings:

1. The proposed zonings would be consistent with the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use and density of the development would be compatible with the area.

Applicant Presentation

Jon Marner, MMS Consultants and Matt Lopic, the developer, were present and offered additional information on the application.

Public Comments

Two groups attended the Good Neighbor Meeting. Three emails were received in objection to the project regarding the development being rentals and requests to maintain the residential structure on the property.

Questions and Comments

The Commission discussed the application including moving the home on the property, traffic concerns in the area, potentially updating the crosswalk on Front Street with a flashing sign and the connection with neighboring development.

Recommendation to the City Council

Heisler moved, Willer seconded that the Planning Commission accept the two staff recommended findings, the proposed zonings would be consistent with the North Liberty Comprehensive Plan Land Use Plan; and the proposed use and density of the development would be compatible with the area; and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Staber, Heisler, A’Hearn, Keogh, Willer, Vincent: nays – none; absent – Bathke.

Approval of Previous Minutes

A’Hearn moved, Staber seconded to approve the minutes of the February 1, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak updated the Commission on the status of the Comprehensive Plan. Keogh will not be attending the next two meetings due to a conflict.

Adjournment

At 7:22 p.m., A’Hearn moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk