



**North Liberty City Council
Regular Session
May 24, 2022**



City Administrator Memo



To **Mayor and City Council**
 From **Ryan Heiar, City Administrator**
 Date **May 20, 2022**
 Re **City Council Agenda May 24, 2022**

Consent Agenda

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

- City Council Minutes (05/10/22)
- Claims
- Liquor License, Blues & BBQ July 9, 2022
- Change Order #2, Centennial Park Loop Road, All American Concrete Inc., \$937.61
- Pay Application #5, Centennial Park Loop Road, All American Concrete Inc., \$21,434
- Change Order #1, Dubuque Street, Phase 1 Project, All American Concrete Inc., \$40,079.91
- Pay Application #2, Dubuque Street, Phase 1 Project, All American Concrete Inc., \$401,302.38
- Pay Application #14, Ranshaw Way Phase 5 Project, Peterson Contractors Inc., \$269,899.72

Meetings & Events

Tuesday, May 24 at 6:00p.m.
City Council

Thursday, Jun 2 at 7:00p.m.
Parks & Recreation Commission

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

Tuesday, Jun 7 at 6:30p.m.
Planning Commission

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

ARPA Funds

Included in the packet is a memo and supporting documents for the ARPA funds discussion. The memo outlines expenses to date, highlights ideas that have been previously discussed and suggests objectives for the Council’s discussion Tuesday evening. The intent for this agenda item is to take another step forward in allocated the City’s \$2.9 million in ARPA funds.

FY22 Budget Amendment

Each year, cities are required to amend their budgets to provide additional spending authority in cases where expenses are greater than budgeted. Amendments are not required for revenues; however, staff has included revenue projections within the amendment. Included in the packet is the budget amendment summary, with notes explaining the additional revenues and expenses projected for FY22. The proposed amendment will not have significant impacts to operating fund balances. Staff recommends approval of the amendment.

Liberty Villas Rezoning Ordinance, Third & Final Reading

Daniel & Rhonda Bernacki Revocable Trust is requesting a zoning map amendment from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres) – east side of North Dubuque Street approximately 185' south of Scales Bend Road – to facilitate development as a residential subdivision. The PAD is being sought to allow individual curb cuts along a public street for townhomes within the multi-family portion of the development, which is not currently permitted in the Off-Street Parking Ordinance. It is staff's opinion that residential development would be more compatible with the area due to the residential and school development that has occurred after Centro, Inc. since 1990. Two good neighbor meetings were held on February 14 and March 22. Several concerns were noted and are contained in the Planning Commission staff report. There is one verbal objection to the request. Staff is cognizant that "fitting the last piece of the puzzle" is important and the feedback received will need to be considered when the subdivision is designed. Staff is committed to maintaining an open dialog with surrounding property owners should the rezoning be approved. The Planning Commission unanimously recommended approval of the request at its April 5 meeting. Staff recommends approval as well.

Watts Group Development, Inc. Rezoning, First Reading

Watts Group Development, Inc. is requesting a zoning map amendment from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District – south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue – to facilitate development of smaller lot home sites. As construction costs and interest rates increase, staff expects denser development requests such as this one. Staff is generally in favor of increasing density in areas where utilities are available if the development would be compatible with the surrounding area. If approved, this would allow The Preserve to add to the range of housing types offered in the development. A good neighbor meeting was held on April 14, 2022. One person outside of City staff and the applicant attended and was just curious about the nature of the request. The Planning Commission unanimously recommended approval of the request at its May 3 meeting. Staff recommends approval as well.



Agenda



City Council
May 24, 2022
6:00 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, May 10, 2022
 - B. Claims
 - C. Liquor License Application, Blues and BBQ July 9, 2022,
 - D. Centennial Park Loop Road Project, All American Concrete, Inc., Pay Application Number 5, \$21,434.
 - E. Centennial Park Loop Road Project, All American Concrete, Inc., Change Order Number 2, \$937.61
 - F. Dubuque Street Phase 1 Project, All American Concrete, Inc., Change Order Number 1, \$40,079.91
 - G. Dubuque Street Phase 1 Project, All American Concrete, Inc., Pay Application Number 2, \$401,302.38
 - H. Ranshaw Way Phase 5 Improvements, Peterson Contractors, Inc., Pay Application Number 14, \$269,899.72
5. Public Comment
6. City Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Proclamation of National Gun Violence Awareness Day
9. Council Reports
10. ARPA Discussion
 - A. Discussion and possible action on expending ARPA funds

11. FY 2022 Budget Amendment
 - A. Public Hearing regarding proposed budget amendment for the fiscal year ending June 30, 2022
 - B. Resolution Number 2022-44, A Resolution amending the current budget for the fiscal year ending June 30, 2022

12. Liberty Villas Rezoning
 - A. Third consideration and adoption of Ordinance Number 2022-10, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use on regulations on property located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-6 Single-Unit Residence District and RM-12 PAD Multi-Unit Residence District Planned Area Development

13. The Preserve Rezoning
 - A. Public Hearing regarding proposed rezoning of property in The Preserve to RS-9 Zoning
 - B. First consideration of Ordinance Number 2022-11, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-9 Single-Unit Residence District

14. Old Business

15. New Business

16. Adjournment



Consent Agenda



City Council
May 10, 2022
Regular Session

Call to order

Mayor Chris Hoffman called the May 10, 2022, Regular Session of the North Liberty City Council to order at 6:30 p.m. Councilors present: Ashley Bermel, RaQuishia Harrington, Erek Sittig, Brent Smith, Brian Wayson; absent –none.

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

Approval of the Agenda

Harrington moved; Wayson seconded to approve the agenda with removal of the ICAD 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 April 26, 2022; Ranshaw Way Phase 5 Project, Change Order Number 9, PCI, \$12,907.95; and Ranshaw Way Phase 5 Project, Pay Application Number 13, PCI, \$359,640.24. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom reported that the contractor for the Ranshaw Way Phase 5 Project continues to work. The Centennial Park Loop Road project is substantially complete with a punch list issued. The contractor for Dubuque Street Phase 1 has paved the first two phases. The next phase with the street curve has been started. The contractor is ahead of schedule. The preconstruction meeting for the Jones Boulevard Extension Project is scheduled for May 20. Council discussed the report with Trom.

City Administrator Report

City Administrator Heiar reported that the next Council meeting will start at 6:00 p.m. with an ARPA work session. The city is accepting social service applications until June 1. The presentations will be held in June. He offered additional information on the pool leaks. The City's splash pad is still being de-winterized and will not be opened before Memorial Day weekend.

Mayor Report

Mayor Hoffman proclaimed May 7 as NAMI Mental Health Awareness Day. Mayor Hoffman reported that he and Harrington will be attending the ChildServe lunch and learn. He offered that next Wednesday from 2-4 p.m., Guidelink Center will be offering tours.

Council Reports

Councilor Bermel will be speaking at the May 19 return of the business league at Tin Roost from 4 – 6 p.m. Councilor Wayson attended Fire Department with pinning of 8 new fire firefighters and the bugle ceremony for Captain Humston. Councilor Smith thanked Chief of police and Mayor for river response in Cedar Rapids. Councilor Sittig attended *A Decent Home* shown at FilmScene. He encouraged all to view it.

Matnic Site Plan

Rusnak reported that the staff and the Planning Commission recommend approval of the site plan with no conditions. Council discussed the application.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the house on the property.

Wayson moved, Smith seconded to approve Resolution Number 2022-48, A Resolution approving the Development Site Plan for Lot 1, Front Street Place, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Smith, Bermel, Harrington, Sittig; nays – none. Motion carried.

Centennial Park Project

Bermel moved, Smith seconded to approve Resolution Number 2022-49, A Resolution approving the Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Centennial Park Project. After discussion, the vote was: ayes – Smith, Bermel, Sittig, Wayson, Harrington; nays – none. Motion carried.

Liberty Villas Rezoning

Harrington moved, Wayson seconded to approve the second consideration of Ordinance Number 2022-10, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use on regulations on property located in North Liberty, Iowa to those set forth in North Liberty, Iowa to those set forth in the Municipal Code for the RS-6 Single-Unit Residence District and RM-12 PAD Multi-Unit Residence District Planned Area Development. The vote was: ayes – Bermel, Sittig, Wayson, Harrington, Smith; nays – none. Motion carried.

Zoning Ordinance Amendment

Harrington moved, Bermel seconded to approve the third consideration and adoption of Ordinance Number 2022-09, An Ordinance amending Section 167.01 regarding the definition of “Masonry, Required”, Section 168.07(27)(9) regarding design standards for attached garages and Sections 168.07(76) and 168.07(77) correcting scrivener’s errors. The vote was: ayes – Harrington, Bermel, Smith, Wayson, Sittig; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Wayson reported on the released Blues and BBQ lineup. Councilor Harrington offered that the event is seeking volunteers.

Adjournment

Wayson moved, Bermel seconded to adjourn at 6:53 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
TAP THIS CONCESSIONS, L.L.C.	Iowa Craft Beer Tent	(515) 875-4914		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1565 Saint Andrews Drive Wickham		North Liberty	Johnson	52317
MAILING ADDRESS	CITY	STATE	ZIP	
309 Court Avenue	Des Moines	Iowa	50309	

Contact Person

NAME	PHONE	EMAIL
Steve Linn	(515) 577-3094	contact@iowacraftbeertent.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class B Beer Permit	5 Day	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
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SUB-PERMITS

Class B Beer Permit

PRIVILEGES

Outdoor Service



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Scott Carlson	Des Moines	Iowa	50312	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Cincinnati Specialty Underwriters

POLICY EFFECTIVE DATE

May 26, 2022

POLICY EXPIRATION DATE

May 26, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

PAYMENT APPLICATION

TO: City of North Liberty, Iowa 3 Quail Creek Circle North Liberty, Iowa 52317 Attn:	PROJECT NAME AND LOCATION: NL Centennial Park Loop Drive NL Centennial Park Loop Drive Improvements North Liberty, Iowa 52317	APPLICATION # 5 PERIOD THRU: 05/11/2022 PROJECT #s: 1191820 DATE OF CONTRACT: 08/18/2021	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM: All American Concrete, Inc. 1489 Highway 6 West Liberty, IA. 52776	ARCHITECT: Shive Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245		
FOR: North Liberty Centennial Park Loop Drive Improvements			

CONTRACTOR'S SUMMARY OF WORK

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

1. CONTRACT AMOUNT	_____	\$514,900.00
2. SUM OF ALL CHANGE ORDERS	_____	\$10,956.61
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	_____	\$525,856.61
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	_____	\$525,856.61
5. RETAINAGE:		
a. 5.00% of Completed Work (Columns D + E on Continuation Page)	_____	\$26,292.83
b. 0.00% of Material Stored (Column F on Continuation Page)	_____	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	_____	\$26,292.83
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	_____	\$499,563.78
7. LESS PREVIOUS PAYMENT APPLICATIONS	_____	\$478,129.30
8. PAYMENT DUE	_____	\$21,434.48
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	_____	\$26,292.83

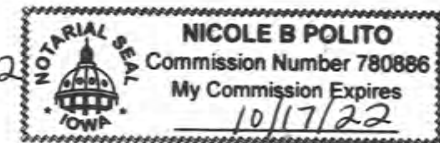
SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$10,019.00	\$0.00
Total approved this month	\$937.61	\$0.00
TOTALS	\$10,956.61	\$0.00
NET CHANGES	\$10,956.61	

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

CONTRACTOR: All American Concrete, Inc.
 By: Jodi Simon Date: 5-11-22
 Jodi Simon

State of: Iowa
 County of: Muscatine

Subscribed and sworn to before me this 11th day of May 2022



Notary Public: Nicole Polito
 My Commission Expires: 10/17/22

ARCHITECT'S CERTIFICATION

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

CERTIFIED AMOUNT..... **\$21,434.48**

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

ARCHITECT: Chris Matthews Date: 05/12/2022

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

CHANGE ORDER
For Local Public Agency Projects

No.: 2

Non-Substantial:

Substantial:

Administering Office
Concurrence Date

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

Project Number: 1191820

Kind of Work: New Roadway

Local Public Agency: North Liberty

Contractor: All American Concrete

Date Prepared: May 3, 2022

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

A - Description of change to be made:

8003 - ADD an item for "Pavement Markings and Symbols - High-Build"

B - Reason for change:

8003 - Owner requested to increase the pavement marking scope to include repainting all of the existing pavement markings in the west parking lot due to the condition and age of those existing markings and work being done in the immediate area. Additionally, the pavement marking material type is being changed from solvent/waterborne to high-build paint to provide longer lasting product.

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

8003 - Agreed Lump Sum Price

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

8003 - An agreed upon lump sum price for the increased cost of the work was established. The baseline cost included in the lump sum project bid was for waterborne markings. The cost increase is considered reasonable based on the additional costs for material, labor and equipment to apply high build markings as compared to placing waterborne markings.

E - Contract time adjustment:

No Working Days added

Working Days added: _____

Unknown at this time

Justification for selection:

F - Items included in contract:

Participating			Item Description	For deductions enter as "-x.xx"		Amount .xx
Federal-aid	State-aid	Line Number		Unit Price .xx	Quantity .xxx	
				Add Row	Delete Row	TOTAL

G - Items not included in contract:

Participating			Item Description	For deductions enter as "-x.xx"		Amount .xx
Federal-aid	State-aid	Change Number		Unit Price .xx	Quantity .xxx	
		8003	Pavement Markings and Symbols - High-Build	\$1.00	937.610	\$937.61
				Add Row	Delete Row	TOTAL
						\$937.61

H. Signatures

Agreed: *Jodi Dunion* 5-11-22
 Contractor Date

Recommended: *Chris Matthews* 05/12/2022
 Project Engineer Date

Approved: _____
 Person in Responsible Charge Date Other (optional) Title Date

Date of Issuance:	Effective Date: 5/24/22
Owner: City of North Liberty	Owner's Contract No.: N/A
Contractor: All American Concrete, Inc.	Contractor's Project No.: N/A
Engineer: Shive-Hattery, Inc.	Engineer's Project No.: 1201070
Project: Dubuque Street Phase 1	Contract Name: -

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

Description:

- 1) As described in ITC 01, an additional water service and electrical feed were requested by the City for Penn Meadows Park – Babe Ruth Ball field. **1 LS at \$22,387.25**
- 2) As described in ITC 03, an abandoned box culvert was found below Dubuque Street and required removal and disposal. **1 LS at \$5,178.60**
- 3) As described in ITC 04, temporary signage was added for local businesses to denote entrance locations during project phases 1 through 3. **1 LS at \$735.00**
- 4) As described in ITC 05, unsuitable subgrade material was encountered and required overexcavation and geogrid. The installation of geogrid was extra work without an existing unit cost. The provided unit cost will be extended for future occurrences. **1920 SY at \$7 PER SY**
- 5) As described in ITC 07, an additional intake and subdrain pipe is needed to provide proper drainage for an adjacent property. **1 LS at \$4339.06**

Attachments: AACI COR 01, COR 02, COR 03, COR 04, COR 05

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ 2,341,680.00	Original Contract Times: Substantial Completion: <u>120 Working Days</u> Ready for Final Payment: <u>20 Working Days</u>
Increase from previously approved Change Order No.:(n/a) \$0	Increase from previously approved Change Orders: Substantial Completion: <u>N/A</u> Ready for Final Payment: _____
Contract Price prior to this Change Order: \$ 2,341,680.00	Contract Times prior to this Change Order: Substantial Completion: <u>120 Working Days</u> Ready for Final Payment: <u>20 Working Days</u>
Increase of this Change Order: \$46,079.91	Increase of this Change Order: Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u>
Contract Price incorporating this Change Order: \$2,387,759.91	Contract Times with all approved Change Orders: Substantial Completion: <u>120 Working Days</u> Ready for Final Payment: <u>20 Working Days</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>	By: _____
Engineer	Owner (Authorized Signature)	Contractor (Authorized Signature)		Contractor (Authorized Signature)	
Title: Project Engineer	Title: _____	Title: <u>Vice President</u>	Title: _____	Title: <u>Vice President</u>	Title: _____
Date: 5/16/22	Date: _____	Date: _____	Date: _____	Date: <u>5-17-22</u>	Date: _____

PAYMENT APPLICATION

TO: City of North Liberty, Iowa 3 Quail Creek Circle North Liberty, Iowa 52317 Attn:	PROJECT NAME AND LOCATION: Dubuque St. Phase 1--N.Liberty Dubuque Street Phase 1 North Liberty, Iowa 52317	APPLICATION # 2 PERIOD THRU: 05/13/2022 PROJECT #s: DATE OF CONTRACT: 01/27/2022	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/>
FROM: All American Concrete, Inc. 1489 Highway 6 West Liberty, IA. 52776 FOR: Dubuque St. Phase 1	ARCHITECT: Shive Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245		

CONTRACTOR'S SUMMARY OF WORK

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

1. CONTRACT AMOUNT	<u>\$2,341,680.00</u>
2. SUM OF ALL CHANGE ORDERS	<u>\$38,498.91</u>
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	<u>\$2,380,178.91</u>
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	<u>\$549,346.16</u>
5. RETAINAGE:	
a. 5.00% of Completed Work (Columns D + E on Continuation Page)	<u>\$26,737.31</u>
b. 5.00% of Material Stored (Column F on Continuation Page)	<u>\$730.00</u>
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	<u>\$27,467.31</u>
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	<u>\$521,878.85</u>
7. LESS PREVIOUS PAYMENT APPLICATIONS	<u>\$120,576.47</u>
8. PAYMENT DUE	\$401,302.38
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	<u>\$1,858,300.06</u>

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$22,387.25	\$0.00
Total approved this month	\$16,111.66	\$0.00
TOTALS	\$38,498.91	\$0.00
NET CHANGES	\$38,498.91	

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

CONTRACTOR: All American Concrete, Inc.

By: Jodi Simon Date: 5-17-22
 Jodi Simon

State of: Iowa

County of: Muscatine

Subscribed and sworn to before me this 17th day of May 2022

Notary Public: Nicole Polito
 My Commission Expires: 10/17/22



ARCHITECT'S CERTIFICATION

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

CERTIFIED AMOUNT..... **\$401,302.38**

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

ARCHITECT: [Signature] Date: 5/17/2022

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of North Liberty 3 Quail Creek Circle P.O. Box 77 North Liberty, Iowa 52317	PROJECT:	Ranshaw Way Phase 5 Improvements STP-U-5557(622)--70-52	APPLICATION NO:	14	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER
				PERIOD TO:	5/14/22	
FROM				PROJECT NO.:	STP-U-5557(622)--70-52	
CONTRACTOR:	Peterson Contractors, Inc. 104 Blackhawk Street, P.O. Box A Reinbeck, Iowa 50669	VIA ENGINEER:	Shive-Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245	CONTRACT ID:	52-5557-622	
				LETTING DATE:	4/20/21	

CONTRACT FOR: **Ranshaw Way Phase 5 Improvements**

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	<u>7,882,878.58</u>
2. Net Change by Change Orders	\$	<u>146,080.89</u>
3. CONTRACT SUM TO DATE	\$	<u>8,028,959.47</u>
4. TOTAL COMPLETED & STORED TO DATE	\$	<u>6,692,297.63</u>
5. RETAINAGE 3 % of Completed Work & Stored Material	\$	<u>30,000.00</u>
6. TOTAL EARNED LESS RETAINAGE	\$	<u>6,662,297.63</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	<u>6,392,397.91</u>
8. CURRENT PAYMENT DUE	\$	<u>269,899.72</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	<u>1,366,661.84</u>

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 475,370.13	\$ 340,794.62
Total approved this Month	\$ 11,505.38	\$ -
TOTALS	\$ 486,875.51	\$ 340,794.62
NET CHANGES by Change Order	\$ 146,080.89	\$ -

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

CONTRACTOR: Peterson Contractors, Inc.

By: Matt Bohlen Digitally signed by Matt Bohlen
DN: c=US, e=matt@pokus.com,
ou=Peterson Contractors Inc.,
ou=Matt Bohlen,
Date: 2022.05.18 10:42:00-0500 Date: _____

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____,

Notary Public:
My Commission expires: _____

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **269,899.72**

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

ENGINEER: Josiah D Bilstenger Date: **05 / 18 / 22**

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



Mayor's Report



PROCLAMATION

National Gun Violence Awareness Day

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of North Liberty to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence.

WHEREAS, every day, more than 110 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are more than 16,000 gun homicides every year. Nationwide, 61% of gun deaths are suicides and 36% are homicides; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, IOWA has an average 302 gun deaths every year, with a rate of 9.4 deaths per 100,000 people. 79% of gun deaths are suicides and 17% are homicides. IOWA has the 42nd highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities across the nation, including North Liberty, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as the COVID-19 pandemic continues to exacerbate gun violence after more than a year of increased gun sales, increased calls to suicide and domestic violence hotlines, and an increase in city gun violence;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 3, 2022 to recognize the 25th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to - (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 3rd, the first Friday in June in 2022, to help raise awareness about gun violence; and **WHEREAS**, by wearing orange on June 3, 2022 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and **WHEREAS**, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

NOW, THEREFORE BE IT RESOLVED, that I, Chris Hoffman, Mayor, do hereby proclaim

June 3, 2022

As

National Gun Violence Awareness Day

Mayor Chris Hoffman



ARPA



To **North Liberty Mayor & Council**
 From **Ryan Heiar, City Administrator**
 Date **May 19, 2022**
 Re **American Rescue Plan Act (ARPA) Funds, Discussion #3**

To date, the City Council has had two discussions around the Council dais regarding use of ARPA funds, with the last conversation in November of 2021. Since that time, final rules have been adopted by the US Department of Treasury. These rules further expand the spending authority of local governments and do not significantly impact previous decisions and discussions by the North Liberty Council. The most significant impact for North Liberty is the revised language pertaining to revenue loss, which in the preliminary rules was a prescribed formula and totaled \$666k for the City. The final rules allow cities who receive less than \$10 million to declare all its ARPA funds as revenue loss. In the initial required reporting to the Treasury, staff has claimed all \$2.9 million as revenue loss. This declaration will allow the City Council the most flexibility in spending and will also be less difficult from a reporting perspective.

Attached to this memo are two earlier memos and related materials regarding ARPA funds. While some of the information is no longer relevant, it is attached as a resource and to offer a perspective of previous discussions in which some may not have been involved.

The chart below provides a snapshot of where the City’s ARPA account currently stands.

ARPA Funds Available				\$ 2,906,110
	Column 1	Column 2	Column 3	Column 4
	Funds Spent	Funds Allocated	Potential Projects & Programs	Totals
NL Community Pantry	\$ 100,000			\$ 100,000
FY23 Social Services		\$ 150,000		\$ 150,000
Center for Worker Justice (wage Theft)			\$ 35,000	\$ 35,000
Stormwater GIS		\$ 190,000		\$ 190,000
Affordable Housing Program			\$ 400,000	\$ 400,000
Workforce Housing Program			\$ 100,000	\$ 100,000
Social Service Support			\$ 400,000	\$ 400,000
Water/Sewer/Storm Water Projects			\$ 800,000	\$ 800,000
Centennial Park Splash Pad			\$ 731,110	\$ 731,110
Other				\$ -
				\$ -
	\$ 100,000	\$ 340,000	\$ 2,466,110	\$ 2,906,110

The City has spent or allocated a total of \$440k in ARPA funds, as represented above in columns 1 and 2. In other words, \$440k of the \$2.9 million is committed, leaving \$2.466 million available for allocation. Column 3 identifies programs and projects that have been previously discussed by the City Council. The numbers in these columns are simply place holders. The difference from previous discussions (see attached memos) is because circumstances have changed. For example, one concept discussed was allocating up to \$1.6 million on a utility project to keep rates from increasing. Both utility funds are in a strong cash position, and neither will be recommended for a rate increase in FY23. Thus, that number has been reduced to \$800k. And that number, just like any in Column 3 above, can be adjusted.

In recent weeks, staff and the Mayor have met with several area experts and professionals regarding affordable housing and social services. In discussions with the Johnson County Housing Trust Fund, local lenders and a realtor, they offered professional guidance as to ideas and obstacles to affordable housing. And while the details of those conversations can be articulated during the work session, it is evident there are many opportunities to impact affordable housing in North Liberty. If the City Council desires to fund an affordable housing project with ARPA money, a scope should be defined. For example, should a program focus on rental units, owner occupied or both? Is the goal to create additional affordable units or rehabilitate existing units? Is first time homeownership a priority? Once some of these questions are answered, staff can work with the Johnson County Housing Trust Fund and local lenders to start developing a program.

From a social services standpoint, in conversations with Kalia Rome, the North Liberty Community Food Pantry Director, they have an interest in working with the City to develop some sort of financial assistance program to help North Liberty residents with other needs such as assisting with utilities, gas and other necessities. Ms. Rome is currently working with her team on an outline for that program.

And finally, the Communication's Team is seeking funding to furnish the Ranshaw House for a teen space as well as a collaborative office space for social service agencies. The price tag for this project is estimated at \$40k.

There are several objectives for Tuesday's work session:

1. To determine if the potential projects and programs noted above are still a priority for this Council.
2. To understand if there are new ideas the Council would like to explore.
3. If affordable housing is a priority, to start defining a scope of the program.
4. To determine if there are any projects at this moment that could be moved from "potential" (column 3) to "allocated" (column 2).

Lastly, the Treasury rules remain consist in that the City has until December 31, 2024 to allocate funding and December 31, 2026 to have all ARPA funds spent. While it is important to invest the funds as quickly as possible, there is still ample time to discuss, research and decide.



To **North Liberty Mayor & Council**
From **Ryan Heiar, City Administrator**
Date **November 4, 2021**
Re **American Rescue Plan Act (ARPA) Funds, Discussion #2**

At the August 24 City Council meeting, the Council was presented with a memo (attached) highlighting the recently approved administrative rules for spending the \$2.9 million in ARPA funds allocated and partially distributed to North Liberty. In addition, the City Council discussed high level ideas and concepts on how this money could be allocated. A summary of takeaways from the discussion is as follows:

- Consider working with local social service agencies to expand and/or fill service gaps;
- Consider supporting affordable housing through partnerships with local agencies and developers;
- Consider water, wastewater and/or storm water projects with the intent to keep rates steady;
- Not interested in direct payments to residents; rather, work through social service agencies who can better provide direct support to those in need;
- Consider spending money immediately; "do not want to hold onto funds."

Since the August meeting, the Mayor and staff have had conversations with local social service providers and have researched the other high-level ideas offered by the City Council. The information and ideas below are provided in order to dig deeper into the conversation and decision making of how to invest the ARPA money. The discussion does not have to be limited to the ideas below; rather, they should be considered a starting point; a way to move the discussion forward. At this point, nothing – other than what is illegal according to the ARP Act – should be considered off the table.

Since the pandemic began, the City has received or been awarded nearly \$3.5 million in state and/or federal financial aid:

Emergency Childcare Grant	\$9,243.26
Summer Lunch Grant	\$11,348.47
FEMA Reimbursement	\$15,403.79
CARES Act Funds	\$463,471.78
ARPA Funds	\$2,906,110.44
Recreation Center Revenue Recovery Grant	<u>\$63,839.28</u>
	\$3,469,417.02

The focus of this conversation is on the \$2.9 million in ARPA funds.

The chart below offers further refinement of the ideas previously discussed by the City Council.

<p>Affordable Housing Program</p>	<p>\$350,000</p>	<p>In a conversation with the Johnson County Housing Trust Fund (JCHTF) Director, Ellen McCabe outlined several options for an affordable housing project in North Liberty. In summary, the City would assist in developing parameters for a project (i.e. income eligibility requirements, owner-occupied vs. rental, loan vs. grant, etc.). Once a project scope is approved by the City Council, JCHTF would administer the program until the funds are exhausted. If funding is still available after the initial project, the scope and applicant pool could be expanded, or the City could reallocate the funds to another eligible project.</p>
<p>Workforce Housing Program</p>	<p>\$100,000</p>	<p>The State of Iowa offers a workforce housing tax credit program that requires City participation of \$1,000/unit. Earmarking funds in anticipation that developers would apply for and receive state approval will encourage construction of workforce housing in North Liberty. Substantial job growth is projected for North Liberty over the next few years and many of those employees will need housing in North Liberty.</p>
<p>Social Service Support</p>	<p>\$300,000</p>	<p>There are many local and highly efficient social service agencies providing services to area residents. Financial assistance to one or more of these agencies will help expand and/or fill gaps in service areas. For example, the North Liberty Community Food Pantry is finalizing a strategic plan that calls for more work to be done in other areas such as availability of toiletries, educational opportunities and mental health (see attached memo from Mayor Donahue). ARPA funding, coupled with the use of free office space at the newly renovated Ranshaw House, will have a significant impact on social service offerings in North Liberty.</p>
<p>Water & Sewer Projects</p>	<p>\$1,500,000</p>	<p>If the City Council has interest in using a portion of the ARPA funds to offset project costs within the enterprise funds, as part of the FY23 budget preparation, staff will evaluate which potential projects would have the most significant impact on user rates over the next couple of years. The idea behind this approach is to supplement user fees with ARPA money to minimize potential rate increases within the utility funds.</p>

Stormwater GIS Program	\$200,000	The City has completed GIS mapping of water and wastewater infrastructure and the result is very impressive. This tool will allow public works staff to quickly and accurately locate utilities from any web-based device, store and access detailed information and specifications for all utilities in one central location, implement real time map updates and much more. The remaining piece of this project, which is the most expensive piece because there are so many data points, is mapping the stormwater infrastructure. Once the existing infrastructure is mapped, staff can collect new data points as projects are constructed, resulting in real time updates to the maps.
Centennial Park Splash Pad	\$456,110	The ARP Act includes language and a formula that allows cities to capture revenue lost during the pandemic. Using this formula, staff has calculated a revenue loss of over \$600k. These dollars have minimal restrictions compared to the remaining ARPA funds. One idea is to invest in a project that has a long-term benefit for residents. The future splash pad (and accompanying amphitheater/shelter) will offer free community entertainment for many years in North Liberty.
TOTAL	\$2,906,110	

In summary, the ideas and dollar amounts listed above are meant to spur discussion and generate thoughts as to how the City Council would like to spend ARPA funds. The City can begin spending this money immediately and has until December 2026 to exhaust all \$2.9 million. The intent of Tuesday's conversation is not necessarily to allocate all of the funds; rather to take another step forward in identifying programs and projects.



To **North Liberty Mayor & Council**
From **Ryan Heiar, City Administrator**
Date **August 16, 2021**
Re **American Rescue Plan Act (ARPA) Funds**

On July 26, 2021, the City received confirmation from the state that the initial paperwork necessary to receive ARPA funds had been approved and funding in the amount of \$2,906,110.44 has been allocated for North Liberty. The funds will be dispersed in two installments, with the first half expected within 30 days of July 26, 2021 and the second half to be released approximately 12 months following the first payment.

In May, the US Treasury Department released [Interim Final Rules](#), which provides local governments guidance as to how the ARPA money can be spent. This document is over 150 pages; however, the Treasury also released several helpful reference documents including an [Interim Final Rules Facts Sheet](#), a [Quick Reference Sheet on COVID-19 Relief Funds](#) and an [FAQ](#) document, all of which are linked in this memo and can be found at the [Iowa League of Cities ARPA Resource Page](#).

The Treasury summarizes that local governments can use ARPA funds for projects and programs that fall within the following categories:

1. **Support public health expenditures**, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. **Address negative economic impacts caused by the public health emergency**, including economic harm to workers, households, small businesses, impacted industries, and the public sector;
3. **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

The various resource documents noted above offer more specific details as to how funding can or should be used within these categories. Regardless of how the money is spent, it will all be subject to reporting requirements developed by the federal government. Moreover, it should be assumed that if money is spent outside the rules of this program, it will be required to be repaid.

Below are examples within each category of how North Liberty could spend the ARPA money. This is not an exhaustive list; rather ideas to start the discussion. Once staff has a better understanding of how the City Council would like to see this funding allocated, further refined ideas can be considered.

1. Support public health expenditures

This category allows for various types of public health expenditures, most of which are handled by other agencies. There could be some applicable expenses such as improvements to facilities to meet pandemic operational needs, hosting additional vaccination clinics and/or campaigns, and necessary PPE purchases.

2. Address negative economic impacts caused by the public health emergency

There are various options within this category, including direct assistance programs to workers, families, small business and other business sectors hit especially hard during the pandemic (i.e. tourism). The City could create and administer its own program to offer direct financial assistance or partner with another organization. Given that a new program administration process would require more staff capacity than currently available, if the Council wishes to consider a direct assistance program, staff recommends collaborating with another jurisdiction or organization.

3. Replace lost public sector revenue

The Interim Final Rules provide a formula for local governments to determine lost revenue. Accordingly, North Liberty can recoup \$666,693 from the City’s ARPA allocation to be placed in the general fund. From there, the City Council would have a great deal of autonomy to allocate funding to a project or program.

4. Provide premium pay for essential workers

This provision allows for premium or hazard pay to be awarded to essential workers, either directly or through grants to employers, with a focus on low wage earners. Employment sectors identified in the rules include healthcare, grocery and food service, education, public safety, childcare, sanitation, transit and more.

5. Invest in water, sewer, and broadband infrastructure

There are various on-going or future infrastructure projects that would qualify for this piece of the program. Those include:

Ranshaw Way, Phase 5 Storm Water Improvements	\$1,244,049
Dubuque Street, Phase 1 Storm Water Improvements	\$450,195
Civic Campus Storm Water Improvements	\$500,000
Storm Water GIS Implementation	\$190,000
Water/Wastewater/Storm Water Storage Shop	<u>\$3,000,000</u>
TOTAL	\$5,384,244

In terms of broadband, the program focuses on areas lacking a wire connection that delivers minimum speeds of 25 Mbps download and 3 Mbps upload. Both

South Slope and Mediacom offer this service. The program does allow for direct assistance to households to cover the monthly subscription costs.

In the FAQ resource, issued on July 19, 2021, the Treasury clarifies that the City has until December 2024 to allocate the entirety of the \$2.9 million and until December of 2026 to spend the money. It appears that the intent of this rule is to allow local governments an opportunity to thoughtfully consider and/or design a project/program. In other words, no decisions need to be made immediately. The City Council can take its time in deciding how to allocate this funding.

As the City Council deliberates best uses for these funds, I would encourage you to think about the following:

- should the funds be aimed at one or two larger programs or projects or for a wide range of more modest proposals?
- should the funds be used for projects already considered or new, not yet identified projects?

And finally, the County has established an ARPA Team that is seeking public input through in person and virtual sessions as well as surveys. As the data is compiled, it might be a good resource to evaluate as decisions are contemplated.

The first Council discussion on this topic is slated for Tuesday, August 24. If you need further information or clarification or have questions prior to the meeting, please do not hesitate to contact me.

North Liberty Pantry Interview

With Kaila Rome

August 30, 2021

An interview was held with the above named to understand the needs of the organization.

Key Points:

- 1) The key item for the pantry is space. They believe there is a need for an additional 2500 Sq. ft. Reasons are the pantry cannot add additional help for the program. Areas are limited as to food storage with which nearly 500,000 pounds are distributed per year. Staff have no privacy areas in which to talk with patrons who request such. Now they need to talk in an open waiting room.
- 2) Covid has forced to serve minimal persons at one time in the facility. The number is 2 until 1 in/one out. Any other persons must wait outside or in their vehicles until their turn comes up.
- 3) Rent/utility assistance. In light of these needs, the local churches can help some. The bigger issue is persons must go to Iowa City for information, making applications, submitting necessary proof of need. Proof includes prior or current pay stubs, other financial help they are getting such as Social Security, SSI. The pantry is willing to provide help in these areas to cut down on the number of trips which may be needed if provided the capabilities.
- 4) Families are cutting their food budget to pay for outside needs. Pantry staff are endeavoring to teach clients to bulk up on foods, etc., in order available at the pantry to have a better buffer to better address outside costs.
- 5) Food has been available on a no-cost basis at this from HACAP and other agencies. How long this will last is uncertain. If start losing this, an additional \$1000 per week would have to be paid out of the pantry's budget.
- 6) SNAP Benefits. The benefits have increased in terms of additional money being added to SNAP cards. This is only temporary and may be taken away in September or soon thereafter. The added benefits has helped persons in need to provide a bridge for family costs.

Page 2 – NL Pantry Interview

- 7) Toiletries are in high demand. These include personal hygiene products, diapers especially. A limit on diapers must be invoked from time to time because of limited supply. When the pantry tries to buy diapers, there are no allowances made by local vendors for decreased pricing. Everyone pays market price.
- 8) Internet affordability. The reasons for non-use include price for the service, available computers. The library has picked some of the slack. Need is increasing because persons must complete job applications, applications for various services and school work.
- 9) Gas vouchers. There is call upon the pantry to provide some funding for gasoline vouchers. These could be limited to one voucher per month for \$10-15 controlled/monitored by the pantry.
- 10)
Work attire program. Persons who have obtained a job which calls for a specific type of uniform and work shoes would be helpful. Persons do not have the money to buy such right away and be employment ready.
- 11)
The pantry would like to start or restart a community meal to be held one time per month or quarter. Apparently Coralville has done this and averages about 500 persons. The meal is open to all.

These notes are for your use in deliberating future fund requests.



FY 2022 Budget Amendment

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

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

The City of NORTH LIBERTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2022

Meeting Date/Time: 5/24/2022 06:00 PM

Contact: Tracey Mulcahey

Phone: (319) 626-5700

Meeting Location: 1 Quail Creek Circle

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	11,648,341	0	11,648,341
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	11,648,341	0	11,648,341
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,898,098	0	4,898,098
Other City Taxes	6	437,752	0	437,752
Licenses & Permits	7	656,950	0	656,950
Use of Money & Property	8	110,000	0	110,000
Intergovernmental	9	2,907,948	0	2,907,948
Charges for Service	10	12,553,000	0	12,553,000
Special Assessments	11	0	0	0
Miscellaneous	12	57,500	0	57,500
Other Financing Sources	13	4,337,000	0	4,337,000
Transfers In	14	13,709,957	1,062	13,711,019
Total Revenues & Other Sources	15	51,316,546	1,062	51,317,608
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	4,881,081	652,087	5,533,168
Public Works	17	3,533,460	124,700	3,658,160
Health and Social Services	18	135,000	125,000	260,000
Culture and Recreation	19	5,376,841	209,480	6,586,321
Community and Economic Development	20	2,265,214	131,034	2,396,248
General Government	21	2,270,684	256,832	2,527,516
Debt Service	22	6,103,969	0	6,103,969
Capital Projects	23	4,752,000	8,066,000	12,818,000
Total Government Activities Expenditures	24	29,318,249	10,565,133	39,883,382
Business Type/Enterprise	25	7,794,555	2,430,784	10,225,339
Total Gov Activities & Business Expenditures	26	37,112,804	12,995,917	50,108,721
Tranfers Out	27	13,709,957	1,062	13,711,019
Total Expenditures/Transfers Out	28	50,822,761	12,996,979	63,819,740
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	493,785	-12,995,917	-12,502,132
Beginning Fund Balance July 1, 2021	30	12,383,378	5,543,370	17,926,748
Ending Fund Balance June 30, 2022	31	12,877,163	-7,452,547	5,424,616

Explanation of Changes: Available cash based on actual audit number. Insurance premium increase. Fuel cost increases. Electricity and natural gas increases. Projects that carried over from previous fiscal year. Derecho and hail damage ongoing repairs. Expending ARPA funds. Special election. Replacement of three police officers. Changes in employee health care insurance status. Increased cost of supplies, including sand and salt. NWERP financial software implementation payments carryover. Expending donations. Repairing damage that was covered by insurance. New contracts. Housing Rehab program. Additional usage of credit cards. Reimbursed expenses (grants/insurance/donations). Overtime for part time staff working on holidays. Ranshaw House utilities.

Summary of Comments on PublicHearingNotice (3).pdf

Page: 1

- Number: 1 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:08:01 PM
Park equipment overage
- Number: 2 Author: tmulcahey Subject: Sticky Note Date: 5/20/2022 8:29:51 AM
Replacement of police officers, part time intern, HVAC contract, increased fuel costs, increased gas and electricity costs, increased insurance costs, parts increase. Additional spending authority in wages due to reimbursed overtime. Changes in staffing at Fire Dept. Worker's comp increase, Hail/derecho repairs. Higher credit card fees than anticipated.
- Number: 3 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:19:47 PM
Salt and sand cost increase. Insurance increase. Fuel increase. Electricity and gas utility increase. Striping carryover costs from previous FY. Insurance covered expenses.
- Number: 4 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:20:07 PM
ARPA expenditures
- Number: 5 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:22:14 PM
Community Center Roof Project (insurance). Pool heater project. Grant/donation reimbursed expenses. Increased insurance costs. Hail/derecho repairs. Increased costs of utilities. Increased cost of insurance. PT staff holiday pay. Refund costs. Increased cost of supplies.
- Number: 6 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:23:44 PM
Increased insurance costs. Increased engineering fees for subdivisions, site plans and other planning developments. Increased cost to MPOJC with new census number.
- Number: 7 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:25:02 PM
Carryover unbudgeted cost of NWERP implementation. Special election. Increased insurance costs. Ranshaw House utilities. Additional credit card fees. Cleaning services.
- Number: 8 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:28:42 PM
Projects overlapping fiscal year or not budgeted. Includes new City Hall, streets projects, and parks projects. ARPA spending authority.
- Number: 9 Author: tmulcahey Subject: Sticky Note Date: 5/10/2022 3:29:05 PM
Insurance costs, utility costs, projects that overlapped fiscal years. Flood at WPCP plant.

Resolution No. 2022-44

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE
FISCAL YEAR ENDING JUNE 30, 2022**

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

WHEREAS, The City Council of North Liberty in Johnson County met on May 24, 2022 at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication;

WHEREAS, upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment;

WHEREAS, The Council after hearing all taxpayers wishing to be heard and considering the statements made by them gave final consideration to the proposed amendment to the budget and modifications proposed at the hearing, if any.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby authorize the amendment to the budget for the fiscal year ending June 30, 2022.

APPROVED AND ADOPTED this 24th day of May, 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



Liberty Villas Rezoning

Ordinance No. 2022-10

AN ORDINANCE AMENDING CHAPTER 167 OF THE NORTH LIBERTY CODE OF ORDINANCES BY AMENDING THE USE REGULATIONS ON PROPERTY LOCATED IN NORTH LIBERTY, IOWA TO THOSE SET FORTH IN THE MUNICIPAL CODE FOR THE RS-6 SINGLE-UNIT RESIDENCE DISTRICT AND RM-12 PAD MULTI-UNIT RESIDENCE DISTRICT PLANNED AREA DEVELOPMENT

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 25.64 acres, more or less, of property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road. The property is more particularly described as follows:

- A. C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District on property more particular described as follows: part of Auditor's Parcel No. 2017-092 and part of Auditor's Parcel No. 2016-089, in the city of North Liberty, county of Johnson, State of Iowa, more particularly described as follows: Commencing at the Northeast Quarter Corner of Section 12, Township 80 North, Range 7 West of the 5th Principal Meridian; Thence South 89° 59' 38" East along the North line of the Northeast Quarter of said Section 12, Township 80 North, Range 7 West, a distance of 30.00 feet to the Point of Beginning; Thence continuing South 89° 59' 38" East along said North line of the Northeast Quarter of Section 12, a distance of 1161.49 feet; Thence South 30° 53' 18" West, a distance of 205.36 feet to a point on a 150.00 feet radius curve, concave Southwesterly; Thence 161.00 feet Southeasterly along said curve, with a central angle of 61° 29' 45" and a 153.38 feet chord that bears South 28° 21' 50" East; Thence South 02° 23' 03" West, a distance of 335.28 feet to a point on a 150.00 feet radius curve, concave Westerly; Thence 38.96 feet Southerly along said curve, with a central angle of 14° 52' 46" and a 38.85 feet chord that bears South 09° 49' 26" West; Thence South 87° 56' 26" East, a distance of 50.69 feet; Thence South 01° 39' 16" West, a distance of 242.40 feet to the Northeast corner of Lot 1 in Squash Bend First Addition; Thence North 89° 27' 41" West, a distance of 230.48 feet to the Northeast corner of said Lot 1; Thence South 47° 03' 02" West, a distance of 177.63 feet; Thence North 42° 48' 32" West, a distance of 650.00 feet; Thence South 47° 03' 02" West, a distance of 155.00 to a point on the Northeasterly right-of-way line of North Dubuque Street; Thence North 42° 48' 32" West along said Northeasterly right-of-way line, a distance of 6.47 feet; Thence North 12° 58' 53" West along said Northeasterly right-of-way line, a distance of 24.44 feet to a point on a 204.00 feet radius curve, concave Southwesterly; Thence 199.11 feet Northwesterly along said curve, with a central angle of 55° 55' 20" and a 191.31 feet chord that bears North 38° 30' 55" West; Thence North 49° 58' 29" West, a distance

of 57.50 feet to a point on the East right-of-way line of Highway No. 965; Thence North 09° 38' 15" West along the East right-of-way line of said Highway No. 965, a distance of 134.38 feet; Thence North 90° 00' 00" West along said East right-of-way line, a distance of 15.66 feet; Thence North 12° 31' 44" West along said East right-of-way line, a distance of 101.40 feet; Thence North 00° 47' 24" West along said East right-of-way line, a distance of 229.66 feet to the Point of Beginning. Said property contains 19.729 acres, more or less.

- B. I-1 Light Industrial District to RM-12 PAD Multi-Unit Residence District Planned Area Development on property more particularly described as follows: Part of Auditor's Parcel No. 2017-092, in the City of North Liberty, County Of Johnson, State of Iowa, more particularly described as follows: Beginning at the Northeast corner of said Auditor's Parcel No. 2017-092 in the City of North Liberty, Johnson County, Iowa; Thence South 02° 04' 03" West along the east line of said Auditor's Parcel No. 2017-092, a distance of 692.86 feet to the Southeast corner of said Auditor's Parcel No. 2017-092; Thence North 87° 56' 26" West along the South line of said Auditor's Parcel No. 2017-092, a distance of 222.28 feet to a point on a 150.00 feet radius curve, concave Westerly; Thence 38.96 feet Northerly along said curve, with a central angle of 14° 52' 46" and a 38.85 feet chord that bears North 09° 49' 26" East; Thence North 02° 23' 03 East, a distance of 335.28 feet to a point on a 150.00 feet radius curve, concave Southwesterly; Thence 161.00 feet Northwesterly along said curve, with a central angle of 61° 29' 45" and a 153.38 feet chord that bears North 28° 21' 50" West; Thence North 30° 53' 18" East, a distance of 205.36 feet to the North line of said Auditor's Parcel No. 2017-092; Thence South 89° 59' 13" East along said Auditor's Parcel No. 2017-092, a distance of 194.00 feet to the Point of Beginning. Said property contains 3.598 acres, more or less.

AND

Part of Auditor's Parcel No. 2017-092, in the City of North Liberty, County of Johnson, State of Iowa, more particularly described as follows: Beginning at the Westerly corner of Lot 1 in Squash Bend First Addition in the City of North Liberty, Johnson County, Iowa, said point being on the Northeasterly right-of-way line of North Dubuque Street; Thence North 42° 48' 32" West along said right-of-way line, a distance of 650.00 feet; Thence North 47° 03' 02" East, a distance of 155.00 feet; Thence South 42° 48' 32" East, a distance of 650.00 feet; Thence South 47° 03' 02" West, a distance of 155.00 feet to the Point of Beginning. Said property contains 2.313 acres, more or less.

SECTION 2. CONDITIONS IMPOSED. At April 5, 2022 meeting the Planning Commission accepted the listed finding, the proposed zonings would achieve consistency with Section 165.09 of the Zoning Ordinance if the Comprehensive Plan Future Land Use Map is amended to residential 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 April 26, 2022.

Second reading on May 10, 2022.

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. 2022-10 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



April 5, 2022

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

Re: Request of Daniel & Rhonda Bernacki Revocable Trust for a zoning map amendment (rezoning) on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres).

Mayor Hoffman:

The North Liberty Planning Commission considered the above-reference request at its April 5, 2022 meeting. The Planning Commission took the following action:

Finding:

1. The proposed zonings would achieve consistency with Section 165.09 of the Zoning Ordinance if the Comprehensive Plan Future Land Use Map is amended to Residential.

Recommendation:

The Planning Commission accept the listed finding and forwarded the request of Daniel & Rhonda Bernacki Revocable Trust for a zoning map amendment (rezoning) on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres).

The vote for approval was 6-0.

Josey Bathke, Vice Chairperson
City of North Liberty Planning Commission



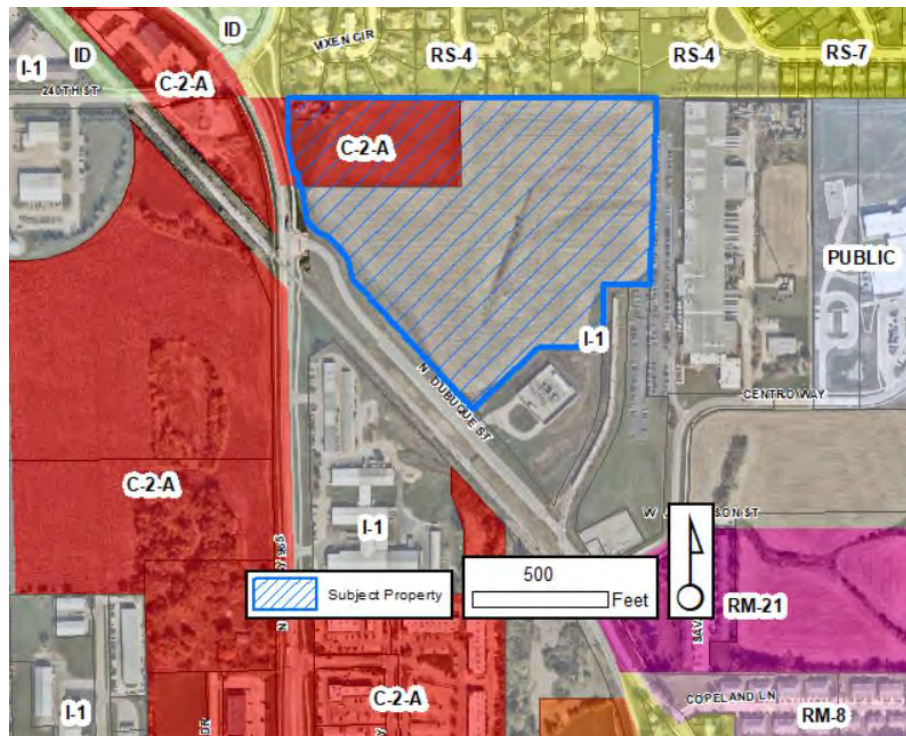
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 1, 2022**
 Re **Request of Daniel & Rhonda Bernacki Revocable Trust for a zoning map amendment (rezoning) on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres).**

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

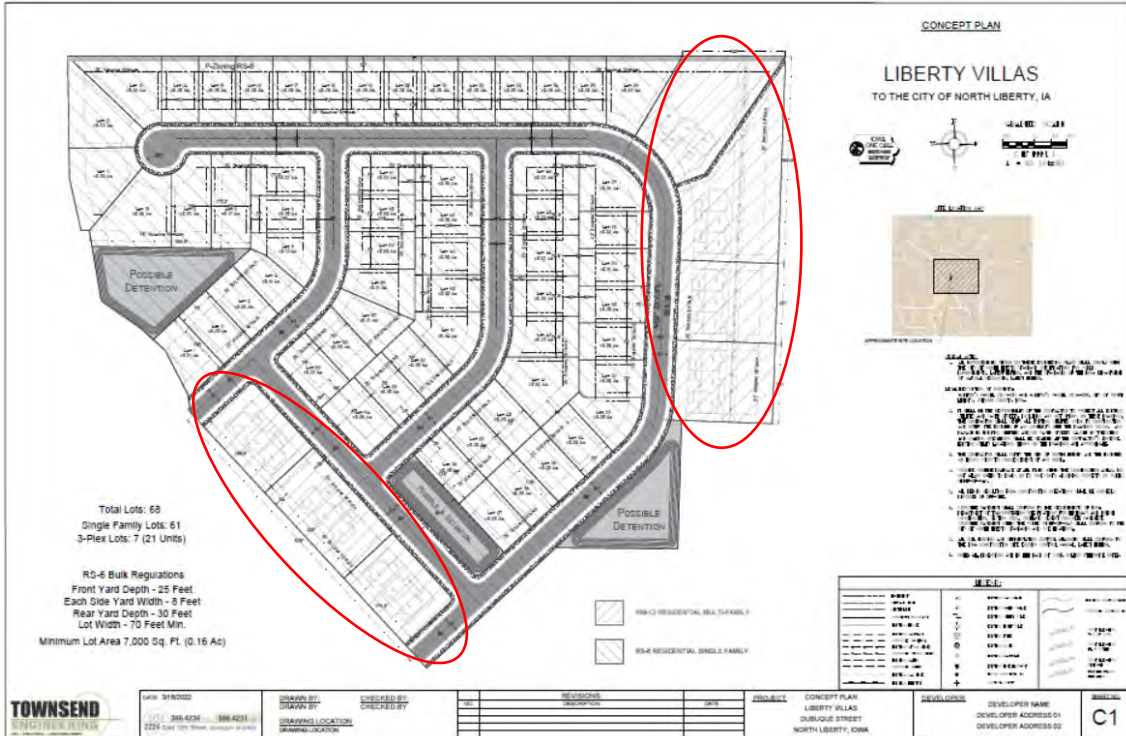
1. Current Zoning:

The property is currently zoned C-2-A Highway Commercial District and Industrial District.



2. Proposed Zoning:

The applicant is requesting a rezoning to RS-6 Single-Unit Residence District on 19.73 acres and RM-12 PAD Multi-Unit Residence District Planned Area Development on 5.91 acres.

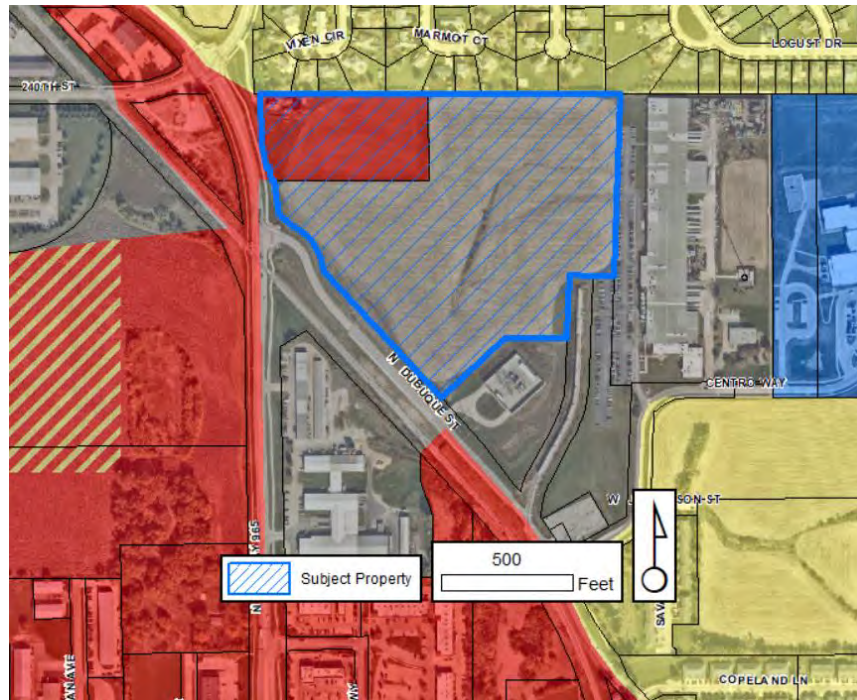


Non-binding concept plan with the townhome portion of the development circled in red.

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.

The flexibility being sought is allow the townhomes within the multi-family portion of the development to construct individual curb cuts along a public street. This is not permitted in the Off-Street Parking Ordinance, as typically, there would be a townhome development double loaded on a private street with only the private street having direct access to the public street.

- 3. Comprehensive Plan Future Land Use Map Designation:** Commercial and Industrial. The proposed RS-6 and RM-12 PAD zoning would **not** be consistent with the Commercial and Industrial Land Use Designation. The City is requesting that the Future Land Use be amended to Residential.



4. Public Input:

Letters were sent to property owners within 200 feet of the subject property and notice was posted on the City’s website regarding the February 14, 2022 good neighbor meeting. The meeting was held via Zoom and was very well attended with approximately 25 attendees outside of the applicant’s representatives and staff.

Expressed concerns (staff commentary in italics):

1. Improving the drainage along the south side of the Fox Run Subdivision.
The applicant and staff acknowledge that drainage will need to be addressed adjacent to the north property line.
2. General questions about the final design of the subdivision, including storm water detention.
This was not able to be answered because the subdivision has not been designed.
3. Concern about the compatibility of the homes adjacent to the Fox Run Subdivision. Whether there would be a visual buffer between the two developments.
The Zoning and Subdivision Ordinance do not require a landscape buffer when residential development abuts residential development.

4. The amount of traffic on North Dubuque Street and the increased traffic caused by the proposed development. The spacing of the two entrances on North Dubuque Street.

Staff installed a covert traffic device on North Dubuque Street subsequent to the good neighbor meeting to measure northbound and southbound traffic. Average weekday southbound traffic was 1,167 vehicles per day and average weekday northbound traffic was 1,653 vehicles per day. It is anticipated that the development would generate approximately 262 average vehicle trips per day. Considering North Dubuque Street is a collector street, the amount of current traffic on North Dubuque Street is minor and the anticipated amount of traffic generated would not negatively impact roadway capacity. It's likely that the traffic is perceived as a problem due to the small window of drop-off and pick-up at Christine Grant Elementary.

5. The potential of their being an 8' wide trail (which staff advocated for) along the north end of the property and being able to accommodate drainage and adequate setbacks.

During early discussion with the applicant, staff advocated for an 8' wide path along the north property line to connect the existing path on Ranshaw Way to the existing path at the south end of the Cedar Springs Subdivision. The feasibility of this path will need to be more closely examined during review of the construction plans as accommodating drainage from the Fox Run subdivision will be required.

6. The location of the condominium development within the subdivision.
It was clarified that only the multi-family portion of the development would be a condominium. All streets within the development are proposed to be public streets constructed to City standards.

7. The style of home sites being proposed, the selling price and the applicant's experience with construction subdivisions and homes.

This was not known at the time of the neighborhood meeting.

8. If the development will offer more affordable homes for sale.

This was not known at the time of the neighborhood meeting, but based on the discussion, it appears that the units will be market rate.

9. How the proposed development would impact the capacity of Christine Grant Elementary.

ICCSA facilities staff has indicated that the proposed development would not cause Christine Grant to exceed design capacity.

There were a lot of questions regarding the design of the subdivision when this in the initial phase of the development process. Staff is cognizant that "fitting the last piece of the puzzle" is important and the feedback received will need to be considered when the subdivision is designed.

Considering there were so many questions and some confusion, a second good neighbor meeting was held in person and via Zoom on March 22, 2022. Notice was mailed to surrounding properties owners and notice was posted on the City's website regarding the good neighbor meeting. Additionally, staff emailed notice of the meeting to the registrants of the February 14, 2002 meeting. The locations of the RM-12 zoning were

revised. A few people attended in person and approximately five people attended online. Staff did not observe any new concerns.

To date, staff has received one verbal objection the request from the property owner at 80 Marmot Court. The property verbalized that they would rather have no development or industrial development or behind their property.

5. Analysis of the Request:

The request for residential zoning is considered much less intense than commercial and industrial zoning. This is often referred to as a downzoning. It is staff's opinion that based on city development over the past 30+ years that residential development is much more appropriate in location. Please refer to the staff's analysis of the Comprehensive Plan Future Land Use Amendment.

Fire prevention requires a minimum of two accesses from a public street when there are 30 or more residential units. The entrances would be spaced to the maximum extent while maintaining adequate distance from the curve at the north end of North Dubuque Street.

As mentioned, the Planned Area Development is being sought is allow the townhomes within the multi-family portion of the development to construct individual curb cuts along a public street. This is not permitted in the Off-Street Parking Ordinance as typically there would be a townhome development double loaded on a private street with only the private street having direct access to the public street. Below is the Dahnovan Estates Subdivision, in which Ronald Way and Lilly Lane are private streets and North Liberty Road and East Tartan Drive are public streets.



In a typical townhome development, such as Dahnovan Estates, there would be several housing units on either side of the street. As such, it would not safe to have individual driveway accesses on a public street.

However, considering the configuration of the property and the limited locations of the proposed townhomes, staff in favor of allowing driveway access on a public street.

Section 165.09 of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

D. Approval Standards. The Planning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards (staff commentary in italics).

(1) Map Amendments.

(a) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

It is staff's opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan if the Future Land Use Map if amended to Residential. As mentioned, it is staff's opinion that the Residential Land Use is more appropriate in this location than Commercial and/or Industrial.

(b) The compatibility with the zoning of nearby property.

It is staff's opinion that the proposed zonings would be more compatible with nearby property than Commercial and/or Industrial.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zonings would be compatible with established neighborhood character.

(d) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

It is staff's opinion that the proposed zonings as residential would promote the public health, safety, and welfare of the City.

(e) The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

It is staff's opinion that the property, as presently zoned, would be suitable to be developed with commercial and industrial development. However, it is staff's opinion that residential development would be more compatible with the zoning of nearby property and would be more compatible with the established neighborhood character.

(f) The extent to which the proposed amendment creates nonconformities.

This is not applicable.

6. Additional Considerations:

The City will require an 8’ wide path along the east side of North Dubuque Street. The utility substations deferred installation of the 8’ wide path until such as this property developed. This would development would allow for a key connection to the City multi-use path network.

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.

7. Recommendation:

Finding:

1. The proposed zonings would achieve consistency with Section 165.09 of the Zoning Ordinance if the Comprehensive Plan Future Land Use Map is amended to Residential.



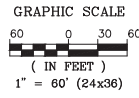
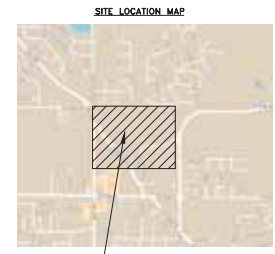
Staff recommends the Planning Commission accept the listed finding and forward the request of Daniel & Rhonda Bernacki Revocable Trust for a zoning map amendment (rezoning) on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185’ south of Scales Bend Road from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres) to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval.

CONCEPT PLAN

LIBERTY VILLAS
TO THE CITY OF NORTH LIBERTY, IA

APPROXIMATE SITE LOCATION

GENERAL NOTES

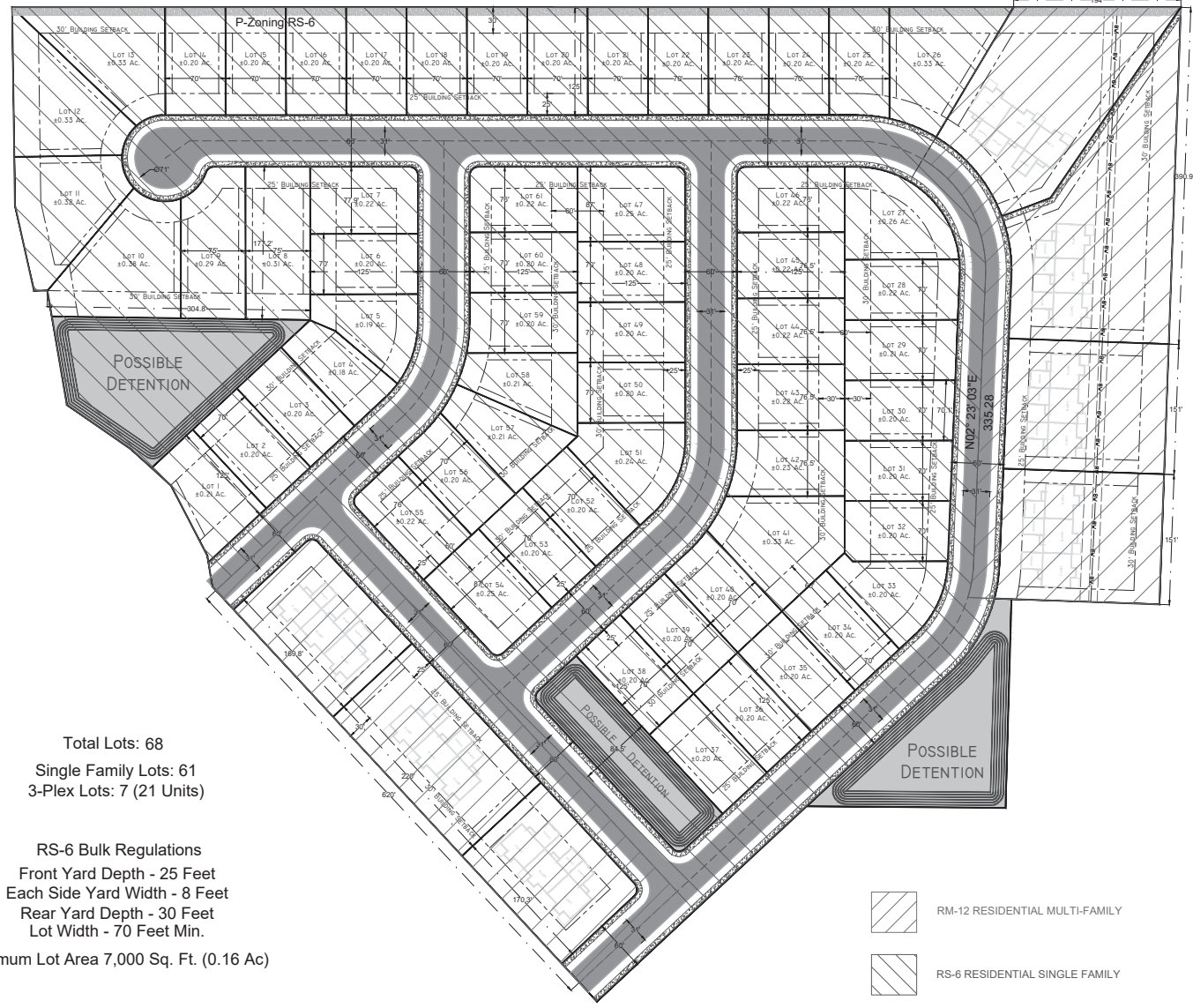
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF NORTH LIBERTY STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF NORTH LIBERTY AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJACING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NORTH LIBERTY STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

LEGEND:

	EXISTENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		SPOT ELEVATION FL # OUTLET
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION SIDEWALK
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FINISHED FLOOR ELEVATION
	PROPOSED SANITARY		EXISTING MANGROVE		
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		
	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
	EXISTING WATER		CONTROL POINT		
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				

RM-12 RESIDENTIAL MULTI-FAMILY

RS-6 RESIDENTIAL SINGLE FAMILY



Total Lots: 68
 Single Family Lots: 61
 3-Plex Lots: 7 (21 Units)

RS-6 Bulk Regulations
 Front Yard Depth - 25 Feet
 Each Side Yard Width - 8 Feet
 Rear Yard Depth - 30 Feet
 Lot Width - 70 Feet Min.

Minimum Lot Area 7,000 Sq. Ft. (0.16 Ac)



DATE: 3/16/2022
 386 4236 386 4231
 2224 East 17th Street, Des Moines, IA 50319

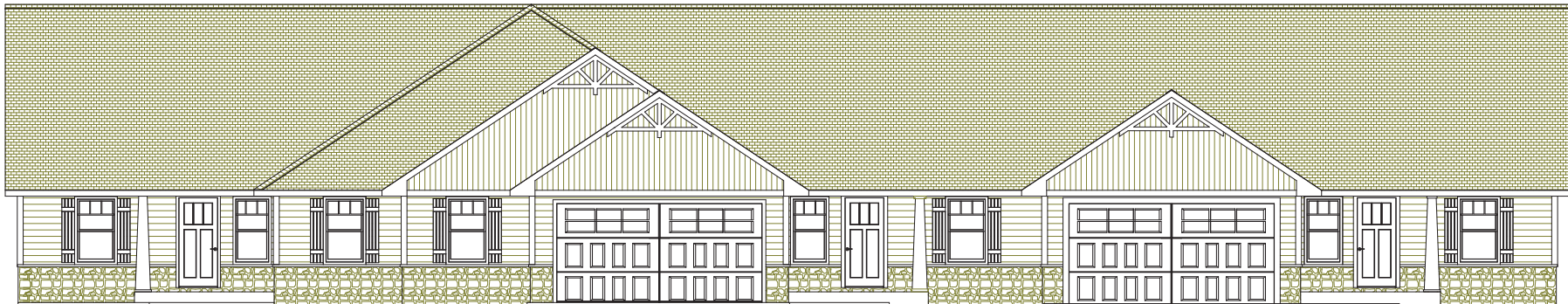
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 CHECKED BY: [blank]
 DRAWING LOCATION: [blank]

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: CONCEPT PLAN
 LIBERTY VILLAS
 DUBUQUE STREET
 NORTH LIBERTY, IOWA

DEVELOPER: [blank]
 DEVELOPER NAME: [blank]
 DEVELOPER ADDRESS 01: [blank]
 DEVELOPER ADDRESS 02: [blank]

SHEET NO.: C1



1/4" = 1' FRONT

Elevation 6

SHEET:

1



1/4" = 1' REAR



3/16" = 1' LEFT



3/16" = 1' RIGHT

For Project: N Dubuque St Project
 Project Notes:
 Location/Name: Outgoing
 Report Generated: 2/28/2022 11:39
 Speed Intervals: 1 MPH
 Time Intervals: Instant
 Traffic Report From: 2/16/2022 10:00:00 through 2/28/2022 12:59:59
 85th Percentile Speed: 40 MPH
 85th Percentile Vehicles: 12176
 Max Speed: 74 MPH on 2/26/2022 13:54:46
 Total Vehicles: 14325
 AADT: 1181

Volumes - weekly counts

Time	5 Day	7 Day
Average Daily	1223	1108
AM Peak 08:00	237	177
PM Peak 03:00	107	95

Speed

Speed Limit: 45
 85th Percentile Speed: 40
 Average Speed: 34.94

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Count over limit	35	20	51	39	55	33	43
% over limit	1.8	1.7	2.2	1.5	1.9	2.0	2.6
Avg Speeder	48.6	48.6	48.1	48.6	48.3	49.8	48.3

Class Counts

	Number	%
VEH_SM	59	0.4
VEH_MED	13872	96.8
VEH_LG	394	2.8
[VEH_SM=motorcycle, VEH_MED = sedan, VEH_LG = truck]		

Outgoing Weekly Counts
N Dubuque St Project

from Wed-Feb-16-2022-10-00-AM to Mon-Feb-28-2022-12-59-PM

	2/14/2022	to	2/20/2022							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week	Weekend	Week Day 85%
Hour	2/14/2022	2/15/2022	2/16/2022	2/17/2022	2/18/2022	2/19/2022	2/20/2022	Day Avg	Avg	Avg Speed
0 - 1	*	*	*	5	12	16	16	8.5	16	33.65
1 - 2	*	*	*	1	6	8	6	3.5	7	28
2 - 3	*	*	*	3	1	1	2	2	1.5	36.5
3 - 4	*	*	*	3	4	5	2	3.5	3.5	36
4 - 5	*	*	*	4	2	2	3	3	2.5	37
5 - 6	*	*	*	6	6	4	0	6	2	36
6 - 7	*	*	*	24	25	8	9	24.5	8.5	38.3
7 - 8	*	*	*	99	102	26	14	100.5	20	38.35
8 - 9	*	*	*	242	246	20	28	244	24	37.3
9 - 10	*	*	*	135	107	38	42	121	40	41.1
10 - 11	*	*	9	62	53	48	43	41.33	45.5	42.83
11 - 12	*	*	63	60	59	38	67	60.67	52.5	38.27
12 - 13	*	*	51	46	64	46	51	53.67	48.5	38.07
13 - 14	*	*	66	50	71	54	64	62.33	59	40.97
14 - 15	*	*	57	90	59	56	66	68.67	61	38.67
15 - 16	*	*	92	88	120	63	70	100	66.5	39.5
16 - 17	*	*	66	68	102	54	82	78.67	68	39.53
17 - 18	*	*	86	136	101	53	65	107.67	59	39.63
18 - 19	*	*	109	100	123	70	85	110.67	77.5	39
19 - 20	*	*	113	58	71	38	40	80.67	39	39.17
20 - 21	*	*	65	45	75	28	29	61.67	28.5	37.5
21 - 22	*	*	52	32	37	25	22	40.33	23.5	36
22 - 23	*	*	18	14	26	42	19	19.33	30.5	35.67
23 - 24	*	*	29	28	20	24	25	25.67	24.5	35.93
Totals	0	0	876	1399	1492	767	850			
% of Total	0%	0%	16.27%	25.98%	27.71%	14.25%	15.79%			

Outgoing Weekly Counts
N Dubuque St Project

from Wed-Feb-16-2022-10-00-AM to Mon-Feb-28-2022-12-59-PM

	2/21/2022	to	2/27/2022							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week	Weekend	Week Day 85%
Hour	2/21/2022	2/22/2022	2/23/2022	2/24/2022	2/25/2022	2/26/2022	2/27/2022	Day Avg	Avg	Avg Speed
0 - 1	4	4	5	7	4	14	17	4.8	15.5	33.2
1 - 2	2	4	3	4	3	6	7	3.2	6.5	34.1
2 - 3	0	2	1	1	3	1	1	1.4	1	34
3 - 4	4	5	3	1	4	1	4	3.4	2.5	34.2
4 - 5	3	4	0	2	4	2	2	2.6	2	33.25
5 - 6	6	8	4	10	6	1	3	6.8	2	37.3
6 - 7	27	19	22	27	13	5	5	21.6	5	38.2
7 - 8	90	85	99	100	79	22	11	90.6	16.5	38.26
8 - 9	212	229	269	233	208	40	19	230.2	29.5	36.14
9 - 10	130	118	123	144	129	45	38	128.8	41.5	38.7
10 - 11	77	66	71	68	62	44	51	68.8	47.5	39.08
11 - 12	43	33	46	44	50	43	57	43.2	50	39.18
12 - 13	54	36	65	58	39	69	49	50.4	59	38.36
13 - 14	76	51	59	52	62	62	60	60	61	40.02
14 - 15	60	37	55	94	68	68	60	62.8	64	38.94
15 - 16	117	118	117	84	106	50	72	108.4	61	38.16
16 - 17	70	65	77	57	83	60	83	70.4	71.5	39.26
17 - 18	102	86	85	89	116	73	62	95.6	67.5	37.86
18 - 19	92	86	130	82	121	81	71	102.2	76	38.78
19 - 20	89	51	80	46	60	49	57	65.2	53	37.28
20 - 21	35	30	42	27	54	33	27	37.6	30	37.74
21 - 22	19	14	39	22	19	27	25	22.6	26	35.24
22 - 23	12	19	14	10	21	21	16	15.2	18.5	37.28
23 - 24	28	27	33	26	33	26	30	29.4	28	37.2
Totals	1352	1197	1442	1288	1347	843	827			
% of Total	16.3%	14.43%	17.38%	15.53%	16.24%	10.16%	9.97%			

For Project: N Dubuque St Project
 Project Notes:
 Location/Name: Incoming
 Report Generated: 2/28/2022 11:39
 Speed Intervals: 1 MPH
 Time Intervals: Instant
 Traffic Report From: 2/16/2022 10:00:00 through 2/28/2022 12:59:59
 85th Percentile Speed: 43 MPH
 85th Percentile Vehicles: 14634
 Max Speed: 69 MPH on 2/19/2022 10:08:06
 Total Vehicles: 17217
 AADT: 1419

Volumes - weekly counts

Time	5 Day	7 Day
Average Daily	1492	1337
AM Peak	08:00 211	156
PM Peak	04:00 205	166

Speed

Speed Limit: 45
 85th Percentile Speed: 43
 Average Speed: 38.18

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Count over limit	175	30	201	165	219	185	187
% over limit	8.2	2.0	6.5	5.1	6.3	9.7	9.9
Avg Speeder	48.0	47.1	48.4	48.2	48.2	48.9	48.0

Class Counts

	Number	%
VEH_SM	310	1.8
VEH_MED	16409	95.3
VEH_LG	498	2.9
[VEH_SM=motorcycle,	VEH_MED = sedan,	VEH_LG = truck]

Incoming Weekly Counts
N Dubuque St Project

from Wed-Feb-16-2022-10-00-AM to Mon-Feb-28-2022-12-59-PM

	2/14/2022	to	2/20/2022							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week	Weekend	Week Day 85%
Hour	2/14/2022	2/15/2022	2/16/2022	2/17/2022	2/18/2022	2/19/2022	2/20/2022	Day Avg	Avg	Avg Speed
0 - 1	*	*	*	22	26	39	30	24	34.5	38.5
1 - 2	*	*	*	4	3	20	10	3.5	15	37.5
2 - 3	*	*	*	6	0	9	9	3	9	33
3 - 4	*	*	*	0	3	2	1	1.5	1.5	39
4 - 5	*	*	*	6	5	3	4	5.5	3.5	38
5 - 6	*	*	*	7	3	3	2	5	2.5	45.25
6 - 7	*	*	*	8	8	3	6	8	4.5	39.5
7 - 8	*	*	*	51	40	0	4	45.5	2	41.7
8 - 9	*	*	*	212	216	22	18	214	20	40.65
9 - 10	*	*	*	77	80	31	30	78.5	30.5	42.5
10 - 11	*	*	7	52	36	56	42	31.67	49	42
11 - 12	*	*	46	38	46	43	54	43.33	48.5	42.43
12 - 13	*	*	62	53	77	49	71	64	60	44.63
13 - 14	*	*	79	61	75	64	87	71.67	75.5	43.93
14 - 15	*	*	59	67	69	74	80	65	77	43.4
15 - 16	*	*	86	156	105	62	80	115.67	71	43.6
16 - 17	*	*	206	181	229	64	82	205.33	73	42.8
17 - 18	*	*	217	181	228	75	82	208.67	78.5	42.93
18 - 19	*	*	199	187	184	69	78	190	73.5	42.07
19 - 20	*	*	130	83	102	67	75	105	71	41.27
20 - 21	*	*	76	58	60	52	48	64.67	50	39.93
21 - 22	*	*	94	69	71	43	36	78	39.5	39.17
22 - 23	*	*	42	36	33	32	23	37	27.5	39.67
23 - 24	*	*	21	24	55	26	12	33.33	19	37.6
Totals	0	0	1324	1639	1754	908	964			
% of Total	0%	0%	20.09%	24.87%	26.62%	13.78%	14.63%			

Incoming Weekly Counts
N Dubuque St Project

from Wed-Feb-16-2022-10-00-AM to Mon-Feb-28-2022-12-59-PM

	2/21/2022	to	2/27/2022							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week	Weekend	Week Day 85%
Hour	2/21/2022	2/22/2022	2/23/2022	2/24/2022	2/25/2022	2/26/2022	2/27/2022	Day Avg	Avg	Avg Speed
0 - 1	4	24	22	32	29	46	28	22.2	37	37.86
1 - 2	2	4	8	5	3	10	13	4.4	11.5	37.6
2 - 3	1	3	5	1	2	7	7	2.4	7	36.4
3 - 4	0	2	0	5	1	4	4	1.6	4	40
4 - 5	2	6	0	5	12	7	5	5	6	41.75
5 - 6	7	10	7	6	8	4	3	7.6	3.5	41.4
6 - 7	8	11	11	9	11	7	3	10	5	41.08
7 - 8	43	37	42	51	43	11	5	43.2	8	41.56
8 - 9	219	200	213	205	207	20	14	208.8	17	39.94
9 - 10	83	75	84	86	67	43	35	79	39	41.94
10 - 11	48	27	48	47	40	65	40	42	52.5	42.36
11 - 12	58	42	65	31	50	52	63	49.2	57.5	42.48
12 - 13	60	41	70	64	64	50	65	59.8	57.5	43.7
13 - 14	56	68	70	59	74	58	83	65.4	70.5	44.32
14 - 15	60	62	60	60	66	73	67	61.6	70	44
15 - 16	73	76	74	165	92	58	77	96	67.5	43.14
16 - 17	207	199	220	177	232	65	67	207	66	41.86
17 - 18	179	172	231	156	214	86	80	190.4	83	41.68
18 - 19	217	169	189	192	219	94	68	197.2	81	41.74
19 - 20	90	83	120	77	110	72	85	96	78.5	40.56
20 - 21	52	63	69	53	51	52	53	57.6	52.5	39.66
21 - 22	75	84	92	45	40	41	27	67.2	34	39.14
22 - 23	40	33	43	25	51	32	16	38.4	24	39.82
23 - 24	17	14	19	15	52	42	21	23.4	31.5	38.32
Totals	1601	1505	1762	1571	1738	999	929			
% of Total	15.84%	14.89%	17.44%	15.55%	17.2%	9.89%	9.19%			



Zoning Map Amendment – The Preserve



May 3, 2022

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

Re: Request of Watts Development for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 3.90 acres on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 3, 2022 meeting. The Planning Commission took the following action:

Findings:

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map;
2. The RS-9 Single-Unit Dwelling District zoning would be compatible with the area.

Recommendation:

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

The vote for approval was 5-0.

Josey Bathke, Vice Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 29, 2022**
 Re **Request of Watts Development for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 3.90 acres on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue.**

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

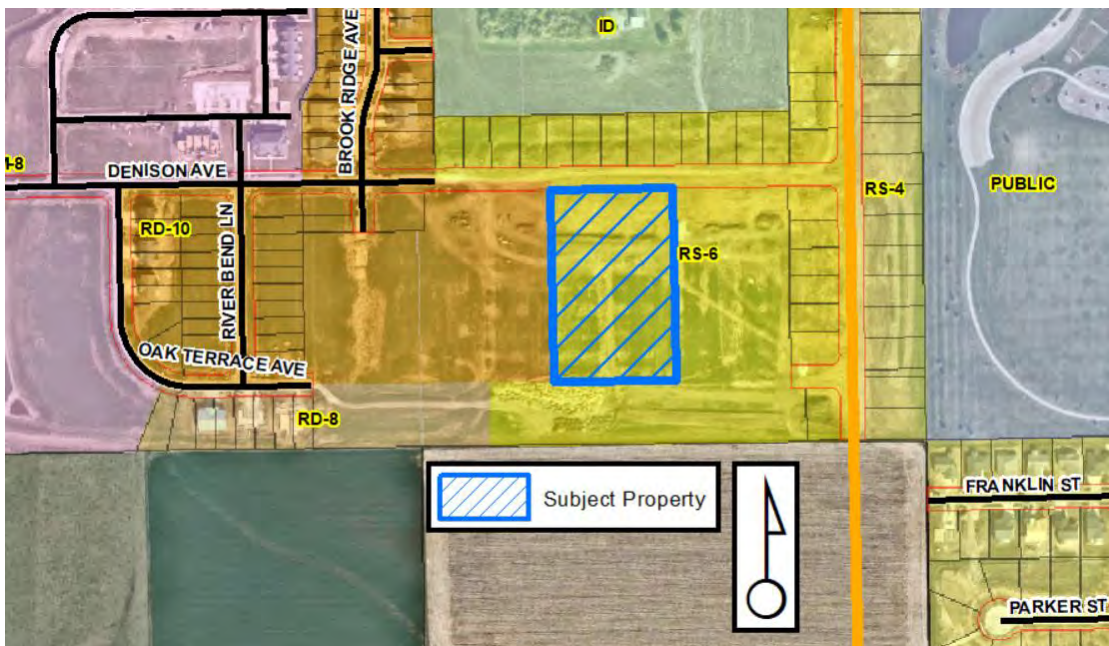
1. Request Summary:

This rezoning request is to facilitate development of the property with smaller single-family homes.

2. Proposed Zoning:

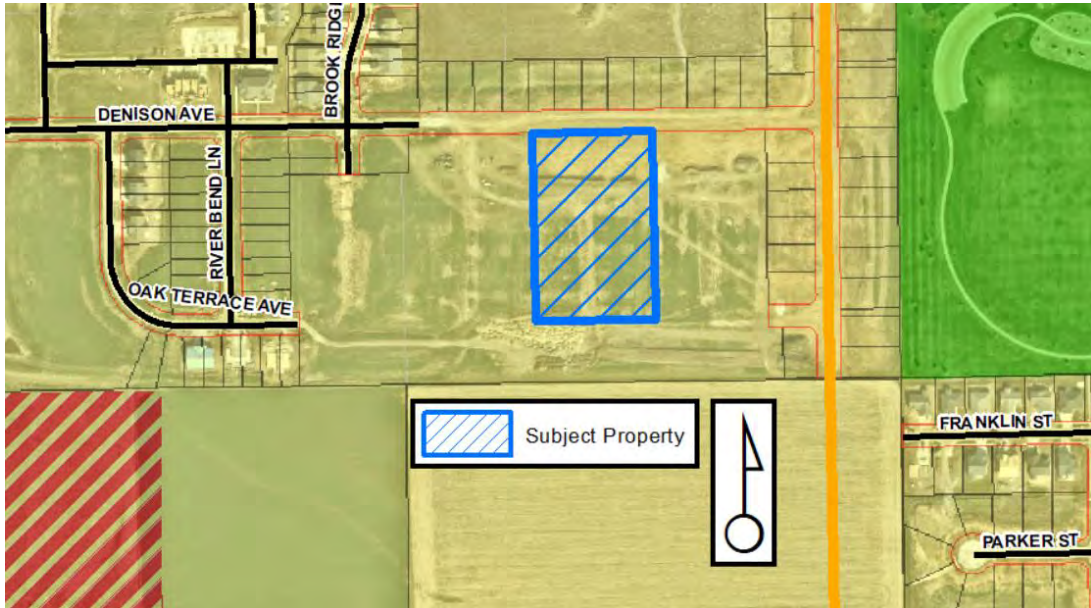
RS-9 Single-Unit Dwelling District.

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.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Residential.



4. Public Input:

A good neighbor meeting was held on April 14, 2022. One person outside of City staff and the applicant attended and just had general questions about the housing type and market trends. To date, staff has not received any formal objection to the request.

5. Additional Considerations:

As construction costs increase, staff expects for denser development requests. Staff is generally in favor of increasing density in areas where there utilities are availability as long as the development is compatible with the surrounding area.

This rezoning would allow The Preserve to add to the range of housing types offered in the development.

Staff Recommendation:

Findings:

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map;
2. The RS-9 Single-Unit Dwelling District zoning would be compatible with the area.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request for zoning map amendment from RS-6 – Single-Unit Dwelling District to RS-9 Single-Unit Dwelling District 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 zoning map amendment to the City Council with a recommendation for approval.

Ordinance No. 2022-11

AN ORDINANCE AMENDING CHAPTER 167 OF THE NORTH LIBERTY CODE OF ORDINANCES BY AMENDING THE USE REGULATIONS ON PROPERTY LOCATED IN NORTH LIBERTY, IOWA TO THOSE SET FORTH IN THE MUNICIPAL CODE FOR THE RS-9 SINGLE-UNIT RESIDENCE 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 3.90 acres, more or less, of property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue. The property is more particularly described as follows:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Iowa, described as follows:

Commencing at the Southeast Corner of The Preserve, Part One, to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 170 of the Records of the Johnson County Recorder's Office; Thence N89°15'31"E, along the North Line of Auditor's Parcel 2019013, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 61 of the Records of the Johnson County Recorder's Office, 103.71 feet; Thence N88°44'24"E, along said North Line, 207.43 feet; Thence N89°08'16"E, along said North Line, 178.71 feet; Thence N89°08'16"E, along said North Line, 161.33 feet; Thence N00°51'44"W, 167.06 feet, to the POINT OF BEGINNING; Thence S89°08'16"W, 31.33 feet; Thence N00°51'44"W, 530.65 feet; Thence N89°08'16"E, 320.00 feet; Thence S00°51'44"E, 530.65 feet; Thence S89°08'16"W, 288.67 feet, to the point of beginning. Said property contains 3.90 Acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the May 3, 2022, meeting the Planning Commission accepted the listed findings, 1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map; and 2. The RS-9 Single-unit Dwelling District zoning would be compatible with the area. 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. 2022-11 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Additional Information

To North Liberty Mayor and City Council Members
CC Ryan Heiar, City Administrator
From Brian Platz, Fire Chief
Date May 19th, 2022
Re Fire Department Report to Council – May 2022

By way of a few updates, we progress the notion of incorporating EMS only responders within the department. Interviews and background checks are complete and we look forward to an orientation session yet this month. We are moving forward with a total of six responders, one from existing staff and five from outside the department.

I want to thank those who attended our badge pinning ceremony on May 1st. Your presence demonstrated the importance of another fire department milestone. Family and friends of our newer firefighters took the time to comment on the ceremony and how much it meant to them. Thank you for being there for the department and its members.

The eleven probationary members continue to grow and expand their fire service knowledge. Many of them have been cleared to respond to calls and will soon be incorporated into our “on call” system. Additionally, we are in the process of adding one more firefighter into our part time group. This additional firefighter will assist with covering shifts on the weekends. We continue to monitor the SAFER grant process in anticipation of an award or decline notification. We remain hopeful that our application will be favorably considered and have recently learned that the award process could start as early as May 30th.

As many of you are aware, the city suffered a significant fire loss at 460 Kansas Avenue on May 13th. This was a sprinklered 12 plex apartment building. Unfortunately, the origin of the fire was on the third-floor deck and migrated into the attic space. While the interior of the building had a sprinkler system, the deck overhang and the attic space did not. Upon arrival of the fire department, fire involved the exterior of the building, the deck area and the attic space. One resident suffered a minor injury as the result of jumping from the third-floor window prior to fire department arrival. Four dogs were rescued during the incident. Two firefighters were evaluated and treated for heat exhaustion and dehydration. Unfortunately, the building suffered major structural damage; however, much of the contents on the first and second floors were salvageable.

While we do everything in our purview to promote life safety and reduce property loss, there are other tangible, operational components that we consider following these types of incidents. There were a number of items we plan to work on as well as many positive takeaways. One particular takeaway was how various city departments and county agencies worked together to tackle the problem. Initially, NLPD arrived, endeavored to evacuate the building and provided a detailed assessment to responding fire units. Additionally, they secured the scene and operated the drone to uncover hot spots as fire crews worked to conduct overhaul operations. The streets department was on scene as the first engine arrived and assisted with establishing a supply line and helping with exterior hose deployment. The water department was present to ensure appropriate pressures and volume were available. Following the incident, North Liberty Communications provided guidance by way of a media release. Other agencies assisting included the Johnson County Ambulance Service, Johnson County Emergency Communications, six other fire departments, Johnson County Emergency Management and the Red Cross. This was a large event that severely taxed the fire departments initial response. That said, city departments and the county emergency services agencies collectively worked together for a common goal.



North Liberty Fire Department 2022 Monthly/YTD Response Report

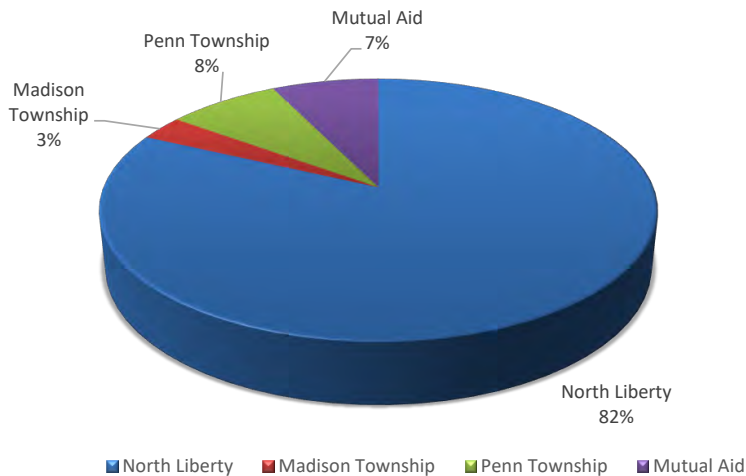
North Liberty Fire Department Responses By Fire District

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
North Liberty	106	112	81	105									404	81.95%
Madison Township	3	2	3	7									15	3.04%
Penn Township	7	8	12	11									38	7.71%
Mutual Aid	8	8	7	13									36	7.30%
Total Responses	124	130	103	136									493	

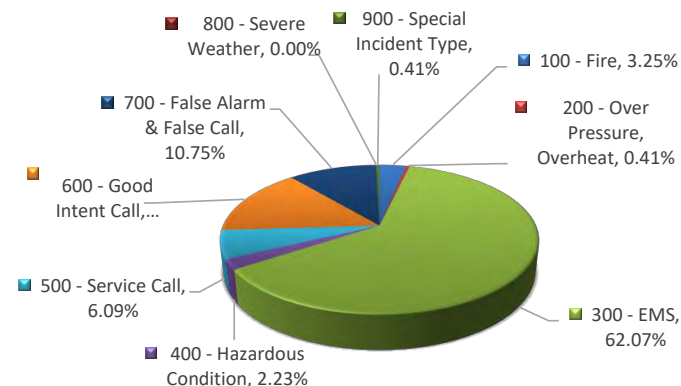
North Liberty Fire Department Responses By Type of Incident

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
100 - Fire	3	6	4	3									16	3.25%
200 - Over Pressure, Overheat	1	1											2	0.41%
300 - EMS	77	77	68	84									306	62.07%
400 - Hazardous Condition	3	2	3	3									11	2.23%
500 - Service Call	10	8	5	7									30	6.09%
600 - Good Intent Call	14	25	15	19									73	14.81%
700 - False Alarm & False Call	15	11	8	19									53	10.75%
800 - Severe Weather														
900 - Special Incident Type	1			1									2	0.41%
Total Responses	124	130	103	136									493	

2022 District Responses YTD
(Rounded Percentage)



2022 Type of Incidents YTD
(Percentage)





North Liberty Fire Department 2022 Monthly/YTD Response Report

North Liberty Fire Department Response Statistics (All Incidents)

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Year To Date	Percent To Date
Total Responses for Month	124	130	103	136	0	0	0	0	0	0	0	0	493		
Average Responders per Incident (Including Members at Station)	4.6	5.9	5.5	4.9									5.2		
# Incidents with 2 or less Responders	25	14	11	14									64		
% Incidents with 2 or less Responders	20.2%	10.8%	10.7%	10.3%									13.0%		
# Incidents with No NLFD Response	0	0	0	0											
# Incidents Cancelled Enroute or Prior to Arrival	12	15	9	16									52	10.55%	
# Incidents Cancelled by JCAS	1	5	2	2									10	19.23%	
# Incidents Cancelled by JECC	5	2	3	5									15	28.85%	
# Incidents Cancelled by Law Enforcement	2	4	3	2									11	21.15%	
# Incidents Cancelled by Fire Department	4	4	1	7									16	30.77%	

North Liberty Fire Department Emergent Response Turnout Statistics (Lights & Sirens)

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Year To Date	Percent To Date
Total Emergent (Lights & Sirens) Responses for Month	82	71	70	77											
# of Incidents with Turnout Time 2 Minutes or Less - PPC/Admin	20	10	19	24											
# of Incidents with Turnout Time 2 Minutes or Less - PT	7	18	11	15											
# of Incidents with Turnout Time 2 Minutes or Less - Total	27	28	30	39											
% Incidents with Turnout Time 2 Minutes or Less	32.9%	39.4%	42.9%	50.6%											
90th Percentile Turnout Time - (Minutes) Part-Time	2:49	2:50	3:08	2:21										2:50	
90th Percentile Turnout Time - (Minutes) Paid Per Call	7:18	6:34	4:45	5:17										5:59	

**(Turnout Time is defined as Dispatch Time to Unit Enroute Time)(PPC-Paid Per Call)(PT-Part Time)

North Liberty Fire Department Auto Aid & Mutual Aid Given

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Year To Date	Percent To Date
Auto Aid - Coralville (52001)	3	4	1	3									11	2.23%	
Auto Aid - Iowa City (52003)		1		1									2	0.41%	
Auto Aid - Solon (52008)	2	2	1	3									8	1.62%	
Auto Aid - Swisher (52009)	3	1	4	5									13	2.64%	
Auto Aid - Tiffin (52010)				1									1	0.20%	
Mutual Aid - Other Fire Departments			1										1	0.20%	
Total Responses	8	8	7	13	0	0	0	0	0	0	0	0	36	7.30%	

North Liberty Fire Department Auto Aid & Mutual Aid Received

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Year To Date	Percent To Date
Auto Aid - Coralville (52001)	2	2	4	3									11	2.23%	
Auto Aid - Iowa City (52003)				2									2	0.41%	
Auto Aid - Solon (52008)	2	1	3	2									8	1.62%	
Auto Aid - Swisher (52009)	2	1											3	0.61%	
Auto Aid - Tiffin (52010)	1	1		4									6	1.22%	
Mutual Aid - Other Fire Departments				1									1	0.20%	
Total Responses	7	5	7	12	0	0	0	0	0	0	0	0	31	6.29%	