



**North Liberty City Council
Regular Session
Monday, November 7, 2022**



City Administrator Memo



To **Mayor and City Council**
From **Ryan Heiar, City Administrator**
Date **November 4, 2022**
Re **City Council Agenda November 7, 2022**

Meeting Note

The first meeting in November is scheduled for **Monday, November 7** as the regularly scheduled date of November 8 is election day and the Council Chambers is used for an election site.

Consent Agenda

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

- City Council Minutes (10/25/22)
- Claims
- Pay Application #3, North Liberty Community Center Roof Project, T&K Roofing Co., \$48,355
- Change Order #3, Jones Boulevard Improvements Project, Schrader Excavating and Grading, Inc., \$850.50
- Pay Application #6, Jones Boulevard Improvements Project, Schrader Excavating and Grading, Inc., \$346,672.61
- Pay Application #24, Ranshaw Way Phase 5, Peterson Contractors, Inc., \$35,251.18

Meetings & Events

Monday, Nov 7 at 6:30p.m.
City Council

Tuesday, Nov 8
Election Day

Monday, Nov 21 at 7:00p.m.
Library Board

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

Thursday, Nov 24
Thanksgiving Holiday – City Offices
Closed

Friday, Nov 25
Thanksgiving Holiday – City Offices
Closed

FY22 Audit

Dustin Opatz with BerganKDV will be at Monday's meeting to present the FY22 audit. The packet includes the audit and communication letter, both of which Mr. Opatz will reference in his presentation. Two deficiencies are noted in the report. The first, internal controls, is a comment that has been included in all previous audit reports because of the difficulty in segregating duties in an office with few employees. Staff recognizes the weakness and will continue to take all feasible steps to segregate duties. The second is a new one regarding monthly bank reconciliations and is a result of the slower than expected rollover of the upgraded accounting software. Staff is in the process of reconciling the statements, but unfortunately was unable to have them completed prior to the end of the fiscal year. The FY22 audit is recommended for approval.

Inclusive Economic Development Plan Presentation

V Fixmer-Oraiz with ASTIG Planning will be at Monday's meeting to present the draft Inclusive Economic Development Plan for Johnson County. Included in the packet is the presentation and draft plan.

Watts Zoning Amendment, Second Reading

This property – 3123 West Hauer Drive NE – was recently annexed into the corporate limits of North Liberty. The rezoning to RS-4 Single-Unit Residence District would facilitate subdivision of the property when Remley Street gets installed in conjunction with the Mickelson development to the south. A good neighbor meeting was held on September 19. One person outside of City staff and the applicant attended the virtual meeting and had no objection to the request. The Planning Commission unanimously recommended approval at its October 6 meeting. Staff recommends approval as well.

Dahnovan Holdings Zoning Amendment, Second Reading

This rezoning request – west side of North Kansas Avenue approximately 150 feet south of West Lake Road – to RM-12 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District would facilitate development of the property with multi-unit residences and higher-intensity commercial/residential uses. A good neighbor meeting was held on September 19. A few people outside of City staff and the applicant attended the meeting and just had general questions about the type of development proposed. A concept plan laying out lots and public streets was recently submitted and is included in the background material. It is staff's opinion that the west side of Kansas Avenue is a suitable location for higher intensity development. The Planning Commission unanimously recommended approval at its October 6 meeting. Staff also recommends approval.

GRD Burleson LLC Zoning Amendment, Second Reading

This rezoning request – east side of North Liberty Road approximately 375 feet south of South Dubuque Street – to C-3 Higher-Intensity Commercial District would facilitate development of the properties with horizontal mixed-use development, which means there is a mixture of residential and commercial development in separate buildings. The applicant has indicated that there would be a cooperative approach to development with the properties to the north, which were recently annexed and zoned C-3 Higher-Intensity Commercial District. A good neighbor meeting was held on September 20. Three people (representing two properties in the county) outside of City staff and the applicant attended the meeting and had general questions about the type of development proposed. A letter of objection from the property owners located at the southwest

corner of the subject property has been submitted. While the C-3 district allows for higher-intensity uses, there is a code requirement and natural features that help mitigate some potential impacts. A 20' side yard setback is required when abutting residential zoning. Also, the topography of the site lends this area to being a drainage feature. The Planning Commission unanimously recommended approval at its October 6 meeting.

At the October 25, 2022 meeting, Council asked staff to explore adding a condition to the rezoning ordinance to reasonably help mitigate the potential impact of the proposed commercial property with the adjacent residential homes to the west. Staff is recommending the following condition: *That there be an additional one foot of building setback above the required side yard setback as measured from a lot line of property within a residential district for every one-foot building height above 35 feet.* For example, a 35-foot-tall building shall have a minimum of a 20' side yard setback from the lot line of property within a residential district, while a 45-foot-tall building shall have a minimum of a 30' side yard setback. The applicant has agreed to this proposed condition. It is staff's understanding, based on a phone conversation with the adjacent property, that they remain concerned and may submit a letter to the City Council. If the Council is agreeable to the proposed condition, there would need to be a motion and approval to amend the rezoning ordinance.

FY24 Annual Appropriations

The City has previously entered into economic development agreements called annual appropriations to incentivize businesses. With an annual appropriation, TIF funds generated by the business are used to rebate the taxes paid. The difference between an annual appropriation and a standard rebate agreement is that the annual appropriation must be approved each year by the Council. An annual appropriation is the preferred method of offering an incentive in most cities throughout Iowa because it is much less risky than other options as it is structured as a rebate of taxes already paid by the business versus cash up front. The chart below provides a summary of annual appropriations, all of which are recommended for approval.

Company	Amount	Length of Agreement	Year of Agreement	Agreement Terms
A&M Development	\$78,942	20-years	7	Dependent on type of development, not-to-exceed \$5
Corridor Media Properties (CBJ)	\$30,063	10-years	6	100% of taxes rebated annually for 10-years
Spotix	\$72,136	7-years	6	100% of taxes rebated annually for 7-years, not-to-exceed
GEICO	\$186,611	10-years	5	100% of taxes rebated annually for 10-years
Diamond Dreams	\$22,806	5-years	1	100% of taxes rebated annually for 5-years, not-to-exceed
Total	\$390,558			

FY24 Urban Renewal (TIF) Draw

The urban renewal draw, also known as the TIF Indebtedness Report, and not to be confused with annual appropriations referenced above, recognizes the amount of TIF revenue that needs to be certified in FY24 in order to make debt and rebate payments. The FY24 draw is \$4,542,907, approximately \$250k less than FY23's draw of \$4,793,215. Staff recommends approval of the certification.

FY22 Urban Renewal Report

The Urban Renewal Report provides a history of the urban renewal and TIF projects, valuations and spending by North Liberty. This report, once approved, is required to be filed with the state. Staff recommends approval of the FY22 Urban Renewal Report.



Agenda



CITY COUNCIL

MONDAY, November 7, 2022

6:30 p.m.

Regular Session

Council Chambers

1 Quail Creek Circle

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Consent Agenda
 - A. City Council Minutes, Work & Regular Sessions, October 25, 2022
 - B. Claims
 - C. Community Center Roof Project, Pay Application Number 3, T & K Roofing Co., \$48,355.00
 - D. Jones Boulevard Improvements Project, Change Order Number 3, Schrader Excavating and Grading, \$850.50
 - E. Jones Boulevard Improvements Project, Pay Application Number 6, Schrader Excavating and Grading, \$346,672.61
 - F. Ranshaw Way Phase 5 Improvements Project, Pay Application Number 24, Peterson Contractors, Inc., \$35,251.18
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Small Business Saturday Proclamation
9. Council Reports
10. FY 22 Audit
 - A. Dustin Opatz, BerganKDV Presentation of audit for FY 22
 - B. Resolution Number 2022-119, A Resolution accepting the Audit Report for Fiscal Year 2022 as completed by BerganKDV
11. Inclusive Economic Development Plan Presentation
 - A. Presentation of the Inclusive Economic Development Plan by Astig Planning

12. Watts Zoning Amendment
 - A. Second consideration of Ordinance Number 2022-23, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-4 Single-Unit Residence District
13. Dahnovan Holdings Zoning Amendment
 - A. Second consideration of Ordinance Number 2022-24, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District
14. GRD Burleson, LLC Zoning Amendment
 - A. Public Hearing regarding proposed zoning amendment
 - B. Second consideration of Ordinance Number 2022-25, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to C-3 Higher-Intensity Commercial District
15. FY 22 Annual Urban Renewal Report
 - A. Discussion and possible action on the FY 22 Annual Urban Renewal Report
16. FY 24 Annual Appropriation
 - A. Resolution Number 2022-120, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (A & M Development)
 - B. Resolution Number 2022-121, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Spotix, Inc.)
 - C. Resolution Number 2022-122, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Corridor Media Properties, LLC)
 - D. Resolution Number 2022-123, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (GEICO)

17. FY 24 Urban Renewal Draw

- A. Discussion and possible action on the Annual Urban Renewal funds request for FY 24

18. Old Business

19. New Business

20. Adjournment



Consent Agenda



City Council
October 25, 2022
Work & Regular Sessions

Call to order

Mayor Chris Hoffman called the October 25, 2022, Work and Regular Sessions of the North Liberty City Council to order at 6:00 p.m. in the Council Chambers, 1 Quail Creek Circle. Councilors present: Ashley Bermel, RaQuishia Harrington, Ere Sittig, Brent Smith and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Joe Skelley, Amy Bartachek, Uby Martinez, Jon Marner, Charlie Cowell, Kate Connell, Ben Logsdon, and other interested parties.

Approval of the Agenda

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

Work Session

Mayor Hoffman introduced the Big O Foundation presentation. Joe Skelley, Amy Bartachek and Uby Martinez representing the Big O Foundation, presented information on the Foundation and their request. Council discussed the presentation and request.

Council recessed at 6:45 p.m. and reconvened at 6:48 p.m. The Regular Session began at 6:48 p.m.

Consent Agenda

Harrington moved, Sittig seconded to approve the Consent Agenda including the City Council Minutes from the Regular and Work Sessions on October 11, 2022; the attached list of claims, Liquor License Application, Andale Cantina; Liquor License Renewal, Rusciano's; Liquor License Renewal, J & A Tap; Liquor License Renewal, Fiesta Restaurant; Dubuque Street Phase 1 Project, Change Order Number 3, All American Concrete, Inc., \$5,309.00; Dubuque Street Phase 1 Project, Pay Application Number 7, All American Concrete, Inc., \$362,066.33; Ranshaw Way Phase 5, Change Order Number 13, Peterson Contractors, Inc., \$19,101.32; and Ranshaw Way Phase 5, Pay Application Number 23, Peterson Contractors, Inc., \$159,460.50. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom reported that Dubuque Street Phase 1 is preparing for a goal of being open to traffic by November 18. The contractor is preparing for pavement tomorrow. The Jones Boulevard Project is nearing completion. It is expected to be opening in a couple of weeks.

City Administrator Report

City Administrator Heiar reported on the meeting with the Harvest Estates neighborhood to discuss the proposed Fire Station. He reported that the ICAD annual meeting is on Thursday and the Better Together event is the next Thursday. He reminded Council that the next meeting will be Monday, November 7 due to the election with a 6:30 p.m. start.

Mayor Report

Mayor Hoffman reported he attended the Iowa Autism Project event, the groundbreaking for the new City Hall, the discussion on the fire station location and the Joint Entities meeting.

Council Reports

Councilor Harrington is attending the ICCVB meetings. She reported on the discussion on upcoming sports seasons and the city's Destination Iowa Grant application. Councilor Bermel attended the Balance Autism event. Councilor Sittig reported on the regional transit partnership discussion from the Joint Entities meeting. He thanks staff for their work on the concerns of residents on the location of the proposed fire station. He attended Zach Wahls reception for the receipt of an award from the Iowa League of Cities. North Liberty is the host for the next Joint Entities meeting on January 9.

Comprehensive Plan Presentation

Charlie Cowell, RDG Planning & Design, presented the Comprehensive Plan. Council discussed the plan with Cowell and staff.

Watts Zoning Amendment

At 7:10 p.m., Mayor Hoffman opened the Public Hearing regarding proposed zoning amendment. No oral or written comments were received. The public hearing was closed at 7:11 p.m.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered information on the application. Rusnak reported that staff and Commission recommend approval with no conditions.

Wayson moved, Bermel seconded to approve the first consideration of Ordinance Number 2022-23, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-4 Single-Unit Residence District. The vote was: ayes – Harrington, Wayson, Bermel, Smith, Sittig; nays – none. Motion carried.

Dahnovan Holdings Zoning Amendment

Mayor Hoffman opened the public hearing regarding proposed zoning amendment at 7:12 p.m. No oral or written comments were received. The public hearing was closed at 7:12 p.m.

Rusnak reported that staff and Commission recommend approval with no conditions.

Harrington moved, Bermel seconded to approve the first consideration of Ordinance Number 2022-24, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes – Sittig, Smith, Bermel, Harrington; nays – Wayson. Motion carried.

GRD Burleson, LLC Zoning Amendment

At 7:17 p.m., Mayor Hoffman opened the Public Hearing regarding proposed zoning amendment. Kate Connell, 2786 North Liberty Road, offered concerns regarding the proposed amendment. The public hearing was closed at 7:22 p.m.

Ben Logsdon was present on behalf of the applicant and offered information on the application. Rusnak reported that staff and Commission recommend approval with no conditions. Council discussed the application with staff.

Harrington moved, Sittig seconded to approve the first consideration of Ordinance Number 2022-25, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes – Harrington, Smith, Wayson, Sittig; nays – Bermel. Motion carried.

City Hall Project

Mayor Hoffman opened the public hearing on proposal to enter into a General Obligation Municipal Loan Agreement at 7:48 p.m. No oral or written comments were received. The public hearing was closed at 7:48 p.m.

Wayson moved, Smith seconded to approve Resolution Number 2022-111, A Resolution taking additional action on proposal to enter into General Obligation Municipal Building Loan Agreement. After discussion, the vote was: ayes – Sittig, Smith, Wayson, Bermel, Harrington; nays – none. Motion carried.

Heritage Drive Project

Sittig moved, Bermel seconded to approve Resolution Number 2022-112, A Resolution approving the Temporary Construction Easement Agreement between John Paul D. Rethwisch and the City of North Liberty. After discussion, the vote was: ayes – Harrington, Wayson, Bermel, Smith, Sittig; nays – none. Motion carried.

ARPA Transit Contract

Harrington moved, Sittig seconded to approve Resolution Number 2022-113, A Resolution approving the Contract for Same-day On-demand Transit Services between Johnson County

SEATS and the City of North Liberty. After discussion, the vote was: ayes – Bermel, Wayson, Harrington, Sittig, Smith; nays – none. Motion carried.

Front Street Place Lot One

Harrington moved, Wayson seconded to approve Resolution Number 2022-114, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and MATNIC, LLC that establishes the terms and conditions under which stormwater management facilities will be maintained for The Front Street Place Lot One in the City of North Liberty, Iowa. After discussion, the vote was: ayes – Sittig, Smith, Bermel, Harrington, Wayson; nays – none. Motion carried.

Solomon's Landing Part One

Wayson moved, Sittig seconded to approve Resolution Number 2022-115, A Resolution approving the Final Plat for Solomon's Landing Part One North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Smith, Bermel, Sittig, Wayson; nays – none. Motion carried.

The Evermore Part Two

Harrington moved, Sittig seconded to approve Resolution Number 2022-116, A Resolution approving the Developer's Agreement for The Evermore Part Two, North Liberty, Iowa. The vote was: ayes – Sittig, Bermel, Harrington, Smith, Wayson; nays – none. Motion carried.

Harrington moved, Wayson seconded to approve Resolution Number 2022-117, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and DERS 380 LLC and Moyna North LLC that establishes the terms and conditions under which stormwater management facilities will be maintained for The Evermore Part two in the City of North Liberty, Iowa. The vote was: ayes – Smith, Bermel, Harrington, Wayson, Sittig; nays – none. Motion carried.

County Road Maintenance Agreement

Harrington moved, Sittig seconded to approve Resolution Number 2022-118, A Resolution modifying shared road maintenance responsibilities between Johnson County, Iowa and the City of North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Sittig, Smith, Wayson, Bermel; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Sittig moved, Smith seconded to adjourn at 7:59 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

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

PROJECT:
North Liberty Community Center
520 W Cherry St
North Liberty, IA 52317
VIA ARCHITECT:

APPLICATION #: 3
PERIOD TO: 10/31/22
PROJECT NOS: 2112201050

CONTRACT DATE: 04/29/22

Distribution to:
☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

FROM CONTRACTOR:
T&K Roofing Co.
PO Box 279, Ely IA 52227

CONTRACT FOR:

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-----	\$	538,600.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	538,600.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		487,700.00
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	24,385.00
b. 5.0% of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column I of Continuation Sheet-----	\$	24,385.00
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	463,315.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----	\$	414,960.00
8. CURRENT PAYMENT DUE-----	\$	48,355.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	75,285.00

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

CONTRACTOR:

By:

Date:

State of: Iowa
County of: Linn

Subscribed and sworn to before
me this 28 day of October 2022

Notary Public:

My Commission expires: 01/27/23



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect'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 -----

\$ 48,355.00

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

ARCHITECT:

By:

Date:

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 of Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

Date of Issuance:		Effective Date: 11/08/22	
Owner:	City of North Liberty	Owner's Contract No.:	N/A
Contractor:	Schrader Excavating and Grading	Contractor's Project No.:	N/A
Engineer:	Shive-Hattery, Inc.	Engineer's Project No.:	1219850
Project:	Jones Boulevard Improvements	Contract Name:	-




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

Description:

- 1) As described in ITC 04, the sanitary stub added via Change Order 1 was needed to be placed at a skew to avoid conflicts with Linn Co REC electric transformer boxes. The skew caused additional length to be added to the sanitary stub. **1 LS at \$850.50**

Attachments: *Schrader COR 04*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>2,238,571.48</u>	Original Contract Times: Substantial Completion: <u>90 Working Days</u> Ready for Final Payment: <u>15 Working Days</u>
Increase from previously approved Change Order No.:(n/a) \$ <u>63,326.35</u>	Increase from previously approved Change Orders: Substantial Completion: <u>N/A</u> Ready for Final Payment: _____
Contract Price prior to this Change Order: \$ <u>2,301,897.83</u>	Contract Times prior to this Change Order: Substantial Completion: <u>90 Working Days</u> Ready for Final Payment: <u>15 Working Days</u>
Increase of this Change Order: \$ <u>850.50</u>	Increase of this Change Order: Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u>
Contract Price incorporating this Change Order: \$ <u>2,302,748.33</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>90 Working Days</u> Ready for Final Payment: <u>15 Working Days</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By:		By:		By:	
	Engineer		Owner (Authorized Signature)		Contractor (Authorized Signature)
Title:	Project Engineer	Title:		Title:	Vice President
Date:	11/1/2022	Date:		Date:	11/01/2022

To Owner: City of North Liberty
3 Quail Creek Circle
North Liberty, IA 52317

PROJECT: Jones Boulevard Improvements

APPLICATION NO: 6

APPLICATION DATE: 11/1/22
PERIOD TO: 10/31/22

DISTRIBUTION TO:

-OWNER
-ARCHITECT
-CONTRACTOR

FROM (CONTRACTOR):

Schrader Excavating & Grading
300 Hwy 151 E
Walford, IA 52351

ARCHITECT'S

PROJECT NO: 1219850

CONTRACT DATE: 5/3/22

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	2,238,571.48
2. Net change by Change Orders	\$	64,176.85
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,302,748.33
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	2,252,691.34
5. RETAINAGE:		
a. 5% % of Completed Work (Column D + E on G703)	\$	112,634.57
b. 5% % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or	\$	112,634.57
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	2,140,056.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		1,793,384.16
8. CURRENT PAYMENT DUE	\$	346,672.61
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	162,691.56

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Current Month Change Orders	\$850.50	\$0.00
Previous Month Change Orders	\$63,326.35	\$0.00
TOTALS	\$64,176.85	\$0.00
NET CHANGES by Change Order	\$64,176.85	

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 complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Schrader Excavating & Grading
300 Hwy 151 E P.O. Box 270
Walford, IA 52351

By: Autumn Hofmann Date: 11/1/22
Autumn Hofmann Project Manager Assistant

State of: IA
County of: Linn

Subscribed and sworn to before me this 1st day of Nov. 2022

Notary Public: [Signature]

My Commission expires: 3-23-24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, base on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect'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.

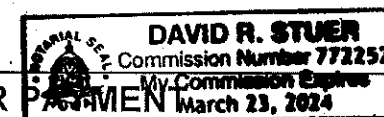
AMOUNT CERTIFIED \$ 346,672.61

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

ARCHITECT: [Signature]

By: [Signature] Date: 11/1/2022

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.



APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 5 PAGES

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:	24	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER
FROM				PERIOD TO:	10/29/22	
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	PROJECT NO.:	STP-U-5557(622)--70-52	
				CONTRACT ID:	52-5557-622	
				LETTING DATE:	4/20/21	

CONTRACT FOR: Ranshaw Way Phase 5 Improvements

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	7,882,878.58
2. Net Change by Change Orders	\$	212,871.95
3. CONTRACT SUM TO DATE	\$	8,095,750.53
4. TOTAL COMPLETED & STORED TO DATE	\$	8,112,711.23
5. RETAINAGE 3 % of Completed Work & Stored Material	\$	30,000.00
6. TOTAL EARNED LESS RETAINAGE	\$	8,082,711.23
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	8,047,460.06
8. CURRENT PAYMENT DUE	\$	35,251.18

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 13,039.30
(This amount will decrease, as Change Orders do not yet reflect items deleted or decreased in quantity - see summary sheet for est. final totals)

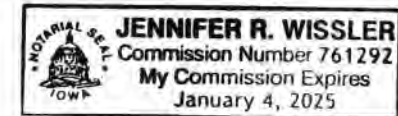
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 553,666.57	\$ 340,794.62
Total approved this Month	\$ -	\$ -
TOTALS	\$ 553,666.57	\$ 340,794.62
NET CHANGES by Change Order	\$ 212,871.95	\$ -

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: *[Signature]* Date: 11/1/22

State of: IOWA
County of: GRUNDY
Subscribed and sworn to before me this 1st day of November, 2022

Notary Public: *[Signature]*
My Commission expires: 1/4/25



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

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

ENGINEER: *[Signature]*
By: _____

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.

\$ **35,251.18**

Date: **11 / 02 / 2022**



Mayor Report



PROCLAMATION

Small Business Saturday

Whereas, the government of North Liberty, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62% of net new jobs created since 1995, and small businesses employ 46.8% of the employees in the private sector in the United States; and

Whereas, 79% of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday®, 70% report the day makes them want to encourage others to Shop Small®, independently-owned retailers, and 66% report that the day makes them want to Shop Small all year long; and

Whereas, 58% of shoppers reported they shopped online with a small business and 54% reported they dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday in 2021; and

Whereas, North Liberty supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, therefore, I, Chris Hoffman, Mayor of North Liberty do hereby proclaim, November 26, 2022, as:

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Mayor Chris Hoffman



FY 22 Audit

City of North Liberty
Communications Letter
June 30, 2022



City of North Liberty
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**Report on Matters Identified as a Result of
the Audit of the Basic Financial Statements**

Honorable Mayor and Members
of the City Council
City of North Liberty
North Liberty, Iowa

In planning and performing our audit of the basic financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of North Liberty, as of and for the year ended June 30, 2022, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error, or fraud may occur and not be detected by such controls. However, as discussed below, we identified certain deficiencies in internal control that we consider to be a material weakness and another deficiency that we consider to be a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the City's basic financial statements will not be prevented, or detected and corrected, on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

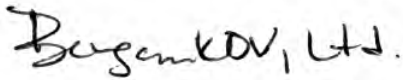
- *Reasonably possible* – the chance of the future event or events occurring is more than remote but less than likely;
- *Probable* – the future event or events are likely to occur.

The material weakness identified is stated within this letter.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. The significant deficiency identified is stated within this letter.

The accompanying memorandum also includes financial analysis provided as a basis for discussion. The matters discussed herein were considered by us during our audit and they do not modify the opinion expressed in our Independent Auditor's Report dated November 1, 2022, on such statements.

This communication, which is an integral part of our audit, is intended solely for the information and use of management and the Members of City Council and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink that reads "BergankDV, LTD." with a stylized, cursive-like font.

St. Cloud, Minnesota
November 1, 2022

City of North Liberty
Material Weakness

Bank Reconciliations

During the year ended June 30, 2022, the City was unable to reconcile the bank statements to the City's finance system monthly.

We recommend that the City reconcile the bank statement's to the City's finance system monthly within 60 days of month end.

City of North Liberty Significant Deficiency

Lack of Segregation of Accounting Duties

During the year ended June 30, 2022, the City had a lack of segregation of accounting duties due to a limited number of office employees. The lack of segregation of accounting duties could adversely affect the City's ability to initiate, record, process, and report financial data consistent with the assertions of management in the basic financial statements. Adequate segregation of accounting duties is in place when the following four areas of a transaction have been separated: authorization, custody, recording, and reconciliation. Examples of functions within the City that demonstrate this lack of segregation of accounting duties include, but are not limited to, the following:

- Cash Disbursements – The Administrative Assistant inputs purchases into the system, prints the checks, and reconciles the bank accounts. An independent review of invoices and/or purchase order is completed before checks are issued.
- Financial Reporting – The Assistant City Administrator is responsible for month-end and year-end reconciliations and reporting and has full access to the accounting system including the ability to make adjustments.

Management and the City Council are aware of this condition and have taken certain steps to compensate for the lack of segregation. However, due to the number of staff needed to properly segregate all of the accounting duties, the costs of obtaining desirable segregation of accounting duties can often exceed benefits which could be derived. Management and the City Council must remain aware of this situation and should continually monitor the accounting system, including changes that occur.

City of North Liberty Required Communication

We have audited the basic financial statements of the governmental activities, each major fund, and discretely presented component unit of the City as of and for the year ended June 30, 2022. Professional standards require that we advise you of the following matters related to our audit.

Our Responsibility in Relation to the Basic Financial Statement Audit

As communicated in our engagement letter, our responsibility, as described by professional standards, is to form and express opinions about whether the basic financial statements prepared by management with your oversight are presented fairly, in all material respects, in accordance with cash basis of accounting. Our audit of the basic financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the basic financial statements are free of material misstatement. An audit of the basic financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgement, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Our responsibility for the supplementary information accompanying the basic financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the basic financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Our Responsibility in Relation to *Government Auditing Standards*

As communicated in our engagement letter, part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, the objective of our tests was not to provide an opinion on compliance with such provisions.

Our Responsibility in Relation to Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)

As communicated in our engagement letter, in accordance with the Uniform Guidance, we examined on a test basis, evidence about the City's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the City's compliance with those requirements. While our audit provided a reasonable basis for our opinion, it did not provide a legal determination on the City's compliance with those requirements.

City of North Liberty Required Communication

Our Responsibility in Relation to Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) (Continued)

In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the following significant risks of material misstatement:

- Management Override of Controls – Overall Financial Statements – Management override of internal control is considered a risk in substantially all engagements as management may be incentivized to produce better results.
- Improper Revenue Recognition – Revenue recognition is considered a fraud risk on substantially all engagements as it generally has a significant impact on the results of the governments operations. In addition, complexities exist surrounding the calculation and recording of various revenue sources including property taxes and state aid.
- Risk of Misappropriation of Assets – If accounting duties cannot be appropriately segregated, there is a risk of unauthorized disbursements being made from the City.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in the notes to the basic financial statements. There have been no initial selection of accounting policies and no changes to significant accounting policies or their application during 2022. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

City of North Liberty Required Communication

Qualitative Aspects of Significant Accounting Practices (Continued)

Significant Accounting Estimates

Accounting estimates are an integral part of the basic financial statements prepared by management and are based on management's current judgements. Those judgements are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the basic financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgements. The most sensitive estimates affecting the basic financial statements relate to:

Expense Allocation – The City is currently allocating salaries among Governmental and Enterprise Funds. The costs are allocated based on management's estimates.

Net Pension Liability, Deferred Outflows of Resources Related to Pensions and Deferred Inflows of Resources Related to Pensions – These balances are based on an allocation by the pension plans using estimates based on contributions.

We evaluated the key factors and assumptions used to develop the accounting estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain basic financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The basic financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For the purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effects of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the basic financial statements taken as a whole and each applicable opinion unit. Management did not identify and we did not notify them of any uncorrected basic financial statement misstatements

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the basic financial statements taken as a whole.

City of North Liberty Required Communication

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's basic financial statements or the auditor's report. No such disagreements arose during the course of our audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management has informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, Or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating , and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditor.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the District's annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information.

With respect to the supplementary information accompanying the basic financial statements, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the basic financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the basic financial statements or to the basic financial statements themselves.

We were not engaged to report on the other information accompanying the basic financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the basic financial statements.

City of North Liberty Financial Analysis

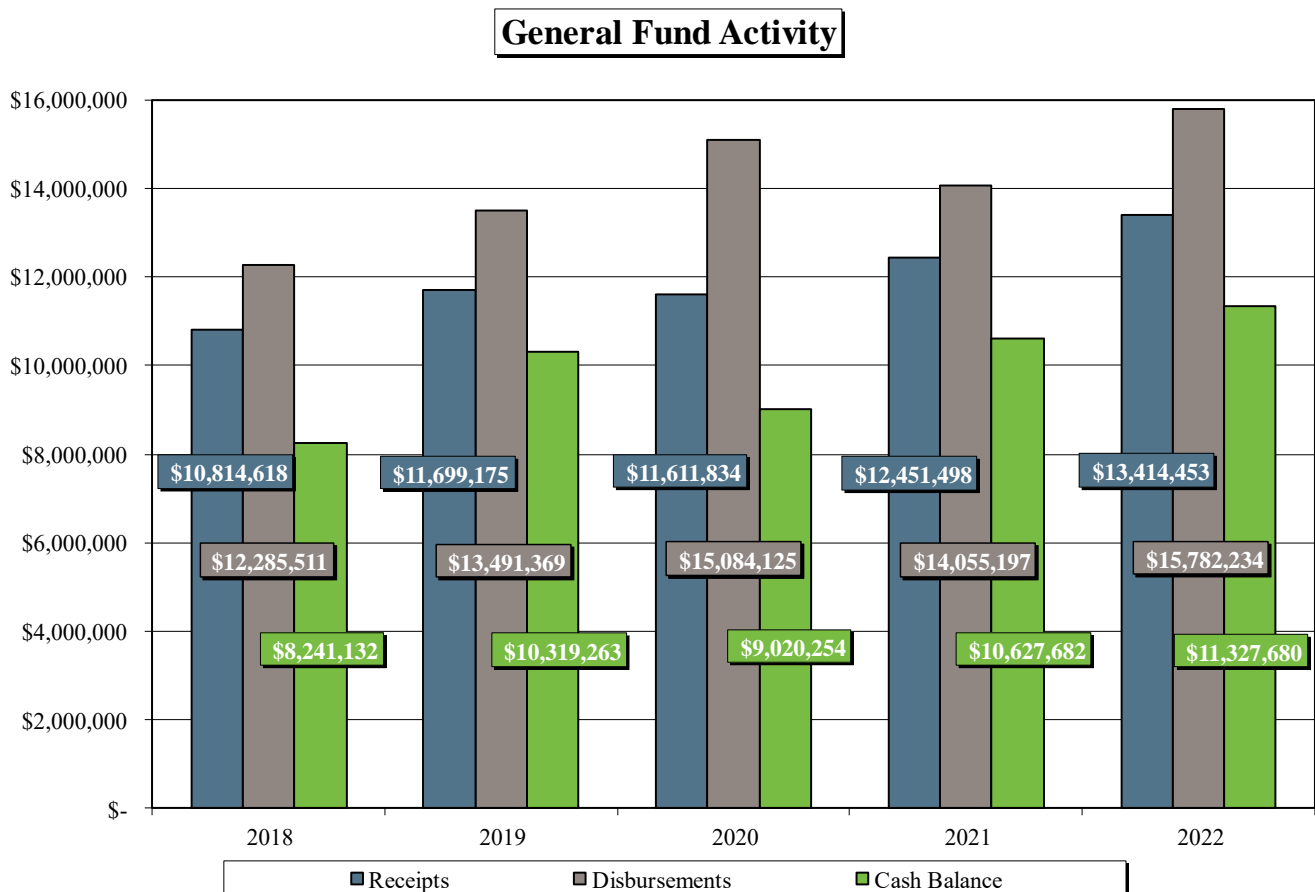
The following pages provide graphic representation of select data pertaining to the financial position and operations of the City for the past five years. Our analysis of each graph is presented to provide a basis for discussion of past performance. We suggest you review each graph and document if our analysis is consistent with yours.

General Fund

Disbursements exceeded receipts by \$2,367,781 in 2022, after transfers in and out, and other financing sources, the General Fund cash balance increased by \$699,998.

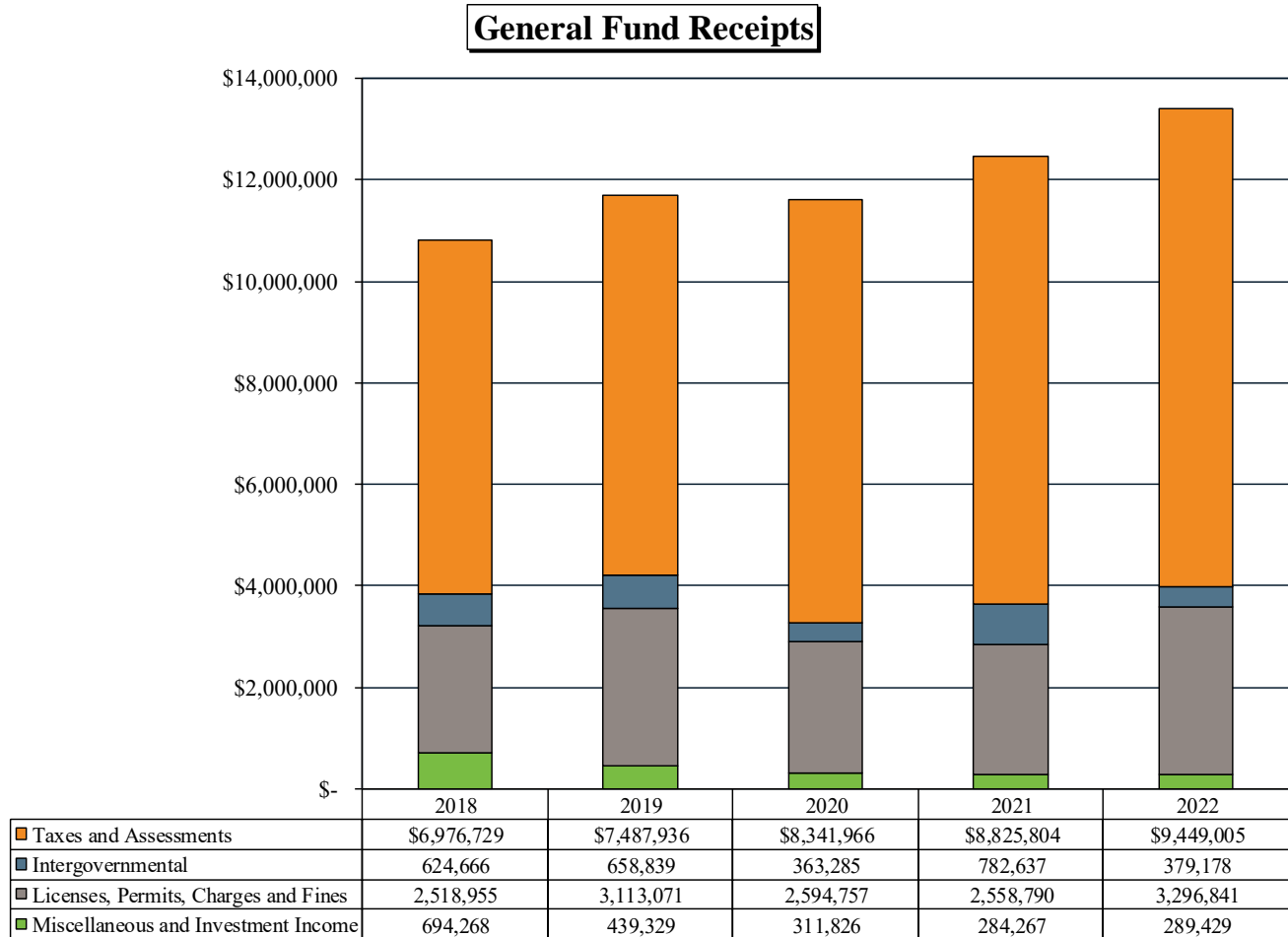
The following bar graph highlights the General Fund operations for the past five years. The receipts and disbursements below do not include other financing sources or uses, such as operating transfers, sale of capital assets, and debt proceeds.

The City's fund balance policy states that the City will have a minimum of 25% of the next year's budgeted revenue in unassigned fund balance. Unassigned fund balance of \$6,396,948 at June 30, 2022, represents 47.7% of revenues based on 2022 revenue levels.



City of North Liberty Financial Analysis

General Fund Receipts

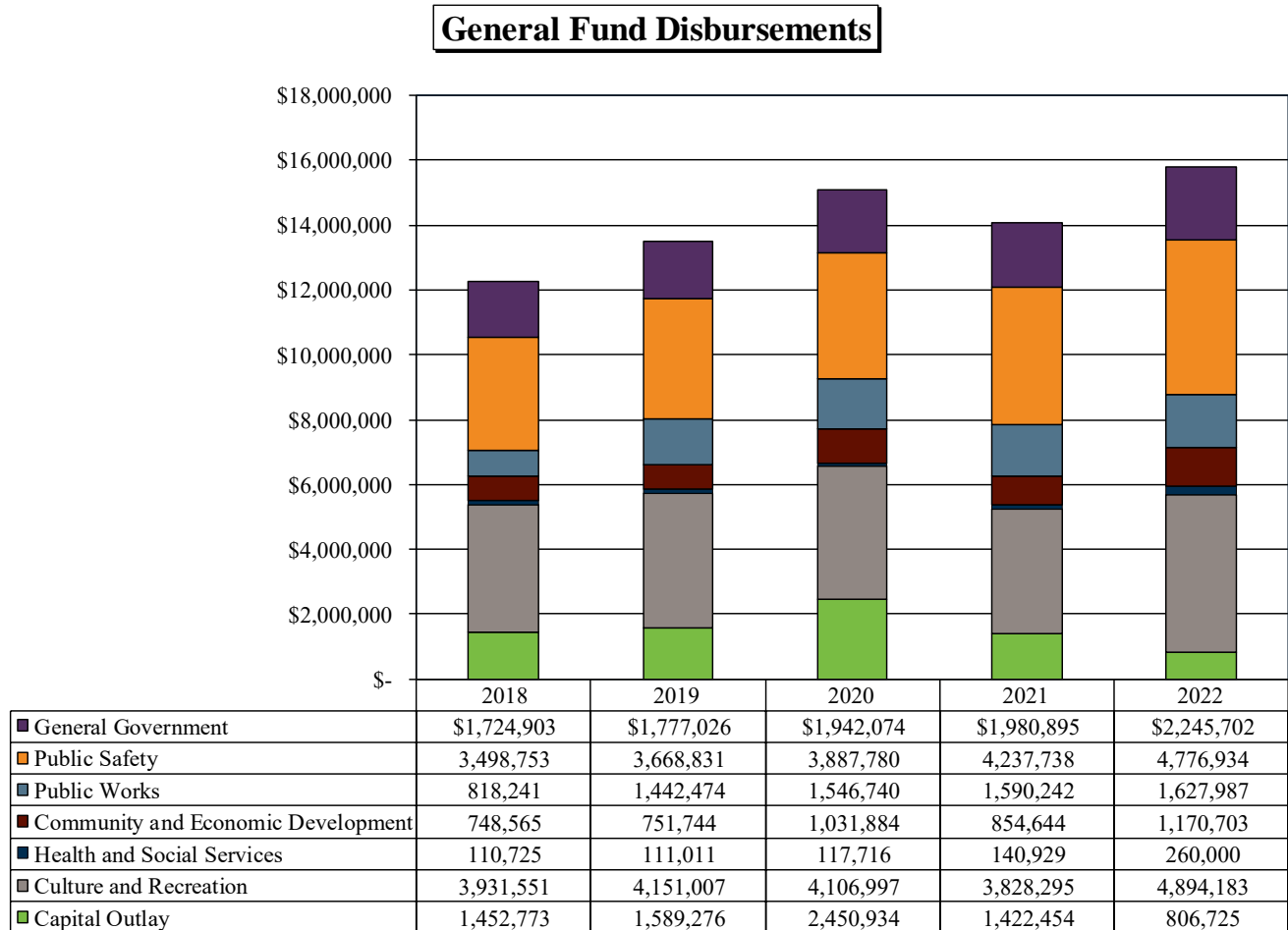


General Fund receipts increased approximately 7.7%, or \$962,955, during 2022. Taxes and assessments receipts increased \$623,201 due to an increase in the levy. Intergovernmental receipts decreased \$403,459 due to receiving CARES grant funding in 2021. Charges for services receipts increased \$647,440 due to increased parks and recreation programming due to the effects of COVID-19 in 2021. Licenses and permits receipts increased \$90,611 due to increased building permit activity.

In addition to the receipts discussed above, the General Fund also received cash in the form of net transfers from other funds totaling \$2,341,189 in 2022 as well as \$48,615 from the sale of capital assets and \$677,975 in bond proceeds.

City of North Liberty Financial Analysis

General Fund Disbursements

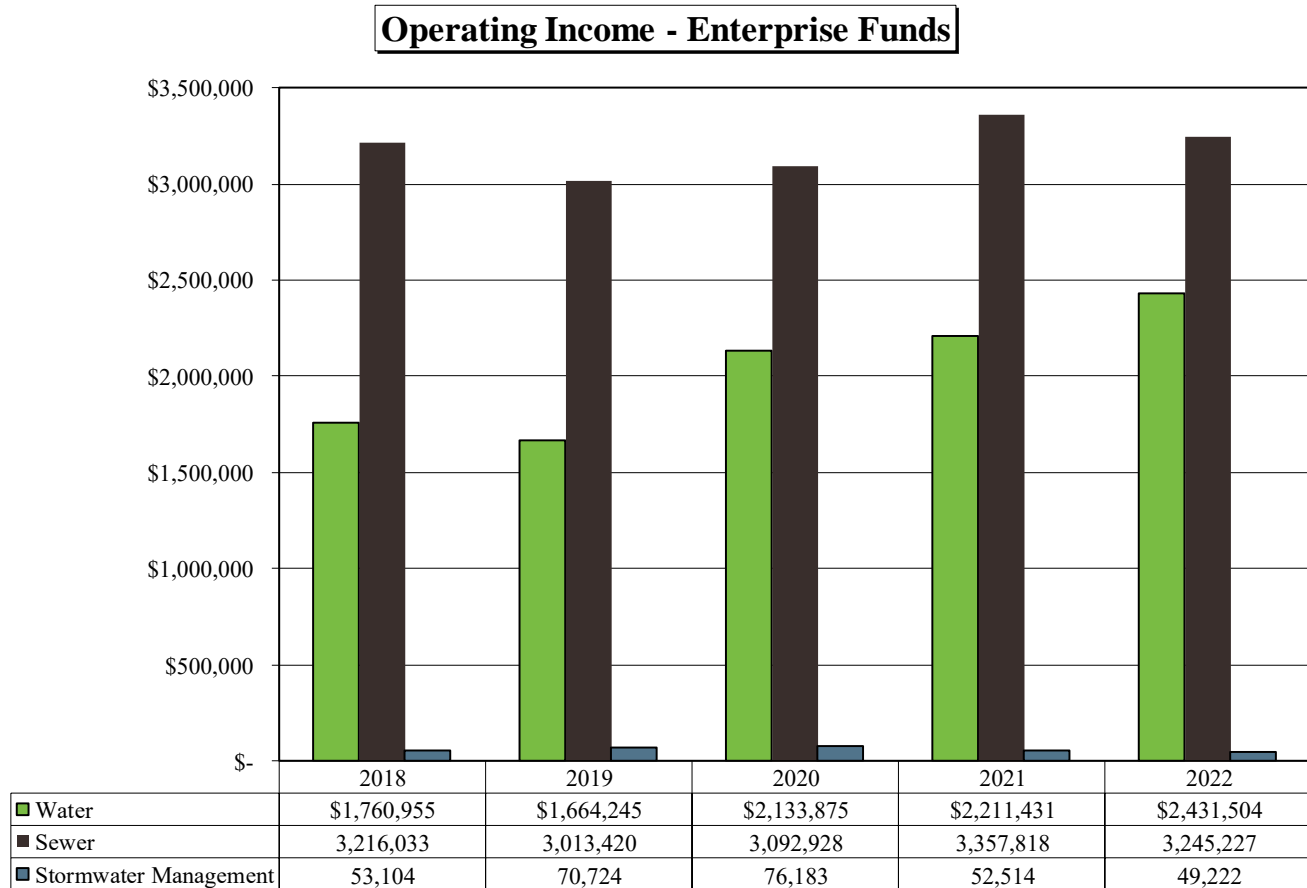


General Fund disbursements increased in 2022, from \$14,055,197 in 2021 to \$15,782,234 in 2022. This was an increase of \$1,727,037 or 12.3%. Capital outlay disbursements decreased \$615,729 due to fewer equipment purchases in 2022. Culture and recreation disbursements increased \$1,065,888 due to increased programming related to the impact of COVID-19 in 2021. Community and economic development disbursements increased \$316,059 due to increased development and a position that was vacant for part of 2021. Public safety disbursements increased \$539,196 due to a new officer and fire department employee being hired as well as annual cost of living adjustments and step increases. General government disbursements increased \$264,807 due to hiring an IT director as well as annual cost of living adjustments and step increases. Health and Social Services disbursements increased \$119,071 due to increased funding allocation given to the social service organizations.

City of North Liberty Financial Analysis

Enterprise Funds

The following graph shows the operating income for the Enterprise Funds for the last five years.



In 2022, the Water Fund had an operating income of \$2,431,504, which is an increase of \$220,073 from 2021. The operating income increased due to increased rates and an increase in the number of customers. There were also nonoperating disbursements for debt service and capital projects of \$1,577,054 and net transfers out of \$572,616.

The Sewer Fund's 2022 operating income was \$3,245,227 which is a decrease of \$112,591 from 2021. This decrease in operating income was primarily due to increased operational costs. There were also nonoperating disbursements for debt service and capital projects of \$1,750,834 and \$957,431, respectively and net transfers out of \$808,231

The Stormwater Management 2022 operating income was \$49,222, which is a decrease of \$3,292 from 2021. There were also nonoperating receipts of \$91,000 related to proceeds from bond issuance and net transfers out of \$39,185.

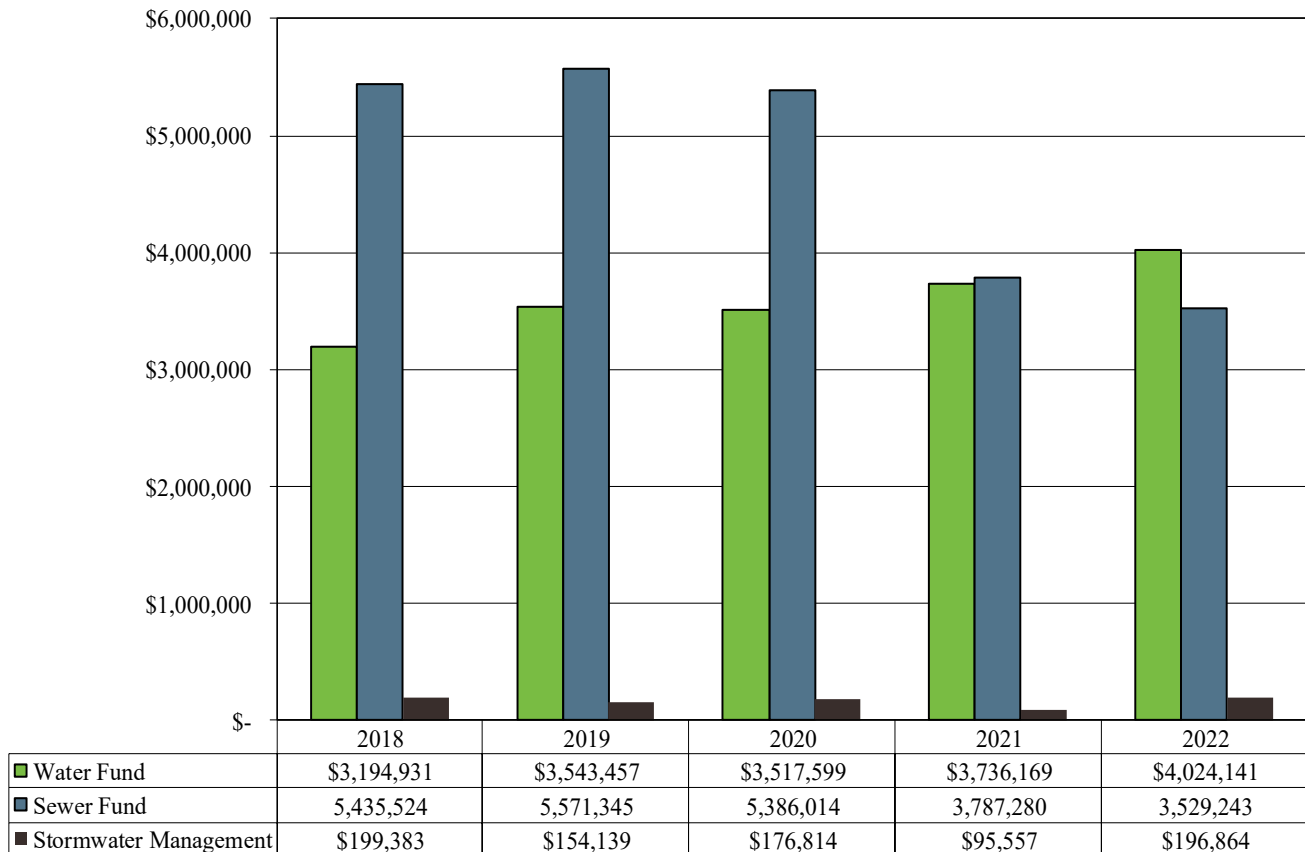
We recommend the City continue to monitor operating costs in the Enterprise Funds to ensure rates are sufficient to provide continued operating income and to cover debt payment requirements.

City of North Liberty Financial Analysis

Enterprise Funds (Continued)

The following graph illustrates the total cash and cash equivalents for the Enterprise Funds for the last five years.

Enterprise Fund Cash Position



Cash balances of the Water increased \$287,972 due to due to increased rates and an increase in the number of customers. Cash balances of the Sewer Fund decreased \$258,037 due to costs related to the increased operational costs and capital projects. Cash balances of the Stormwater Management Fund increased \$101,307 mostly due to a bond issuance.

City of North Liberty

**Independent Auditor's Reports
Basic Financial Statements
Supplementary and Other Information
Schedule of Findings and Responses**

June 30, 2022



**City of North Liberty
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**City of North Liberty
Officials
June 30, 2022**

<u>Elected Officials</u>	<u>Title</u>	<u>Term Expires</u>
Chris Hoffman	Mayor	December 2025
Brian Wayson	Mayor Pro Tem	December 2025
Erek Sittig	Council Member	December 2025
Brian Wayson	Council Member	December 2025
RaQuishia Harrington	Council Member	December 2023
Brent Smith	Council Member	December 2023
Ashley Bermel	Council Member	December 2023

City Staff

Ryan Heiar	City Administrator
Tracey Mulcahey	City Clerk/Assistant City Administrator
Debra Hilton	Treasurer
Grant Lientz	City Attorney

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of North Liberty
North Liberty, Iowa

Report on the Audit of the Financial Statements**Opinions**

We have audited the basic financial statements of the governmental activities, business type activities, each major fund, and the aggregate remaining fund information of the City of North Liberty, Iowa, as of and for the year ended June 30, 2022, and the related notes to basic financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective cash basis financial position of the governmental activities, business type activities, each major fund, and the aggregate fund information of City of North Liberty as of June 30, 2022, and the respective changes in its cash basis financial position for the year then ended in accordance with the basis of accounting described in Note 1.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of North Liberty, Iowa and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis of Accounting

As discussed in Note 1, these basic financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Emphasis of Matter – Implementation of GASB 87

The City has adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. Our opinion is not modified with respect to this matter.

Responsibility of Management for the Financial Statements

The management of the City of North Liberty is responsible for the preparation and fair presentation of these financial statements in accordance with cash basis of accounting discussed in Note 1. This includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, which raise substantial doubt about the City's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, which raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information identified in the Table of Contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

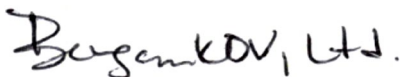
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon.

Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 1, 2022, on our consideration of the City of North Liberty's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of North Liberty's internal control over financial reporting and compliance.



St. Cloud, Minnesota
November 1, 2022

BASIC FINANCIAL STATEMENTS

City of North Liberty
Cash Basis Statement of Activities and Net Position
Year Ended June 30, 2022

Functions/Programs	Disbursements	Program Receipts		
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities				
General government	\$ 2,245,702	\$ 67,504	\$ 328,480	\$ -
Public safety	4,776,934	711,463	203,198	-
Public works	3,232,860	1,494,595	2,818,110	-
Health and social services	260,000	-	-	-
Culture and recreation	4,894,183	1,020,737	72,628	30,950
Community and economic development	2,145,838	-	2,700	-
Debt service	6,225,710	-	-	-
Capital projects	12,270,540	-	-	2,953,194
Total governmental activities	<u>36,051,767</u>	<u>3,294,299</u>	<u>3,425,116</u>	<u>2,984,144</u>
Business-type activities				
Water	3,792,741	4,647,191	-	-
Sewer	4,549,103	5,086,065	-	-
Stormwater management	173,108	222,330	-	-
Total business-type activities	<u>8,514,952</u>	<u>9,955,586</u>	<u>-</u>	<u>-</u>
Total Primary Government	<u>\$ 44,566,719</u>	<u>\$ 13,249,885</u>	<u>\$ 3,425,116</u>	<u>\$ 2,984,144</u>

General Receipts, Transfers, and Debt Proceeds

Property and other city tax levied for
 General purposes
 Debt service
 Other purposes
Commercial/industrial tax replacement
Tax increment financing
Franchise fees
Unrestricted grants
Unrestricted interest on investments
Sale of capital assets
Transfers
Proceeds from long-term debt
Total general receipts, transfers, and debt proceeds

Change in cash basis net position

Cash basis net position beginning of year

Cash basis net position end of year

Net (Disbursements) Receipts and
Changes in Cash Basis Net Position

Governmental Activities	Business-Type Activities	Total
\$ (1,849,718)	\$ -	\$ (1,849,718)
(3,862,273)	-	(3,862,273)
1,079,845	-	1,079,845
(260,000)	-	(260,000)
(3,769,868)	-	(3,769,868)
(2,143,138)	-	(2,143,138)
(6,225,710)	-	(6,225,710)
(9,317,346)	-	(9,317,346)
<u>(26,348,208)</u>	<u>-</u>	<u>(26,348,208)</u>
-	854,450	854,450
-	536,962	536,962
-	49,222	49,222
<u>-</u>	<u>1,440,634</u>	<u>1,440,634</u>
<u>(26,348,208)</u>	<u>1,440,634</u>	<u>(24,907,574)</u>
8,217,490	-	8,217,490
1,714,129	-	1,714,129
2,477,791	-	2,477,791
343,783	-	343,783
5,409,401	-	5,409,401
352,649	-	352,649
1,457,923	-	1,457,923
26,557	12,640	39,197
353,615	7,000	360,615
1,420,032	(1,420,032)	-
7,173,211	91,000	7,264,211
<u>28,946,581</u>	<u>(1,309,392)</u>	<u>27,637,189</u>
2,598,373	131,242	2,729,615
<u>10,307,742</u>	<u>7,619,006</u>	<u>17,926,748</u>
<u>\$ 12,906,115</u>	<u>\$ 7,750,248</u>	<u>\$ 20,656,363</u>

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City of North Liberty
Cash Basis Statement of Activities and Net Position
Year Ended June 30, 2022

	Primary Government		
	Governmental Activities	Business Type Activities	Total
Cash Basis Net Position			
Restricted			
Nonexpendable			
Utility deposits	\$ -	\$ 354,320	\$ 354,320
Expendable			
Streets	2,722,343	-	2,722,343
Urban renewal purposes	3,127,356	-	3,127,356
Park development	352,649	-	352,649
Debt service	2,390,456	2,145,671	4,536,127
Hotel/motel tax	69,644	-	69,644
Tree purchases	4,056	-	4,056
Police	86,757	-	86,757
Housing rehabilitation	21,246	-	21,246
Capital projects	-	611,995	611,995
Future grant expenditures	1,457,923	-	1,457,923
Unrestricted	2,673,685	4,638,262	7,311,947
Total cash basis net position	<u>\$ 12,906,115</u>	<u>\$ 7,750,248</u>	<u>\$ 20,656,363</u>

City of North Liberty
Statement of Cash Receipts, Disbursements, and
Changes in Cash Fund Balances -
Governmental Funds
Year Ended June 30, 2022

		Special Revenue		Debt Service
		Urban Renewal Tax Increment (125)	Road Use Tax (110)	Debt Service (200)
	General			
Receipts				
General property taxes	\$ 8,217,490	\$ -	\$ -	\$ 1,714,129
Tax increments	-	5,409,401	-	-
Commercial and industrial tax replacement	343,783	-	-	-
Other city tax	887,732	-	-	-
Licenses and permits	610,328	-	-	-
Intergovernmental	379,178	-	2,776,535	-
Charges for services	2,686,513	-	-	-
Use of money and property	25,867	-	-	-
Miscellaneous	263,562	-	-	-
Total receipts	<u>13,414,453</u>	<u>5,409,401</u>	<u>2,776,535</u>	<u>1,714,129</u>
Disbursements				
Current				
General government	2,245,702	-	-	-
Public safety	4,776,934	-	-	-
Public works	1,627,987	-	1,604,873	-
Health and social services	260,000	-	-	-
Community and economic development	1,170,703	975,135	-	-
Culture and recreation	4,894,183	-	-	-
Debt service				
Principal and interest	-	-	-	5,300,080
Interest and fiscal charges	-	-	-	925,630
Capital outlay				
General government	32,056	-	-	-
Public safety	83,259	-	-	-
Public works	189,068	-	-	-
Economic development	-	-	-	-
Culture and recreation	502,342	-	-	-
Total disbursements	<u>15,782,234</u>	<u>975,135</u>	<u>1,604,873</u>	<u>6,225,710</u>
Excess of receipts over (under) disbursements	(2,367,781)	4,434,266	1,171,662	(4,511,581)
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	48,615	-	-	-
Proceeds from long-term debt	616,449	-	-	195,236
Bond premium	61,526	-	-	-
Transfers in	2,856,189	-	-	4,878,616
Transfers out	<u>(515,000)</u>	<u>(3,856,061)</u>	<u>(818,394)</u>	<u>-</u>
Total other financing sources (uses)	<u>3,067,779</u>	<u>(3,856,061)</u>	<u>(818,394)</u>	<u>5,073,852</u>
Net change in cash fund balances	699,998	578,205	353,268	562,271
Cash Fund Balances				
Beginning of year	<u>10,627,682</u>	<u>2,014,955</u>	<u>2,369,075</u>	<u>1,678,445</u>
End of year	<u>\$ 11,327,680</u>	<u>\$ 2,593,160</u>	<u>\$ 2,722,343</u>	<u>\$ 2,240,716</u>

See notes to basic financial statements.

Debt Service	Capital Projects		
Road Use Tax- Bond Reserve	Street Capital Projects (301)	Other Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 2,039,172	\$ 11,970,791
-	-	-	5,409,401
-	-	-	343,783
-	-	-	887,732
-	-	-	610,328
-	2,009,291	1,461,222	6,626,226
-	-	-	2,686,513
-	-	690	26,557
-	843,940	34,449	1,141,951
-	2,853,231	3,535,533	29,703,282
-	-	-	2,245,702
-	-	-	4,776,934
-	-	-	3,232,860
-	-	-	260,000
-	-	-	2,145,838
-	-	-	4,894,183
-	-	-	5,300,080
-	-	-	925,630
-	-	-	32,056
-	-	-	83,259
-	10,022,176	544,092	10,755,336
-	-	4,270	4,270
-	-	893,277	1,395,619
-	10,022,176	1,441,639	36,051,767
-	(7,168,945)	2,093,894	(6,348,485)
-	-	305,000	353,615
-	3,700,000	2,600,000	7,111,685
-	-	-	61,526
-	398,854	515,000	8,648,659
-	-	(2,039,172)	(7,228,627)
-	4,098,854	1,380,828	8,946,858
-	(3,070,091)	3,474,722	2,598,373
149,740	(4,814,034)	(1,718,121)	10,307,742
\$ 149,740	\$ (7,884,125)	\$ 1,756,601	\$ 12,906,115

City of North Liberty
Statement of Cash Receipts, Disbursements,
and Changes in Cash Balances
Governmental Funds
Year Ended June 30, 2022

	General Fund	Special Revenue		Debt Service
		Urban Renewal Tax Increment (125)	Road Use Tax (110)	Debt Service (200)
Cash Basis Fund Balances				
Restricted for				
Street operations	\$ -	\$ -	\$ 2,722,343	\$ -
Urban renewal purposes	-	2,593,160	-	-
Urban renewal projects	-	-	-	-
Debt service	-	-	-	2,240,716
Hotel/motel tax	69,644	-	-	-
Tree purchases	4,056	-	-	-
Police capital equipment purchases	29,525	-	-	-
Park development	352,649	-	-	-
Housing rehabilitation	21,246	-	-	-
Future grant expenditures	-	-	-	-
Assigned for				
Capital equipment purchases	1,972,685	-	-	-
Capital projects	2,331,956	-	-	-
Computer revolving	90	-	-	-
IT and cyber security	148,881	-	-	-
Unassigned	6,396,948	-	-	-
Total cash fund balances	<u>\$ 11,327,680</u>	<u>\$ 2,593,160</u>	<u>\$ 2,722,343</u>	<u>\$ 2,240,716</u>

<u>Debt Service</u>	<u>Capital Projects</u>		
<u>Road Use Tax - Bond Reserve</u>	<u>Street Capital Projects (301)</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
\$ -	\$ -	\$ -	\$ 2,722,343
-	-	-	2,593,160
-	-	534,196	534,196
149,740	-	-	2,390,456
-	-	-	69,644
-	-	-	4,056
-	-	57,232	86,757
-	-	-	352,649
-	-	-	21,246
-	-	1,457,923	1,457,923
-	-	-	1,972,685
-	-	-	2,331,956
-	-	-	90
-	-	-	148,881
-	(7,884,125)	(292,750)	(1,779,927)
<u>\$ 149,740</u>	<u>\$ (7,884,125)</u>	<u>\$ 1,756,601</u>	<u>\$ 12,906,115</u>

City of North Liberty
Statement of Cash Receipts, Disbursements,
and Changes in Cash Balances -
Proprietary Funds
Year Ended June 30, 2022

	Enterprise Funds			
	Water (600-605)	Sewer (610-614)	Storm Water Management (740-741)	Total
Operating Receipts				
Charges for services	\$ 4,479,762	\$ 5,006,737	\$ 219,370	\$ 9,705,869
Miscellaneous	167,429	79,328	2,960	249,717
Total operating receipts	4,647,191	5,086,065	222,330	9,955,586
Operating Disbursements				
Business type activities	2,215,687	1,840,838	173,108	4,229,633
Excess of operating receipts over operating disbursements	2,431,504	3,245,227	49,222	5,725,953
Nonoperating Receipts (Disbursements)				
Interest on investments	6,138	6,232	270	12,640
Debt service	(1,525,928)	(1,750,834)	-	(3,276,762)
Capital projects	(51,126)	(957,431)	-	(1,008,557)
Total nonoperating receipts (disbursements)	(1,570,916)	(2,702,033)	270	(4,272,679)
Excess of receipts over disbursements	860,588	543,194	49,492	1,453,274
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	-	7,000	-	7,000
Bond proceeds	-	-	91,000	91,000
Transfers out	(572,616)	(808,231)	(39,185)	(1,420,032)
Total other financing sources (uses)	(572,616)	(801,231)	51,815	(1,322,032)
Change in cash balances	\$ 287,972	\$ (258,037)	\$ 101,307	\$ 131,242
Cash Balances				
Beginning of year	3,736,169	3,787,280	95,557	7,619,006
End of year	\$ 4,024,141	\$ 3,529,243	\$ 196,864	\$ 7,750,248
Cash Basis Fund Balances				
Restricted for				
Debt service	\$ 1,366,880	\$ 778,791	\$ -	\$ 2,145,671
Capital projects	568,853	-	43,142	611,995
Utility deposits	354,320	-	-	354,320
Unrestricted	1,734,088	2,750,452	153,722	4,638,262
Total cash basis fund balances	\$ 4,024,141	\$ 3,529,243	\$ 196,864	\$ 7,750,248

See notes to basic financial statements.

City of North Liberty
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of North Liberty, Iowa is a political subdivision of the State of Iowa located in Johnson County. It was first incorporated in 1913 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a nonpartisan basis. The City provides numerous services to citizens including public safety, public works, health and social services, culture and recreation, community and economic development, utilities and general government services.

A. Reporting Entity and Jointly Governed Organizations

For financial reporting purposes, the City of North Liberty, Iowa has included all funds, organizations, agencies, boards, commissions, and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's basic financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and 1) the ability of the City to impose its will on that organization or 2) the potential for the organization to provide specific benefits or impose specific financial burdens on the City. The City has no component units which meet the Governmental Accounting Standards Board criteria.

The City also participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is not ongoing financial interest or responsibility by the participating governments. The City and its officials are members of various jointly governed organizations, including the Johnson County Assessors Conference Board, Johnson County Joint E911 Service Board, Metropolitan Planning Organization of Johnson County, East Central Iowa Council of Governments, and the Johnson County Compensation Board.

B. Basis of Presentation

Government-wide Financial Statement - The Cash Basis Statement of Activities and Net Position reports information on all of the activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for services.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Non-Expendable Restricted Net Position is subject to externally imposed stipulations which requires the cash balances to be maintained permanently by the City, including customer utility deposits.

Expendable Restricted Net Position results when constraints placed on the use of cash balances is either externally imposed or imposed by law through constitutional provisions or enabling legislation.

City of North Liberty
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Unrestricted Net Position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants, contributions, and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements - Separate basic financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

General Fund – This fund is the general operating fund of the City. All general tax receipts and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges, and the capital improvement costs not paid from other funds.

Special Revenue:

Urban Renewal Tax Increment Fund – This fund is used to account for urban renewal projects and repayment of general obligation debt attributable to urban renewal purposes financed by tax increment financing collections.

Road Use Tax Fund – This fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

Debt Service:

Debt Service Fund – General obligation Debt Fund is utilized to account for the payment of interest and principal on the City's general long-term debt.

Debt Service Fund – Road Use Tax Bond Reserve Fund is utilized to account for the required reserve fund that must be maintained in accordance with the terms of the City's road use tax revenue bond.

City of North Liberty
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Capital Projects:

Street Capital Projects Fund – This fund is used to account for improvements to other streets within the City.

The City reports the following major proprietary funds:

Water Enterprise Fund – This fund accounts for the operation and maintenance of the City's water system.

Sewer Enterprise Fund – This fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

Storm Water Management Enterprise Fund – This fund accounts for the operation and maintenance of the City's storm sewer system.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the basic financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable, and accrued items. Accordingly, the basic financial statements do not present financial position and results of operations of the funds in accordance with accounting principles generally expected in the United States of America.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications - committed, assigned, and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

City of North Liberty
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Governmental Cash Basis Fund Balances

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Committed – Amounts that have been approved by the City Council in the adopted budget or through other appropriate measures like approving additional expenditures for a capital project or purchase.

Assigned – Amounts which the City Council or City Administrator designates to use for future projects or equipment purchases.

Unassigned – All amounts not included in the preceding classifications.

The City shall maintain a minimum unassigned general fund balance of 25% and a maximum of 30% of the following year's revenue budget amount to be used for cash flow purposes unanticipated expenditures of a non-recurring nature, or to meet unexpected increase in service delivery costs.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

F. Property Tax and Calendar

The City's property tax rates were extended against the assessed valuation of the City as of January 1, 2020, to compute the amounts which became liens on property on July 1, 2021. These taxes were due and payable in two installments on September 30, 2021 and March 31, 2022, at the Johnson County Treasurer's offices. These taxes are recognized as income to the City when they are received from the County.

NOTE 2 – CASH AND POOLED INVESTMENTS

The City's deposits in banks and credit unions at June 30, 2022, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

City of North Liberty
Notes to Basic Financial Statements

NOTE 2 – CASH AND POOLED INVESTMENTS (CONTINUED)

The City does not have any investments that are subject to fair value guidance as set forth in Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application*.

Interest rate risk - The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and uses of the City.

Custodial Credit Risk – Deposits: The City has a policy to only make deposits in the state of Iowa where deposits are covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. The City's deposits in banks at June 30, 2022, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds. The City also has deposits in a credit union, the deposits in excess of federal depository insurance were covered by a letter of credit that exceeded 110% of the uninsured amount. The City had \$449,278 in certificates of deposit and \$20,207,085 in checking and savings accounts at June 30, 2022.

NOTE 3 – BONDS AND NOTES PAYABLE

Annual debt service requirements to maturity for general obligation notes, general obligation bonds, and revenue bonds of the City are as follows.

Year Ending June 30,	G.O. Bonds and Notes		Road Use Tax Revenue Bonds	
	Principal	Interest	Principal	Interest
2023	\$ 5,660,000	\$ 745,980	\$ 130,000	\$ 18,690
2024	5,295,000	628,611	130,000	15,570
2025	4,620,000	517,271	135,000	12,190
2026	4,355,000	423,621	140,000	8,410
2027	2,975,000	335,121	145,000	4,350
2028-2032	12,270,000	830,969	-	-
2033-2037	2,185,000	89,653	-	-
Total	<u>\$ 37,360,000</u>	<u>\$ 3,571,226</u>	<u>\$ 680,000</u>	<u>\$ 59,210</u>

City of North Liberty
Notes to Basic Financial Statements

NOTE 3 – BONDS AND NOTES PAYABLE (CONTINUED)

Year Ending June 30,	Enterprise Fund Revenue Bonds		Total	
	Principal	Interest	Principal	Interest
2023	\$ 2,513,000	\$ 679,675	\$ 8,303,000	\$ 1,444,345
2024	2,345,000	626,305	7,770,000	1,270,486
2025	2,750,154	580,639	7,505,154	1,110,100
2026	2,810,000	527,039	7,305,000	959,070
2027	2,754,000	471,828	5,874,000	811,299
2028-2032	13,933,840	1,686,751	26,203,840	2,517,720
2033-2037	14,763,000	652,846	16,948,000	742,499
Total	<u>\$ 41,868,994</u>	<u>\$ 5,225,083</u>	<u>\$ 79,908,994</u>	<u>\$ 8,855,519</u>

A. General Obligation Urban Renewal Corporate Purpose (Tax Increment Financing) Bonds

The City has issued several general obligation urban renewal corporate purpose (tax increment financing) bonds for the purpose of defraying a portion of the costs of various construction and refurbishment projects within the City's urban renewal districts. Portions of certain other issued general obligation bonds were for the same purposes. The bonds are payable in part, or in full, from the tax increment financing (TIF) receipts generated by increased property values in the City's TIF districts and which are credited to the Special Revenue - Urban Renewal Tax Increment Fund in accordance with Chapter 403.19 of the Code of Iowa. TIF receipts are generally projected to produce 100 percent of the debt service requirements over the life of the bonds. The proceeds from the sales of the bonds shall be expended only for purposes which are consistent with the plans of the City's urban renewal areas. The bonds are not a general obligation of the City, however, the debt is subject to the constitutional debt limitation of the City. At June 30, 2022, the outstanding amounts on these bonds totaled approximately \$13,925,000, which are payable through June 1, 2032. Total interest remaining payable on the bonds at June 30, 2022, was approximately \$1,460,258. During the year, principal and interest paid on these bonds totaled approximately \$2,170,000 and \$368,112, respectively. Tax increment financing receipts during the year were \$5,409,401.

B. Revenue Bonds

The City has pledged future water customer receipts, net of specified operating disbursements, to repay four outstanding water revenue bond issues totaling \$19,173,154. The bonds were issued between November 2012 and October 2020. Proceeds from the sales of the bonds provided financing for the construction of several water system improvement projects in the City and to refinance the 2008 water revenue bonds. The bonds are payable solely from water customer defined net receipts and are payable through June 2037. Annual principal and interest payments on the bonds are expected to require less than 80 percent of defined net receipts. At June 30, 2022, total principal and interest remaining to be paid on the bonds was \$21,989,712. Principal and interest paid on all bonds totaled \$1,115,000 and \$362,370, respectively. Total defined water operating net receipts during the year were \$2,380,501.

City of North Liberty
Notes to Basic Financial Statements

NOTE 3 – BONDS AND NOTES PAYABLE (CONTINUED)

B. Revenue Bonds (Continued)

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay five sewer revenue bond issues totaling \$22,695,840. The bonds were issued between August 2007 and October 2020. Proceeds from the sales of the bonds provided financing for the construction of and improvements to the wastewater treatment plant and for soil quality restoration projects. The bonds are payable solely from sewer customer defined net receipts and are payable through June 2037. Annual principal and interest payments on the bonds are expected to require less than 52% of defined net receipts. At June 30, 2022, total principal and interest remaining to be paid on the bonds was \$25,104,365. Principal and interest paid on all bonds totaled \$1,363,000 and \$329,149, respectively. Total defined sewer operating net receipts during the year were \$2,952,651.

The resolutions providing for the issuance of the enterprise fund revenue notes and bonds include the following provisions:

- (a) The notes and bonds will only be redeemed from the future earnings of the enterprise activity and the note and bond holders hold a lien on the future earnings of the funds.
- (b) Sufficient monthly cash transfers shall be made to separate sewer and water revenue sinking accounts for the purpose of making the principal and interest payments when due.
- (c) The provisions of the Water Revenue Refunding Bond Series 2014B require that \$541,255 be set aside into the Water Reserve Fund and maintained until all water revenue bonds of the City have been fully redeemed.

The provisions of the Sewer Revenue Refunding Bond Series 2014A require that \$307,105 be set aside into the Sewer Reserve Fund and maintained until all sewer revenue bonds of the City have been fully redeemed.

- (d) All funds remaining in the sewer rental and water utilities accounts after the payments of all maintenance and operating expenses and required transfers shall be placed in separate water and sewer revenue surplus accounts. These accounts are restricted for the purpose of paying any deficiency in the sinking funds. As long as the sinking funds have the full amount required to be deposited, any balance in the surplus funds may be made available to the City as the Council may from time to time direct.
- (e) User rates shall be established at a level which produces and maintains defined net receipts at the following levels:

Water - equal to at least 120% of the average amount that will come due in any fiscal year during the life of the water revenue bond issues and only during years in which water revenue bonds not funded by the State Revolving Fund are outstanding.

City of North Liberty
Notes to Basic Financial Statements

NOTE 3 – BONDS AND NOTES PAYABLE (CONTINUED)

B. Revenue Bonds (Continued)

Sewer - equal to at least 125% of the average amount that will come due in any fiscal year during the life of the sewer revenue bond issues, and equal to at least 125% of the maximum amount that will come due in any fiscal year during the life of the sewer revenue bonds. On and after June 1, 2026, these percentages decrease to 110% for all outstanding sewer revenue bond issues.

Interest Rate Reduction

On October 24, 2017, the City Council approved a resolution providing for the reduction of the interest rate on the 2007 sewer revenue bonds from 3.00% to 1.75% effective December 1, 2017. The estimated interest savings due to the interest rate reduction is \$325,144.

The City has pledged future road use tax receipts to repay one road use tax revenue bond issue totaling \$1,815,000. The bonds were issued in March 2012. Proceeds from the sale of the bonds provided financing to pay for a portion of the construction costs of the public works/streets department facility. The bonds are payable solely from future road use tax receipts and are payable through June 2027. At June 30, 2022, total principal and interest remaining to be paid on the bonds was \$739,210. During the year, principal and interest paid on the bonds totaled \$125,000 and \$21,440, respectively.

C. Rural Economic Development Loan

During the year ended June 30, 2013, the City received a Rural Economic Development Loan of \$360,000 from Linn County Rural Electric Cooperative Association to provide funds for construction of a portion of the library expansion project. The loan is dated May 8, 2013, and has an interest rate of 0%. The loan is due in annual installments of \$36,000 beginning May 8, 2015, and continuing annually thereafter until final payment on May 8, 2022. There is an annual administrative fee of 1% based on the outstanding principal balance. During the year ended June 30, 2022, \$36,000 was paid on the loan and the balance of the loan at June 30, 2022, was \$72,000.

Annual maturities of the loan at June 30, 2022 are as follows:

2023	\$ 36,000
2024	<u>36,000</u>
Total	<u><u>\$ 72,000</u></u>

NOTE 4 - PENSION PLAN

A. Plan Description

IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

City of North Liberty
Notes to Basic Financial Statements

NOTE 4 - PENSION PLAN (CONTINUED)

A. Plan Description (Continued)

IPERS benefits are established under Iowa Code Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

B. Pension Benefits

A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012, will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment.

The formula used to calculate protection occupation member's monthly IPERS benefits include:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but no more than 30 years of services.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefits payments.

City of North Liberty
Notes to Basic Financial Statements

NOTE 4 - PENSION PLAN (CONTINUED)

C. Disability and Death Benefits

A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

D. Contributions

Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2022, pursuant to the required rate, regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll for a total of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll for a total of 15.52%.

The City's contributions to IPERS for the year ended June 30, 2022, totaled \$686,448.

E. Net Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At June 30, 2022, the City reported a liability (asset) of (\$1,747,741) for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contribution to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2021, the City's proportion was 0.062130%, which was a decrease of 0.000163% from its proportion measured as of June 30, 2020. At June 30, 2021, the City's Protection occupations proportion was 0.532690%, which was an increase of 0.013162% from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City's pension expense, deferred outflows of resources, and deferred inflows of resources totaled (\$483,423), \$968,471, and \$4,786,669, respectively.

There were no non-employer contributing entities to IPERS.

City of North Liberty
Notes to Basic Financial Statements

NOTE 4 - PENSION PLAN (CONTINUED)

F. Actuarial Assumptions

The total pension liability in the June 30, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	
(effective June 30, 2017)	2.60% per annum
Rate of salary increase	3.25 to 16.25% average, including inflation.
(effective June 30, 2017)	Rates vary by membership group
Long-term investment rate of return	7.00% compounded annually, net of investment
(effective June 30, 2017)	expense, including inflation
Wage Growth	3.25% per annum, based on 2.6% inflation
(effective June 30, 2017)	and 0.65% real wage inflation

The actuarial assumptions used in the June 30, 2021, valuation were based on the results of actuarial experience study dated March 24, 2017, and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2020 valuation were based on the RP-2014 Employee and Health Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the table on the following page.

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	22.0 %	4.43 %
International equity	17.5	6.01
Global smart beta equity	6.0	5.10
Core plus fixed income	26.0	0.29
Public credit	4.0	2.08
Cash	1.0	(0.25)
Private equity	13.0	9.51
Private real assets	7.5	4.63
Private credit	3.0	2.87
Total	100.0 %	

City of North Liberty
Notes to Basic Financial Statements

NOTE 4 - PENSION PLAN (CONTINUED)

G. Discount Rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease in Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
City's proportionate share of the net pension liability (asset)	\$ 2,571,530	\$ (1,747,741)	\$ (5,365,732)

I. IPERS Fiduciary Net Position

Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

NOTE 5 – COMPENSATED ABSENCES

City employees accumulate a limited amount of earned but unused vacation and compensatory hours for subsequent use or for payment upon retirement, termination or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and compensatory time payments payable to employees at June 30, 2022, primarily relating to the General Fund, is as follows:

<u>Type of Benefit</u>	<u>Amount</u>
Compensatory time	\$ 27,078
Sick leave	112,548
Vacation	422,747
Total	<u>\$ 562,373</u>

This liability has been computed based on rates of pay as of June 30, 2022.

Sick leave is payable when used. Upon retirement, a percentage of unused sick pay is paid out to the retiree. It is not paid upon termination or death.

City of North Liberty
Notes to Basic Financial Statements

NOTE 6 – SOLID WASTE DISPOSAL CONTRACT

An agreement between the City and Johnson County Refuse for the period July 1, 2018 through June 30, 2028, provides the City and its citizens with solid waste collection and disposal services. The agreement providing for the services includes the following provisions:

- (a) The City shall pay the contractor a monthly charge (\$4.85 for each single and two-family dwelling unit.) These fees are for recyclables.
- (b) The fees for non-recyclable wastes are based on the current Iowa City Landfill tipping fee schedule and are subject to change in the event landfill fees increase or decrease.
- (c) The City shall pay the contractor a monthly charge for garbage collection services:
 - 1. \$7.65 for bi-weekly pickup of a 35-gallon container.
 - 2. \$12.65 for weekly pick up of a 35-gallon container.
 - 3. \$14.65 for weekly pickup of a 65-gallon container.

NOTE 7 – TRANSIT SERVICES CONTRACT

An agreement for the period July 1, 2013 through June 30, 2014, between the City and the City of Coralville, provides the City and its citizens with limited transit services. The agreement providing for these services includes the following provisions:

- (a) The City shall pay the City of Coralville a monthly charge for the operating cost per hour for the number of hours of transit services provided each month.
- (b) The City shall pay the City of Coralville for the amount the City of Coralville pays to Johnson County SEATS for paratransit services provided to citizens of the City of North Liberty.
- (c) All fares collected shall be kept by the City of Coralville.
- (d) The agreement will automatically be renewed on a year-to-year basis unless one party gives notice to the other party no later than November 1 in a given year of its intent to terminate the agreement.

NOTE 8 – CONSTRUCTION CONTRACTS

The City has entered into various contracts with construction companies totaling approximately \$11,300,000. The unpaid balances at June 30, 2022 totaled approximately \$3,000,000, which will be paid as work on the projects progresses.

NOTE 9 – DEFICIT FUND BALANCES

The following Funds had deficit fund balances at June 30, 2022:

<u>Fund</u>	<u>Amount</u>
Major Funds	
Street capital projects	\$ (7,884,125)
Non-Major Governmental Funds	
Park development	(179,385)
Trail projects	(99,899)
Land and Facilities	(13,466)

City of North Liberty
Notes to Basic Financial Statements

NOTE 9 – DEFICIT FUND BALANCES (CONTINUED)

The deficit balances in these capital projects funds and accounts arose because project and construction costs were incurred prior to the availability of funds. These deficits will be eliminated with several sources of funds, but not limited to, proceeds from debt financing, grants, and available funds in the water and sewer enterprise funds and other general City funds.

NOTE 10 – RISK MANAGEMENT

The City of North Liberty is exposed to various risks of loss related to torts, theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE 11 – LEASE LIABILITY

The City entered into a lease agreement effective July 1, 2021, to lease commercial space for the City administration office and Council chambers for the period July 1, 2021 to June 30, 2024. This agreement supersedes a lease agreement for similar facilities for the period from April 1, 2014 to June 30, 2021. Lease payments are due in six month intervals each January 15 and July 15. Lease expense for the year ended June 30, 2022, was \$209,804.

Annual debt service requirements to maturity for lease liabilities of the City are as follows:

<u>Year ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 204,877	\$ 11,220	\$ 216,097
2024	217,640	4,940	222,580
Total	<u>\$ 422,517</u>	<u>\$ 16,160</u>	<u>\$ 438,677</u>

NOTE 12 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

A. Plan Description

The City operates a single-employer health benefit plan which provides medical and prescription drug benefits for employees, retirees and their qualified beneficiaries. Group insurance benefits are established under Iowa Code Section 509A.13. The City finances the health benefit plan with Well mark on a pay-as-you-go basis. The most recent active member monthly premium costs for the City and the plan members are \$516 for single coverage, \$946 for employee/child coverage, \$948 for employee/spouse coverage and \$1,020 for family coverage. During the year ended June 30, 2022, the City contributed \$1,098,481, and plan members eligible for benefits contributed \$171,936 to the plan. At June 30, 2022, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

City of North Liberty
Notes to Basic Financial Statements

NOTE 12 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

B. OPEB Benefits

Employees of the City that are eligible to participate in the group health plan are eligible to continue coverage when a "qualifying event" would normally result in the loss of eligibility. "Qualifying events" are defined in the City's employee manual. Retirees and their beneficiaries under age 65 are required to pay the full cost for the continuing coverage. Continuing coverage is available until the employees and their beneficiaries attain age 65. The cost of the continuing coverage is the same as the cost for active employees, which results in an implicit rate subsidy.

At June 30, 2022, the following employees were covered by the benefit plan:

Inactive employees or beneficiaries currently receiving benefits	-
Active employees	<u>97</u>
Total	<u><u>97</u></u>

NOTE 13 – CONDUIT DEBT OBLIGATIONS

During the year ended June 30, 2020, the City issued a total of \$3,000,000 of Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of commercial facilities in the community. The outstanding principal amount on the bonds at June 30, 2022, totaled \$2,550,826. The bonds are secured by property purchased with the bond proceeds and are payable solely from payments received on the underlying mortgage loans, derived from rents payable by the tenants. The bond principal and interest do not constitute liabilities of the City, and neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds.

NOTE 14 – ECONOMIC DEVELOPMENT LOANS

The City entered into one economic development forgivable loan agreement with a local business entity during the year ended June 30, 2021. The loan proceeds to this entity are to be used to relocate the entity's operations within the City. Details of the loan agreements are as follows:

An agreement dated August 11, 2020 with Moxie Solar LLC, in the amount of \$50,000. This loan is forgivable if certain requirements are met. This forgivable loan will accrue interest at a rate of 4% and will be due, if not forgiven, on February 16, 2026.

NOTE 15 – TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City of North Liberty
Notes to Basic Financial Statements

NOTE 15 – TAX ABATEMENTS (CONTINUED)

A. City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2022, the City abated \$1,925,454 of property tax under the urban renewal and economic development projects.

B. Tax Abatements of Other Entities

During the year ended June 30, 2022, there were no agreements entered into by other entities that reduced property tax revenues of the City.

NOTE 16 – INTERFUND TRANSFERS

The detail of interfund transfers for the year ended June 30, 2022, are as follows:

Transfers out	Transfers in				Total
	General	Debt Service	Street Capital Capital Projects	Non-major Governmental Funds	
General	\$ -	\$ -	\$ -	\$ 515,000	\$ 515,000
Urban Renewal Tax Increment	-	3,856,061	-	-	3,856,061
Road Use Tax	272,500	147,040	398,854	-	818,394
Other Governmental Funds	2,039,172	-	-	-	2,039,172
Water	252,666	319,950	-	-	572,616
Sewer	252,666	555,565	-	-	808,231
Storm Water Management	39,185	-	-	-	39,185
Total	<u>\$ 2,856,189</u>	<u>\$ 4,878,616</u>	<u>\$ 398,854</u>	<u>\$ 515,000</u>	<u>\$ 8,648,659</u>

Transfers above move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources or to assist in the funding of capital assets.

NOTE 17– CONTINGENT LIABILITIES

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

NOTE 18– SUBSEQUENT EVENT

On July 26, 2022, the City issued \$9,135,000 of General Obligation Corporate Purpose Bonds, Series 2022A. The City will use the proceeds to fund capital improvement projects.

OTHER INFORMATION

City of North Liberty
Budgetary Comparison Schedule
of Receipts, Disbursements, and Changes in Balances-
Budget and Actual (Cash basis) - All Governmental Funds and Proprietary Funds
Year Ended June 30, 2022

	Governmental Funds Actual	Proprietary Funds Actual	Total
Receipts			
Property tax	\$ 12,314,574	\$ -	\$ 12,314,574
Tax increment financing	5,409,401	-	5,409,401
Other city tax	887,732	-	887,732
Licenses and permits	610,328	-	610,328
Use of money and property	26,557	12,640	39,197
Intergovernmental	6,626,226	-	6,626,226
Charges for services	2,686,513	9,705,869	12,392,382
Miscellaneous	1,141,951	249,717	1,391,668
Total receipts	<u>29,703,282</u>	<u>9,968,226</u>	<u>39,671,508</u>
Disbursements			
General government	2,245,702	-	2,245,702
Public safety	4,776,934	-	4,776,934
Public works	3,232,860	-	3,232,860
Health and social services	260,000	-	260,000
Culture and recreation	4,894,183	-	4,894,183
Community and economic development	2,145,838	-	2,145,838
Debt service	6,225,710	3,276,762	9,502,472
Capital outlay	12,270,540	664,978	12,935,518
Business type activities	-	4,573,212	4,573,212
Total disbursements	<u>36,051,767</u>	<u>8,514,952</u>	<u>44,566,719</u>
Excess (deficiency) of receipts over (under) disbursements	(6,348,485)	1,453,274	(4,895,211)
Other financing sources (uses), net	8,946,858	(1,322,032)	7,624,826
Excess (deficiency) of receipts and other financing sources over (under) disbursements and other financing uses	2,598,373	131,242	2,729,615
Balances beginning of year	<u>10,307,742</u>	<u>7,619,006</u>	<u>17,926,748</u>
Balances end of year	<u><u>\$ 12,906,115</u></u>	<u><u>\$ 7,750,248</u></u>	<u><u>\$ 20,656,363</u></u>

Budgeted Amounts		Final to
Original	Final	Total Variance
\$ 11,648,341	\$ 11,648,341	\$ 666,233
4,898,098	4,898,098	511,303
437,752	437,752	449,980
656,950	656,950	(46,622)
110,000	110,000	(70,803)
2,907,948	2,907,948	3,718,278
12,553,000	12,553,000	(160,618)
57,500	57,500	1,334,168
<u>33,269,589</u>	<u>33,269,589</u>	<u>6,401,919</u>
2,270,684	2,527,516	(281,814)
4,881,081	5,533,168	(756,234)
3,533,460	3,658,160	(425,300)
135,000	260,000	-
5,376,841	6,586,321	(1,692,138)
2,265,214	2,396,248	(250,410)
9,383,046	9,383,046	119,426
5,417,101	13,483,101	(547,583)
3,850,377	6,281,161	(1,707,949)
<u>37,112,804</u>	<u>50,108,721</u>	<u>(5,542,002)</u>
(3,843,215)	(16,839,132)	11,943,921
4,337,000	4,337,000	3,287,826
493,785	(12,502,132)	15,231,747
<u>12,383,378</u>	<u>17,926,748</u>	<u>-</u>
<u>\$ 12,877,163</u>	<u>\$ 5,424,616</u>	<u>\$ 15,231,747</u>

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City of North Liberty
Notes to Other Information – Budgetary Reporting

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except the Internal Service Fund. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. The nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Fund, the Permanent Fund, and the Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, two budget amendments increased budgeted disbursements by \$12,995,917. The budget amendments are reflected in the final budgeted amounts.

During the year ended June 30, 2022, disbursements in the Debt Service function exceeded the amount budgeted.

City of North Liberty
Schedule of the Primary Government's Proportionate
Proportionate Share of the Net Pension Liability
Iowa Public Employees' Retirement System
For the Last Eight Years*
Other Information

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
City's Proportion of the net pension liability (asset)	0.062130%	0.062320%	0.059858%	0.058680%
City's Proportionate share of the net pension liability (asset)	\$ (1,747,741)	\$ 4,517,056	\$ 3,342,903	\$ 3,712,257
City's Covered employee payroll				
Regular	5,419,025	5,042,606	4,911,314	4,586,049
Protection occupation	<u>1,877,626</u>	<u>2,122,019</u>	<u>1,986,700</u>	<u>1,758,335</u>
Total	<u>\$ 7,296,651</u>	<u>\$ 7,164,625</u>	<u>\$ 6,898,014</u>	<u>\$ 6,344,384</u>
Proportionate share of the net pension liability (assets) as a percentage of covered payroll				
Regular	-23.95%	63.05%	48.46%	64.78%
Plan fiduciary net position as a percentage of the total pension liability	100.81%	82.90%	85.45%	83.62%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full ten year trend is complied, the City will present information for those years for which information is available.

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
0.056538%	0.056470%	0.051521%	0.046738%
\$ 3,766,217	\$ 2,553,832	\$ 2,545,393	\$ 1,853,576
4,143,396	3,964,819	3,741,181	3,462,507
<u>1,403,042</u>	<u>1,263,298</u>	<u>1,143,311</u>	<u>997,332</u>
<u>\$ 5,546,438</u>	<u>\$ 5,228,117</u>	<u>\$ 4,884,492</u>	<u>\$ 4,459,839</u>
67.90% %	67.98%	52.11%	41.56%
82.21% %	81.82%	85.19%	87.61%

City of North Liberty
Schedule of the Primary Government's Contributions
Iowa Public Employees' Retirement System
Last Ten Fiscal Years
Other Information

	Fiscal Year				
	2022	2021	2020	2019	2018
Primary government (city)					
Statutorily required contribution					
Regular	\$ 511,641	\$ 476,022	\$ 463,628	\$ 432,923	\$ 393,721
Protection occupation	174,807	203,926	196,882	179,526	159,267
Total	<u>\$ 686,448</u>	<u>\$ 679,948</u>	<u>\$ 660,510</u>	<u>\$ 612,449</u>	<u>\$ 552,988</u>
Contributions in relation to the					
Statutorily required contribution					
Regular	\$ 511,641	\$ 476,022	\$ 463,628	\$ 432,923	\$ 393,721
Protection occupation	174,807	203,926	196,882	179,526	159,267
Total	<u>686,448</u>	<u>679,948</u>	<u>660,510</u>	<u>612,449</u>	<u>552,988</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll					
Regular	\$ 5,419,926	\$ 5,042,606	\$ 4,911,314	\$ 4,586,049	\$ 4,413,845
Protection occupation	1,877,626	2,122,019	1,986,700	1,758,335	1,618,562
Total	<u>\$ 7,297,552</u>	<u>\$ 7,164,625</u>	<u>\$ 6,898,014</u>	<u>\$ 6,344,384</u>	<u>\$ 6,032,407</u>
Contributions as a percentage of					
covered employee payroll					
Regular	9.44%	9.44%	9.44%	9.44%	8.93%
Protection occupation	9.31%	9.61%	9.91%	10.21%	9.84%

Fiscal Year				
2017	2016	2015	2014	2013
\$ 370,005	\$ 354,058	\$ 334,088	\$ 309,202	\$ 285,504
138,059	124,309	115,932	101,129	95,933
<u>\$ 508,064</u>	<u>\$ 478,367</u>	<u>\$ 450,020</u>	<u>\$ 410,331</u>	<u>\$ 381,437</u>
\$ 370,005	\$ 354,058	\$ 334,088	\$ 309,202	\$ 285,504
138,059	124,309	115,932	101,129	95,933
<u>508,064</u>	<u>478,367</u>	<u>450,020</u>	<u>410,331</u>	<u>381,437</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 4,143,396	\$ 3,964,819	\$ 3,741,181	\$ 3,462,507	\$ 3,293,006
1,403,042	1,263,298	1,143,311	997,332	934,112
<u>\$ 5,546,438</u>	<u>\$ 5,228,117</u>	<u>\$ 4,884,492</u>	<u>\$ 4,459,839</u>	<u>\$ 4,227,118</u>
8.93%	8.93%	8.93%	8.93%	8.67%
9.84%	9.84%	10.14%	10.14%	10.27%

City of North Liberty
Notes to Other Information – Pension Liability

Changes of Benefit Terms

There are no significant changes in benefit terms.

Changes of Assumptions

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

SUPPLEMENTARY INFORMATION

Schedule 1
Combining Statement of Cash Receipts,
Disbursements, and Changes in Cash Fund
Balances - Nonmajor Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue		
	Employee Benefits (112)	Drug Task Force (10)	American Rescue Plan Act (014)
Receipts			
General property taxes	\$ 2,039,172	\$ -	\$ -
Intergovernmental	-	3,299	1,457,923
Use of money and property	-	45	-
Miscellaneous	-	-	-
Total receipts	<u>2,039,172</u>	<u>3,344</u>	<u>1,457,923</u>
Disbursements			
Capital outlay			
Public works	-	-	-
Economic development	-	-	-
Culture and recreation	-	-	-
Total disbursements	<u>-</u>	<u>-</u>	<u>-</u>
Excess of receipts over (under) disbursements	2,039,172	3,344	1,457,923
Other financing sources (uses)			
Proceeds from sale of capital asset	-	-	-
Proceeds from long-term debt, Net	-	-	-
Transfers in	-	-	-
Transfers out	(2,039,172)	-	-
Total other financing sources (uses)	<u>(2,039,172)</u>	<u>-</u>	<u>-</u>
Net change in cash fund balances	-	3,344	1,457,923
Cash Fund Balances			
Beginning of year	<u>-</u>	<u>53,888</u>	<u>-</u>
End of year	<u>\$ -</u>	<u>\$ 57,232</u>	<u>\$ 1,457,923</u>
Cash basis fund balances			
Restricted for			
Urban renewal projects	\$ -	\$ -	\$ -
Police capital equipment purchases	-	57,232	-
Future grant expenditures	-	-	1,457,923
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>
Total cash basis fund balance	<u>\$ -</u>	<u>\$ 57,232</u>	<u>\$ 1,457,923</u>

Capital Projects					
Land and Facilities (304)	TIF Projects (302)	Trail Projects (303)	Economic Development Projects (306)	Park Development (305)	Total Other Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,039,172
-	-	-	-	-	1,461,222
-	645	-	-	-	690
(1)	-	-	-	34,450	34,449
(1)	645	-	-	34,450	3,535,533
544,092	-	-	-	-	544,092
-	-	-	4,270	-	4,270
-	-	118,811	-	774,466	893,277
544,092	-	118,811	4,270	774,466	1,441,639
(544,093)	645	(118,811)	(4,270)	(740,016)	2,093,894
305,000	-	-	-	-	305,000
2,600,000	-	-	-	-	2,600,000
300,000	-	-	-	215,000	515,000
-	-	-	-	-	(2,039,172)
3,205,000	-	-	-	215,000	1,380,828
2,660,907	645	(118,811)	(4,270)	(525,016)	3,474,722
(2,674,373)	474,311	18,912	63,510	345,631	(1,718,121)
\$ (13,466)	\$ 474,956	\$ (99,899)	\$ 59,240	\$ (179,385)	\$ 1,756,601
\$ -	\$ 474,956	\$ -	\$ 59,240	\$ -	\$ 534,196
-	-	-	-	-	57,232
-	-	-	-	-	1,457,923
(13,466)	-	(99,899)	-	(179,385)	(292,750)
\$ (13,466)	\$ 474,956	\$ (99,899)	\$ 59,240	\$ (179,385)	\$ 1,756,601

City of North Liberty
Schedule 2
Schedule of Indebtedness
Year Ended June 30, 2022

Obligation	Date of Issue	Interest Rates	Amount Originally Issued	Balance Beginning of Year
General obligation bonds				
Urban Renewal Library Improvement	11/12/2012	0.35-1.70	\$ 1,815,000	\$ 385,000
Refunding	7/1/2013	0.35-2.15	2,540,000	535,000
Corporate Purpose	11/5/2013	2.00-2.40	1,425,000	465,000
Urban Renewal Corporate Purpose	11/5/2013	2.00-2.40	3,540,000	1,160,000
Corporate Purpose	10/30/2014	2.00	3,090,000	1,300,000
Corporate Purpose	10/8/2015	2.00	9,965,000	4,620,000
Corporate Purpose and Refunding	4/27/2017	3.00	4,435,000	2,050,000
Urban Renewal Corporate Purpose and Refunding	5/9/2017	2.00-2.50	7,980,000	3,830,000
Urban Renewal Corporate Purpose	10/15/2018	3.00-3.15	4,595,000	3,915,000
Urban Renewal Corporate Purpose	9/17/2019	2.00	8,010,000	6,805,000
Corporate Purpose	7/8/2020	2.00	10,160,000	10,160,000
Corporate Purpose	8/17/2021	1.00-1.65	7,270,000	-
Total				<u>\$ 35,225,000</u>
Rural Economic Development Loan and Grant Program				
Rural Economic Development Loan	5/8/2013	0%	360,000	<u>\$ 108,000</u>
Road Use Tax Revenue Bonds				
Road Use Tax Series 2012A	3/29/2012	2.00-3.00%	1,815,000	<u>\$ 805,000</u>
Revenue bonds				
Sewer Revenue Bonds Series 2007	8/23/2007	(a) 3.00/1.75	5,271,000	\$ 3,193,000
Sewer Revenue Bonds Series 2008A	7/30/2008	3.00	3,250,000	1,282,000
Sewer Revenue Bonds Series 2008C	9/15/2008	2.75-4.40	1,550,000	270,000
Sewer Revenue Refunding Bond Series 2014A	4/23/2014	2.00-3.00	1,315,000	515,000
Water Revenue Refunding Bond Series 2014B	4/23/2014	2.00-3.05	1,210,000	545,000
Sewer Revenue Improvement and Refunding Bond Series 2016	10/7/2016	1.20	22,337,000	18,798,840
Water Revenue Improvement Bond Series 2017	2/24/2017	1.75	22,072,000	19,323,154
Water Revenue Refunding Bond Series 2017C	4/27/2017	2.00-2.25	1,190,000	<u>420,000</u>
Total				<u>\$ 44,346,994</u>

(a) The interest rate on this bond was reduced to 1.75% on December 1, 2017

Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid
\$ -	\$ 190,000	\$ 195,000	\$ 6,260
-	265,000	270,000	10,840
-	150,000	315,000	10,478
-	375,000	785,000	26,138
-	310,000	990,000	26,000
-	935,000	3,685,000	92,400
-	425,000	1,625,000	61,500
-	445,000	3,385,000	81,081
-	350,000	3,565,000	118,533
-	810,000	5,995,000	136,100
-	880,000	9,280,000	203,200
<u>7,270,000</u>	<u>-</u>	<u>7,270,000</u>	<u>65,720</u>
<u>\$ 7,270,000</u>	<u>\$ 5,135,000</u>	<u>\$ 37,360,000</u>	<u>\$ 838,250</u>
<u>\$ -</u>	<u>\$ 36,000</u>	<u>\$ 72,000</u>	<u>\$ 4,000</u>
<u>\$ -</u>	<u>\$ 125,000</u>	<u>\$ 680,000</u>	<u>\$ 21,440</u>
\$ -	\$ 444,000	\$ 2,749,000	\$ 55,878
-	166,000	1,116,000	22,435
-	130,000	140,000	11,815
-	125,000	390,000	13,435
-	105,000	440,000	14,765
-	498,000	18,300,840	225,586
-	800,000	18,523,154	338,155
-	210,000	210,000	9,450
<u>\$ -</u>	<u>\$ 2,478,000</u>	<u>\$ 41,868,994</u>	<u>\$ 691,519</u>

City of North Liberty
Schedule 3
Bond and Note Maturities
Year Ended June 30, 2022

Year Ending June 30,	General Obligation Bonds					
	Library Improvement		General Obligation Refunding		Corporate Purpose	
	Issued Nov 12, 2012		Issued Jul 1, 2013		Issued Nov 5, 2013	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2023	1.70	\$ 195,000	2.15	\$ 270,000	2.25	\$ 155,000
2024		-		-	2.40	160,000
2025		-		-		-
2026		-		-		-
Total		<u>\$ 195,000</u>		<u>\$ 270,000</u>		<u>\$ 315,000</u>

Year Ending June 30,	General Obligation Bonds					
	Corporate Purpose		Corporate Purpose		Urban Renewal	
	Issued Apr 27, 2017		Issued May 9, 2017		Issued October 15, 2018	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2023	3.00	\$ 425,000	2.00	\$ 455,000	3.00	\$ 360,000
2024	3.00	445,000	2.00	460,000	3.00	365,000
2025	3.00	245,000	2.00	470,000	3.00	375,000
2026	3.00	250,000	2.00	480,000	3.00	385,000
2027	3.00	260,000	2.125	495,000	3.00	395,000
2028		-	2.25	505,000	3.00	405,000
2029		-	2.50	520,000	3.00	415,000
2030		-		-	3.10	430,000
2031		-		-	3.15	435,000
2032		-		-		-
2033		-		-		-
2034		-		-		-
2035		-		-		-
2036		-		-		-
2037		-		-		-
Total		<u>\$ 1,625,000</u>		<u>\$ 3,385,000</u>		<u>\$ 3,565,000</u>

Year Ending June 30,	Rural Economic Development Loan and Grant Program		Road Use Tax Revenue Bonds	
	Rural Economic Development		Revenue Bonds	
	Issued May 8, 2013		Issued Mar 29, 2012	
	Interest Rates	Amount	Interest Rates	Amount
2023	0.00	\$ 36,000	2.40	\$ 130,000
2024		36,000	2.60	130,000
2025		-	2.80	135,000
2026		-	2.90	140,000
2027		-	3.00	145,000
Total		<u>\$ 72,000</u>		<u>\$ 680,000</u>

General Obligation Bonds					
Corporate Purpose Issued Nov 5, 2013		Corporate Purpose Issued Oct 30, 2014		Corporate Purpose Issued Oct 8, 2015	
Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2.25	\$ 385,000	2.00	\$ 325,000	2.00	\$ 890,000
2.40	400,000	2.00	330,000	2.00	910,000
	-	2.00	335,000	2.00	930,000
	-		-	2.00	955,000
	<u>\$ 785,000</u>		<u>\$ 990,000</u>		<u>\$ 3,685,000</u>

General Obligation Bonds						
Urban Renewal Issued September 17, 2019		Corporate Purpose Issued July 8, 2020		Corporate Purpose Issued August 17, 2021		Total
Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	
2.00	\$ 830,000	2.00	\$ 885,000	1.00	\$ 485,000	\$ 5,660,000
2.00	845,000	2.00	890,000	1.00	490,000	5,295,000
2.00	870,000	2.00	900,000	1.00	495,000	4,620,000
2.00	880,000	2.00	910,000	1.00	495,000	4,355,000
2.00	410,000	2.00	915,000	1.00	500,000	2,975,000
2.00	415,000	2.00	930,000	1.00	510,000	2,765,000
2.00	425,000	2.00	945,000	1.00	515,000	2,820,000
2.00	430,000	2.00	955,000	1.00	520,000	2,335,000
2.00	440,000	2.00	970,000	1.10	535,000	2,380,000
2.00	450,000	2.00	980,000	1.15	540,000	1,970,000
	-		-	1.25	550,000	550,000
	-		-	1.35	560,000	560,000
	-		-	1.45	350,000	350,000
	-		-	1.55	360,000	360,000
	-		-	1.65	365,000	365,000
	<u>\$ 5,995,000</u>		<u>\$ 9,280,000</u>		<u>\$ 7,270,000</u>	<u>\$ 37,360,000</u>

City of North Liberty
Schedule 3
Bond and Note Maturities
Year Ended June 30, 2022

Year Ending June 30,	Enterprise Revenue Bonds					
	Sewer Revenue Series 2007		Sewer Revenue Series 2008A		Sewer Revenue Series 2008C	
	Issued Aug 23, 2007		Issued Jul 30, 2008		Issued Sept 15, 2008	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2023	1.75	\$ 459,000	3.00	\$ 171,000	4.40	\$ 140,000
2024	1.75	475,000	3.00	177,000		-
2025	1.75	486,000	3.00	183,000		-
2026	1.75	654,000	3.00	189,000		-
2027	1.75	675,000	3.00	195,000		-
2028	-	-	3.00	201,000		-
2029	-	-		-		-
2030	-	-		-		-
2031	-	-		-		-
2032	-	-		-		-
2033	-	-		-		-
2034	-	-		-		-
2035	-	-		-		-
2036	-	-		-		-
2037	-	-		-		-
Total		<u>\$ 2,749,000</u>		<u>\$ 1,116,000</u>		<u>\$ 140,000</u>

Year Ending June 30,	Enterprise Revenue Bonds					
	Water Refunding Series 2014B		Sewer Improvement Series 2016		Water Improvements Series 2017	
	Issued Apr 23, 2014		Issued Oct. 7 2016		Issued Feb. 24, 2017	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2023	2.50	\$ 105,000	1.20	\$ 503,000	1.75	\$ 800,000
2024	2.70	110,000	1.20	653,000	1.75	800,000
2025	3.00	110,000	1.20	666,000	1.75	1,170,154
2026	3.05	115,000	1.20	661,000	1.75	1,191,000
2027	-	-	1.20	672,000	1.75	1,212,000
2028	-	-	1.20	1,433,840	1.75	1,233,000
2029	-	-	1.20	1,452,000	1.75	1,255,000
2030	-	-	1.20	1,469,000	1.75	1,277,000
2031	-	-	1.20	1,487,000	1.75	1,299,000
2032	-	-	1.20	1,505,000	1.75	1,322,000
2033	-	-	1.20	1,523,000	1.75	1,345,000
2034	-	-	1.20	1,541,000	1.75	1,368,000
2035	-	-	1.20	1,560,000	1.75	1,392,000
2036	-	-	1.20	1,578,000	1.75	1,417,000
2037	-	-	1.20	1,597,000	1.75	1,442,000
Total		<u>\$ 440,000</u>		<u>\$ 18,300,840</u>		<u>\$ 18,523,154</u>

City of North Liberty
Schedule 4
Schedule of Receipts by Source
and Disbursements by Function - All Governmental Funds
For the Last Ten Years

	2022	2021	2020	2019
Receipts				
Property tax	\$ 12,314,574	\$ 11,137,023	\$ 10,650,663	\$ 10,228,659
Tax increment financing	5,409,401	5,987,424	4,778,458	4,386,319
Other city tax	887,732	724,704	612,161	537,488
Licenses and permits	610,328	519,717	298,270	404,875
Use of money and property	26,557	21,829	39,187	47,046
Intergovernmental	6,626,226	3,585,606	4,831,972	6,648,076
Charges for services	2,686,513	2,039,073	2,296,487	2,608,668
Special assessments	-	-	-	-
Miscellaneous	1,141,951	773,139	1,279,840	235,649
Total	<u>\$ 29,703,282</u>	<u>\$ 24,788,515</u>	<u>\$ 24,787,038</u>	<u>\$ 25,096,780</u>
Disbursements				
Operating				
General government	\$ 2,245,702	\$ 1,980,895	\$ 1,942,074	\$ 1,777,026
Public safety	4,776,934	4,237,738	3,887,780	3,668,831
Public works	3,232,860	3,021,471	2,906,043	2,688,011
Health and social services	260,000	140,929	117,716	111,011
Culture and recreation	4,894,183	3,828,295	4,106,997	4,151,007
Community and economic development	2,145,838	1,917,325	1,877,902	1,812,636
Debt service	6,225,710	6,022,038	8,898,724	5,291,567
Capital projects	12,270,540	7,410,437	13,033,299	13,438,638
Total	<u>\$ 36,051,767</u>	<u>\$ 28,559,128</u>	<u>\$ 36,770,535</u>	<u>\$ 32,938,727</u>

2018	2017	2016	2015	2014	2013
\$ 9,161,827	\$ 8,495,238	\$ 7,583,031	\$ 6,861,247	\$ 6,127,781	\$ 6,107,502
4,074,528	4,389,642	4,509,489	3,918,081	3,518,713	3,228,972
327,429	335,049	360,492	341,057	311,708	292,566
575,399	389,066	478,562	552,067	507,326	565,465
221,892	182,754	159,353	149,029	143,887	140,675
3,931,853	3,353,878	3,889,968	2,136,378	2,152,197	1,767,090
1,943,556	2,556,384	1,893,581	2,219,792	1,674,579	1,698,909
-	-	-	-	1,067	1,660
1,145,670	355,213	471,339	390,306	647,785	302,042
<u>\$ 21,382,154</u>	<u>\$ 20,057,224</u>	<u>\$ 19,345,815</u>	<u>\$ 16,567,957</u>	<u>\$ 15,085,043</u>	<u>\$ 14,104,881</u>
\$ 1,724,903	\$ 1,464,069	\$ 1,591,679	\$ 1,537,711	\$ 1,293,854	\$ 1,250,373
3,498,753	3,177,706	2,836,301	2,563,426	2,315,057	2,144,553
1,981,066	1,788,477	1,626,565	1,511,077	1,424,544	1,367,808
110,725	103,500	105,350	98,207	97,000	135,150
3,931,551	3,792,817	3,593,454	3,458,203	3,208,940	2,862,412
1,859,840	1,723,266	1,647,664	1,166,131	898,262	1,097,172
4,899,061	5,309,615	4,831,259	4,528,242	4,168,095	3,952,064
10,035,175	8,882,559	8,023,964	4,181,863	5,468,736	7,091,862
<u>\$ 28,041,074</u>	<u>\$ 26,242,009</u>	<u>\$ 24,256,236</u>	<u>\$ 19,044,860</u>	<u>\$ 18,874,488</u>	<u>\$ 19,901,394</u>

City of North Liberty
Schedule 5
Schedule of Cash Receipts, Disbursements, and
Changes in Cash Balances -
General Fund Detail
Year Ended June 30, 2022

	General Fund (1)	Recreation Equipment (4)	Tele communications Equipment (9)	Tree Program (7)
Receipts				
General property taxes	\$ 8,217,490	\$ -	\$ -	\$ -
Commercial and industrial tax replacement	343,783	-	-	-
Other city tax	344,672	-	-	-
Licenses and permits	610,328	-	-	-
Intergovernmental	373,461	-	-	5,000
Charges for services	2,666,916	9,717	-	-
Use of money and property	25,866	-	-	-
Miscellaneous	222,480	1,806	-	(450)
Total receipts	<u>12,804,996</u>	<u>11,523</u>	<u>-</u>	<u>4,550</u>
Disbursements				
Current				
General government	2,245,702	-	-	-
Public safety	4,776,777	-	-	-
Public works	1,627,987	-	-	-
Health and social services	260,000	-	-	-
Community and economic development	1,170,703	-	-	-
Culture and recreation	4,894,183	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	460,007	-	15,975
Total disbursements	<u>14,975,352</u>	<u>460,007</u>	<u>-</u>	<u>15,975</u>
Excess of receipts over (under) disbursements	(2,170,356)	(448,484)	-	(11,425)
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	-	-	-	-
Proceeds from long-term debt	-	246,449	-	-
Bond premium	-	61,526	-	-
Transfers in	2,546,189	157,000	-	-
Transfers out	(1,000,012)	-	-	-
Total other financing sources (uses)	<u>1,546,177</u>	<u>464,975</u>	<u>-</u>	<u>-</u>
Net change in cash fund balances	(624,179)	16,491	-	(11,425)
Cash Fund Balances				
Beginning of year	<u>7,191,254</u>	<u>573,904</u>	<u>29,902</u>	<u>15,481</u>
End of year	<u>\$ 6,567,075</u>	<u>\$ 590,395</u>	<u>\$ 29,902</u>	<u>\$ 4,056</u>

Hotel/Motel Tax (12)	Library Reserve (3)	Fire Equipment Reserve (2)	Equipment Revolving Fund (8)	Police Equipment Reserve (5)
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
93,947	-	-	-	-
-	-	-	-	-
-	-	-	-	717
-	-	-	-	9,880
-	1	-	-	-
-	34,293	3,204	-	2,229
<u>93,947</u>	<u>34,294</u>	<u>3,204</u>	<u>-</u>	<u>12,826</u>
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
32,056	-	-	-	-
-	-	83,086	-	173
-	-	-	166,833	-
-	26,360	-	-	-
<u>32,056</u>	<u>26,360</u>	<u>83,086</u>	<u>166,833</u>	<u>173</u>
61,891	7,934	(79,882)	(166,833)	12,653
-	-	48,525	-	-
-	-	370,000	-	-
-	-	-	-	-
-	-	212,000	451,012	-
<u>(25,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(25,000)</u>	<u>-</u>	<u>630,525</u>	<u>451,012</u>	<u>-</u>
36,891	7,934	550,643	284,179	12,653
<u>32,753</u>	<u>39,802</u>	<u>122,311</u>	<u>210,138</u>	<u>124,728</u>
<u>\$ 69,644</u>	<u>\$ 47,736</u>	<u>\$ 672,954</u>	<u>\$ 494,317</u>	<u>\$ 137,381</u>

City of North Liberty
Schedule 5
Schedule of Cash Receipts, Disbursements, and
Changes in Cash Balances -
General Fund Detail
Year Ended June 30, 2022

	Police Seized Funds (11)	Park Development (15)	Computer Revolving (13)
Receipts			
General property taxes	\$ -	\$ -	\$ -
Commercial and industrial tax replacement	-	-	-
Other city tax	-	352,649	-
Licenses and permits	-	-	-
Intergovernmental	-	-	-
Charges for services	-	-	-
Use of money and property	-	-	-
Miscellaneous	-	-	-
Total receipts	-	352,649	-
Disbursements			
Current			
General government	-	-	-
Public safety	157	-	-
Public works	-	-	-
Health and social services	-	-	-
Community and economic development	-	-	-
Culture and recreation	-	-	-
Capital outlay			
General government	-	-	-
Public safety	-	-	-
Public works	-	-	-
Culture and recreation	-	-	-
Total disbursements	157	-	-
Excess of receipts over (under) disbursements	(157)	352,649	-
Other Financing Sources (Uses)			
Proceeds from sale of capital asset	-	-	90
Proceeds from long-term debt	-	-	-
Bond premium	-	-	-
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources (uses)	-	-	90
Net change in cash fund balances	(157)	352,649	90
Cash Fund Balances			
Beginning of year	29,682	-	-
End of year	\$ 29,525	\$ 352,649	\$ 90

Transportation (6)	Total General Fund
\$ -	\$ 8,217,490
-	343,783
96,464	887,732
-	610,328
-	379,178
-	2,686,513
-	25,867
-	263,562
<u>96,464</u>	<u>13,414,453</u>
-	2,245,702
-	4,776,934
-	1,627,987
-	260,000
-	1,170,703
-	4,894,183
-	32,056
-	83,259
22,235	189,068
-	502,342
<u>22,235</u>	<u>15,782,234</u>
74,229	(2,367,781)
-	48,615
-	616,449
-	61,526
-	3,366,201
-	<u>(1,025,012)</u>
<u>-</u>	<u>3,067,779</u>
74,229	699,998
<u>2,257,727</u>	<u>10,627,682</u>
<u>\$ 2,331,956</u>	<u>\$ 11,327,680</u>

City of North Liberty
Schedule 5
Schedule of Cash Receipts, Disbursements,
and Changes in Cash Balances
- General Fund Detail
Year Ended June 30, 2022

	General Fund (1)	Recreation Equipment (4)	Tele communications Equipment (9)	Tree Program (7)
Cash Basis Fund Balances				
Restricted for				
Hotel/motel tax	\$ -	\$ -	\$ -	\$ -
Tree purchases	-	-	-	4,056
Police capital equipment purchases	-	-	-	-
Housing rehabilitation	21,246	-	-	-
Park development	-	-	-	-
Assigned for				
Capital purchases	-	590,395	29,902	-
Street capital projects	-	-	-	-
Computer revolving	-	-	-	-
IT and cyber security	148,881	-	-	-
Unassigned	6,396,948	-	-	-
	<u>\$ 6,567,075</u>	<u>\$ 590,395</u>	<u>\$ 29,902</u>	<u>\$ 4,056</u>
Total cash fund balances				
	<u>\$ 6,567,075</u>	<u>\$ 590,395</u>	<u>\$ 29,902</u>	<u>\$ 4,056</u>

<u>Hotel/Motel Tax (12)</u>	<u>Library Reserve (3)</u>	<u>Fire Equipment Reserve (2)</u>	<u>Equipment Revolving Fund (8)</u>	<u>Police Equipment Reserve (5)</u>	<u>Police Seized Funds (11)</u>
\$ 69,644	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	29,525
-	-	-	-	-	-
-	-	-	-	-	-
-	47,736	672,954	494,317	137,381	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 69,644</u>	<u>\$ 47,736</u>	<u>\$ 672,954</u>	<u>\$ 494,317</u>	<u>\$ 137,381</u>	<u>\$ 29,525</u>

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City of North Liberty
Schedule 5
Schedule of Cash Receipts, Disbursements,
and Changes in Cash Balances
- General Fund Detail
Year Ended June 30, 2022

	Park Development (15)	Computer Revolving (13)	Transportation (6)	Total General Fund
Cash Basis Fund Balances				
Restricted for				
Hotel/motel tax	\$ -	\$ -	\$ -	\$ 69,644
Tree purchases	-	-	-	4,056
Police capital equipment purchases	-	-	-	29,525
Housing rehabilitation	-	-	-	21,246
Park development	352,649	-	-	352,649
Assigned for				
Capital purchases	-	-	-	1,972,685
Street capital projects	-	-	2,331,956	2,331,956
Computer revolving	-	90	-	90
IT and cyber security	-	-	-	148,881
Unassigned	-	-	-	6,396,948
	<u>\$ 352,649</u>	<u>\$ 90</u>	<u>\$ 2,331,956</u>	<u>\$ 11,327,680</u>
Total cash fund balances	<u>\$ 352,649</u>	<u>\$ 90</u>	<u>\$ 2,331,956</u>	<u>\$ 11,327,680</u>

City of North Liberty
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2022

Federal Agency/Pass Through Agency/Program Title	Federal Assistance Listing Number	Expenditures
U.S. Department of Justice		
Direct Programs:		
Bulletproof Vest Partnership Program	16.607	\$ 1,467
U.S. Department of Treasury		
Passed through Iowa Economic Development Authority		
COVID-19 Coronavirus Relief Fund	21.019	63,839
Total U.S. Department of Treasury		
U.S. Department of Transportation		
Through Iowa Department of Transportation		
Highway Planning and Construction	20.205	2,576,000
Through Governor's Traffic Safety Bureau		
Alcohol Impaired Driving Countermeasures Incentive Grants I	20.601	2,095
Total U.S. Department of Transportation		2,578,095
U.S Housing and Urban Development		
Passed through Iowa Economic Development Authority		
Community Development Block Grant Program	14.228	7,688
U.S. Department of Homeland Security		
Direct Programs:		
Staffing and Adequate Fire and Emergency Response (SAFER)	97.083	21,698
Federal Emergency Management Agency		
Passed through Iowa Department of Homeland Security		
Disaster Grants - Public Assistance	97.036	36,853
Total U.S. Department of Homeland Security		58,551
Total Federal Expenditures		\$ 2,709,640

City of North Liberty
Notes to the Schedule of Expenditures of Federal Awards

NOTE 1 – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of North Liberty and is presented on the basis of cash receipts and disbursements, which is a basis of accounting other than accounting principles generally accepted in the United States of America. The information in this Schedule is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in, the preparation of the cash basis financial statements.

NOTE 2 – PASS-THROUGH GRANT NUMBERS

All pass-through entities listed above use the same Assistance Listing numbers as the federal grantors to identify these grants and have not assigned any additional identifying numbers.

NOTE 3 – INDIRECT COST RATE

The City did not elect to use the 10 percent de minimis indirect cost rate, as allowed under the Uniform Guidance.

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**Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of
Basic Financial Statements Performed in Accordance with
*Government Auditing Standards***

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of North Liberty
North Liberty, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of North Liberty, Iowa as of and for the year ended June 30, 2022, and the related notes to basic financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 1, 2022. Our report expressed unmodified opinions on the basic financial statements which were prepared on a basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the basic financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Questioned Costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's basic financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs to be a material weakness, audit finding II-B-22.

Report Internal Control over Financial Reporting (Continued)

A significant deficiency or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying Findings and Questioned Costs to be a significant deficiency Audit Finding II-A-22.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the basic financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

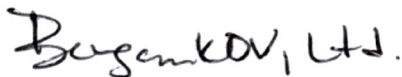
Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2022, are based exclusively on knowledge obtained from procedures performed during our audit of the basic financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. The City's responses were not subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



St. Cloud, Minnesota
November 1, 2022

**Report on Compliance for Each Major Federal Program
and Report on Internal Control over Compliance Required by
the Uniform Guidance**

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of North Liberty
North Liberty, Iowa

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2022. The City's major federal programs is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2022

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

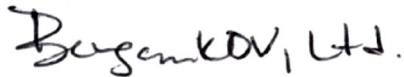
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Report on Internal Control over Compliance (Continued)

Our consideration of internal control over compliance was for the limited purpose described in Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



St. Cloud, Minnesota
November 1, 2022

City of North Liberty
Schedule of Findings and Questioned Costs
in Accordance with the Uniform Guidance

SECTION I – SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	We issued an unmodified opinion on the fair presentation of the financial statements of the governmental activities, each major fund and the aggregate remaining fund information in accordance with accounting principles generally accepted in the United States of America (GAAP).
Internal control over financial reporting:	
• Material weakness(es) identified?	Yes, Audit Finding II-B-22
• Significant deficiency(ies) identified?	Yes, Audit Finding II-A-22
Noncompliance material to financial statements noted?	No

Federal Awards

Type of auditor's report issued on compliance for major programs:	Unmodified
Internal control over major programs:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None reported
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516?	No

Identification of Major Programs

Assistance Listing No:	20.205
Name of Federal Program or Cluster:	Highway Planning and Construction
Dollar threshold used to distinguish between type A and type B programs:	\$750,000

**City of North Liberty
Schedule of Findings and Responses**

Part II: Findings Related to the Basic Financial Statements:

AUDIT FINDING II-A-22 LACK OF SEGREGATION OF ACCOUNTING DUTIES

Criteria or Specific Requirement:

Internal control that supports the City's ability to initiate, record, process and report financial data consistent with the assertions of management in the financial statements requires adequate segregation of accounting duties.

Condition:

During the year ended June 30, 2022, the City had a lack of segregation of accounting duties due to a limited number of office employees. The lack of segregation of accounting duties could adversely affect City's ability to initiate, record, process and report financial data consistent with the assertions of management in the basic financial statements. Adequate segregation of accounting duties is in place when the following four areas of a transaction have been separated: authorization, custody, recording, and reconciliation. Examples of functions within the City that demonstrate this lack of segregation of accounting duties include, but are not limited to, the following:

- Cash Disbursements – The Administrative Assistant inputs purchases into the system, prints the checks, and reconciles the bank accounts.
- Financial Reporting – The Assistant City Administrator is responsible for month-end and year-end reconciliations and reporting and has full access to the accounting system including the ability to make adjustments.

Management and the City Council are aware of this condition and have taken certain steps to compensate for the lack of segregation. However, due to the number of staff needed to properly segregate all of the accounting duties, the costs of obtaining desirable segregation of accounting duties can often exceed benefits which could be derived. Management and the City Council must remain aware of this situation and should continually monitor the accounting system, including changes that occur.

Context:

This finding impacts the internal control for all significant accounting functions.

Effect or Potential Effect:

The lack of adequate segregation of accounting duties could adversely affect the City's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements.

Cause:

There are a limited number of office employees.

Recommendation:

Continue to review the accounting system, including changes that may occur. Implement segregation whenever practical.

**City of North Liberty
Schedule of Findings and Responses**

Part II: Findings Related to the Basic Financial Statements (Continued)

**AUDIT FINDING II-A-22 LACK OF SEGREGATION OF ACCOUNTING DUTIES
(CONTINUED)**

Management's Response:

CORRECTIVE ACTION PLAN (CAP):

1. Explanation of Disagreement with Audit Finding
There is no disagreement with the audit finding.
2. Actions Planned in Response to Finding
Administration will review current segregation of accounting duties to determine if further segregation is possible.
3. Official Responsible for Ensuring CAP
Tracey Mulcahey is the official responsible for ensuring corrective action of the deficiency.
4. Planned Completion Date for CAP
The planned completion date for the CAP is June 30, 2023.
5. Plan to Monitor Completion of CAP
The City Council will be monitoring this CAP.

City of North Liberty
Schedule of Findings and Responses

Part II: Findings Related to the Basic Financial Statements (Continued)

AUDIT FINDING II-B-22 BANK RECONCILIATIONS

Criteria or Specific Requirement:

Internal control that supports the City's ability to reconcile the bank statements to City's finance system monthly.

Condition:

During the year ended June 30, 2022, the City was unable to reconcile the bank statements to the City's finance system.

Context:

This finding impacts the internal control for bank reconciliations.

Effect or Potential Effect:

The lack of proper bank reconciliations could adversely affect the City's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements.

Cause:

The migration to a new finance software has caused the bank reconciliation process to not be able to be performed.

Recommendation:

Complete bank reconciliations monthly.

Management's Response:

CORRECTIVE ACTION PLAN (CAP):

1. Explanation of Disagreement with Audit Finding
There is no disagreement with the audit finding.
2. Actions Planned in Response to Finding
Administration will ensure bank reconciliations are completed timely in the future.
3. Official Responsible for Ensuring CAP
Tracey Mulcahey is the official responsible for ensuring corrective action of the deficiency.
4. Planned Completion Date for CAP
The planned completion date for the CAP is June 30, 2023.
5. Plan to Monitor Completion of CAP
The City Council will be monitoring this CAP.

City of North Liberty
Schedule of Findings and Responses

Part III: Other Findings Related to Statutory Reporting:

- III-A-22 Certified Budget - Disbursements in the Debt Service functional areas exceeded amounts budgeted during the year

Auditor's Recommendation – the budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

City's Response – The budget will be amended in the future prior to exceeding it.

Auditor's Conclusion – Response accepted.

- III-B-22 Questionable Disbursements

We noted no disbursements for parties, banquets, or other entertainment for employees that we believe may constitute an unlawful expenditure from funds as defined in an Attorney General's opinion dated April 25, 1979.

- III-C-22 Travel Expense

No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

- III-D-22 Business Transactions

No business transactions between City and City officials or employees were noted.

- III-E-22 Restricted Donor Activity

No Transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

- III-F-22 Bond Coverage

Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

- III-G-22 Council Minutes

No transactions were found that we believe should have been approved in the Council minutes but were not.

- III-H-22 Deposits and Investments

No instances of noncompliance with the deposit and investment provision of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

- III-I-22 Revenue Bonds and Notes – No instances of non-compliance with the revenue bond and note resolutions were noted.

**City of North Liberty
Schedule of Findings and Responses**

Part III: Other Findings Related to Statutory Reporting(Continued)

- III-J-22 Annual Urban Renewal Report - The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1 and no exceptions were noted.
- III-K-22 Tax Increment Financing – The Special Revenue, Tax Increment Financing (TIF) Fund properly disbursed payments for TIF loans and rebates. Also, the Sample City properly completed the Tax Increment Debt Certificate Forms to request TIF properly taxes.
- III-L-22 Annual Urban Renewal Report – The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1 as required by Chapter 384.22(2)(a) of the Code of Iowa and no exceptions were noted.

SECTION IV – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

SECTION V – PRIOR YEAR FINDINGS AND QUESTIONED COSTS

None



**DO
MORE.**

City of North Liberty

Audit Presentation

November 7, 2022

bergankov

Audit Process

- Planning
- Fieldwork
- Draft Reports
- Final Reports
- Council Presentation

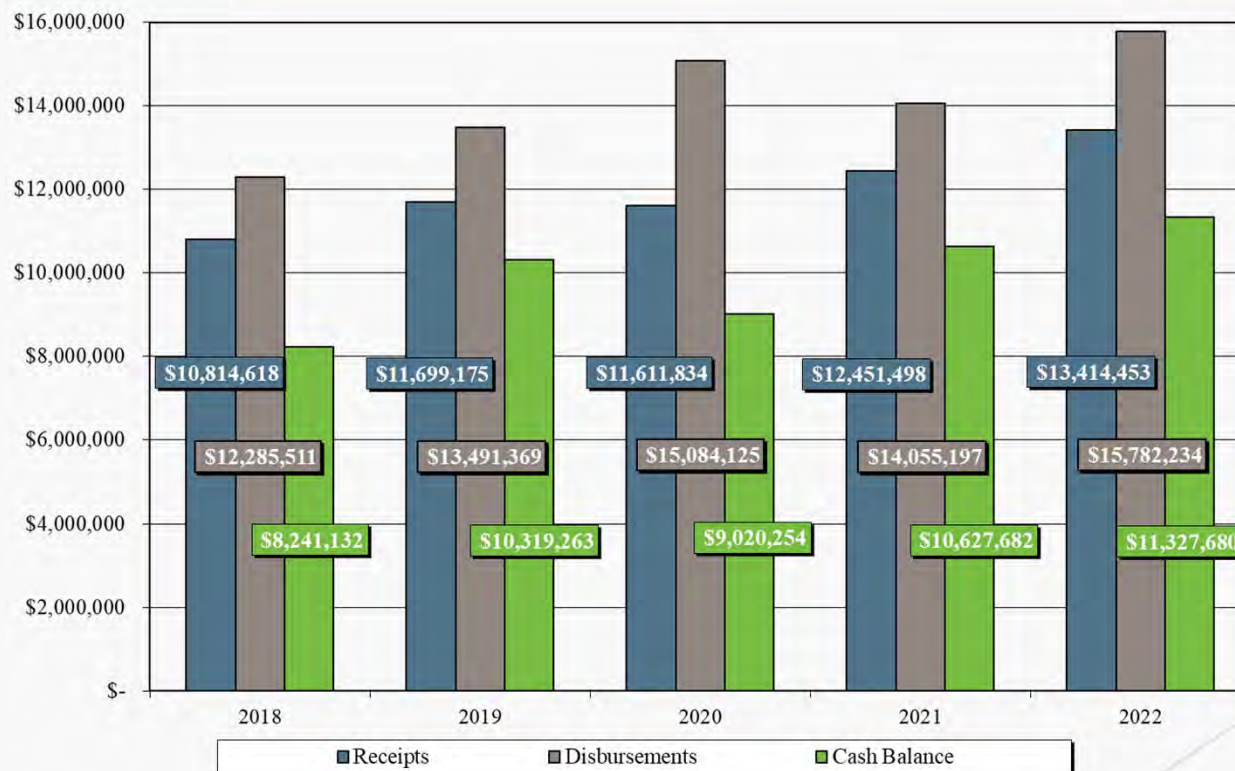
Components of the Audit

- Opinion on the City's Basic Financial Statements
 - ✓ Unmodified Opinion – Best opinion an auditor is able to offer
 - ✓ Provides assurance that the financial statements are fairly presented in all material respects
- Iowa Code of Compliance – One Finding – Debt Service disbursements exceeded budgeted amounts

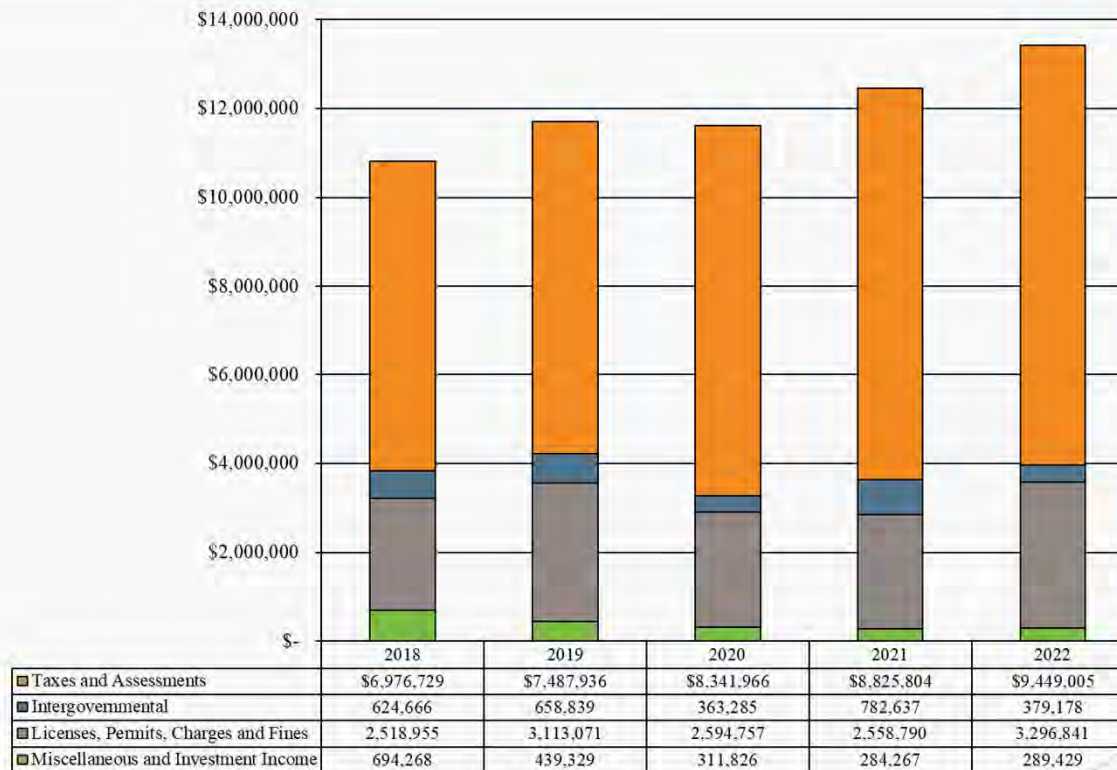
Components of the Audit

- Internal Control Finding
 - ✓ Material Weakness
 - ✓ Bank Reconciliations
 - ✓ Significant Deficiency
 - ✓ Lack of Segregation of Accounting Duties
- Required Communication

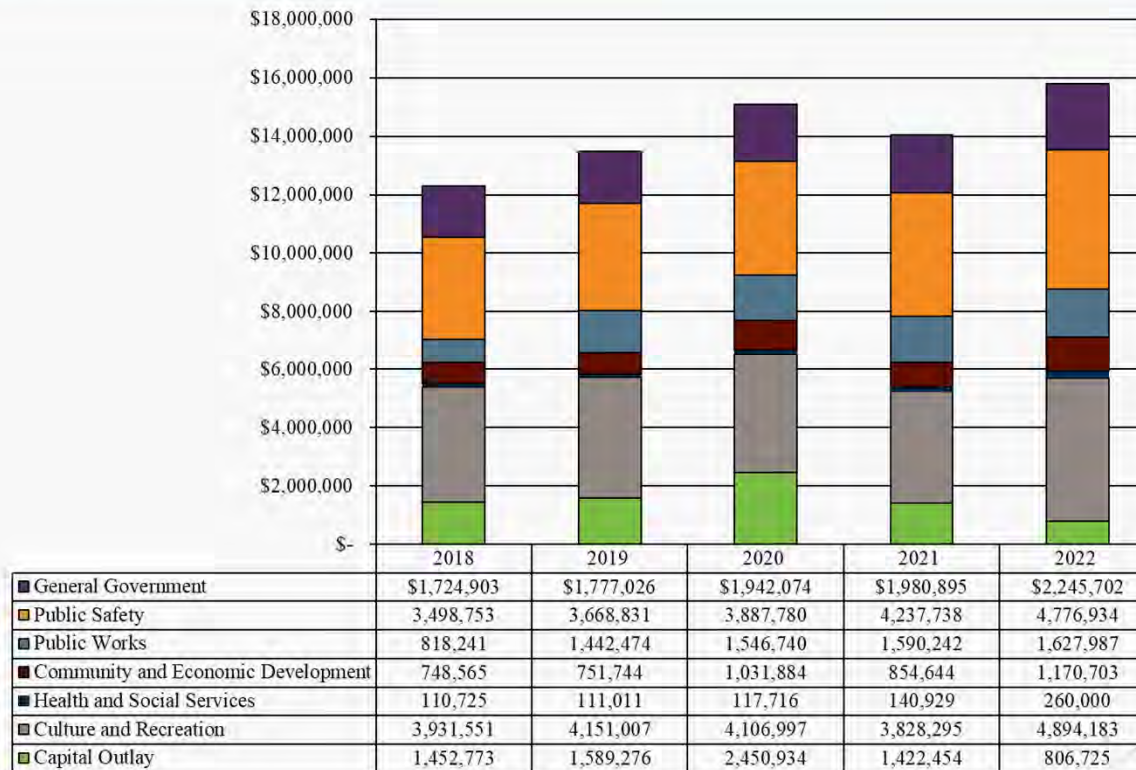
General Fund Fund Activity



General Fund Receipts

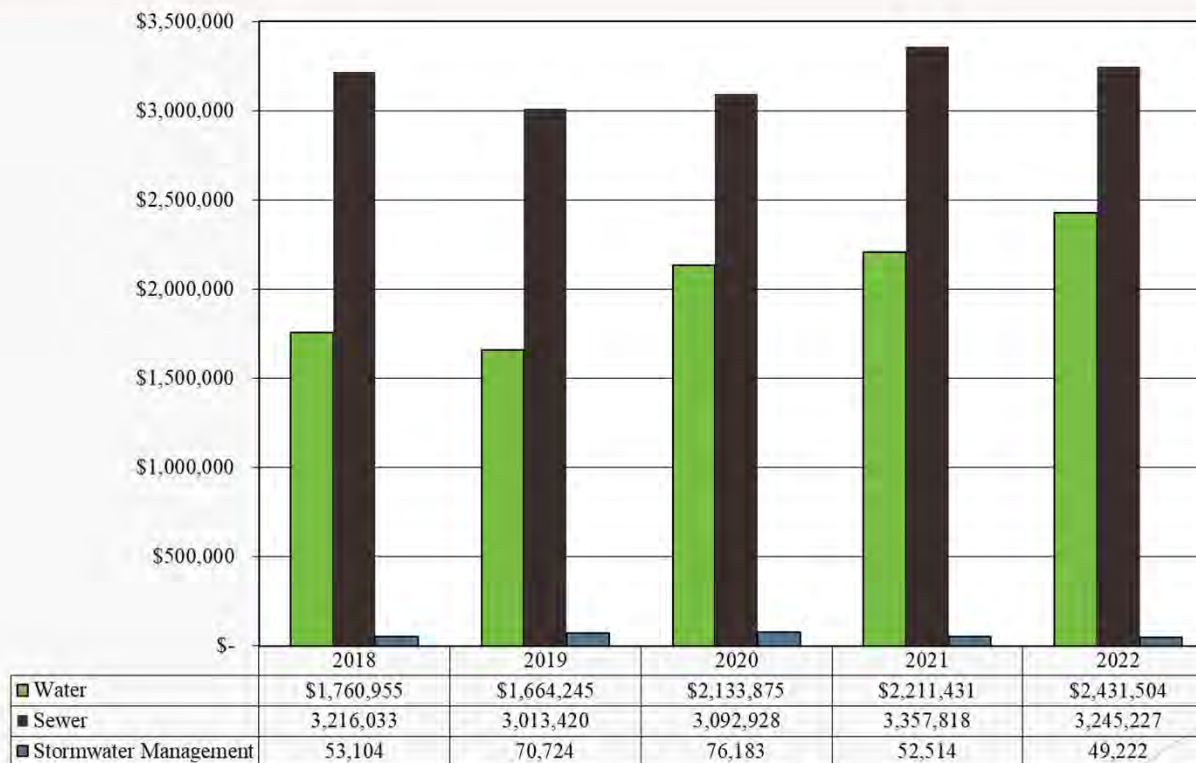


General Fund Disbursements



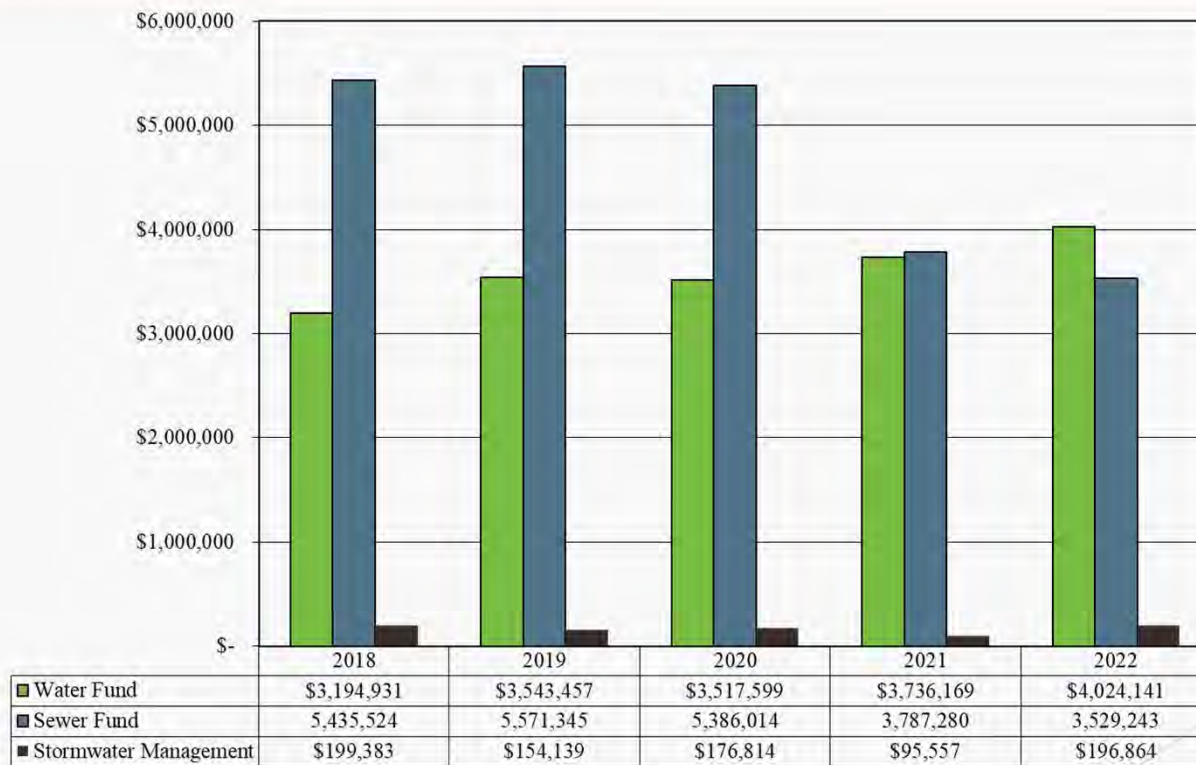
Enterprise Funds

Operating Income



Enterprise Funds

Cash Position



QUESTIONS?

Dustin Opatz

Dustin.Opatz@berganKDV.com





LET'S DO MORE, TOGETHER.

THANK YOU

BerganKDV is a leading professional services firm with a contagious culture; where growth is fostered and making a difference means something. Our values drive our decisions, and our passion is empowering people and creating a wow experience for our clients.

We are powered by people who do business the Midwest way delivering comprehensive business, financial and technology solutions including business planning and consulting, tax, assurance and accounting, technology, wealth management and turnaround management services. From tax reform to technology, we go beyond so you can...

DO MORE.



berganKDV
bergankdv.com | #starthere

Resolution No. 2022-119

**RESOLUTION ACCEPTING THE AUDIT REPORT FOR FISCAL
YEAR 2022 AS COMPLETED BY BERGANKDV**

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

WHEREAS, BergankDV has completed the Audit Report for Fiscal Year 2022;

WHEREAS, the City Council has received the City's Audit Report; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of North Liberty, Iowa,
that the Audit Report for Fiscal Year 2022 as completed by BergankDV is accepted.

APPROVED AND ADOPTED this 7th day of November, 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



IEDP Presentation



North Liberty City Council Meeting
November 7th, 2022

Inclusive Economic Development Plan

in Johnson County Iowa

Agenda

1. Our Team, Funders & Collaborators

2. Introduction of the Inclusive Economic Development Plan (IEDP) in Johnson County

3. Planning Process & Outreach highlights

4. Findings

5. Recommendations

The Astig Team

V Fixmer Oraiz, AICP
Founder & CEO, Environmental &
Community Planner

Asmita Poudel
Environmental Planner

Hekkie Jamili
Community Planning Intern

Mae McDonough
Planning Assistant

ASTIG
PLANNING

Our Partners



Strategic Doing Session Sponsor



Partners in coordinating Focus Group Sessions

Mazahir Salih
Executive Director
Center For Worker Justice of Eastern
Iowa

Angie Jordan
CEO & Founder
Banjo Knits Empowerment

Marlén Mendoza
Independent Policy Consultant

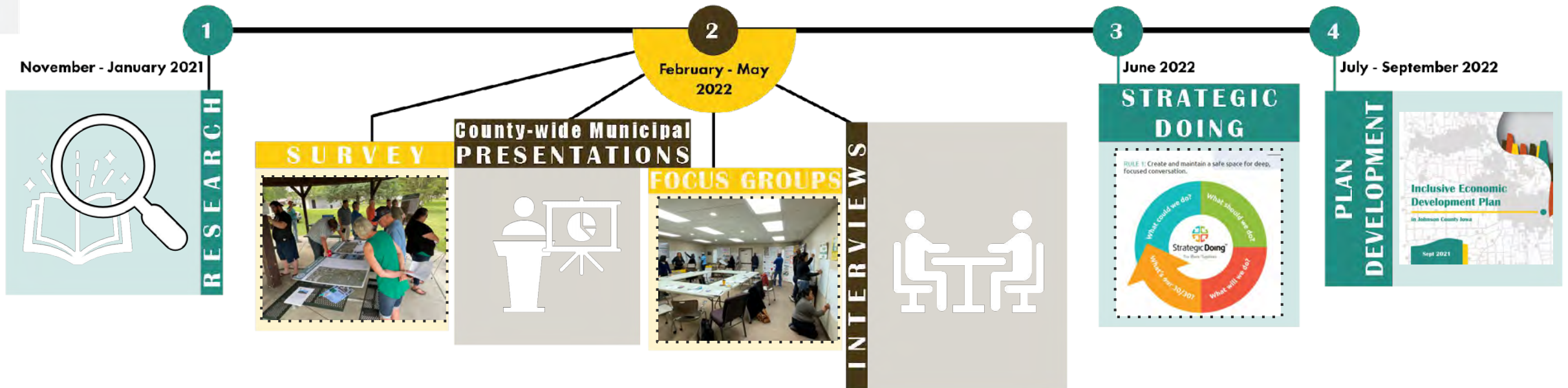
Michelle Heinz
Executive Director
Inside Out Reentry Community

Inclusive Economic Development Plan in Johnson County

- **A collaboration between multiple stakeholders that focuses on Underestimated Businesses in Iowa City**
- **To uplift existing and ongoing plans and to outline actions Johnson County and its municipalities can take to create a more inclusive economic environment for underestimated businesses and entrepreneurs**



Planning Process Timeline



Who We Heard

105 total respondents

existing business
owners

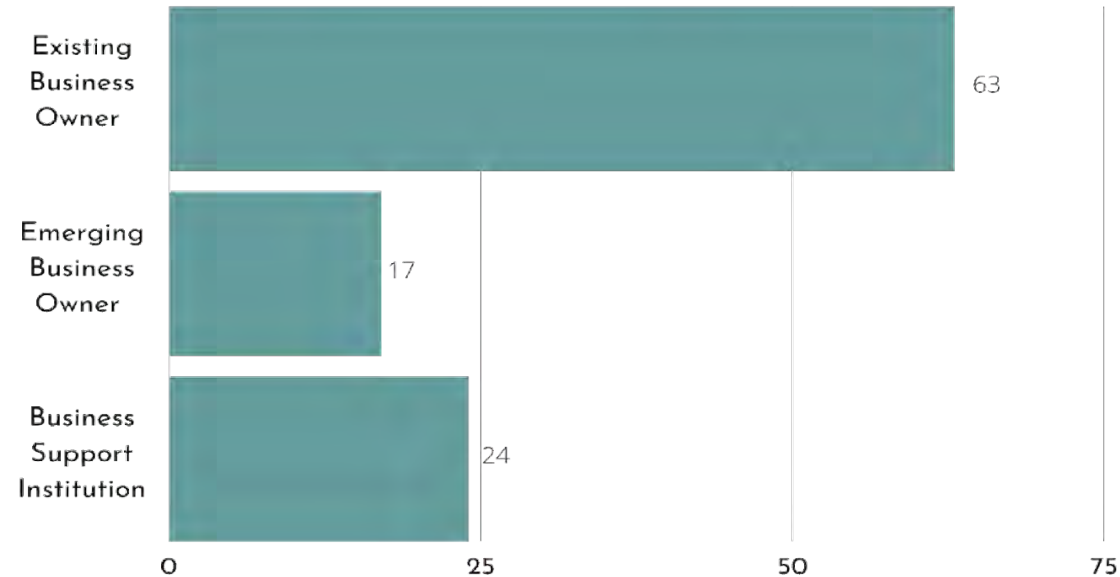
Currently own a business

emerging business
owners

working on opening a
business(es)/have an idea
for a business.

support institutions for
small businesses

business partnerships,
lending institutions, local
governments,
educational institutions,
business
hubs/communities)
support institutions for
small businesses



Demographics: Respondent Affiliations

Respondents self-described their ethnicity & race based on the following definitions:

Race - a group of people who share a common ancestor and certain physical traits

Ethnicity - a social group that shares common values, culture and/or traditions

Respondents of 25 races & 29 ethnicities surveyed

Races of Existing & Emerging Business Owners



Ethnicities of Existing & Emerging Business Owners

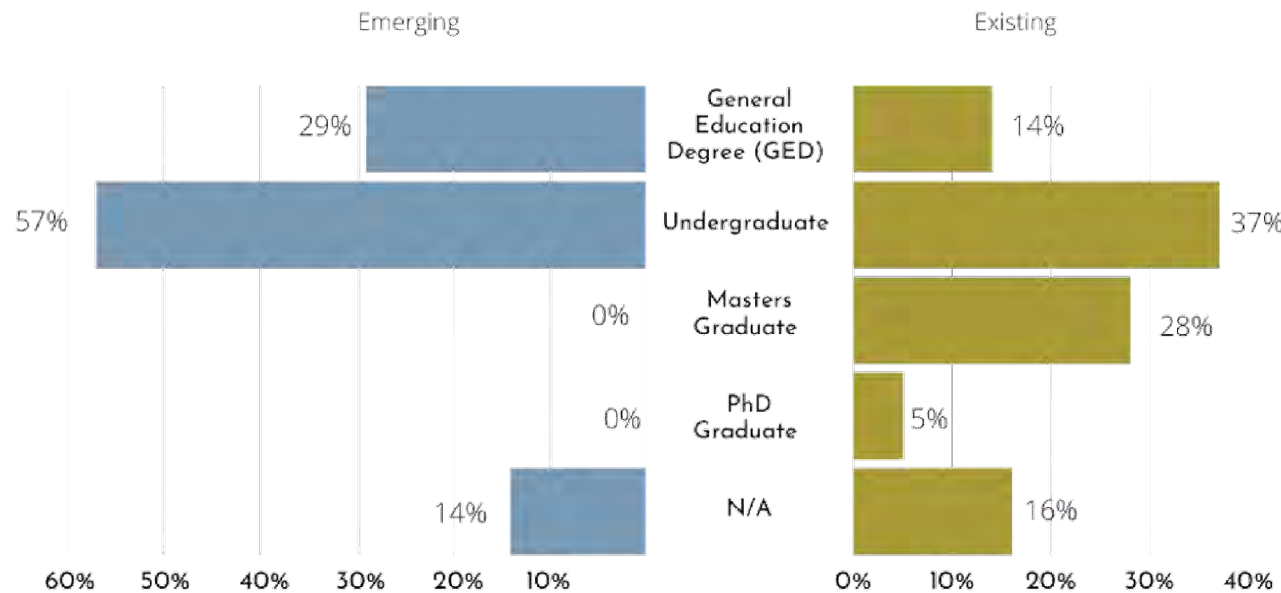


Demographics: Race & Ethnicity

Outreach Highlights



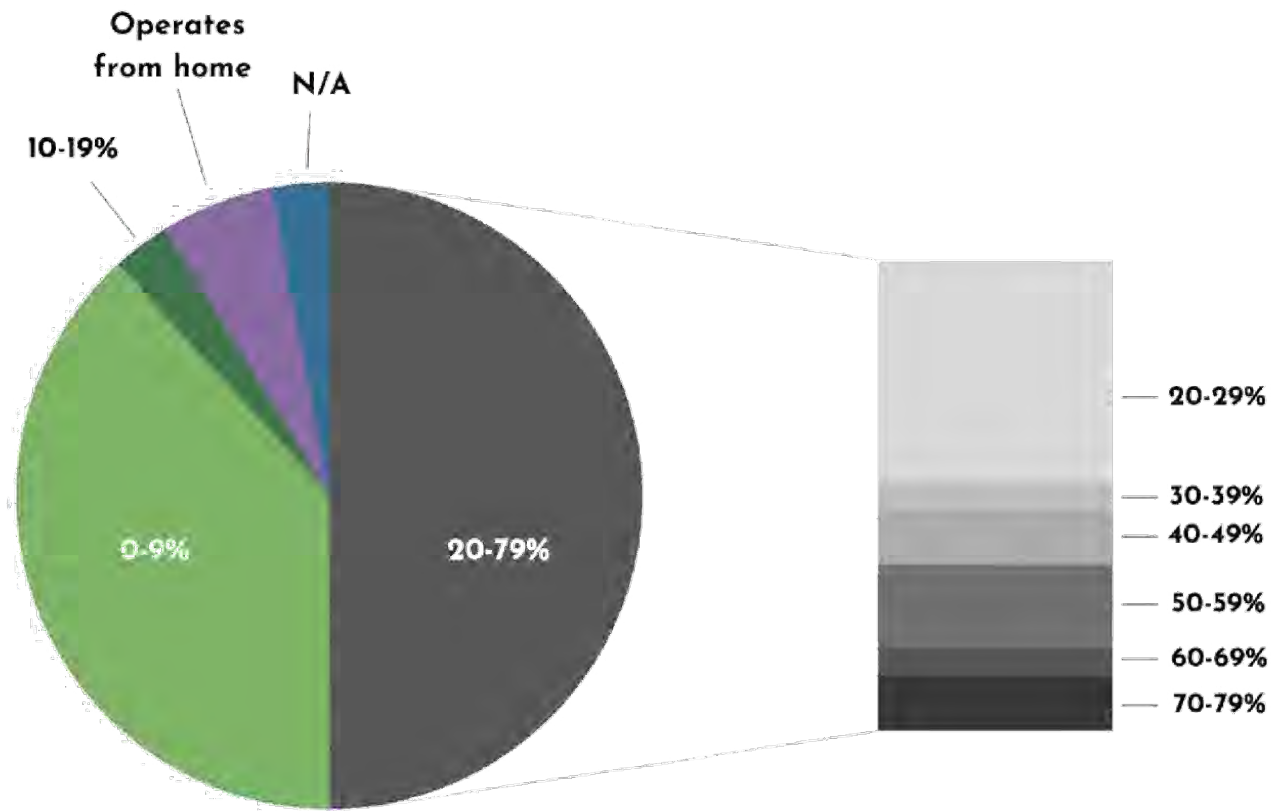
Educational Experience of Business Owners



The majority of emerging and existing business owners surveyed hold an undergraduate degree or higher

Demographics: Educational Experience

Percentage of Business Income Spent on Renting Space for Business



Demographics: Rent Costs

I saw a **NEED** in the
COMMUNITY and
thought I could fill it

To have a bigger
IMPACT in the
COMMUNITY

Wanted to be with **MY**
KID

To
DIVERSIFY
food
scene

To create a
WELCOMING and
LOVING SPACE where
all people could come

UNDERSERVED
local **MARKET**

I saw people **NEEDED**
certain items that a
new business could
provide

Wanted to
stay with
MY
CHILDREN
at home

For my own
MENTAL HEALTH
and soundness

To provide
good
FOOD

Want to have
GENERATIONAL
WEALTH for kids

Lack of
REPRESENTATION

To make original
FOOD from
Michoacan

Using my
knowledge to be
SERVICE to
others

What inspires our business community?

Financial Resources

For immigrants with ITIN the banks give **LITTLE LOANS** with the highest interest rates.

When we applied for loans bank refused, now **afraid of** going to other **BANKS**.

Gathered the capital with my own sweat and tears by working for someone else.

Difficult to get loans with low or no credit score.

Sold my truck to make the money for the business.

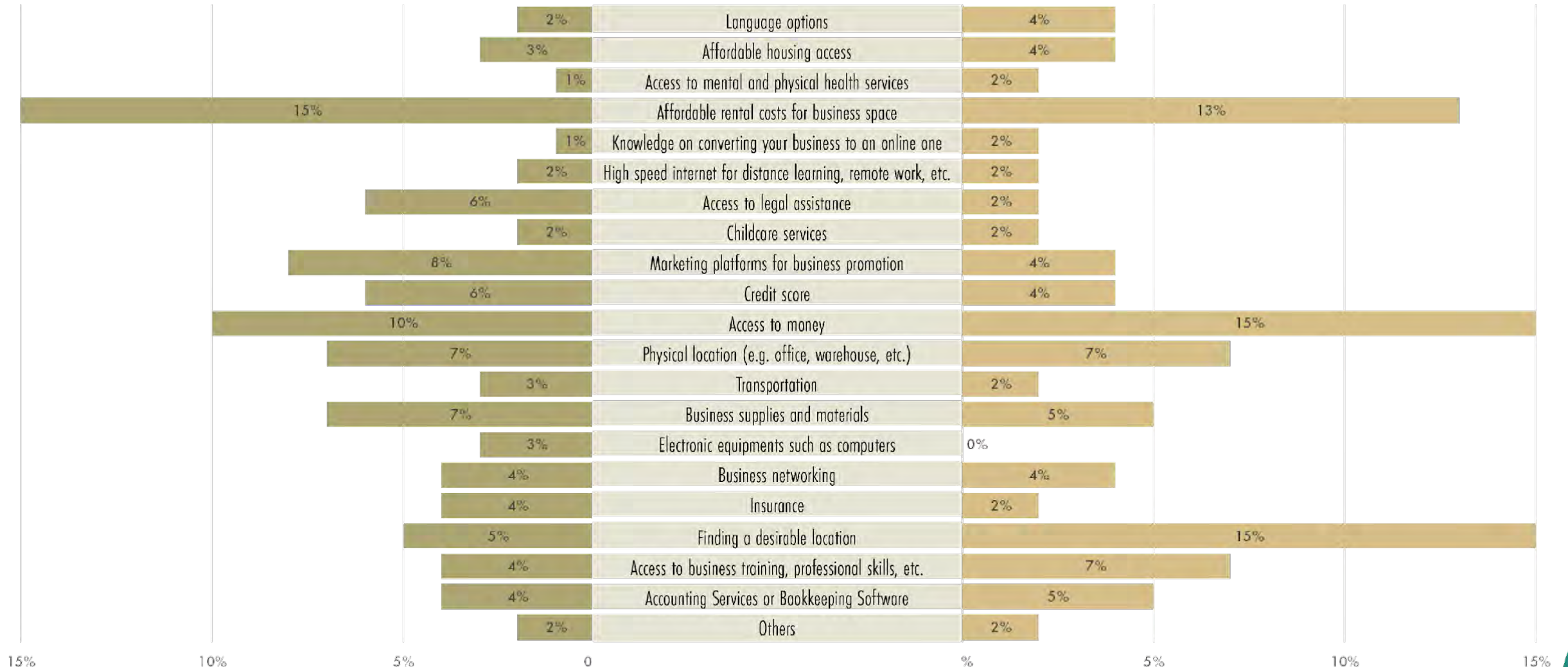
JC and IC **LOANS ARE SMALL** and do not cover startup costs. And **payback period is too small**, before business is making a profit.

All the requirements in banks can be **VERY INTIMIDATING**, so some people just don't do it

Resources that act as barriers for businesses

EXISTING businesses

EMERGING businesses

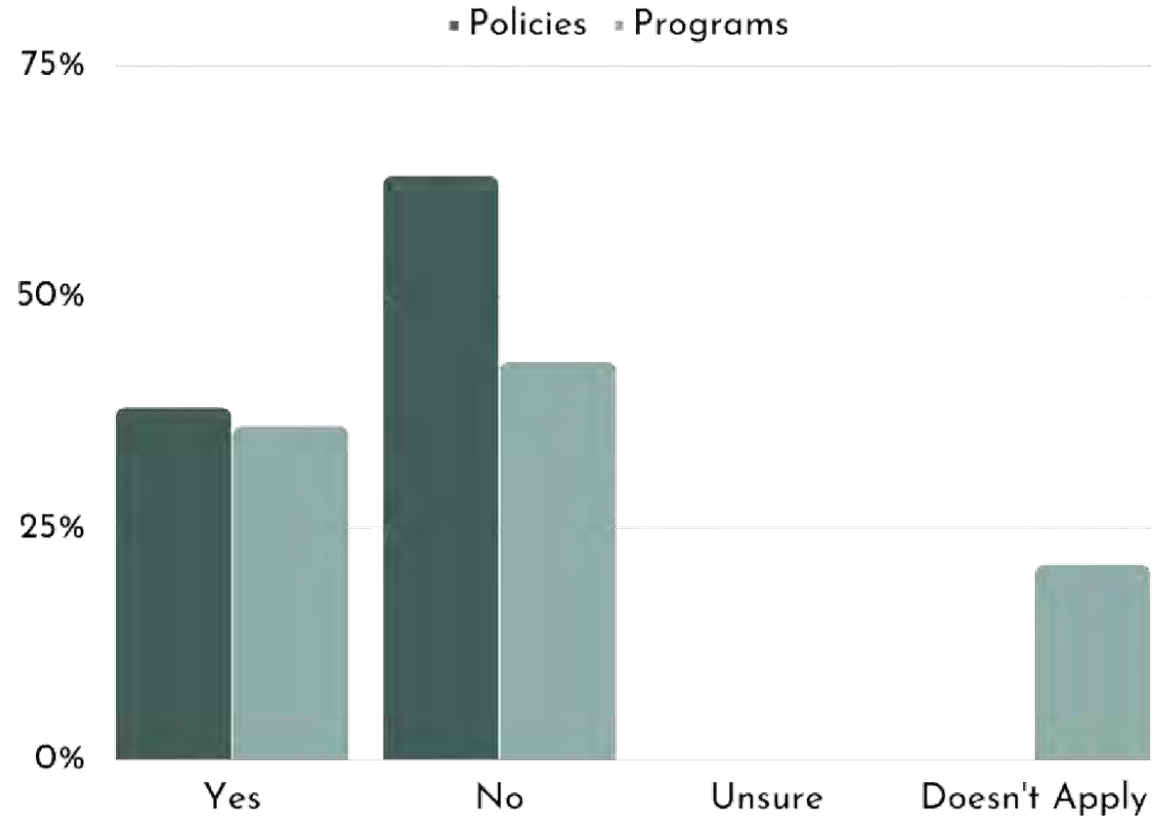


Do support institutions in JC have any policies/programs that specifically focus on assisting the BIPOC/Underestimated businesses?

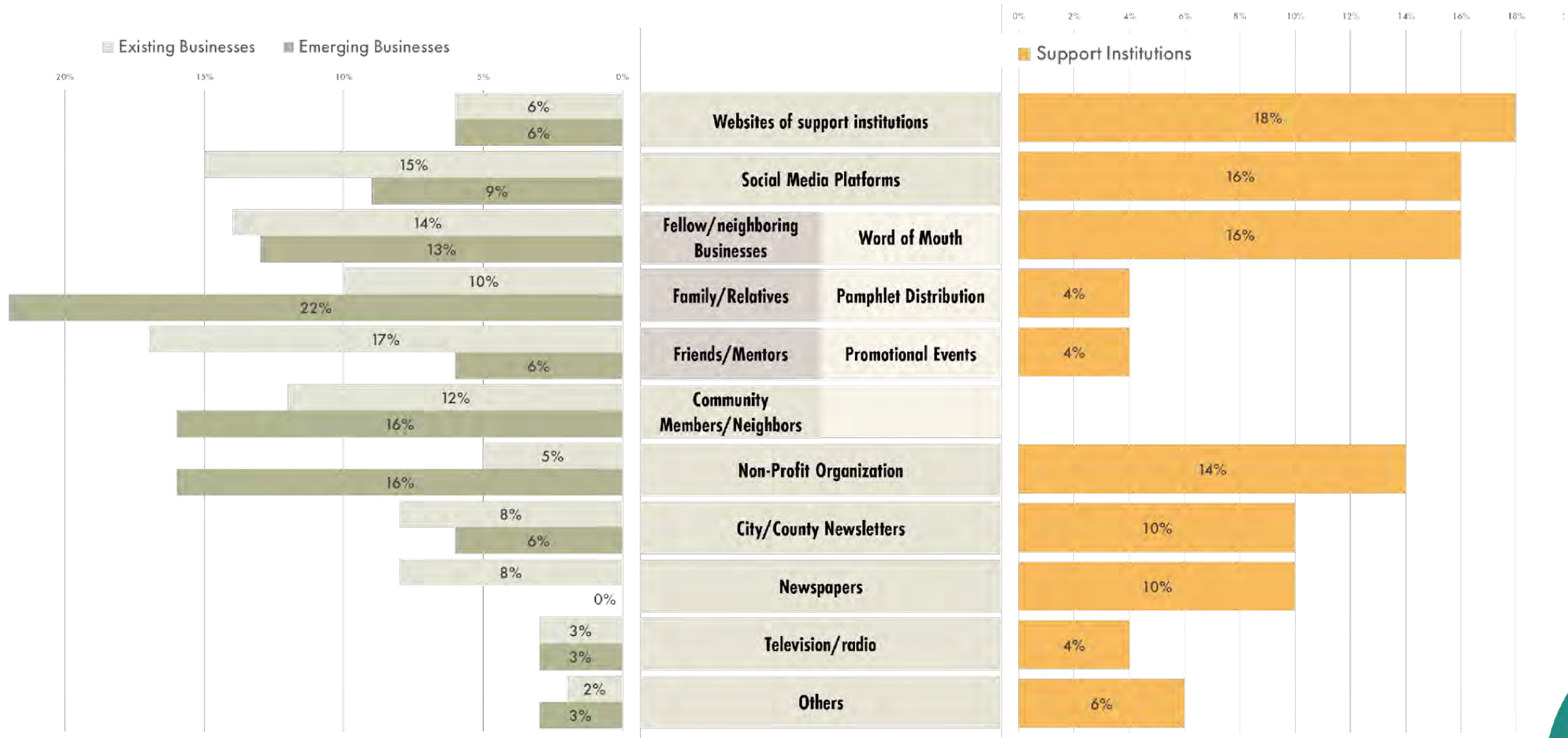
Programs have been around for **2 YEARS** mostly, and some are **EMERGING**

NONE of the support institutions were collecting data on participants from Underestimated communities*

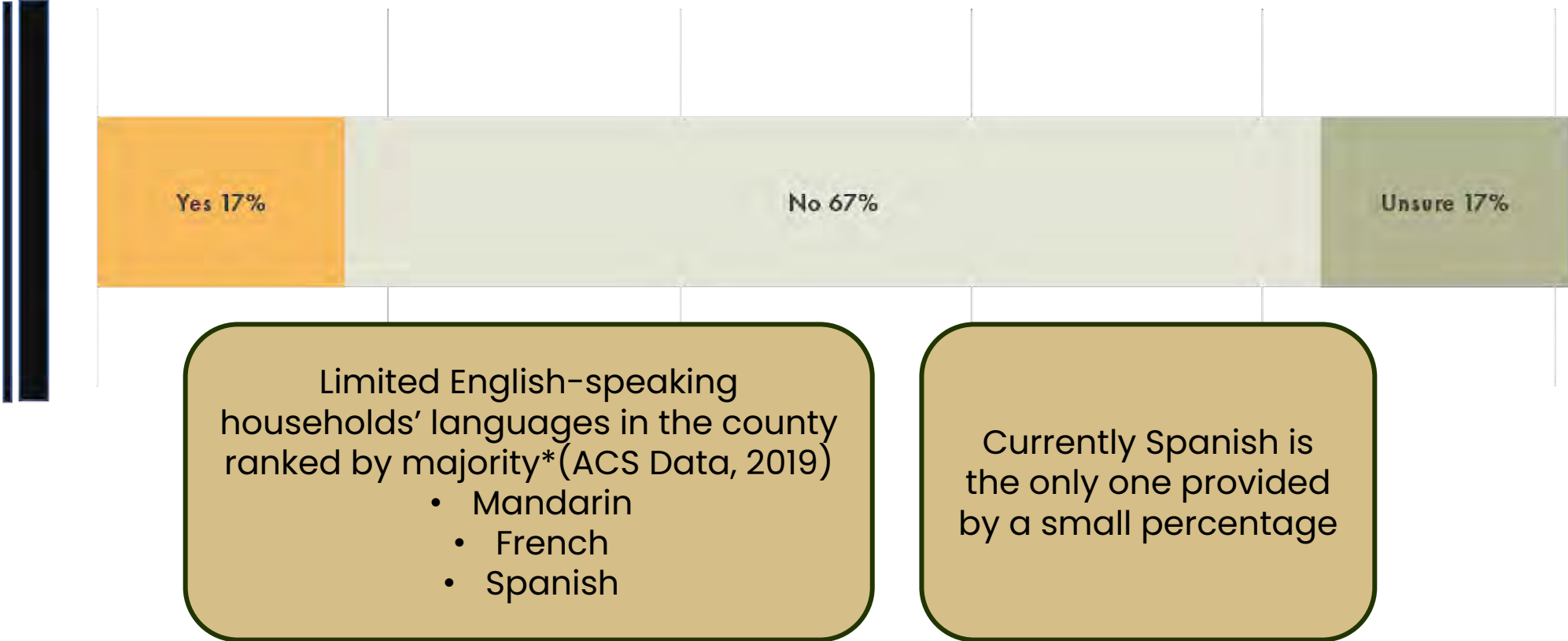
* Banks are required by federal law to report income-based data for CRA, however, other demographics are not recorded



Where do the businesses/ support institutions go for receiving/relaying resource-related information?



Do support institutions in JC provide their information materials about lending or support programs in different languages other than English?



Do support institutions in JC provide any relief fund/loan to businesses in response to the Covid-19 pandemic?



provided approximately
\$50,000 in grant funding to
33 BIPOC owned businesses



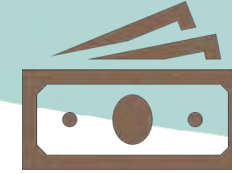
One-on-one
Mentorship



Classes on
startups
and
online/graphic skills



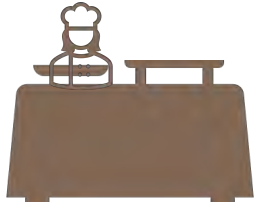
Affordable
Spaces



More
community
grants with
supportive
banks



Communities



Access to
Community
Commercial
Kitchen



Consolidated
Information on
permits in multiple
languages



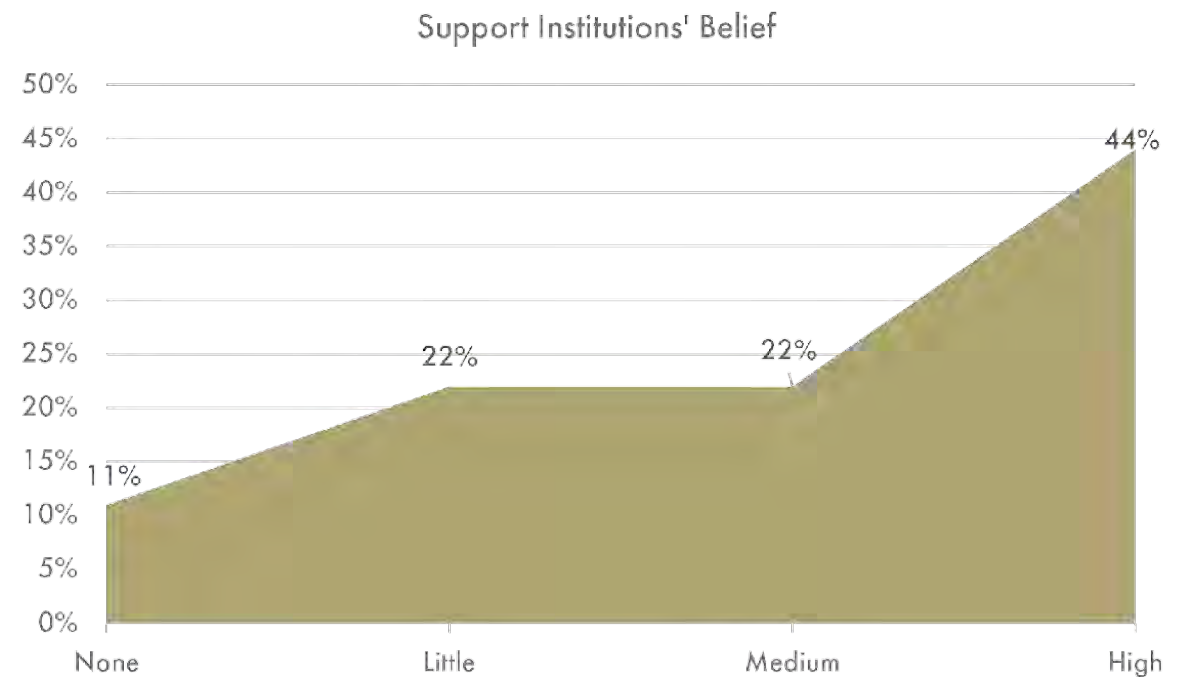
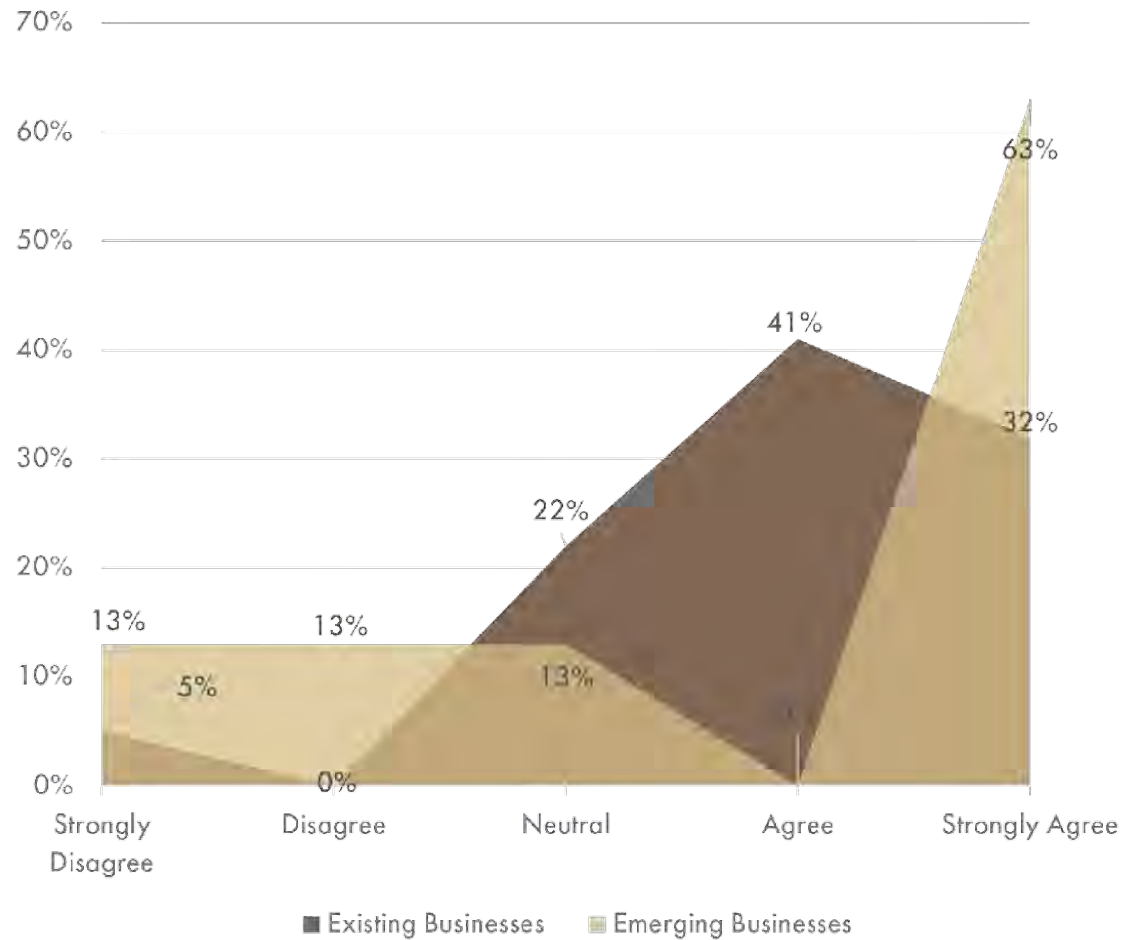
Low interest
loans, with
no payback
for first year



Street
Vending
Opportunity

Solutions and Opportunities

“To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need.”



Equity Perception

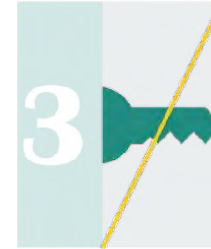
What We Heard (Barriers)



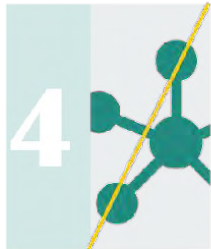
Cost of Rent



**Gaps in
Resource
Information**



**Lack of access or
perceived lack of
access to financial
banking systems**



**Missing relationships with
business support systems
(trusted bankers, accountants,
and lawyers)**



**Hostile business
support system
environment**



**Short supply
of business
mentors**



**Lack of access
to childcare**

Strategic Doing Session

30 attendees from different sectors:
**Local Government Leaders & Staff, Business Support
Institutions, Lending Institutions, Non-Profits, Local
Vendors (Emerging and Existing)**



Aspirational Quote



**Imagine a robust entrepreneurial community in
Johnson County that authentically welcomes and
empowers underestimated business owners with a
sense of belonging throughout all stages of business
and idea development**

Pathfinder Projects

**Mobile Food
Vendor
Portal**

**JC
Business
Education
Series**

**Underestimated
Mentorship
Program**

Neighborhood-level Multi-Cultural Business Hubs



BEHIND THE SCENES SUPPORT

PUBLIC-FACING SUPPORT



Changes in policies and procedures at multiple levels



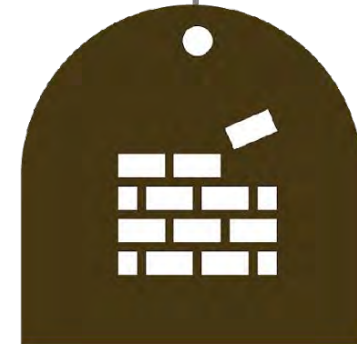
Internal Work for Local Governments and Business Support Institutions



Bolster entities/orgs that are currently supporting small businesses/entrepreneurs



Provide resources to the Underestimated Entrepreneurial and Business community



Build Infrastructure to create spaces for the Underestimated Business community to thrive



Changes in policies and procedures at multiple levels

Make available more affordable commercial spaces through creative ordinances that reuse/revitalize/rehabilitate vacant properties

Seek state-level policy changes to support translating business licensing and permitting documents.

Create local government procedures for funding and loan programs that include:

- Increased borrowing amounts
- More time before first payment
- No interest in the 1st year



Internal Work for Local Governments and Business Support Institutions

Recognize, legitimize, and support multicultural planning perspectives and tools

Translate publicly-available business documents and resources in print form and online

Require antiracism training that integrates reconciliation, healing and learning

Create a clearer city permitting/ county licensing process and accessible ordinance information

Incorporate multicultural and/or multilingual elements in office and public spaces



Bolster entities/ orgs that are currently supporting small businesses/ entrepreneurs

Strengthen collaborative partnerships between local governments and existing organizations that serve UB that include accountability, transparent evaluation, and support the evolution of partnerships.

Streamline communication between UB support organizations.

Reduce duplicative professional service expenses across UB support organizations.

Conduct transparent and recurrent evaluations to help evolve partnerships in sustainable ways.



Provide resources to the Underestimated Entrepreneurial and Business community

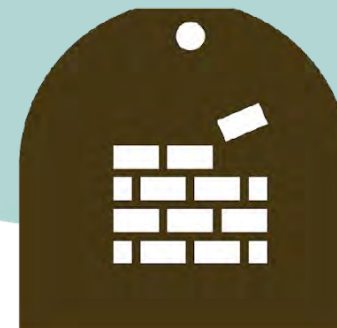
Create more access to multicultural educational opportunities taught, led by, and for UBO and professionals

Host financial literacy demonstrations/ workshops led by and for UBO

Create and sustain formal and informal dynamic mentorship programs

Widely publicize access to start-up and mid-level funding and loan opportunities with flexible conditions

Support existing and emergent local multicultural business markets through funding and marketing efforts



Build Infrastructure to create spaces for the Underestimated Business community to thrive

Build accessible, culturally-mindful, Low-Rental Cost/ No-Rental Cost commercial kitchen space

Build neighborhood-level, multicultural chambers of commerce throughout the county that can serve as safe communal spaces

Build new or modify existing city/county-owned properties to support flexible food truck and street vending services

1

Recommendation: Neighborhood-level Multicultural Business Chamber Hubs

Support the creation of neighborhood-level, multicultural chambers of commerce, that are led by and for underestimated community members, which could serve as hubs that include, but are not limited to supporting:

- Neighborhood-level Spaces Reduce Barriers of Access and are Supported by our Johnson County Community
- Provide Access to Trusted Business Resource Experts
- Centralized Information Sources/More Accessible Information Sources
- Formal and Informal Dynamic Mentorship Programs
- Increased Direct Access to Federal/State/Local Grant Opportunities
- Provide Access to Low-Cost/No-Cost Commercial Kitchen Space/Maker Spaces



Aligns with Project Better Together 2030: A Shared Future For Johnson County:

- Guiding Principle of Representative Leadership to dismantle systemic inequity and deepen a culture of inclusion and belonging
- Five Priorities
- Authentic, Vibrant Neighborhoods and Districts
- A Thriving Inclusive Economic Ecosystem

2

Recommendation: Support *Current BIPOC-Led Business Support Institutions

- Fund current/future programs
- Reduce duplicative professional service expenses (accounting, customer service, insurance/liability providers) across underestimated business support organizations
- Assist in conducting transparent and recurrent evaluations to help evolve partnerships in sustainable ways.

***Criteria for BIPOC-Led Business Support Institutions:**

1. Proven record of established economic development:
 - a. Number of years in service + Good standing with the city
2. Services include:
 - a. Provide funding/lending programs
 - b. Host economic development programs (e.g., entrepreneur programs, financial literacy, BIPOC support groups)

Current organizations include but are not limited to:

- a. Multicultural Development Center of Iowa
- b. Center for Worker Justice of Eastern Iowa
- c. Emprendimiento Latino 5M (Formerly Colectivo de Mujeres de Negocios)
- d. Diversity Markets (Potential South District SSMID Project)
- e. Wright House of Fashion
- f. Immigrant Entrepreneurial Summit
- g. Astig Planning (Internal Work)

Behind the Scenes Recommendations

Internal Work to:

- Recognize, legitimize, and support multicultural planning perspectives and tools, such as the BlackSpace Manifesto
- Require antiracism training that integrates reconciliation, healing and learning



Create a Culture of Care centered on truth-telling and reconciliation that addresses harm or trauma in safer/braver spaces. Establish celebration and joy as an equal partner in healing and transformation.

- Incorporate multicultural and/or multilingual design elements in office and public spaces

Next Steps

- **Continue Supporting Pathfinder Projects**
- **Offer to create specific action steps for interested entities (cities/county)**
 - Align with stated goals (ARPA funding, Inclusive Business Development, etc.)
 - Convene local underestimated business leaders to deepen relationships and generate a cohesive proposal
 - Create draft proposal and work with leadership group to finalize
 - Create and present final proposal to decision-makers



Thank you!
Questions?





Inclusive Economic Development Plan

in Johnson County Iowa

Sept 2022
DRAFT

ASPIRATIONAL QUOTE

“Imagine a robust entrepreneurial community in Johnson County that authentically welcomes and empowers underestimated business owners with a sense of belonging throughout all stages of business and idea development”

“Imagine una comunidad empresarial robusta en el condado de Johnson que auténticamente le dé la bienvenida y empodere a los propietarios de negocios subestimados con un sentido de pertenencia en todas las etapas del desarrollo de negocios e ideas”

CITA DE ASPIRACIÓN

Image 1: A pop-up shop at South District Diversity Market, July 2022
Source: South District Diversity Market, Facebook

Our Team and Partners

Our Partners



Partners in coordinating Focus Group Sessions

Mazahir Salih
Executive Director
Center For Worker Justice of Eastern Iowa

Angie Jordan
CEO & Founder
Banjo Knits Empowerment

Marlén Mendoza
Independent Policy Consultant

The Astig Team

V Fixmer Oraiz, AICP
Founder & CEO, Environmental & Community Planner

Asmita Poudel
Environmental Planner

Hekkie Jamili
Urban Planner

Mae McDonough
Planning Assistant



Strategic Doing Session Sponsor



Acknowledgement

Our Team is incredibly grateful to the underestimated business and entrepreneur community for engaging with this planning process and providing us with your expertise, talent, and delicious food! Without your leadership and willingness to step up, none of this would have been possible.

You are truly the leading the way as future ancestors.

We are very thankful to our focus group participants from The Center for Worker Justice of Eastern Iowa, Emprendimiento Latino 5M, and South District Diversity Market for providing their invaluable time and input for this work. Also thank you to our interviewees Simeon Talley, Nancy L. Purington, Juan Santiago, Joseph Mungai, and Inside Out Reentry Community members LaCresia White and Edward Rohn for contributing their voices and experiences to this project.

This effort was supported by the leadership of the Multicultural Development Center of Iowa (MDCI) along with funding from GreenState Credit Union, the Iowa City Area Development Group (ICAD), and the Iowa City Area Business Partnership. We are eternally grateful for the financial support and encouragement from the business community to trust us with this undertaking. There is much work to be done and it is heartening to see our community taking the lead to create real and actionable steps towards economic inclusion in our county.

Our sincere thank you to everyone involved!



Image 2: Picture depicting Diversity
Source: Unknown

CONTENTS

EXECUTIVE SUMMARY

07 INTRODUCTION

08 CHANGING DEMOGRAPHICS

14 COUNTY-WIDE SUPPORT for Inclusive Economic Development

16 OUTREACH AND ENGAGEMENT

24 FINDINGS

40 RECOMMENDATIONS

APPENDIX

Executive Summary

This plan is the culmination of a year-long process aimed at seeking and uplifting the experiences, insights, and shared perspectives of our underestimated business community members, local governments, and business support institutions. This plan is unique in that it was born out of the community identifying a need and acutely feeling the gaps of support for underestimated businesses, and reaching out to business support institutions for guidance. This plan is in large part a study- when our business community was seeking to understand the needs of our underestimated businesses, there was a lack of data collection and findings to quantify and help direct a course of action. We hope that this plan begins our journey down a different path, one that was obscured by the dirt and mud of decades of racial injustice and 'social norms' that placed barriers in front of our underestimated communities. What we have come to realize is that this path was always here, laid by the dreams of our ancestors, if only we would have the courage to collectively uncover it.

In this document there are the voices and experiences of our underestimated community members who shared their time (whether filling out a survey, joining one of our focus groups, or a one-on-one interview) with our team to outline their barriers to economic success. These barriers and resultant recommendations to address them are outlined in a way that highlights the public-facing and behind-the-scenes actions that our support institutions can take. In order to create authentic and lasting inclusivity, it is critical that resources are focused on the internal transformation that business support institutions must undergo concurrent with the external changes.

Across the board, we heard from all sides, (small businesses, entrepreneurs, support institutions, local governments) that they recognize a need to make changes and now is the time.

Glossary of Terms

- **Underestimated Community Member-** Underestimated Community Members are people who have been historically underrepresented and under-resourced within communities. These community members may include Black, Latine, Indigenous, Asian-American, Immigrant, LGBTQ+, Women, Youth, Formerly Incarcerated/Returning Citizens, and People with Disabilities. This is not an exhaustive list.
- **Diversity-** refers to the composition of differing elements, especially a combination of people who possess various social identities. *Note: there is no such thing as a "diverse individual" - you need a group in order for it to be considered diverse¹
- **Inclusion-** refers to the action or state of accepting or of being accepted within a group or community²
- **Equity-** refers to the quality of being fair and impartial; freedom from bias or favoritism³
- **Emerging businesses-** prospective business owners, people who may be ideating about a business and could be at different, beginning stages of development
- **Race-** A group of people who share common ancestor and certain physical traits
- **Ethnicity-** A social group that shares common values, culture and/or traditions
- **Gender Identity-** One's innermost concept of self as male, female, a blend of both or neither - how people perceive themselves and what they call themselves. One's gender identity can be the same or different from their sex assigned at birth.⁴

¹ Astig Planning, *Internal Racial Equity Training Materials*, (2022).

² *Internal Training Materials.*

³ *Internal Training Materials.*

⁴ *Internal Training Materials.*

Introduction

Inclusive economic development has recently been in the purview of Johnson County and many of its municipalities. Leaders in our community recognize the benefits of supporting underestimated entrepreneurs and business owners as a way to diversify our local business communities, improve quality of life, and enrich the services/retail options in our county. A few examples include Better Together 2030 and the Johnson County Economic Development Plan. Each of these plans identifies diversity, equity, and inclusion principles that drive economic development throughout the county.

The purpose of this 2022 Inclusive Economic Development Plan in Johnson County is to uplift those plans and to outline actions Johnson County, its municipalities, and business support institutions can take to create a more inclusive economic environment for underestimated businesses and entrepreneurs. Our team led an inclusive planning process that included diverse focus groups, a multilingual survey, personal interviews, and culminated in a county-wide Strategic Doing Session. All of this information is publicly available and meant to provide a baseline understanding of the gaps and opportunities in Johnson County for creating an authentically inclusive economic business environment.

It is the intention of our team to provide decision-makers, planners, and business owners/entrepreneurs with a plan that is accessible (meaning that it is easy to understand and execute at multiple levels) and re-evaluated every two years. We feel strongly that in order to stay the course and continue down a path where underestimated business-owners and entrepreneurs can be successful, the business community must re-evaluate benchmarks of progress. Much like quarterly reports, this plan should be revisited to understand the gains and losses that have occurred. Given the strong business support we experienced at the outset of this planning process, we are confident that our county will become a leader in the state for inclusive economic development that attracts and retains a diverse cultural landscape.



Image 3: South District Diversity Market in Iowa City, August 2021
Source: Josheph Cress, Iowa City Press Citizen

Changing Demographics

One of the main drivers of this plan is the changing demographics of Johnson County. A more diverse population should result in an equally diverse business landscape around the county. However, that is not necessarily the case, and this plan aims to understand what barriers and opportunities exist in order to make changes that result in an authentically diverse and supportive business ecosystem.

Johnson County saw its population increase 18.21% from 2000¹-2010², and 14.93% in the last decade (2010-2020³). The American community survey has estimated its population in 2020 to be 150,819. With such a rise in population, the county is the second highest growing region in Iowa during the last decade in terms of the density. Several cities within the county have also faced an increase in their population while growing more diverse in the past decade. Iowa City, which has continued housing the most county residents, contains 50% of the county population, followed by Coralville and Tiffin, which house 14% and 13% of the county population, respectively (2020 ACS). In the last 5 years (2015-2020) however, some of the smaller cities have seen the most growth. For example, Tiffin has seen its population increase by 60%, Shueyville by 34%, North Liberty by 28%, Swisher by 26%, and Solon by 17%.⁴

With the growing population, the county has also seen an increase in its diversity in terms of race and ethnicity. The majority (81%) of the residents in the county is white as of 2020, however, the black population has grown by more than 50% in the county between 2015 and 2020. Although this change is reflected in other cities, Oxford has lost all of its Black residents in this time period.

1 United States Census Bureau, Decennial Census, (2000).

2 United States Census Bureau, American Community Survey (ACS) 1 year estimates, (2010).

3 ACS 5 year estimates, (2020).

4 ACS 5 year estimates, (2015); ACS 5 year estimates, (2020).

Johnson County saw its population increase by 14.93% in the last decade (2010-2020)

Black population has grown by more than 50% in the county between 2015-2020

2015-2020, the county saw an increase in its Hispanic or Latino population by 18%

In 2020, the number of Hispanic or Latino population was 8,634 and that of Asian population was 9,346 in the county. From 2015 to 2020, the county saw an increase in its Hispanic or Latino population by 18%, while its Uruguayan population more than quadrupled. Similarly, Hispanic or Latino populations of Honduran and Colombian origin have increased in population almost two-fold, with the majority of the Honduran origin community residing in Iowa City, and the Colombian population residing in North Liberty.⁵

5 ACS 5 year estimates, (2015); ACS 5 year estimates, (2020).

SPOTLIGHT



The Diversity Market is a pop-up market in the South District Neighborhood of Iowa City. The market offers the community a chance to enjoy delicious food from local vendors, shop for unique goods, experience live music, connect with area nonprofits, and more. The Diversity Market is a one of a kind annual opportunity for all ages, with a focus on elevating underestimated entrepreneurs in Johnson County. Keep up with Diversity Market happenings on their Facebook page [@southdistrictdiversitymarket](https://www.facebook.com/southdistrictdiversitymarket)

SOUTH DISTRICT DIVERSITY MARKET ●

CHINESE

(Including Mandarin/Cantonese)

FRENCH

/ Haitian / Cajun

SPANISH

were the topmost languages in limited English-speaking households of Johnson County in 2019

Among the Asian population, the county housed 12% more residents in 2020, than it did in 2015. The major increase has been in the Nepalese population which has increased more than three times (by 92 individuals), the majority of whom are residing in Iowa City. This is followed by Thai, Bangladeshi, and Vietnamese populations, whose communities have increased 2.8 times (by 43 individuals), 2.4 times (by 67 individuals), and 1.5 times (by 594 individuals) respectively. Although the majority of the Thai and Bangladeshi communities in the county reside in Iowa City, the Vietnamese population is dispersed throughout Iowa City, Coralville, Tiffin, North Liberty, and Shueyville.⁶

As the Johnson County population diversity is growing, communities with limited English-speaking abilities can also be seen increasing. Chinese (including Mandarin/Cantonese), French/Haitian/Cajun, and Spanish are the topmost languages in these communities⁷. Businesses that are operated by underestimated communities like them are harder to find, although the Targeted Small Business directory managed by Iowa Economic Development Authority is the closest one. Although the directory is not all encompassing, small business which are “owned, operated, and actively managed by one or more women, minority persons (an individual who is and African American, Latino, Asian or Pacific Islander, American Indian or Alaskan Native American), person with a disability, or service-disabled veterans”⁸ can get registered after they apply with some documented verifications.

6 ACS 5 year estimates, (2015); ACS 5 year estimates, (2020).

7 ACS 1 year estimates, (2019).

8 Iowa Economic Development Authority, *TSB Certification Application*.

In 2020,
the
median
household
income
for

Black/African American
Alone householder was **\$32,981**

Asian Alone householder was **\$41,713**

Hispanic or Latino householder was **\$48,421**

White Alone householder was **\$69,462**

The top three economic sectors of Johnson County, based on annual payroll were health care and social assistance, manufacturing, and retail trade for 2012. Among the underestimated business owners, accommodation and food service and retail trade were the top ones⁹. This data was collected only twice on a national level in the last decade. However, the most recent one collected in 2017 doesn't have details broken down by demographic data publicly available. This is one of the hurdles that business support entities face while trying to understand the current scenario of underestimated business communities.

Within Johnson County, there remains a significant income disparity between households of different races. In 2020, the median household income for White Alone householder was \$69,462, however, it was \$32,981 for Black or African American Alone householder, \$41,713 for Asian Alone householder, and \$48,421 for Hispanic or Latino householder¹⁰. Deliberate strategies to diversify the economic sphere in the county can fill in such gaps in the wealth disparities that has been continuing since generations.

9 United States Census Bureau, *Survey of Business Owners*, (2012).

10 ACS 5 year estimates, (2020).

SPOTLIGHT



The Multicultural Development Center of Iowa (MDCI) operates a business accelerator and incubation program to support minority-owned early stage and startup businesses throughout Johnson County. During this intensive 16-week training program, entrepreneurs from underserved communities and disadvantaged backgrounds learn how to accelerate the growth and development of their new or existing business through access to professional resources and expertise such as legal, accounting, product development, rapid prototyping, venture capital, and other support services. To learn more about the program or apply, visit mdciowa.org/incubate

BIPOC BUSINESS ACCELERATOR BY MDCI ●



Image 4: Fourth Fest in Coralville, July 2021
Source: Josheph Cress, Iowa City Press Citizen

SPOTLIGHT



The Immigrant Entrepreneurs Summit (IES) holds events across the United States, including in Iowa and throughout the Midwest, to connect the immigrant business community and offer entrepreneurs from diverse backgrounds an opportunity to learn and grow with one another. IES hosts a grant competition for emerging businesses, recognizes community leaders and advocates with awards, and provides minority business owners with services such as counseling, technical assistance, and financial support. To learn more about the Immigrant Entrepreneurs Summit, please visit iesusa.org.

IMMIGRANT ENTREPRENEURS SUMMIT

Johnson County

The existing 2022 [Johnson County Iowa Economic Development Plan](#) contains recommendations pertaining specifically to the needs of underestimated businesses. As part of the communication, marketing and education goals, the plan recommends “addressing both language and cultural barriers”¹ as well as “using many different platforms and venues”² to meet business owners in spaces that are most accessible and comfortable.

The plan also encourages partnering “with an existing microloan program, or [creating] a new one, to support women, minority and immigrant entrepreneurs”³. Relatedly, the Johnson County Economic Development plan endorses the creation of a revolving loan program and a grant fund to support underestimated business owners and entrepreneurs⁴.

1 The Bill Menner Group, *Johnson County, Iowa, Economic Development Plan*, (2022), 15.

2 *Economic Development Plan*, 15.

3 *Economic Development Plan*, 6.

4 *Economic Development Plan*, 18.

County-wide Support for Inclusive Economic Development

The City of North Liberty prioritizes “diversified economic base”¹ among its policies related to economic development in the [2013 Comprehensive Plan](#). Among its several racial equity initiatives is the [Neighborhood Ambassador Program](#) which was brought into action in 2020 to help bridge gaps between city and underserved population and create resilient communities. The Program provides funding for community events or activities that “encourage interaction between generations and cultures”². The city also requires its staff to take at least one Diversity and Inclusion training each year since 2020³. The city’s [economic development strategy](#) includes supporting small businesses via the Small Business Development Program. The program provides loans and financial support to unique, emerging startups which helps in diversifying the city’s economic composition.

1 *City of North Liberty, Iowa Comprehensive Plan*, (2013).

2 “Neighborhood Grants,” Great Neighborhoods, North Liberty Iowa, accessed September 9, 2022, https://northlibertyiowa.org/residents/great-neighborhoods/#tab_2_.

3 “The City’s Next Steps Towards More Social Justice and Racial Equity,” North Liberty Iowa, last modified August 26, 2020, <https://northlibertyiowa.org/2020/08/26/the-citys-next-steps-towards-more-social-justice-and-racial-equity/>.

The City of Tiffin, being one of the fastest growing cities in Iowa, prioritizes diverse business communities for its economic development as per the [2018 Comprehensive Plan](#). The city also plans to create a local economic development group to help foster positive business opportunities for a diverse economy.

The City of Hills’ one of the economic development strategies in its [2013 Comprehensive Plan](#) is to create a growing and welcoming environment for diversified businesses in the city.

The City of Swisher’s [2023 Comprehensive Plan](#) prioritizes promoting neighborhood scale commercial activities and business opportunities as one of the city’s economic development principles.

The City of Coralville identifies that while the city provides development incentives, continual diversification of the local economy should be prioritized in its [2014 community plan](#). However, it should be noted that a redevelopment was recently passed¹ by the city council in southeast commercial area despite the city’s [2017 master plan](#) identifying “International Village”² character in that area as a design opportunity. The plan also mentions increasing the housing accessibility as well as eclectic business opportunities as viable options for development because the area houses a diverse set of international restaurants and businesses with a mix of architectural styles.

1 George Shillcock, “Coralville City Council votes in favor of new development despite mayor’s opposition”, *Iowa City Press Citizen*, Aug 10, 2022.

2 Brockway Land Planning Associates, *City of Coralville Master Plan - Southeast Commercial Area 2017*.

The City of Iowa City has been a member of Government Alliance for Racial Equity since 2015, and has adapted its own Racial Equity Toolkit for regular utilization by each of the city departments. With GARE resources, the city provided two Racial Equity trainings to its staff in 2017 and 2019 in the past years.¹ The city’s Equity and Human Rights Department also provides publicly available information on different types of discrimination and in multiple languages. This department also “investigate[s] complaints, coordinate[s] mediation, conduct[s] conciliation, and enforce[s] the provisions of the Iowa City Human Rights Ordinance contained in Title II of the City Code”². The department published the city’s [Racial Equity report card](#) in 2021 which showcases data related to police complaints filed, and city employee demographics from the year 2016 till 2020.

The city has identified “promoting an inclusive and resilient economy throughout”³ as one of its primary goals in its [2021 strategic planning document](#). The strategies for this goal include collaborations to increase opportunities for marginalized communities, encouragement of diverse and sustainable commercial nodes in neighborhoods, and city support towards minority-owned local businesses. For the city to utilize its Tax Increment Financing fund, any project needs to align with the strategic plan goal.

1 Stefanie Bowers to Geoff Fruin, July 23, 2020, City of Iowa City Memorandum, Re: Update on Racial Equity Toolkits.

2 “File a Complaint,” Equity and Human Rights, City of Iowa City, accessed September 9, 2022, [https://www.icgov.org/city-government/departments-and-divisions/equity-and-human-rights#:~:text=The%20staff%20of%20the%20Office,level%20anti%2Ddiscrimination%20laws\).](https://www.icgov.org/city-government/departments-and-divisions/equity-and-human-rights#:~:text=The%20staff%20of%20the%20Office,level%20anti%2Ddiscrimination%20laws).)

3 *Iowa City 2020-2021 Strategic Plan Update*, (2021).

Outreach and Engagement

At the beginning of November 2021, a collaboration between multiple stakeholders from business support groups in Iowa City emerged with an idea to develop a plan that would provide a pathway for making the Johnson County business community more authentically inclusive. This project was formed in collaboration with the Iowa City Area Development Group (ICAD), the Iowa City Area Business Partnership, The Multicultural Development Center of Iowa, and is supported by Green State Credit Union and Hills Bank. Our team conducted an extensive outreach effort to reach underestimated business community members in the county. These efforts included initial business research, an online survey, focus group discussions, one-on-one interviews, strategic doing session, door-to-door outreach, and city council presentations. One of the goals of the plan was to identify opportunities and gaps found in the survey results and outreach efforts and find pathways for addressing the gaps. To this end, the planning process culminated in a county-wide strategic doing session that brought together decision-makers, government staff, and business owners/entrepreneurs. The resultant pathfinder projects are still ongoing.

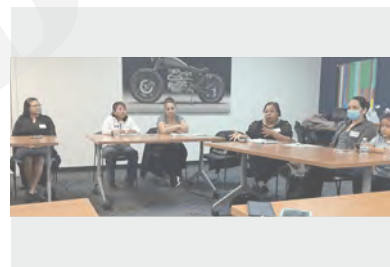
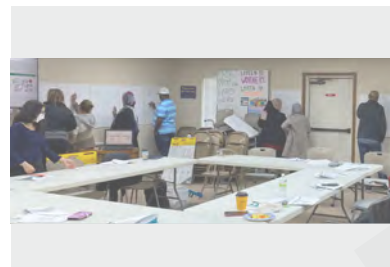


Image 5: Collage of images from Focus Group Sessions for IEDP, 2022
Source: Authors



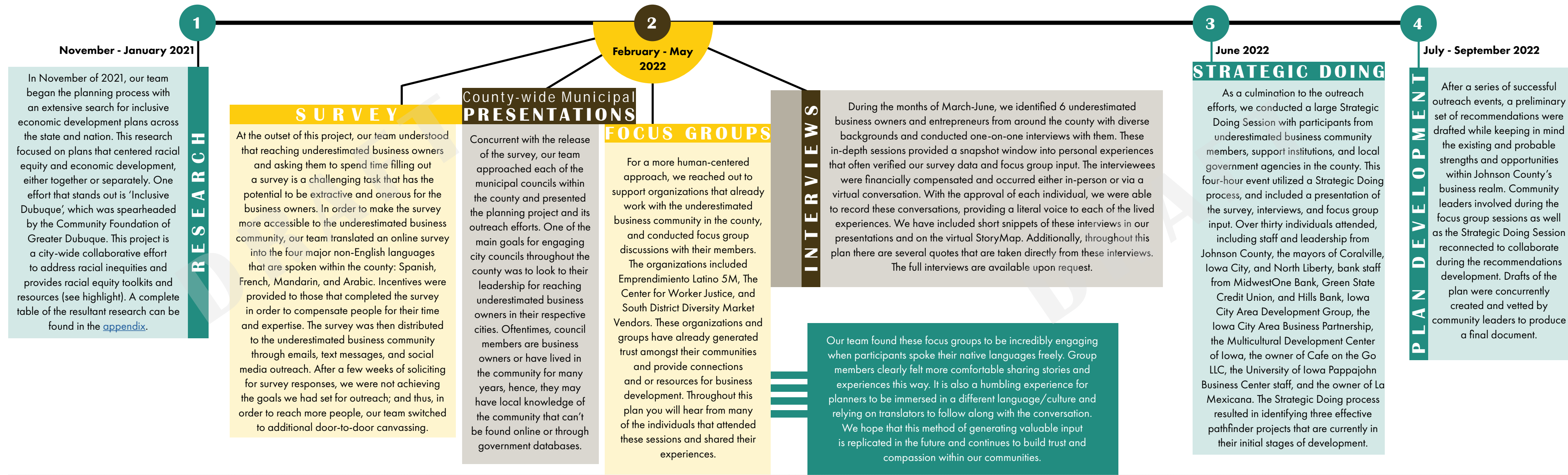
Image 6: Preparation for IEDP Focus Group Session with South District Diversity Market, 2022
Source: Authors

The planning process outlined in this section was intended to be as inclusive as possible. For example, survey questions relating to sensitive topics such as an individual's social location (eg., gender identity, race, and ethnicity) were built to have more open ended questions; survey questionnaire and presentation materials were provided with translation services whenever possible; focus group participants, interviewees, as well as survey respondents were provided with monetary compensation for their time, trust, and effort; translation services, transportation and childcare service were always provided as an option for in-person events. Our team recognizes that intent does not equal impact and we should always strive to do a better job based on lessons learned. We also outline opportunities for improvement when this plan is re-evaluated in the future.



Image 7: Strategic Doing Session with Johnson County government representatives, business support institutions representatives, and underestimated business owners, July 2022
Source: Authors

Planning Process Timeline



THE PATHFINDER PROJECTS

From the Strategic Doing Session

Underestimated Business Mentorship

An initiative to increase access to mentorship opportunities for underestimated entrepreneurs and business owners. This pathfinder project group is reimagining the mentorship experience to better fit the needs of mentors and mentees alike. There is a great unmet need for business mentors in Johnson county. The aim of the project is to draw a wider range of mentors with diverse skills in areas such as finance, accounting, marketing, social media management, business idea development, legal expertise, and more. The project explores how “Micro-mentoring,” also known as short-term or as-needed mentoring, can draw more community members with vital knowledge into small-scale mentoring roles. The project group is currently exploring how to boost the existing mentoring program efforts taking place at the Multicultural Development Center of Iowa.

Mobile Food Vendor Portal

This pathfinder project engages the Planning and Community Development Directors from Coralville and North Liberty, Iowa City’s Deputy City Manager, Environmental Health Specialist for Johnson County Public Health, and the owner of Cafe on the Go LLC. This collaboration aims to create a hub of accessible and multilingual Mobile Food Vendor information on the Johnson County Public Health website that links back to each municipal website’s landing page for specific, local permitting and information. Each municipality represented in our group has committed to creating a landing page or portal for Mobile Food Vendors to find municipal regulations and permitting information, and Johnson County Public Health is exploring updates to their website in order to link to each municipal landing page of information.

One of the hurdles Johnson County Public Health faces is that local Health Departments cannot create their own translated food applications per State Law (Iowa Code 1.18).

Johnson County Business Education Workshop Pilot

The Business Education Workshop Pilot project is designed to bring more education to entrepreneurs in the area who have been traditionally marginalized. The group has administered a survey to identify dates, times and specific topics for business workshops (e.g. financial literacy, licensing and permits, etc.). The group has partnered to include the county and SBDC to provide guest speakers for the panels. The group has also explored a location within the South District at Dream City to host a pilot workshop with the hope that these will become regularly scheduled and supported opportunities to bring underestimated populations directly connected to education, resources and connections they can tap into year round in a facility that is part of the fabric of a neighborhood and newly formed SSMID district.



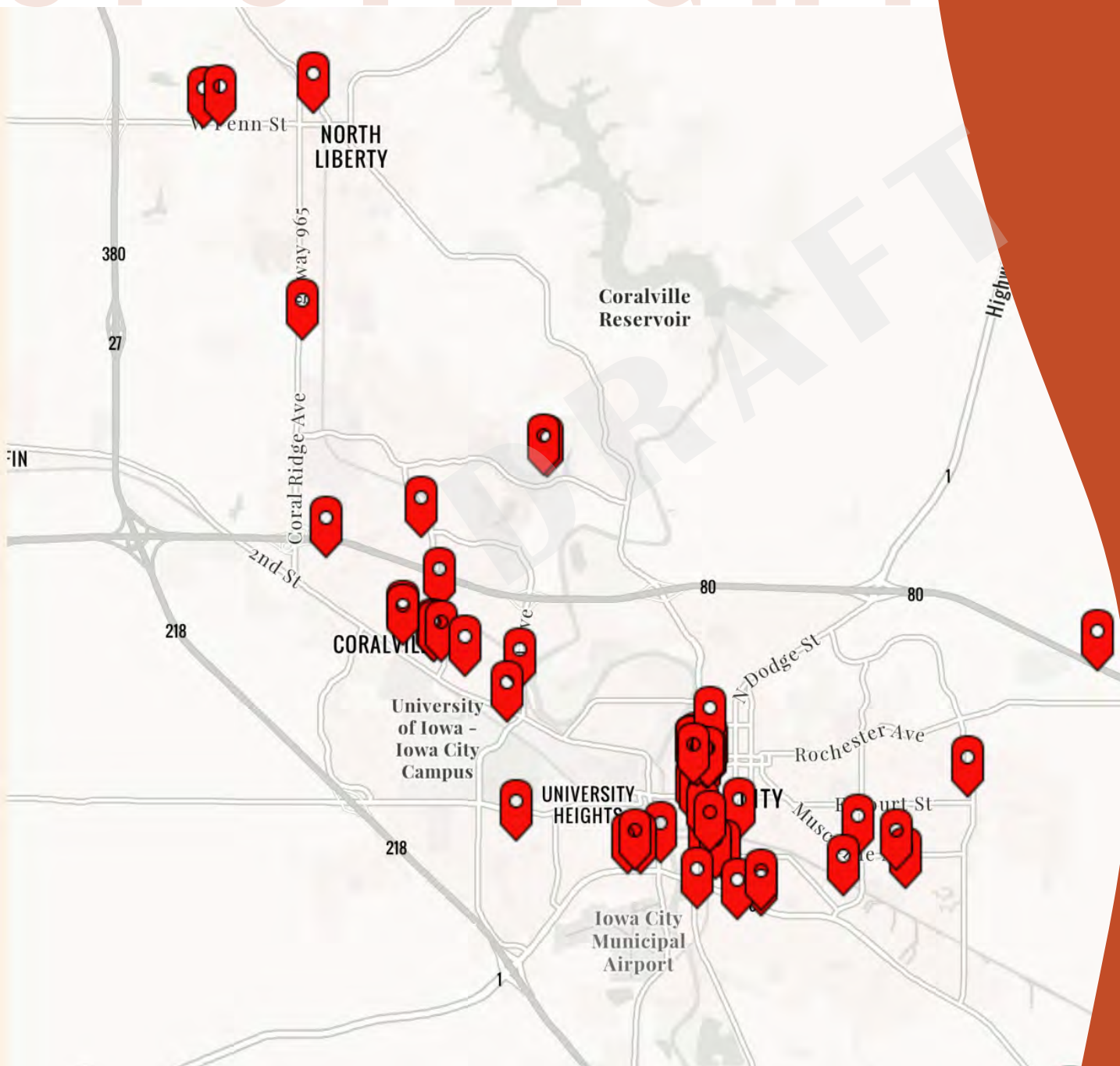
Image 8: Attendees of Strategic Doing Session listening attentively to the presentation given by Astig Planning and Angie Jordan, July 2022
Source: Authors

LESSONS LEARNED

Here are a few mistakes we want to share with future efforts, to help avoid some of the missteps that can occur during such an important and sensitive planning process.

- While the intent of our effort to compensate and support community members was held in good faith, the distribution of funds to the focus group attendees was not as organized as it should have been and resulted in confusion and lapse in payments. Our recommendation is to have the compensation clearly communicated and distributed at the beginning of the session in order to avoid confusion, especially as people have to leave immediately after the group ends.
- Small businesses, especially from underestimated community members, are harder to identify, there is a lack of data, and outreach is an extensive process that require detailed input in time from them. As the planning team conducted outreach, it became clearer that an additional pathway for reaching underestimated business owners is through existing community support groups (eg. Iowa City Area Chinese Association). This step can be taken earlier in an outreach process for a strong start.
- This plan should reflect with the communities that it is intended to be shared with. Unfortunately, our team didn't initially budget for this document to be translated into multiple languages. It is highly recommended that this plan be translated in future planning endeavours.
- During door-to-door canvassing and survey collection, our team heard about some hurdles that the underestimated business community felt regarding outreach events. There was a general sentiment that regulations and policies were barely changed even after rigorous input collection. While this could be partially because of minimal changes that actually occur, it could also be because of existing communication barriers between city and underestimated business owners such as language and inefficient information relay platforms. Having a way to provide feedback to these business owners after their contribution to data collection could be a part of solution for this. Since this was something out of scope for this project, we highly recommend having such a feedback loop that is planned and budgeted for early on in planning projects like this.
- Our team realized that several barriers exist with directories such as the Targeted Small Business database created by Iowa Economic Development Authority, because of lengthy documentation requirements. To minimize these kinds of barriers, as well as to create an effective and efficient feedback loop as highlighted in the previous point, it is highly recommended that a simple input process - separated from anonymous data collected - be created and circulated among larger communities together with any chosen research method, early on in the process. This will help create a local database that can be utilized as a feedback loop, and can be forwarded to business support institutions as communication resources.

SPOTLIGHT



Grow Black Owned is an interactive "Story Map" highlighting Black-Owned Businesses, Non-Profits, and Entrepreneurs in Johnson County, Iowa." This resource includes stories from entrepreneurs and community leaders, along with a directory of Black entrepreneurs in Johnson County. Business owners interested in submitting their business to the Grow Black Owned Directory can do so [here](#).

GROW BLACK OWNED ●

Findings

WHO WE HEARD

The online survey garnered 105 total responses, 63 of whom currently own a business, 17 of whom are ideating on opening a business, and the rest are business support institutions. Almost three quarters of the respondent existing and emerging business owners identified themselves as either woman, female, or referred to themselves as she/her. This trend continued in our focus group sessions as well, where the majority of the participants were women. We have identified some of the barriers from an overall analysis, while the detailed analysis section in this report presents graphs and charts from the survey results, accompanied with qualitative analysis from the focus group sessions and the interviews.

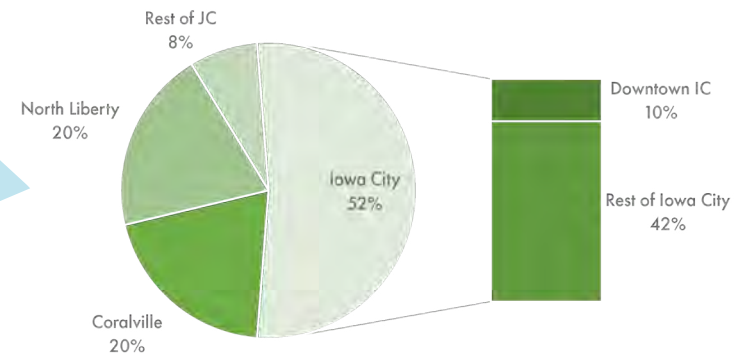
Survey respondents' affiliations



6 Interviews



Locations of existing businesses who responded to the survey



RESOURCE



The Community Foundation of Greater Dubuque partnered with “a local network of leaders from faith, labor, education, business, nonprofit, and government dedicated to advancing justice and social equity”¹ to create a series of free diversity, equity, and inclusion toolkits for organizations and workplaces. The toolkit resources cover topics ranging from systemic racism, LGBTQ+, inclusive terminology, disability inclusion, racial healing, and more². The Inclusive Dubuque toolkits contain resources that can be utilized by multiple audiences including municipalities, businesses, and business support institutions. To learn more about Inclusive Dubuque and to access the toolkits, please visit inclusivedbq.org

¹ Inclusive Dubuque, accessed September 16, 2022, <https://inclusivedbq.org/>

² “DEI Toolkit,” Inclusive Dubuque, accessed September 16, 2022, <http://inclusivedbq.org/dei-toolkit/>

WHAT WE HEARD

Some of the barriers that are existing



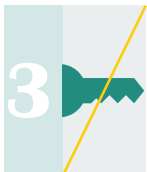
Cost of Rent

Well-trafficked business locations are difficult to find and commercial rental spaces can be cost prohibitive. Many underestimated businesses are paying very high rent costs and it further forces entrepreneurs to save personal funds for longer periods of time. This barrier is exacerbated by the general lack of access to financial capital that many participants expressed.



Gaps in Resource Information

Business support institutions are not adequately conveying useful information (e.g., available grant programs, classes) to the underestimated business communities. This information is also not made available in multiple languages, making it difficult for the underestimated business community to participate. More specific outreach efforts should include social media and paper flyering, particularly in frequented laundromats, barber shops/hair salons, and local markets that display community bulletin boards.



Lack of access or perceived lack of access to financial banking systems

Many participants and interviewees indicated that they do not feel able to approach local banks for loans. One example is the perception that banks give higher interest rates to individuals with an Individual Taxpayer Identification Number (ITIN). Additionally, banking institutions do not keep adequate records that help identify who they are serving; hence, it is difficult to verify the exact number of underestimated businesses that are able to acquire loans.



Missing relationships with business support systems

Without relationships with trusted bankers, accountants, and lawyers, many participants do not know how to navigate the business ecosystem (where to apply for loans, how to file taxes); and thus, are even more likely to be impacted by disruptions in the market. Participants noted that they did not know where to receive assistance to manage the impacts of Covid-19 and some had to close their businesses. Many disclosed that they did not know if they qualified for Covid-19 business relief funds.



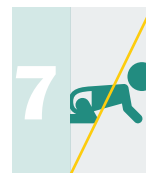
Hostile business support system environment

Many participants disclosed that they do not feel welcomed in local government or business support institution spaces. This is in part due to the lack of available translated materials, but some spoke to a direct feeling of racism. Personal stories were shared that included unhelpful front desk staff, the need to bring a white friend along to feel safer, and a high fear of rejection that stops many from attempting to access resources. Unfortunately, this results in a word-of-mouth system that can often be misinformed.



Short supply of business mentors


Emerging underestimated entrepreneurs are interested in participating in dynamic mentorship programs but BIPOC business mentors are already overly taxed and have a difficult time sustaining engagement. Many indicated that it was important for them to have BIPOC mentors that are navigating the same systems, as there are hurdles that non-BIPOC businesses do not face and cannot help navigate.



Lack of access to childcare

Childcare access is an issue for our entire business community, and underestimated business owners are even more vulnerable, as the cost of childcare is cost-prohibitive for them. This makes lack of access to childcare a major barrier for underestimated businesses in our community.

RESOURCE

 INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL

A Playbook for Equitable Economic Development:

Guidance on identifying structural racism and implementing equitable practices



**RACE, EQUITY and
ECONOMIC DEVELOPMENT**
The Playbook

The International Economic Development Council created a resource guide on best practices for promoting equitable economic development. The Playbook utilizes a racial justice lens, gives historical context to help address present day economic development challenges, and advises based on the most current data to guide governments and economic development organizations to operate in a way that supports equitable economic development.

“Economic development has played a role, even if inadvertently, in perpetuating inequality. Yet economic developers can be part of the solution, working to reduce barriers and increase opportunities for communities of color through the more equitable distribution of wealth in these communities.”¹

The Playbook is organized to showcase best practices, with chapters focusing on the following practice areas:

- Managing EDOs
- Small Businesses
- Entrepreneurship
- Workforce Development o Real Estate
- Business Attraction and Marketing
- Neighborhood Development and Downtown Revitalization
- Disaster Recovery, Climate Resilience and Environmental Justice”

1

Frankie Clogston, *A Playbook for Equitable Economic Development*, 2.

A PLAYBOOK FOR EQUITABLE ECONOMIC DEVELOPMENT ●

DETAILED ANALYSIS

A. DEMOGRAPHICS

The existing and emerging business owners in the county come from a diverse backgrounds

When existing and emerging business owners were asked an open-ended question on their race and ethnicity, respondents replied with an inspiring set of diversified identities. In typical surveys with multiple choice response options, this level of personal identification is not often reported, however, the responses here came from people of 25 different races, and 29 different ethnicities within the county.

Respondents of 25 races and 29 ethnicities surveyed

Race - a group of people who share a common ancestor and certain physical traits

Ethnicity - a social group that shares common values, culture and/or traditions

Races of Existing & Emerging Business Owners



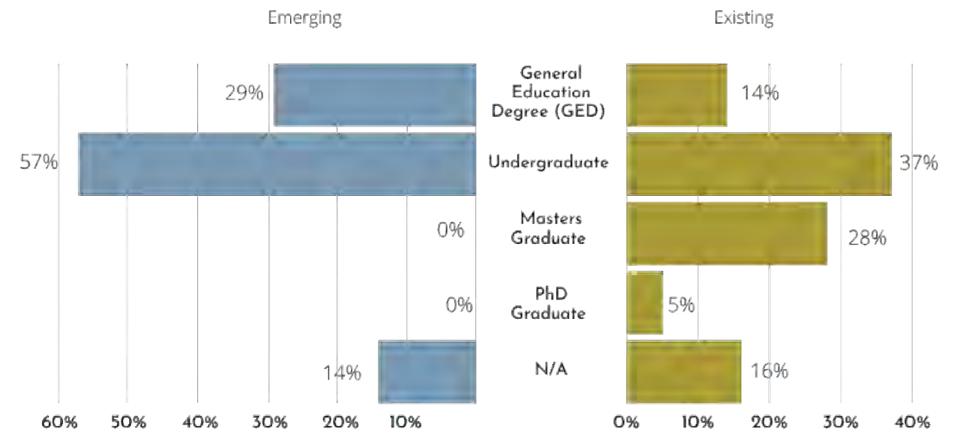
Ethnicities of Existing & Emerging Business Owners



The majority of emerging and existing business owners surveyed hold an undergraduate degree or higher

Although the majority of the existing business owners hold an undergraduate degree or higher, there is a wide variety when it comes to educational experience of business owners from underestimated communities. Counter to mainstream narratives regarding immigrant-owned or non-white businesses, a majority of the surveyed emerging business owners hold at least an undergraduate degree.

Educational Experience of Business Owners

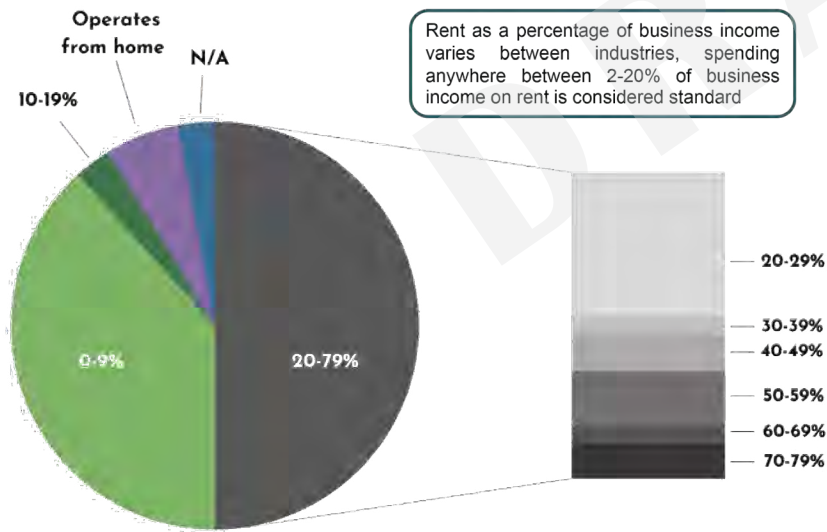


B. BUSINESS RESOURCES

Business owners are spending a higher percent of their income on rent

According to commercial lending experts, commercial rental space should not exceed over 15% of its revenue¹. However, a significant number of current business owners in Johnson County are spending 20% to 79% of their revenue in renting spaces for their businesses. It is unclear as to why underestimated business owners are paying such high costs in rent, but given the unpredictable impacts Covid-19 continues to have on workplaces across the country. This issue warrants a further study into local commercial rental costs for the underestimated business community.

Percentage of Business Income Spent on Renting Space for Businesses



¹ "What Percentage of Your Sales Can You Expect to Go for Rent?," Hartman, <https://www.hi-reit.com/what-percentage-of-your-sales-can-you-expect-to-go-for-rent/#:~:text=Calculating%20Rent%20Based%20on%20a%20Percentage%20of%20Sales&text=Depending%20on%20what%20you%27re,industries%20paying%20below%2010%20percent>

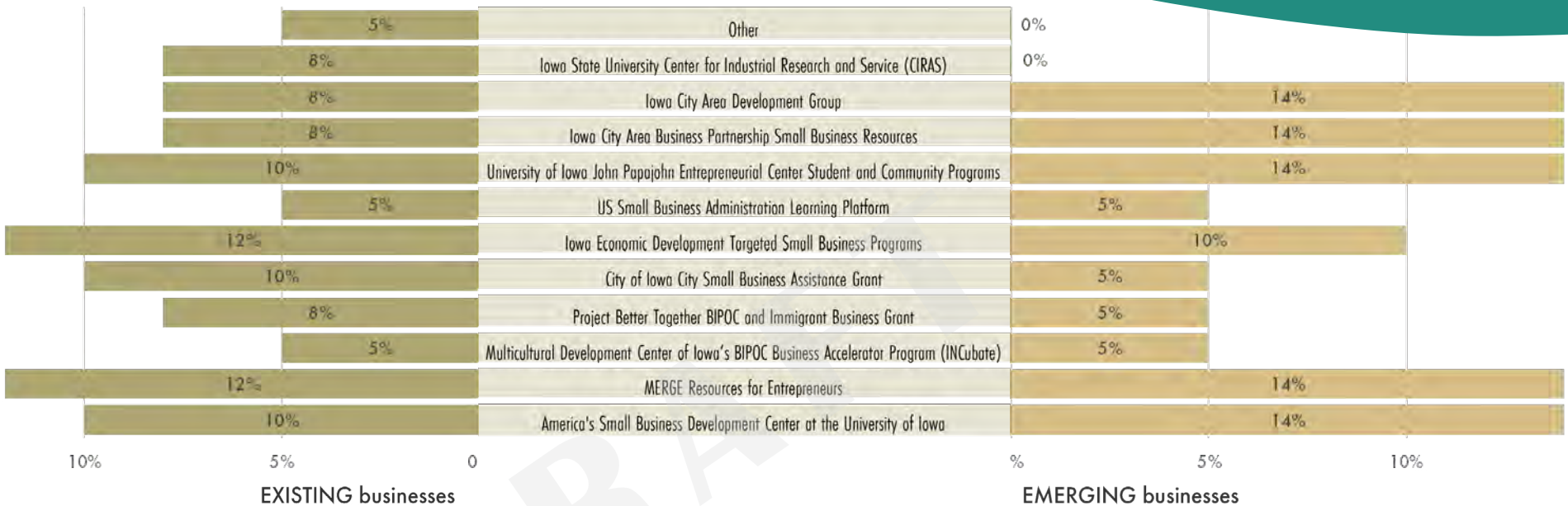
Among resources provided by the support institutions in Johnson County, the utilization rates vary among existing business owners

There are several grants and funding programs in the county that provide resources for small business owners. Most of the underestimated business owners reported being familiar with MERGE Resources and Iowa Economic Development Targeted Small Business Programs. Next, the University of Iowa's business programs and the City of Iowa City's Small Business Assistance Grant were reportedly known amongst emerging businesses. Notably, programs such as the Better Together BIPOC and Immigrant Business Grant, which is curated for an underestimated population, are lesser budgeted for and known among the underestimated business community.

Emerging businesses don't necessarily know about important resources that are available

Among emerging businesses, the University of Iowa programs, Iowa City Area Development Group and Business Partnership resources, including MERGE, are reportedly more known and potentially utilized. However, the Multicultural Development Center of Iowa's BIPOC Business Accelerator Program is among the least known for ideating underestimated businesses. While this program is created by and for BIPOC entrepreneurs, more assistance is needed to engage new attendees. Potentially more grant guidelines and cycles could help the emerging businesses access the lesser-known programs like the City of Iowa City's Small Business Assistance Grant and Immigrant Business Grant be better known and projects like Better Together 2030 be able to continue its program cycle for more than one year.

Financial Resources that businesses are already aware of



During Covid-19 many existing and some emerging underestimated businesses were impacted

Many existing business owners responded that they were impacted by Covid-19, but only around half of them were able to receive the support provided from the governmental level. Timing of Business Startup was the most common reason emerging business owners gave for being unable to receive financial aid. The types of financial aids identified by our survey respondents include Small Business Administration Loan, Paycheck Protection Program, and Economic Injury Disaster Loan.

Many Johnson County support institutions didn't provide relief funds/loans to businesses in response to Covid-19

Only 33% of the county support institutions provided Covid-19 relief funds to business owners, and that totaled to approximately \$50,000. While much larger funding was disbursed to Iowa for federal Paycheck Protection Program (PPP) funding, only \$50,000 in grant funds were made available to underestimated businesses to counter the Covid-19 impacts.

Were the existing businesses eligible to receive any of support during Covid-19 from local or federal government?



Together with the Iowa City Area Development Group, Iowa City Downtown District, and Think Iowa City, we provided approximately \$50,000 in grant funding to 33 BIPOC owned businesses. The funds, granted in ranges of \$1,000 to \$2,500, were to assist with both short-term and long-term recovery efforts [as Better Together BIPOC grant].
- A survey respondent

RESOURCE

RESOUR

Advancing Racial Equity and Transforming Government

A Resource Guide to Put Ideas into Action



LOCAL AND REGIONAL
GOVERNMENT ALLIANCE ON
RACE & EQUITY

RACIALEQUITYALLIANCE.ORG

"The Government Alliance on Race and Equity (GARE) is a national network of governments working to achieve racial equity and advance opportunities for all. Across the country, governmental jurisdictions are:

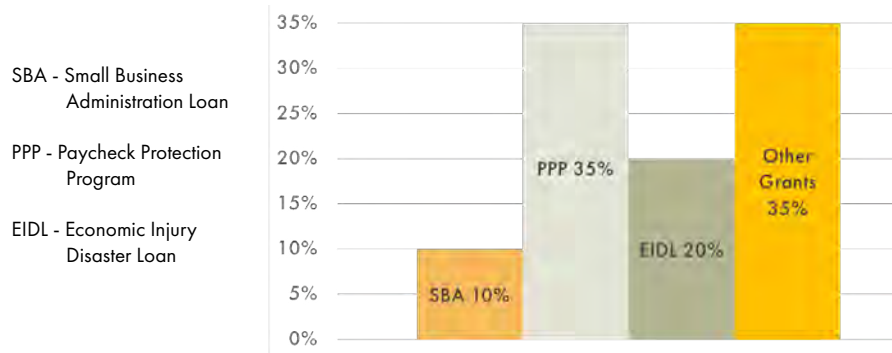
- making a commitment to achieving racial equity;
- focusing on the power and influence of their own institutions; and,
- working in partnership with others."¹

This resource guide offers a set of tools and best practices for government leaders working to promote racial equity in their jurisdictions by offering real examples of successful government initiatives, education, and recommendations. To view the online resource guide, visit racialequityalliance.org

¹ Julie Nelson, Lauren Spokane et al., *Advancing Racial Equity and Transforming Government Resource Guide*.

**GOVERNMENT ALLIANCE
ON RACE AND EQUITY
RESOURCE GUIDE**

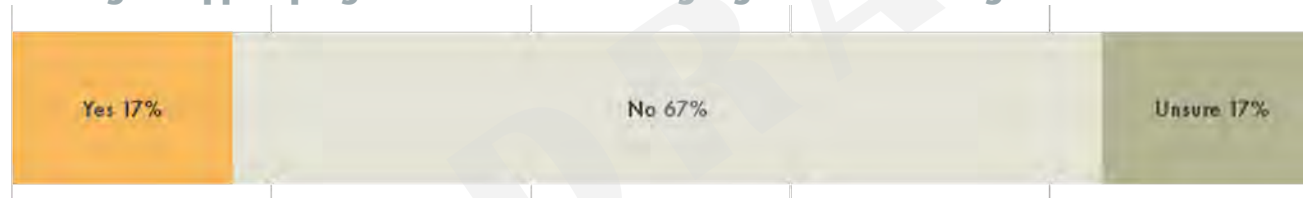
Types of Covid-19 support that businesses were able to receive



Did the support institutions in Johnson County provide any relief fund/loan to businesses in response to the Covid-19 pandemic?



Do support institutions in Johnson County provide their information materials about lending or support programs in difference languages other than English?



There are major gaps in information communication for businesses to access resources and aid from support institutions

A major contrast observed in the information flow of business resources is the use of websites by support institutions. While website updates are the most common way support institutions communicate information about their grant programs or business resources, it is the least common way for the business community to stay informed. The use of social media is strongly used by both existing and emerging businesses and could be a more useful platform for business support institutions to convey news and updates. Emerging business owners indicated that word-of-mouth is a popular mode of communicating business information; however, this can lead to misinformation and underscored the need for more translated

information and programming in multiple languages. Businesses in their ideating phase utilize their friends and/or mentor circle much less than the existing business owners. This hints towards an increasing need for more mentorship programs for emerging businesses in the county.

The utilization of non-profit organizations to relay resource-related information is popular among the emerging businesses and support institutions, and should continue to be a trusted source for business support institutions to assist in conveying information. Some of the other organizations that survey respondents mentioned to be of help are Diversity Market and the Academy for Women Entrepreneurs (AWE) programs.

RESOURCE

KEY QUESTIONS FOR EQUITY IMPACT AWARENESS



King County

Office of Equity
& Social Justice



Progress must be swift and this is an imperfect tool. Nevertheless, it aims to identify communities that are extremely vulnerable to prolonged hardship with less resources to recover in an economic crisis. These are not the only considerations in reviewing sites, however these questions will highlight the inequities of risks in the County by race, economics, and age.

Does this community's Black, American Indian & Alaska Native and Latinx residents together exceed 10%*? 20% of residents?

Are more than 20% of this community's household incomes within 200% of the federal poverty level**? 30% of households?

Do less than 50% of this community's households own the home they live in?

Have more than 16% of residents in this community experienced food insecurity in the last year?

Are more than 14% of residents of this community 65 years or older?

*The thresholds were chosen to highlight extreme economic conditions and to locate the 25% of areas with the most risk.

**The federal poverty threshold for a family of 4 in 2019 was \$26,370.

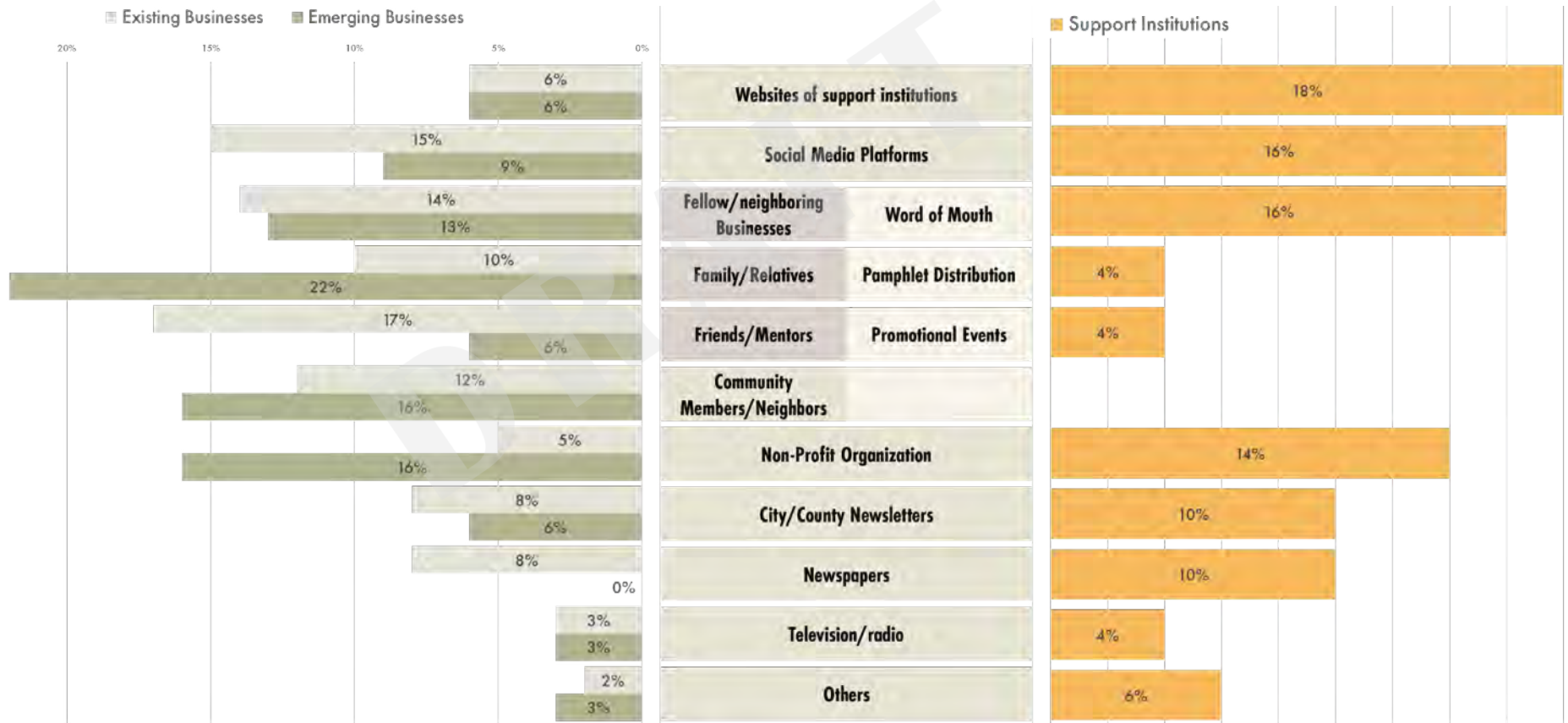
King County offers free online resources for organizations to use when considering the equity impact of policies and programs.

The Equity Impact Awareness Tool can be used to evaluate the equity-related vulnerabilities of a community. King county provides an abundance of additional resources including a COVID-19 Community and Small Business Resource Guide available in ten languages and community engagement materials.

Learn more [here](#).

KING COUNTY EQUITY TOOLS AND RESOURCES ●

Utilization of information relay platforms by businesses vs. support institutions for business resource-related information

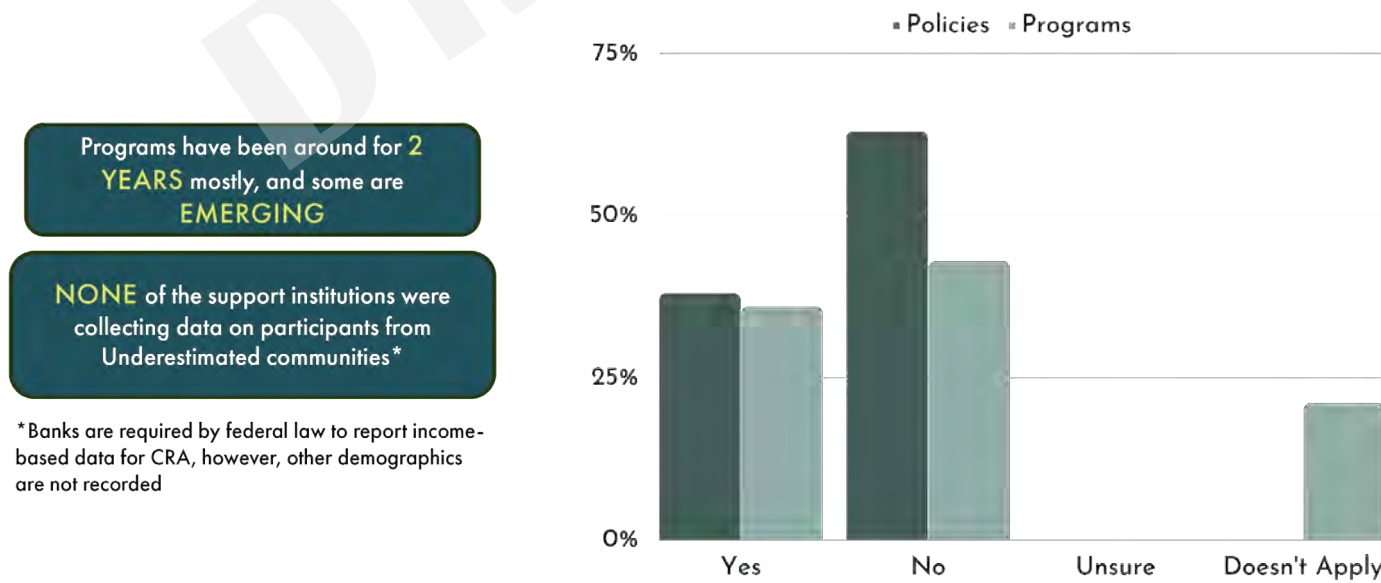


Majority of the Business Support Institutions in Johnson County don't have any policies/programs/loans/translation services that specifically focus on supporting underestimated business community

Around 30% of the support institutions indicated that they have policies/programs for supporting the underestimated business community, while around 5% indicated that they provide loans targeted for the underestimated business community. Most of these programs, however, are newer and have been in place for only two years, many starting at the onset of the Covid-19 pandemic. Although banks are required by the federal law to report income-based data for loans granted under Community Reinvestment Act, specific demographic data are not recorded by neither banks nor the support institutions.

Of note, 17% of the support institutions in Johnson County provide translated information on business resources in Spanish. However, the most prevalent limited English-speaking household languages in the county are Mandarin and French, then Spanish (ACS, 2019 5-year estimates). 71% of the support institutions also indicated that no survey was released in the past 5 years as an effort to understand the needs of the underestimated businesses in the county.

Do support institutions in Johnson County have any policies/programs that specifically focus on assisting the BIPOC/Underestimated businesses?

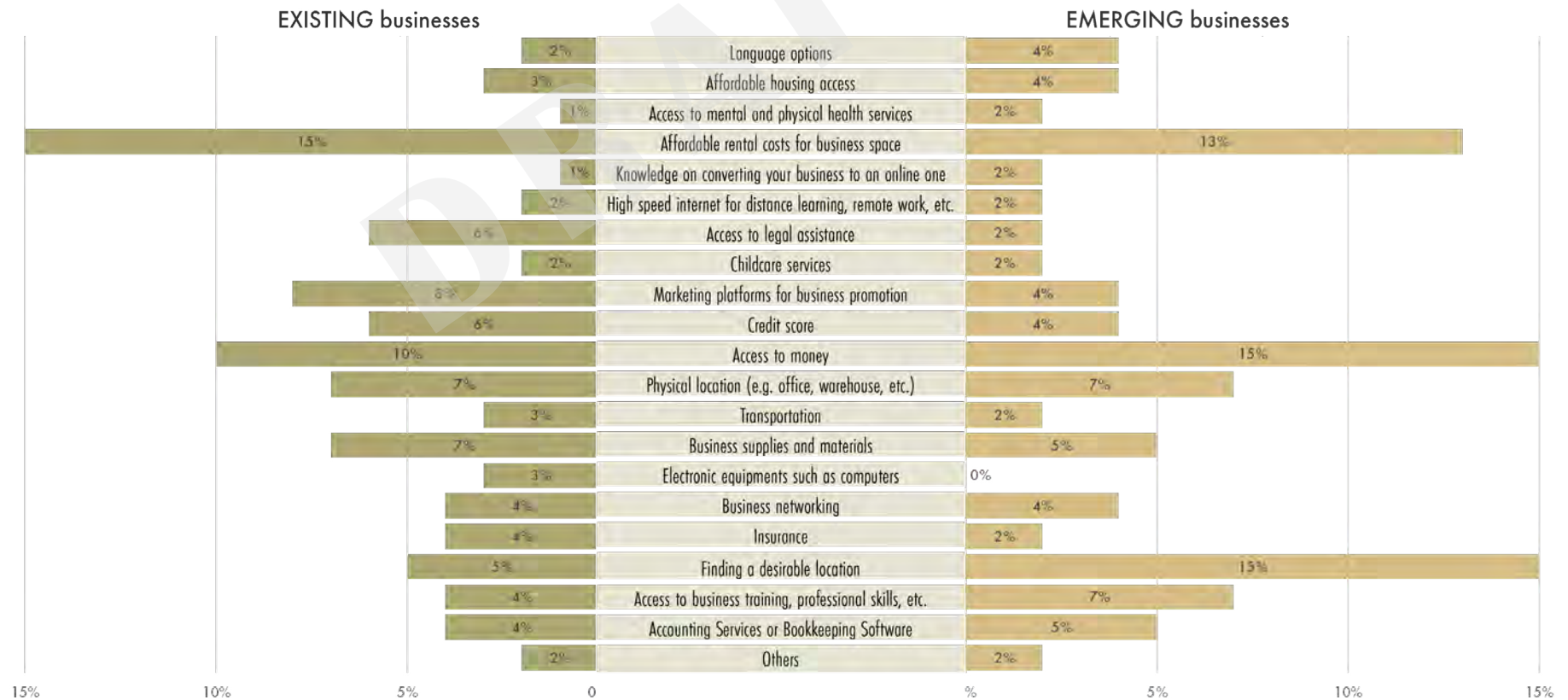


The underestimated business community faces additional resource barriers

Affordable commercial rental space was the most common barrier cited among the business owners, which aligns with the higher rent-to-revenue ratio that is prevalent among the majority of them. In particular, the respondents from Iowa City and North Liberty found affordable rental spaces difficult to come by. For emerging businesses, finding a desirable location, access to money, and affordable rental spaces for their businesses turned out to be common barriers.

The majority of the Coralville business respondents reported a lack of access to financing to be an issue for their business. Several of the Iowa City downtown businesses found limited access to legal assistance to be a barrier for them. Several of the existing businesses also emphasized that they need more marketing platforms and opportunities for promoting their businesses.

Other resources that act as barriers for businesses



SPOTLIGHT



The Center for Worker Justice of Eastern Iowa (CWJ) unites low-wage workers across race, ethnicity, and immigration status to create more equitable communities. CWJ connects community members to resources and organizes to defend workers' rights on the job, tenants' rights, affordable housing, promotes just immigration policies, and more. Their deeply community-driven mobilization and collective actions drive meaningful change in Eastern Iowa, with underestimated community members at the center of the movement. To learn more, visit cwjiowa.org

CENTER FOR WORKER

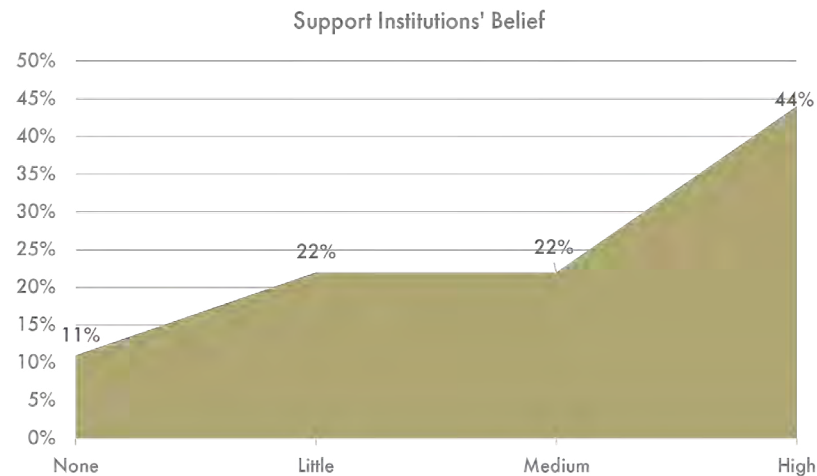
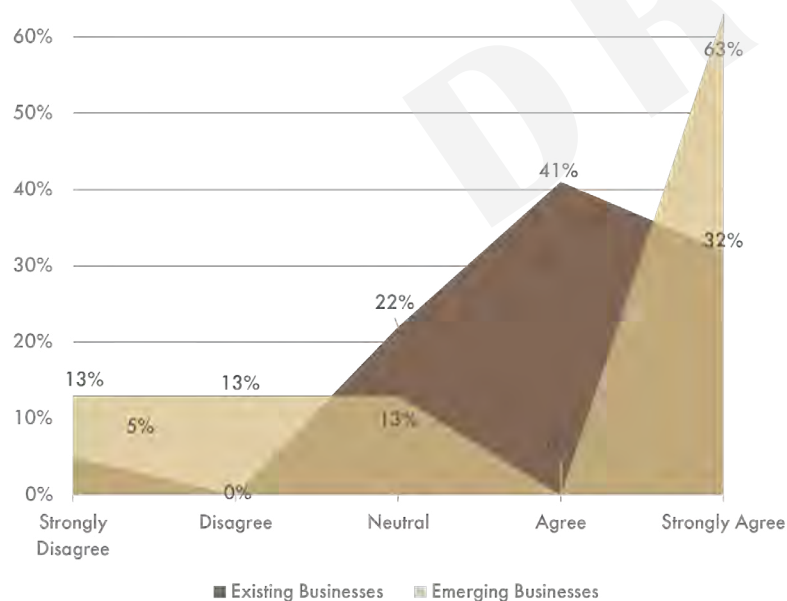
JUSTICE OF EASTERN IOWA



Moving forward, businesses and business support institutions agree that planning through a lens of equity is the best pathway

A majority of the support institutions and the underestimated business community align with the sentence: "To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need." This result highlights a sense of shared responsibility that is felt in our business community in order to create an inclusive economic ecosystem in Johnson County.

**Responses from underestimated businesses and support institutions when presented with the statement:
"To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need."**



SPOTLIGHT



Formerly known as Colectivo de Mujeres en Negocio – COMUN, Emprendimiento Latino 5M was founded by a group of friends eager to realize the American dream and open their own businesses in Johnson County. The organization's vision is to create a reality where Latinos who want to start, grow, and sustain a business have access to the resources and support to get started, no matter the person's status, age, or gender. Emprendimiento Latino 5M offers community services including an entrepreneurship academy, business and leadership workshops, technical assistance in Spanish and translation services for entrepreneurs, and community events and networking for the Entrepreneurial-Latino Community.

Emprendimiento Latino 5M can be reached via email at emprendimientolatino-5M@gmail.com

●
EMPRENDIMIENTO LATINO 5M

Recommendations

The following is a set of recommendations that seek to address barriers and take advantage of the opportunities identified throughout the planning process.

A. Recommended Investment

Neighborhood-level MultiCultural Business Hubs



Aligns with Better Together 2030: A Shared Future For Johnson County:

- 1. Guiding Principle of Representative Leadership to dismantle systemic inequity and deepen a culture of inclusion and belonging
- 2. Two of the Five Priorities:
 - Authentic, Vibrant Neighborhoods and Districts
 - A Thriving Inclusive Economic Ecosystem

Support the creation of neighborhood level, multicultural chambers of commerce, that are led by and for underestimated community members, which could serve as hubs that include, but are not limited to supporting:

1. **Neighborhood-level Spaces Reduce Barriers of Access and are Supported by our Johnson County Community**
2. **Access to Trusted Business Resource Experts**
3. **Centralized Information Sources/ More Accessible Information Sources**
4. **Formal and Informal Dynamic Mentorship Programs**
5. **Increased Direct Access to Federal/ State/Local Grant Opportunities** (Support collectively informing those grant processes and opportunities for future changes)
6. **Access to Low-Cost/No-Cost Commercial Kitchen Space/ Maker Spaces**

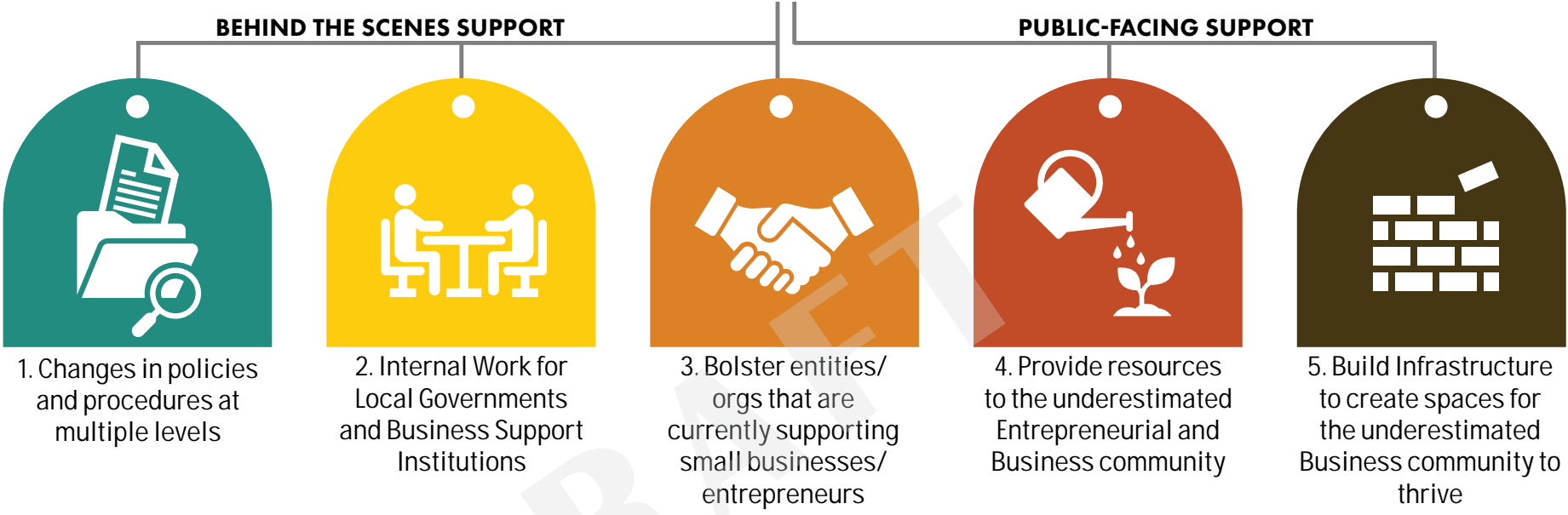
These neighborhood-level, multicultural chambers of commerce reduce transportation barriers, place underestimated business professionals at the helm, and create a culturally-centered business experience for our communities. These centers may be multicultural or specifically serve one community, such as a Latino Chamber of Commerce. The role of business support institutions shifts away from centralizing information and requiring underestimated business communities to come to them, and instead, creates a non-hierarchical partnership with multicultural chambers of commerce. This shift is a necessary first step to begin addressing structural barriers that have contributed to the current business environment that intentionally or unintentionally excludes and creates unfair challenges for underestimated businesses to be successful in our county.



“We need a one-stop-shop with multilingual resources where we could go to get all the necessary information to start my business.”
-South District Diversity Market Focus Group

“Because there is no single source of information, word of mouth is the only resource, and it is different every time. Because of that everyone has a different experience and it is hard to tell what is the right way to start or run your business.”
-Emprendimiento Latino 5M Focus Group

B. Recommended Action Items



BEHIND THE SCENES SUPPORT

In order to create a more inclusive business environment there is a level of internal work that must occur. Business support institutions have a responsibility to cultivate safer and braver spaces for all community members to access information, resources, and physical spaces. Here are a few recommendations that set the pathway for internal changes that will lead to a more inclusive business ecosystem.



1. Changes in policies and procedures at multiple levels

Make available more affordable commercial rental spaces through creative ordinances that reuse, revitalize, and rehabilitate vacant properties, such as:

- Community-wide Adaptive Reuse Assessment
- Adaptive Reuse Ordinances
- Commercial Overlay Districts

“We are food truck businesses. The places where we can thrive in our own communities, the city does not let us go there. We cannot go to parks, we cannot go to residential neighborhoods. None of that.”

-Diversity Market Focus Group

Seek state-level policy changes to support translating business licensing and permitting documents

- State Law (Iowa Code 1.18) 5(d). Difference in public health educational documents translated into other languages being exempt vs if a food license application would meet this exemption (pursued two years ago by Johnson County Public Health).

Create local government procedures for funding and loan programs that include:

- Increased borrowing amounts
- More time before first payment
- No interest in the 1st year
- Lesson from Covid-19 health pandemic and ensure access to state and federal emergency business relief is equitably distributed and all businesses are assisted

“Language barriers make it very difficult to talk with cities and county officials.”
-Center for Worker Justice Focus Group

Image 10: Flags representing international students displayed in Iowa City
Source: University of Iowa, Twitter

“I own a [business] in Lone Tree, Iowa. We are a small population with very little opportunities for new development. I recently purchased a building and did a remodel and was surprised to find that although there were some state grants I could apply for, there was little to no grant or support at the county level. I’m proud of the town that I live in. We have an amazing school district and supportive community members but our town is often forgotten as we are the southernmost town in Johnson County and as a woman, I find that I’m always underestimated in my understanding and knowledge of business and business development.”

-Share your story respondent

Image 11: Preparation for IEDP Focus Group Session with South District Diversity Market, 2022
Source: Authors



2. Internal Work for Local Governments and Business Support Institutions

Recognize, legitimize, and support multicultural planning perspectives and tools, such as the [BlackSpace Manifesto](#)

“There are very few government workers who speak Spanish, and those who do can’t or don’t always help. Not always kind, not always fluent.”

-Emprendimiento Latino 5M Focus Group

Translate publicly-available business documents and resources in print form and online

- The highest-reported spoken multicultural languages in Johnson County are: Spanish, French, Mandarin, Arabic¹
- Post these documents in places where underestimated community members frequent, such as libraries, laundromats, barber shops/hair salons, and local markets that have community bulletin boards

¹ American Community Survey, 1 year estimates, (2019).

Require antiracism training that integrates reconciliation, healing and learning:

- Create a Culture of Care centered on truth-telling and reconciliation that addresses harm or trauma in safer/braver spaces. Establish celebration and joy as an equal partner in healing and transformation.
- [Inclusive Dubuque](#) Resources, Toolkits, Events, 9 month Training
- [Michelle Cassandra Johnson](#), Mindfulness Antiracism Training and Coaching
- [Dismantling Racism Works](#), Resource and Web Book
- [Inclusive ICR Index](#), Local Business Resources

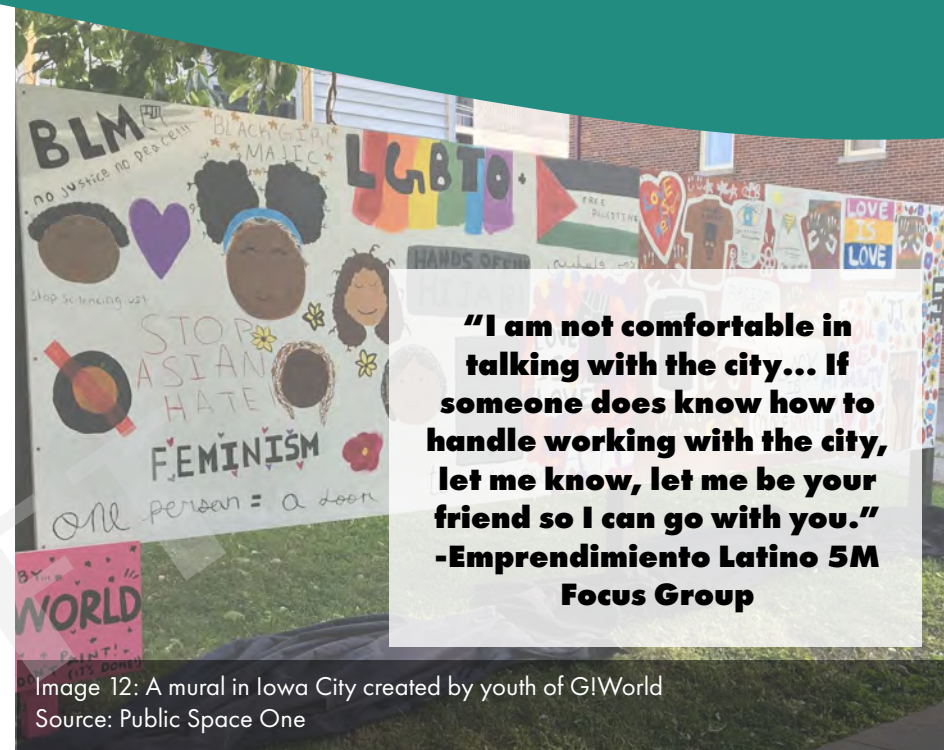


Image 12: A mural in Iowa City created by youth of G!World
Source: Public Space One

“I am not comfortable in talking with the city... If someone does know how to handle working with the city, let me know, let me be your friend so I can go with you.”
-Emprendimiento Latino 5M Focus Group

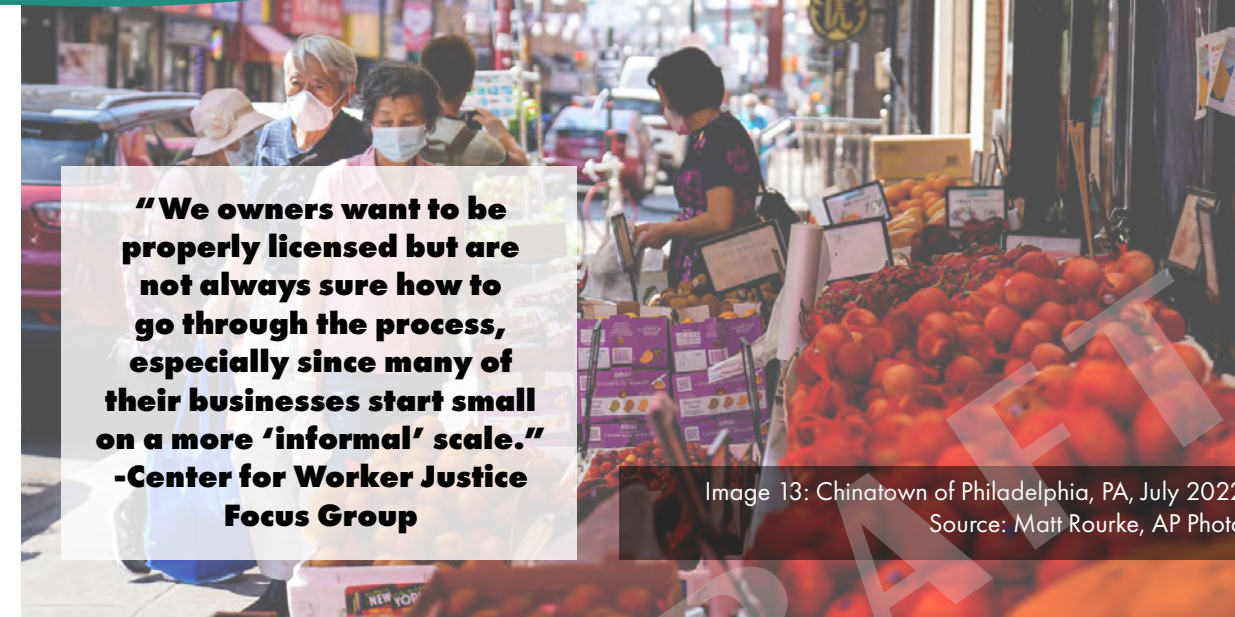


Image 13: Chinatown of Philadelphia, PA, July 2022
Source: Matt Rourke, AP Photo

“We owners want to be properly licensed but are not always sure how to go through the process, especially since many of their businesses start small on a more ‘informal’ scale.”
-Center for Worker Justice Focus Group

Create a clearer city permitting and county licensing process and accessible ordinance information:

- Street vending permits/licensing
- Mobile food unit permits/licensing
- General business permits/licensing

“Street Vending is very common in Latino culture.”

-Emprendimiento Latino 5M Focus Group

Incorporate multicultural and multilingual design elements in office and public spaces: [“Strategies for Designing \(and Redesigning\) Spaces for All”](#) by Katherine Peinhardt and Nate Storrington:

- Design for Different Abilities
- Consider Gender Dynamics
- Provide Amenities for Cultural Activities
- Recognize Public Spaces as Storytellers
- Make a Little Room for Retail

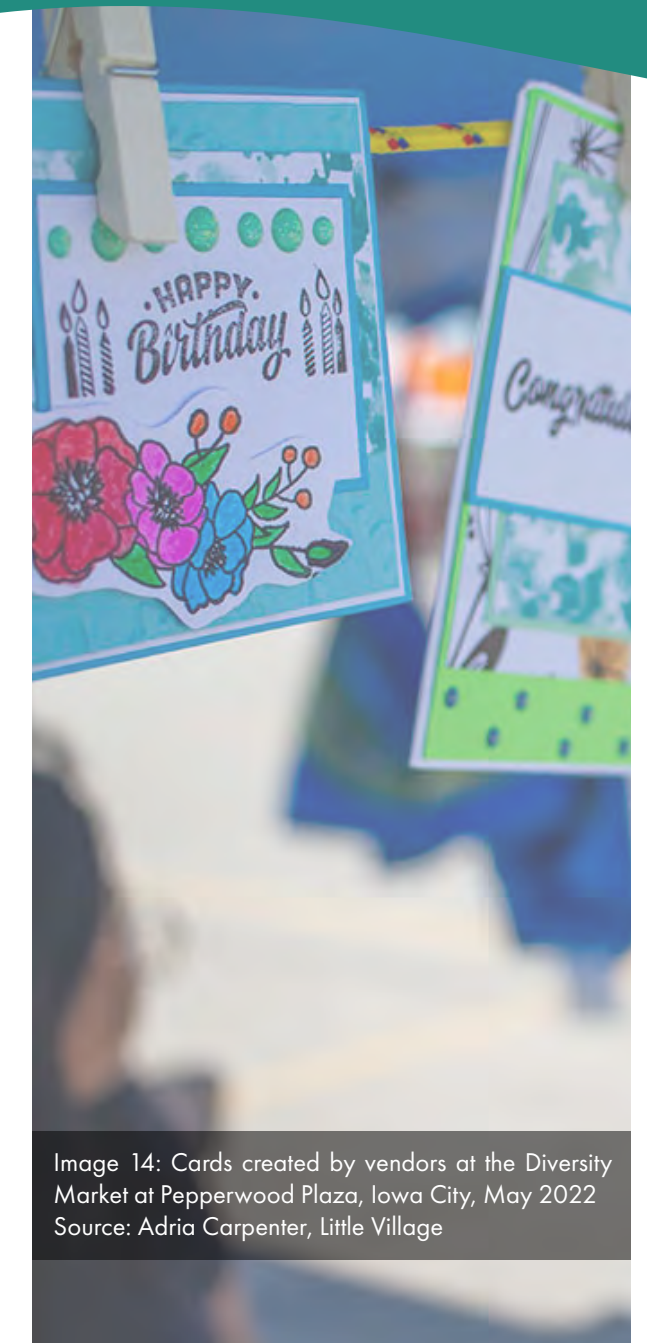


Image 14: Cards created by vendors at the Diversity Market at Pepperwood Plaza, Iowa City, May 2022
Source: Adria Carpenter, Little Village



3. Bolster entities/orgs that are currently supporting small businesses/entrepreneurs

Strengthen collaborative partnerships between local governments and existing organizations that serve underestimated businesses that include accountability, transparent evaluation, and support the evolution of partnerships

- [Designing Comprehensive Partnering Agreements](#), The Partnerships Resource Center

Streamline communication between underestimated business support organizations

"There are so many barriers, so many barriers: Rehabilitation, education, training. Once you are on the journey to self-sufficiency, again, saving that money to get that business, or to get a down payment or something like that. You can only make so much money on these jobs, with paying your rent, paying your bills. And then, where do you have in between to save for anything?"
-Lacresia White

Image 15: A pop-up shop at South District Diversity Market, July 2022
 Source: South District Diversity Market, Facebook

Reduce duplicative professional service expenses (accounting, customer service, insurance/liability providers) across underestimated business support organizations by creating a collective structure where organizations can access and share resources, thereby reducing the cost of services

Conduct transparent and recurrent evaluations to help evolve partnerships in sustainable ways.

SPOTLIGHT



Source: South District Diversity Market, Facebook

Better Together is a local initiative involving a wide array of community partners working towards inclusive, equitable, and sustainable community and economic development in Johnson county. The project began as a response to the COVID-19 pandemic. During this critical turning point, the community came together to work towards positive change, prioritizing the natural environment, vibrant neighborhoods, well connected transportation and virtual networks, economic ecosystem, and social services¹.

One focus area of the project is creating “a thriving inclusive economic development ecosystem.” The three main transformational projects for this focus call the community to: “Locate and invest in innovations zones and creativity centers where a network of writers, artists, musicians, educators, and entrepreneurs live and work together” “Implement the inclusive economic development plan developed”² “Create an upskilling strategy to increase wages and build a talent pipeline for future growth”³

Economic development efforts in Johnson County often draw on a network of community partners and supports. Better Together is no exception. The project connects an array of actors and institutions. As highlighted above, this Johnson County Inclusive Economic Development Plan is recognized by Better Together as a project to support the 2030 Vision.

To learn more about Better Together 2030 please visit: icareatgether.com

¹ Better Together 2030, (2022), 9.

² Better Together, 9.

³ Better Together, 9.

PUBLIC FACING SUPPORT

As equally as important as the internal changes that must occur, external or public-facing support is also necessary. Here are a few recommendations that set the pathway for external actions that will lead to a more inclusive business ecosystem.



4. Provide resources to the underestimated Entrepreneurial and Business community

“Sometimes just fear to get started and not knowing how the business is going to go can really prevent you from taking that first step.”

-Emprendimiento Latino 5M Focus Group

Create more access to multicultural educational opportunities taught, led by, and for underestimated business owners and professionals

Host financial literacy demonstrations and workshops led by and for underestimated business owners



“When we go to the bank as immigrants with ITIN the banks give little loans with the highest interest rates.”
-Emprendimiento Latino 5M Focus Group

Image 16: Iowa's Latino Heritage Festival
Source: Latino Resources, Inc.

Create and sustain formal and informal dynamic mentorship programs:

- Mentors and mentees learning from one another
- Resources provided to compensate for time and expertise
- Host social events



Image 17: Car-free Mackinac Island, MI
Source: PapaBear, iStock

“I am a Hispanic woman with 3 children...When I was pregnant with my son, the doctor told me that he had a congenital heart defect... My husband is the only one who works. I wish to own a business to avoid neglecting my children, but the language, the lack of money and lack of knowledge are all barriers.”

-Share your story respondent

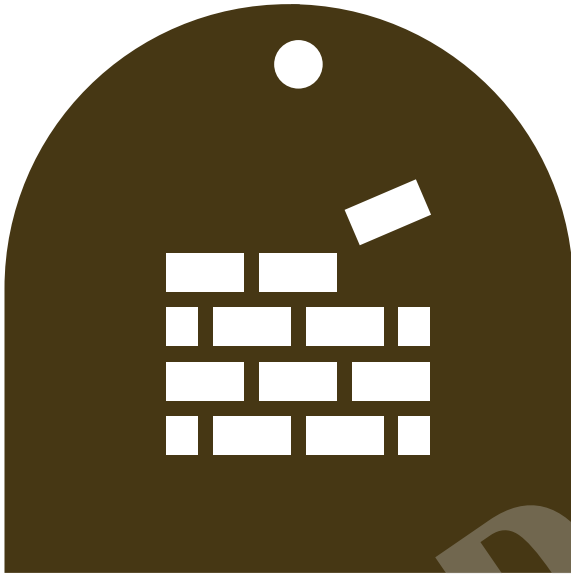
Widely publicize access to start-up and mid-level funding and loan opportunities with flexible conditions:

- Post these documents in places where underestimated community members frequent, such as libraries, laundromats, barber shops, hair salons, and local markets with community bulletin boards

Support existing and emergent local multicultural business markets through funding and marketing efforts



Image 18: A busy street of a city in PA
Source: Heather Khalifa, Philadelphia Inquirer



5. Build Infrastructure to create spaces for the underestimated Business community to thrive

Build accessible, culturally-mindful, Low or No-Rental Cost commercial kitchen space

"I want to open a small restaurant where I can sell homemade Michoacan-style food. I had my own restaurant in Michoacan and I would like to open something of my own here for the future of my children. I don't want to continue working for anyone else, cooking is my happiness and I know one day I will make it happen. "
-Share your story respondent

Image 19: Food Truck Festival in Margate, FL, October 2017
 Source: Olga V Kulakova, Shutterstock

Build neighborhood-level, multicultural chambers of commerce throughout the county that can serve as safe communal spaces

- Build new or create sustainable partnerships with organizations already located in multicultural neighborhoods to assist in the creation of new or modified spaces to house these types of business programs

Build new or modify existing city and county-owned properties to support flexible food truck and street vending services

APPENDIX

52 BUSINESS RESOURCES














56 SURVEY QUESTIONNAIRE

65 EXTENDED SURVEY RESULTS















75 REFERENCED LINKS AND DOCUMENTS

BUSINESS RESOURCES






















YOU CAN GET

	Name	Funds	Resources	Network	Description	Phone	Email	Location
1	Builders and Backers (in partnership with Heartland Forward and ICAD)				Business Idea Accelerator that offers funding to experiments, startups, and growing businesses	ICAD: 319-354-3939	B&B contact page: https://www.buildersandbackers.com/contact ICAD: info@icadgroup.com	
2	Center for Worker Justice of Eastern Iowa				CWJ connects low-wage workers to resources, and engages in collective action, working towards justice and change. CWJ offers translation services, educational programs, legal support, housing and food insecurity support, and much more.	319-594-7593	info@cwjiowa.org	1556 S 1st Avenue #C, Iowa City, IA, 52240
3	City of Iowa City Business Loans				The City of Iowa City provides grant and loan opportunities available for businesses, nonprofits and organizations such as the MicroLoan Program for Small Business and more	319-356-5230		410 E. Washington St., Iowa City, Iowa 52240
4	City of Iowa City Business Resource Information				A list of state and local business resources related to topics such as licensing, regulations, and business support	319-356-5230		410 E. Washington St., Iowa City, Iowa 52240
5	Community CPA				With a multilingual staff and extensive experience in accounting and tax services for immigrant entrepreneurs and multinational corporations, Community CPA is a valuable resource for underestimated business owners	319-208-3712	cpa@communitycpa.com	2421 Coral Ct, Suite 1 Coralville, IA, 52241
6	Immigrant Entrepreneurs Summit				The IES holds events across the United States, including in Iowa, and “brings businesses of diverse backgrounds together to share, learn and celebrate the immigrant entrepreneurship experience and contribution to the overall community”	Catherine Tran (Executive Director): 515-732-8433	catherine@iesusa.org	
















YOU CAN GET

	Name	Funds	Resources	Network	Description	Phone	Email	Location
7	Inside Out Reentry				Serves and supports individuals returning to Johnson County after incarceration through a drop-in Resource Center, mentoring opportunities, and community connection	319-338-7996 or 319-621-6263	hello@insideoutreentry.com	500 N. Clinton St., Iowa City, IA 52245
8	International Rescue Committee (IRC) Community Navigator Pilot Program				Guides diverse small business owners to programs and resources, including loans, grants, and capital for Iowa small businesses specifically	515-422-6663	Contact form: https://www.smallbiznavigator.org/contact sbacommunity.navigators@rescue.org Small Business Support Navigation: margaret.cave@LSIowa.org	
9	Iowa Center for Economic Success				Offers classes, events, business counseling, and more.	515-283-0940	info@theiowacenter.org	The Iowa Center 2210 Grand Ave, Des Moines, IA, 50312
10	Iowa City Area Business Partnership (ICABP)				The Iowa City Area Business Partnership (formerly known as the Iowa City Area Chamber of Commerce) provides advocacy and networking opportunities to local businesses	319-337-9637	info@iowacityarea.com	136 S Dubuque St, Iowa City, IA 52240 (MERGE)
11	ICABP Small Business Scholarship				Scholarship recipients are granted free membership to the Business Partnership (chamber of commerce) for one year and 50% discount for a second year	319-337-9637	info@iowacityarea.com	136 S Dubuque St, Iowa City, IA 52240 (MERGE)
12	Iowa City Area Chinese Association				Builds a cohesive, supportive, and vibrant local community for local residents of Chinese descent. Organizes cultural events, community service, and opportunities to connect.		iowacityiccs@gmail.com	
13	Iowa City Area Development Group (ICAD)				ICAD provides assistance to businesses pertaining to expansion projects, workforce development, and entrepreneurial services	319-354-3939	info@icadgroup.com	136 S Dubuque St, Iowa City, IA 52240 (MERGE)

YOU CAN GET

	Name	Funds	Resources	Network	Description	Phone	Email	Location
14	Iowa City Downtown District- Business Services				Offers support and incentives to downtown business owners	319-354-0863	info@downtowniowacity.com	103 E College St #200, Iowa City, IA 52240
15	Iowa Department of Revenue - Starting a Business				Compiled information on the actions required to start a business in Iowa	Contacts: tax.iowa.gov/call-visit	Contacts: https://tax.iowa.gov/email-options	Addresses: tax.iowa.gov/call-visit
16	Iowa Economic Development Targeted Small Business Programs				Grants loans, offers business education, and aids in network building for entrepreneurs from underestimated communities	515-348-6159	jill.lippincott@iowaeda.com	1963 Bell Ave Suite 200 Des Moines, IA 50315
17	Iowa John Pappajohn Entrepreneurial Center (JPEC)				Provides programming and expertise to entrepreneurs of all ages and experience levels.	319-335-3500	Contacts: https://iowajpec.org/overviewour-story/iowa-jpec-staff-directory	
18	Iowa Pollinators				Offers loans to local food and farm entrepreneurs		Contact form: http://www.iowapollinators.com/contact-us/	
19	Iowa State University Center for Industrial Research and Service (CIRAS)				Partners with Iowa companies and communities to support business development	515-294-3420	ciras@iastate.edu	1805 Collaboration Pl Suite 2300, Ames, IA 50010
20	Kiva + NewBoCo				Supports diverse and vibrant Iowa small businesses through microlending and providing business resources	319-382-5128	Contact form: https://newbo.co/contact/	415 12th Ave SE Cedar Rapids, IA 52401
21	MERGE Iowa City, Coralville CoWork @ 808				MERGE hosts coworking spaces throughout Johnson County and connects local entrepreneurs with resources	319-354-3939	info@icadgroup.com	136 S Dubuque St, Iowa City, IA 52240
22	North Liberty CoLab				A coworking space for entrepreneurs, creatives, and open-minded professionals	319-621-2335	Email: NorthLibertyCoLab@gmail.com	215 Highway 965, Ste 1, North Liberty, IA 52317
23	Multicultural Development Center of Iowa Business Incubator				MDCI offers a vast range of services to underestimated communities including STEM training, mentoring programs, and business incubation support	319-333-0600	info@mdciowa.org	136 S Dubuque St., Iowa City, Iowa 52240

YOU CAN GET

	Name	Funds	Resources	Network	Description	Phone	Email	Location
24	SCORE East Central Iowa				SCORE offers free mentoring and low-cost training to aspiring business owners in East Central Iowa	319-362-6943	crexecs@scorevolunteer.org	2750 First Ave NE, Suite 350, Cedar Rapids, IA, 52402
25	Solidarity Microfinance				Offers loans, saving support, training and more to entrepreneurs with the goal of empowering women and communities to create economic opportunities	515-991-0750 or 515-288-3473	info@solidaritymicrofinace.org	607 Forest Ave, Des Moines, IA, 50314
26	South District Diversity Market				A weekly pop-up market in the Iowa City South District comprised of underestimated business owners	515-994-0249	Diversitymarket.sd@gmail.com	
27	South District SSMID				A newly-forming Self-Supported Municipal Improvement District in the South District of Iowa City will support economic growth and revitalization for businesses located within the district		southdistrictneighborhood@gmail.com	
28	Think Iowa City				Think Iowa City operates a Visitors Center and offers visibility to local businesses in Johnson County	800-283-6592 or 319-337-659	info@thinkiowacity.com	Iowa City/Coralville Area Convention & Visitors Bureau
29	University of Iowa Small Business Development Center (SBDC)				The Center is operated out of the Tippie College of Business and the IOWA Centers for Enterprise. Entrepreneurs can receive counseling and business assistance.	319-335-3742	paul-heath@uiowa.edu	IOWA Centers for Enterprise W140 BioVentures Center 2500 Crosspark Road, Coralville, IA 52241
30	US Small Business Administration				Offers community resources, PPP loan forgiveness, business counseling, and more			
31	US Small Business Administration Learning Platform				Free online learning programs designed to empower and educate small business owners			
32	Welcome to the Iowa City Area				Information on resources and events in the Iowa City area available in many languages	319-337-9637	info@icadgroup.com	

SURVEY QUESTIONNAIRE

1.1 Inclusive Economic Development Plan Johnson County, Iowa Survey

Greetings!

We at Astig Planning are conducting this survey to help envision an Inclusive Economic Development Plan. This plan is being developed in partnership with the Iowa City Area Development Group and GreenState Credit Union.

This survey takes about 5 to 10 minutes to complete and asks you questions related to business and lending activities that help us better understand the need for equitable business practices in Johnson County, Iowa.

The participation in this survey is **voluntary**, and all of the answers collected are **anonymous**. This plan will be completed in the summer of 2022 and we invite you to stay connected with this effort as we will need you to hold us accountable in making sure your experiences and input are included.

Once the survey is completed, you can enter a chance to win a **\$100 cash prize! 5 lucky survey respondents** will win a cash prize of \$100 each at the closing of the survey. The winners will be randomly selected and contacted on **April 22nd 2022**. Please fill out the form at the end of the survey for entry into the cash prize!

Please click on the link [here](https://www.astigplanning.com/basic-01) or below to get more information on this plan:
<https://www.astigplanning.com/basic-01>

Language used in this survey include:

Underestimated Community Members- people who are historically underrepresented and under-resourced in our communities. These people include Black, Latine, Indigenous, Asian-American, Immigrant, LGBTQ+, Women, Youth, Formerly Incarcerated/Returning Citizens, and People with Disabilities. This is not an exhaustive list.

Ethnicity- a social group that shares common values, culture and/or traditions

Race- a group of people who share a common ancestor and certain physical traits

Gender Identity- Personal sense of one's own gender

Q4 Please choose one of the following:

- ☐ I am a business owner. (1)
- ☐ I am working on opening a business(es)/have an idea for a business. (2)
- ☐ I am representing a support institution for small businesses. (eg. business partnerships, lending institutions, local governments, educational institutions, business hubs/communities) (3)

For Business Owners

Q5 Please choose the category that best describes your business:

- ☐ Service (eg. restaurants, cafes, parlors, law firms, etc.) (1)
- ☐ Retail (eg. clothing store, shoes store, etc.) (2)
- ☐ Production (eg. homemade candles, homemade beauty products, homemade stationary products, etc.) (3)
- ☐ Other (4) _____

Q6 How long have you been in the business?

Q7 What was your inspiration behind starting this business?

Q8 Please check all of the business resources available in the city that you were already aware of:

- ☐ America's Small Business Development Center at the University of Iowa (1)
- ☐ MERGE Resources for Entrepreneurs (2)
- ☐ Multicultural Development Center of Iowa's BIPOC Business Accelerator Program (INCubate) (3)
- ☐ Project Better Together BIPOC and Immigrant Business Grant (4)
- ☐ City of Iowa City Small Business Assistance Grant (5)
- ☐ Iowa Economic Development Targeted Small Business Programs (6)
- ☐ US Small Business Administration Learning Platform (7)
- ☐ University of Iowa John Papajohn Entrepreneurial Center Student and Community Programs (8)
- ☐ Iowa City Area Business Partnership Small Business Resources (9)
- ☐ Iowa City Area Development (ICAD) Group Resources (10)
- ☐ Iowa State University Center for Industrial Research and Service (CIRAS) (11)
- ☐ Other (12) _____

Q9 Please check all of the resources that you utilize for getting updates on your neighboring business community:

- ☐ Fellow business owners or neighboring businesses (1)
- ☐ Family members or relatives (2)
- ☐ Friends, social circle, or mentors (3)
- ☐ Non-profit organizations (4)
- ☐ City or county newsletters (5)
- ☐ Social Media platforms (eg. Facebook, Twitter, Whatsapp, etc.) (6)
- ☐ Community Members or Neighbors (7)
- ☐ Newspapers (8)
- ☐ Websites of lending institutions/city/county (9)
- ☐ Television/Radio broadcasts (10)
- ☐ Others (11) _____

Q10 Has any of the following items become a barrier for running your business? Please select all that apply:

- ☐ Language options (1)
- ☐ Affordable housing access (2)
- ☐ Access to mental and physical health services (3)
- ☐ Affordable rental costs for business space (4)
- ☐ Knowledge on converting your business to a home-based business or an online business (5)
- ☐ High speed internet for distance learning, remote work, etc. (6)
- ☐ Access to legal assistance (7)
- ☐ Childcare services (8)
- ☐ Marketing platforms for promoting your business (9)
- ☐ Credit score (10)
- ☐ Access to money (11)
- ☐ Physical location (e.g. office, warehouse, etc.) (12)
- ☐ Transportation (13)
- ☐ Business supplies and materials (14)
- ☐ Electronic equipments such as computers (15)
- ☐ Business networking (16)
- ☐ Insurance (17)
- ☐ Finding a desirable location (access to food, public transportation, customer base. etc) (18)
- ☐ Access to business training, professional skills and/or other learning resources (19)
- ☐ Accounting Services or Bookkeeping Software (20)
- ☐ Others (21) _____

Q11 How would you rate the economic opportunities available to you for accessing resources listed in the previous question?

- ☐ 1 - very limited (1)
- ☐ 2 - limited (2)
- ☐ 3 - good (3)
- ☐ 4 - very good (4)
- ☐ Unsure (5)

Q12 On which basis have you ever faced discrimination while seeking business support services or engaging in normal business activities? Please select all that apply.

- ☐ None (1)
- ☐ Race (2)
- ☐ Gender (3)
- ☐ Religion (4)
- ☐ National origin (5)
- ☐ Disability (6)
- ☐ Age (7)
- ☐ Income (8)
- ☐ Others (9) _____

Q13 How would you rate the local governments’ (city and county) efforts for supporting your business from 1 to 4?

- ☐ 1 - very limited (1)
- ☐ 2 - limited (2)
- ☐ 3 - good (3)
- ☐ 4 - very good (4)
- ☐ Unsure (5)

Q14 Has your business been impacted by Covid-19?

- ☐ Yes (1)
- ☐ No (2)

Q15 Please explain how your business has been impacted by Covid-19.

Q16 Was your business eligible to receive any form of support during Covid-19 from the city or county or state or federal government agencies?

- ☐ Yes (1)
- ☐ No (2)
- ☐ Unsure (3)
- ☐ Doesn’t Apply (4)

Q17 Please tell us what type of support you received.

Q18 Please tell us why you were not eligible to receive the support.

Q19 What solutions/opportunities do you think would be helpful for supporting your business?

Q20 Have you been a business owner in the past?

- ☐ Yes (1)
- ☐ No (2)

Q21 Please choose the category that best described your past business.

- ☐ Service (eg. restaurants, cafes, parlors, law firms, etc.) (1)
- ☐ Retail (eg. clothing store, shoes store, etc.) (2)
- ☐ Production (eg. homemade candles, homemade beauty products, homemade stationary products, etc.) (3)
- ☐ Other (4) _____

Q22 How long has it been since your past business shut down?

Q23 What was the reason your past business shut down?

Q24 How much do you agree with this sentence? “To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need.”

- ☐ Strongly Disagree (1)
- ☐ Disagree (2)
- ☐ Neutral (3)
- ☐ Agree (4)
- ☐ Strongly Agree (5)

Q25 Please tell us why you think so:

Q32 How many people from your household are currently involved in your business?

Demographic Questions

Q30 The next few questions are more focused on you and your household. Please answer to the best of your ability.

Q31 How many people are there in your household?

Q33 How many of them are children (under 18 yrs)?

Q34 Please indicate the category of income that your household makes in a year.

- ☐ At or below \$18,763/year (30% AMI) (1)
- ☐ \$18,764 - \$31,272/year (50% AMI) (2)
- ☐ \$31,273 - \$50,035 (80% AMI) (3)
- ☐ Above \$50,036 (Above 80% AMI) (4)

Q35 Please select the option that best describes your educational experience:

- ☐ General Education Degree (GED) (1)
- ☐ Undergraduate (2)
- ☐ Masters graduate (3)
- ☐ PhD graduate (4)
- ☐ Doesn’t Apply (5)

Q36 Please indicate your ethnicity. (Ethnicity - a social group that shares common values, culture and/or traditions)

Q37 Please indicate your race. (Race: a group of people who share a common ancestor and certain physical traits)

Q38 Please indicate your gender identity. (Gender Identity: Personal sense of one’s own gender)

For Emerging Businesses

Q39 Please choose the category that best describes your business idea/emerging business:

- ☐ Service (eg. restaurants, cafes, parlors, law firms, etc.) (1)
- ☐ Retail (eg. clothing store, shoes store, etc.) (2)
- ☐ Production (eg. homemade candles, homemade beauty products, homemade stationary products, etc.) (3)
- ☐ Other (4) _____

Q40 How long have you been working/ideating on your business idea/emerging business?

Q41 What was your inspiration behind this business idea?

Q42 Please check all of the business resources available in the city that you were already aware of:

- ☐ America’s Small Business Development Center at the University of Iowa (1)
- ☐ MERGE Resources for Entrepreneurs (2)
- ☐ Multicultural Development Center of Iowa’s BIPOC Business Accelerator Program (INCubate) (3)
- ☐ Project Better Together BIPOC and Immigrant Business Grant (4)
- ☐ City of Iowa City Small Business Assistance Grant (5)
- ☐ Iowa Economic Development Targeted Small Business Programs (6)
- ☐ US Small Business Administration Learning Platform (7)
- ☐ University of Iowa John Papaiohn Entrepreneurial Center Student and Community Programs (8)
- ☐ Iowa City Area Business Partnership Small Business Resources (9)
- ☐ Iowa City Area Development Group (10)
- ☐ Iowa State University Center for Industrial Research and Service (CIRAS) (11)
- ☐ Other (12) _____

Q43 Please check all of the resources that you have been utilizing for working/ideating on your business idea:

- ☐ Fellow business owners or neighboring businesses (1)
- ☐ Family members or relatives (2)
- ☐ Friends, social circle, or mentors (3)
- ☐ Non-profit organizations (4)
- ☐ City or county newsletters (5)
- ☐ Social Media platforms (eg. Facebook, Twitter, Whatsapp, etc.) (6)
- ☐ Community Members or Neighbors (7)
- ☐ Newspapers (8)
- ☐ Websites of lending institutions/city/county (9)
- ☐ Television/Radio broadcasts (10)
- ☐ Others (11) _____

Q44 Are any of the following items a barrier for opening your business? Please select all that apply:

- ☐ Language options (1)
- ☐ Affordable housing access (2)
- ☐ Access to mental and physical health services (3)
- ☐ Affordable rental costs for business space (4)
- ☐ Knowledge on converting your business to a home-based business or an online business (5)
- ☐ High speed internet for distance learning, remote work, etc. (6)
- ☐ Access to legal assistance (7)
- ☐ Childcare services (8)
- ☐ Marketing platforms for promoting your business (9)
- ☐ Credit score (10)
- ☐ Access to money (11)
- ☐ Physical location (e.g. office, warehouse, etc.) (12)
- ☐ Transportation (13)
- ☐ Business supplies and materials (14)
- ☐ Electronic equipments such as computers (15)
- ☐ Business networking (16)
- ☐ Insurance (17)
- ☐ Finding a desirable location (access to food, public transportation, customer base. etc) (18)
- ☐ Access to business training, professional skills and/or other learning resources (19)
- ☐ Accounting Services or Bookkeeping Software (20)
- ☐ Others (21) _____

Q45 How would you rate the economic opportunities available to you for accessing resources listed in the previous question? Please rate from 1 to 4.

- ☐ 1 - very limited (1)
- ☐ 2 - limited (2)
- ☐ 3 - good (3)
- ☐ 4 - very good (4)
- ☐ Unsure (5)

Q46 On which basis have you ever faced discrimination while seeking business support services? Please select all that apply.

- ☐ None (1)
- ☐ Race (2)
- ☐ Gender (3)
- ☐ Religion (4)
- ☐ National origin (5)
- ☐ Disability (6)
- ☐ Age (7)
- ☐ Income (8)
- ☐ Others (9) _____

Q47 How would you rate the city and county engagement efforts for emerging businesses like yours from 1 to 4?

- ☐ 1 - very limited (1)
- ☐ 2 - limited (2)
- ☐ 3 - good (3)
- ☐ 4 - very good (4)
- ☐ Unsure (5)

Q48 Would you be willing to take a class/workshop on how to start a business? (finance, accounting, insurance, legal documents, etc.)

- ☐ Yes (1)
- ☐ No (2)
- ☐ Unsure (3)

Q49 Has your business idea been impacted by Covid-19?

- ☐ Yes (1)
- ☐ No (2)

Q50 Please explain how your business was impacted by Covid-19.

Q51 What does your business need to be successful?

Q52 Have you been a business owner in the past?

- ☐ Yes (1)
- ☐ No (2)

Q53 Please choose the category that best described your past business.

- ☐ Service (eg. restaurants, cafes, parlors, law firms, etc.) (1)
- ☐ Retail (eg. clothing store, shoes store, etc.) (2)
- ☐ Production (eg. homemade candles, homemade beauty products, homemade stationary products, etc.) (3)
- ☐ Other (4) _____

Q54 How long has it been since your past business shut down?

Q55 What was the reason your past business shut down?

Q56 How much do you agree with this sentence? “To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need.”

- ☐ Strongly Disagree (1)
☐ Disagree (2)
☐ Neutral (3)
☐ Agree (4)
☐ Strongly Agree (5)

Q57 Please tell us why you think so:

For Support Institutions

Q58 Are you representing a governmental body?

- ☐ Yes (1)
☐ No (2)
☐ Representing a Quasi-governmental body (3)

Q59 How long has your institution been in service?

Q60 Please choose the category that best describes your service area:

- ☐ City (1)
☐ County (2)
☐ Regional (3)
☐ State of Iowa (4)
☐ Midwest (5)
☐ Across the United States (6)
☐ International (7)
☐ Other (8) _____

Q61 Do you have any policies in place for promoting BIPOC/Underestimated businesses?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)

Q62 Please provide your institution’s mission statement:

Q63 Do you collect data on BIPOC/Underestimated businesses?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)

Q64 Please mention what are the ways your institution collects those data on BIPOC/Underestimated businesses.

Q65 Have you released any survey in the past 5 years to better understand the needs of the BIPOC/Underestimated businesses in the community and how your programs/awards could better assist them?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)

Q66 Do you provide loans targeted for BIPOC/Underestimated businesses?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)
☐ Doesn’t Apply (4)

Q67 Please indicate how long you have been providing those loans targeted for BIPOC/Underestimated businesses.

Q68 Please indicate the number of the BIPOC/Underestimated business loans that you have provided over the last 5 years?

- ☐ (1) _____
☐ Doesn’t Apply (2)

Q69 Please indicate the number of the overall business loans that your institution has provided over the last 5 years?

- ☐ (1) _____
☐ Doesn’t Apply (2)

Q70 Do you have any programs that specifically focus on assisting the BIPOC/Underestimated businesses?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)
☐ Doesn’t Apply (4)

Q71 Please indicate how long you have been providing those programs that specifically focus on assisting the BIPOC/Underestimated businesses.

Q72 Please indicate the percentage of participants coming from the BIPOC/Underestimated communities to attend/utilize the programs in the last five years?

- ☐ (1) _____
☐ Unsure (2)
☐ Doesn’t Apply (3)

Q73 Did you provide any relief fund/loan to businesses in response to the Covid-19 pandemic?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)

Q74 Please indicate the percentage of the relief fund that went to BIPOC/Underestimated business:

Q75 Are information materials about your lending or support programs available in different languages other than English?

- ☐ Yes (1)
☐ No (2)
☐ Unsure (3)

Q76 Please list the other languages:

Q77 How do you communicate your current programs to BIPOC/Underestimated communities? Please select all that apply.

- ☐ City or county newsletters (1)
☐ Own website (2)
☐ Press releases (3)
☐ Television/Radio broadcasts (4)
☐ Social Media platforms (eg. Facebook, Twitter, Whatsapp, etc.) (5)
☐ Distributing pamphlets in business communities (6)
☐ Organizing events for promotion (7)
☐ Via Non-profit organizations (8)
☐ Via word of mouth (9)
☐ Others (10) _____

Q78 What solutions/opportunities do you think would be helpful for supporting existing and emerging businesses in Johnson County?

Q79 How much does your institution/organization's belief align with this sentence? "To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need."

- ☐ None (1)
☐ Little (2)
☐ Medium (3)
☐ High (4)

Q80 Please elaborate your answer:

Q81 What percentage of your staff identify as an Underestimated Community Member (e.g. Black, Latine, Indigenous, Asian-American, Immigrant, LGBTQ+, Women, Youth, Formerly Incarcerated/Returning Citizens, People with Disabilities, etc.)?

Q82 What percentage of your management and executive staff identify as an Underestimated Community Member (e.g. Black, Latine, Indigenous, Asian-American, Immigrant, LGBTQ+, Women, Youth, Formerly Incarcerated/Returning Citizens, People with Disabilities, etc.)?

Q83 If you would be willing to provide additional information on surveys, loans, and programs specifically designed for BIPOC/Underestimated businesses by your organization to our planning team, could you please provide a contact information (phone number/email address) in the box below?

- ☐ Yes (1) _____
☐ No (2) _____

Thank you very much for your participation in this survey.

This will help us on our path towards creating an inclusive business environment in our county!

Now that you have completed the survey, you can win a \$100 cash prize! 5 lucky survey respondents will win a cash prize of \$100 each at the closing of the survey. The winners will be randomly selected and contacted on April 22nd 2022. Please fill out the form below for entry into the cash prize!

Are you an Underestimated Community Member

(BIPOC, Latine, Asian-American, Immigrant, LGBTQ+, Women, etc).
 who owns a business(es), is opening a business, or has an idea for a business

Do you represent a support institution

(eg. business partnerships, lending and educational institutions, local governments, business hubs)
 for small businesses

If answered yes, please take the survey:
 @ tinyurl.com/bdhe2s4c
 OR simply scan the QR code!
 And enter a chance to win a \$100 cash!
 survey closes on April 30th



Let's build an Inclusive Economy in the Johnson County !!
 To get more involved in the planning process, please
 reach out to us @319-855-9949

OR

Be part of the
Focus group



Share your story
in a one-on-one
interview



Be part of the
Strategic Doing
Session



Or simply visit our website
to learn more, and share
your story anonymously:
astiplanning.com/basic-01



ASTIG
PLANNING

GreenState

IOWA CITY
AREA DEVELOPMENT

Business
Partnership

MULTICULTURAL
DEVELOPMENT
CENTER

EXTENDED SURVEY RESULTS

Q7 - What was your inspiration behind starting this business?

My child is living here

Wanna flexible time

use up my spare time

Make money

I say a need and thought I could fill it.

Family business

The reason I started the business was to sustain all the volunteer work I do in a way that values my experience, talents and skills; the main inspiration were the vendors at the 2021 Diversity Market season

Once my child was born, I wanted to be able to stay home with him, but couldn't afford to not work, so I started an in home daycare.

To provide a open space for people to learn the benefits of moving and understanding their body.

I received an artist grant and thought it would be good to set up a sole proprietorship and get insurance. After the grant concluded, I began selling!

To have bigger impact.

People needing certain items and the smiles I receive from my customers

Working freelance in audio

1

A friend

Providing music and entertainment to individuals in the community, with a focus on them.

I had experience in these kind of store

I wanted to create a space that all people could feel welcomed and loved.

provide good food

COVID, Healthcare Industry, Patient Needs

Q41 - What was your inspiration behind this business idea?

El dar a conocer la comida original de michoacan 100% casera porque los restaurantes mexicanos no tienen sazón rico

Using my knowledge and "gifts" to be of service to others, inspired by my mentors.

Nothing like it in the area

Underserved local market

To diversify the food scene in my community

A lack of representation in the industry

Thinking

Que todas las personas me dicen tu don es cocinar

Ser yo mi patrón

Q23 - What was the reason your past business shut down?

Affordable space.

Market shift.

N/A - still in business

Failure to launch.

Job offer.

Covid

it's not shut down

I needed a staff of people to help with the various aspects of running a business. I create works, but I cannot do all of the advertising, graphics, etc, needed.

Went from a sole proprietor business owner doing art fairs across the country to have a brick and mortar store where my personal work is part of the store's inventory. No driving, being out in all kinds of weather--I pay more and have the privilege of turning a key and have a show every day.

Q15 - Please explain how your business has been impacted by Covid-19.

Product pricing is getting high and limited; reduced customers.

Slow business

No more internationals

Less customers

Covid has totally change our business model. Inside space is less valuable than it use to be but rent continues to be high. Builders and developers are a needed commodity but sometime you need to work with an entities that does not focus on profit when finding a space to run your business.

Pérdida de clientes

When schools and businesses shut down, I had no kids to watch therefore I had no income.

Had to close the shop down due to limited money coming in, the world shut down

The live events & entertainment industry was shut down for many months.

We were completely shut down for a year, and the Johnson County Public Health Office originally blamed our company for the outbreak.

Sometimes positive, sometimes negative. Shortage of staff in the market, but we had.

We were shut down for 8 weeks followed by strict guidelines such as not being able to see as many people in our space.

Loss of opportunities due to client budget cuts

We do not get people to come in person to buy products just because there are no money

Lack of customer

Porque no habia convivios sociales, ni celebraciones, aniversarios fiestas.

Inflation of wages, prices, the ability to hire at reasonable wages, the university challenge

Art shows closed for a significant time preventing me from spreading awareness of my business.

Low attendance, loss of income

Loss of in-person professional development opportunities

Q18 - Please tell us why you were not eligible to receive the support.

Couldn't get PPP because we bought the business later.. and we're not aware if other grants available for newer businesses.. we bought r business from somebody else. They couldn't access any tax return documents and couldn't apply for PPP
Business had just start maybe 6 months in, Income wasn't high enoug
We were disqualified because we are gig workers and did not have a primary location for business.
Started after
1 employee
I don't know
I don't know how to apply I think
No se
I just start my business
my business started two months after the pandemic started so I was not eligible for anything because I was honest
My company did not meet the guidelines due to start date and Industry
Didn't know how too get it

Q50 - Please explain how your business idea was impacted by Covid-19.

Afraid to get started and get sick and/or be the catalyst for getting others sick.
Seeing how Covid-19 has forced so many businesses to close their doors. I am hesitant to launch a brick-and-mortar business establishment.
Primero deje de trabajar, salí embarazada, deje aportar ingresos a mi hogar y empecé a empeorar con mis alergias ...

Q19 - What solutions/opportunities do you think would be helpful for supporting your business?

More funding
My location need easier parking and more customers
Arranging events during school breaks
Not sure
Private/Public partnerships to develop and grow black owned business.
Apoyo económico
? I feel like there needs to be an easier way to file taxes without having to keep track of all my deductions. I need to be able to afford health insurance in order to keep doing daycare. Right now my husband is covered under Medicare and me and my kids have a plan from marketplace, but honestly I'm really scared because I heard if I underestimated my income I will need to pay back the money when I file our income taxes. It is hard to estimate my income because if a kids doesn't come I don't get paid. As much as I love my job, I'm really starting to think it would be better/easier to quit daycare and work for a company that offers health insurance.
Transitioning to starting a business, I have had access to a lot of information because of my previous work in education. I was able to lean on my network, and connect to different people to get paperwork filed and things going. It cost a lot of money to start up, which was slightly a barrier, but my biggest challenge was understanding the ins/outs and the business language people use. I wish there was 1:1 mentoring or some tailored online content to learn some of the legal/accounting things for our county.
Expanded platforms, acknowledgement, and equal opportunities as white men in our community.
Helping with small business loans and affordable rental areas for small businesses.
Downtown Iowa city business rent assistance.
Website building

Access to low interest loans.

Use by local entities for entertainment, rather than usually hiring non-local companies or only the same company because they are friends with city and university big-wigs.

Expansion of space.

information on grants/loans and available space

Community grants for new, small businesses

The local support community (ie ICAD, ICABP, Downtown District) does a wonderful job of championing businesses like mine. The problem is the wolves at the front of the pack. Some of the male leaders in our community, the men-lead businesses, do not foster an inclusive or engaging environment for businesses that are woman-owned, woman-lead, or anything but cis male-dominated. Professional publications that claim to speak for the community, like the CBJ, foster this toxic undertone within our business community. They continue to give cis white men platforms and awards, where everyone else is pay to play for the opportunity. Country club access if you will.

Financially

Anything please

More resources to help out businesses

Q51 - What does your business need to be successful?

Un lugar donde vender porque por si solo es un exito

I need more education on raising capital to start the business.

Support with writing a business model, research, financing, bookkeeping, how to successfully operate a small business.

People that want to engage and learn. We are building a new industry and eco-system so it's going to be hard at first.

Exito tendra soy amable y me encanta el comercio y buena cocinera

Aun no tengo negocio

Q78 - What solutions/opportunities do you think would be helpful for supporting existing and emerging businesses in Johnson County?

Greater opportunities for business incubator/accelerator programs, microfunding, mentorship, financial literary training, and business development training.

An organized push to support employer sponsored volunteer time. Regular volunteering is associated with higher quality of life, longer life, and higher life satisfaction for the employee. For employers, reduced turnover and associated costs, happier and healthier employees, and more productivity are a few of the benefits. Every business that desires to maximize its success needs to have an employee volunteering program that defaults to giving employees this benefit.

- Having more funding to support small businesses and a variety of funding vehicles and platforms
- Ability to provide business support services (legal, HR, marketing, IT, etc.) at a lower cost

technical assistance focusing on business plans, projections, sales, expenses, etc.

A one-stop shop for finding information and applying.

The County has personnel, programs, budgets and plans that are supportive.

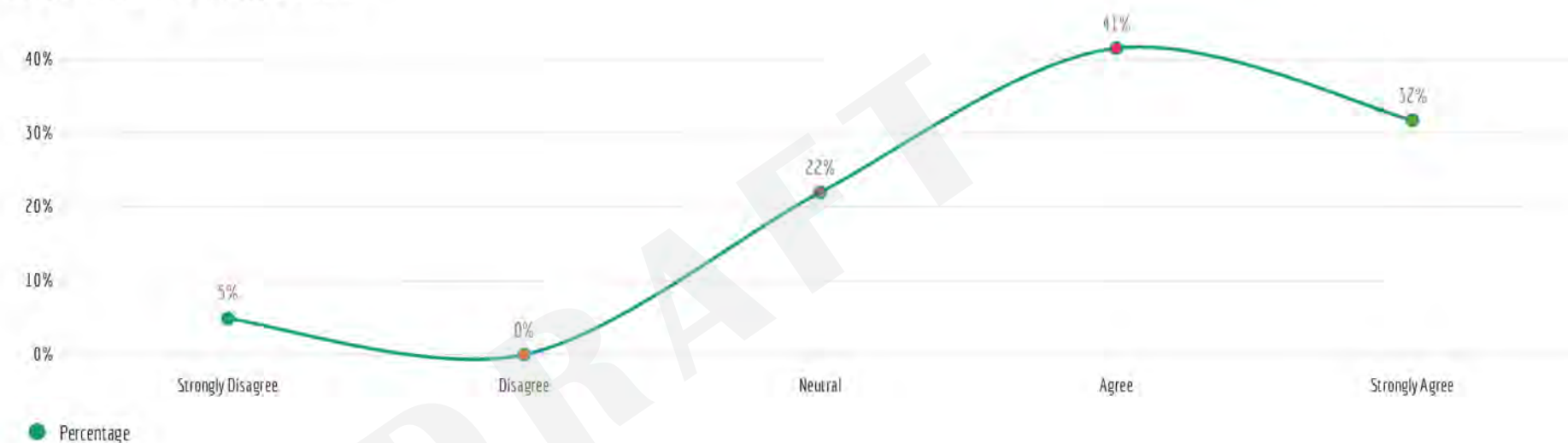
The recently created 2022 JC Economic Development Plan: Opportunities for the Unincorporated, Area, Villages and Smaller Towns--the plan includes goals which broadly and/or specifically support existing and emerging businesses. Themes that guide the plan include DEI, sustainability and local foods.

The Board has allocated \$500K in ARPA fund for FY23 for financing minority-owned businesses. Another funding stream from ARPA will support arts-based organizations and nonprofits.

The County is creating a joint position with ICAD and one within its planning department to focus on economic development. The Board office has staff, including a DEI expert, grants experts and a new data position. Social Services has some overlap to assist businesses. All these persons can collaborate to provide support from the County.

“To create equity and opportunity for all, I believe a greater portion of resources should go to those who are most in need.”

EXISTING businesses



Q25 - Please tell us why you think so:

Help those who need help

To be fair to less fortunate

There is a need to develop systems to allow individuals and business to support communities that have less access to resources.

While I am a women owned business, I have privilege in education/socioeconomic/social capital to navigate how to gain more knowledge in starting my business. I support providing assistance to those who need it most.

There are people who are already set up in life, and our community, to succeed. They don't need access to resources like some of us do.

I just believe give all small businesses the opportunity you give the big people

Millionaire developers don't need more assistance from the city to build another building inside city limits.

Because the who start a business, they always need help

Helping those in need should never be an option, it should be automatic

Equity does not mean equality. Equality means all of us are treated the same way, regardless of need levels, barriers, or individual differences. Equity means we have access to, or are provided with what we need (individually) to succeed.

Seems like a lot of tax breaks go to large companies that don't really need them.

That's how our community can get more stuff because it will be more small business to get other more different stuff to community

Because we are here to help people out when we can

没有

Porque si estos recursos llegan a quien lo necesita las personas tendran la educacion, las ganas de luchar teniendo las herramientas que necesitan para empezar a trabajar

There is people that want help but they already have money to start but they don't want to used.

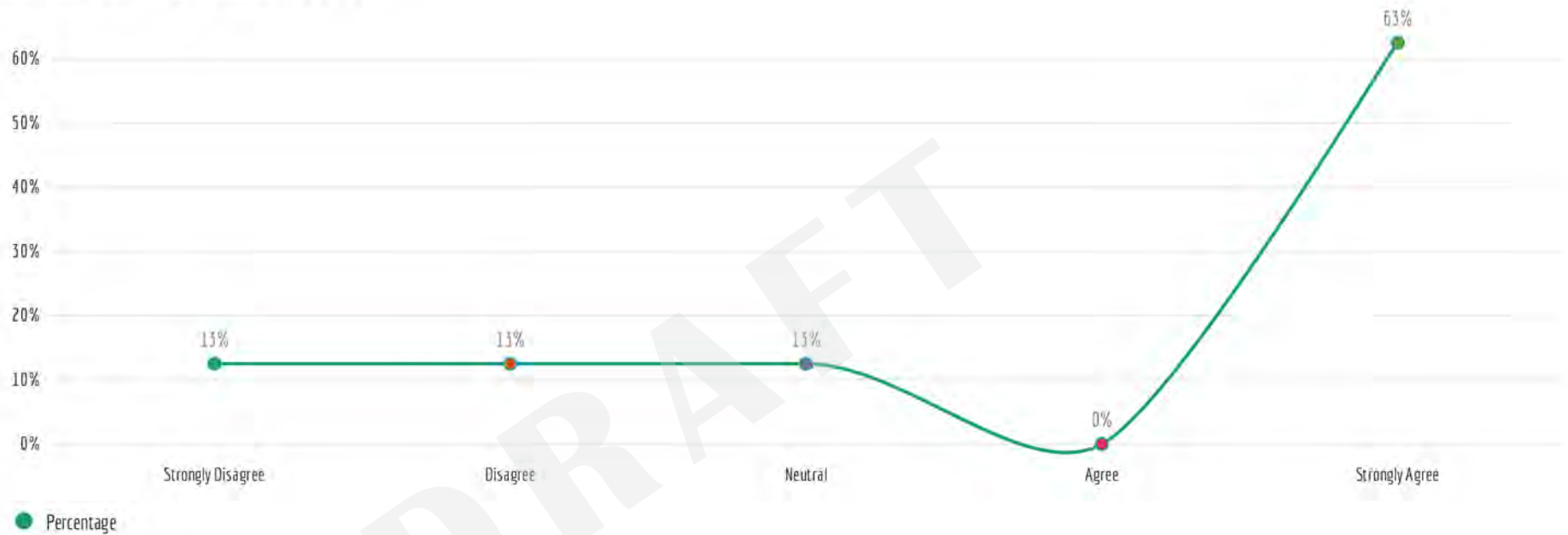
I partially agree. The definition of those in need has a tendency to be skewed as well as taken advantage of. Hi believe in paying it forward if possible to support or mentor small businesses for success

Not everyone is given the same opportunities of education, financing, etc.

I think everyone should have equal opportunities to all resources available.

It allows help to those who need it most and creates a more even playing field

EMERGING businesses



Q57 - Please tell us why you think so:

Esto para que los mas necesitados puedan progresar y haci podria existir un poco mas de igualdad

I would need better and/or clearer definition of "most in need".

It's all about evening out the playing field to give everyone the same chance to pursue one's dream and be successful.

Because we can raise all tides of the underfunded businesses get the education and the funding.

Should go to one's that are most likely to be successful

Pues las personas con bajos recursos necesitamos ayuda para emprender negocios o sueños

REFERENCED LINKS AND DOCUMENTS

	Plans Identified	Entity	Link
1	Johnson County Economic Development Plan	Johnson County, IA	https://www.johnsoncountyiowa.gov/sites/default/files/2022-01/JC%20Economic%20Development%20Plan%20FINAL%20adopted%202022%2001%2013.pdf
2	Delaware County Economic Development Plan	Delaware County, PA	https://www.delcopa.gov/planning/pubs/delco2035/EconomicDevelopmentPlan.pdf
3	Equitable Economic Development Playbook	International Economic Development Council	https://www.iedconline.org/news/2021/06/01/press-releases/iedc-launches-equitable-economic-development-playbook/
4	Ramsey County Economic Competitiveness and Inclusion Plan	MN	https://www.ramseycounty.us/sites/default/files/Departments/Community%20%26%20Economic%20Development/Ramsey%20Final%20Report_Pages%2016mar21.pdf
5	Racial Equity Survey and Summary Analysis	Community Foundation of Northeast Iowa	https://d2b1x2p59qy9zm.cloudfront.net/attachments/fed8b406f02d96758cebb29d8b32987be90d8abf/store/72fbb755b661f7aa80dd96e6427f786d38e834655030f8b9a185450d2262/CFNEIA-racial-equity-survey-summary.pdf https://d2b1x2p59qy9zm.cloudfront.net/attachments/ca12e76945468a2f81221dbf8338efde89e86a0c/store/00e5b7c17aa82b3331c67912438d0b17ee3cb5f83bb9584ffc4c4ac3a158/External+Survey+Findings+with+Full+Data.pdf
6	Racial Healing in the CFGD Region Toolkit	Dubuque County, IA	http://includivedbq.org/racial-healing-in-the-cfgd-region/
7	Metropolitan Area Planning Council Comprehensive Economic Development Strategy	Boston, MA	https://www.mapc.org/wp-content/uploads/2021/02/Final_CEDS-021021.pdf
8	Metro - Strategic plan to advance racial equity, diversity and inclusion	OR	https://www.oregonmetro.gov/sites/default/files/2017/10/05/Strategic-plan-advance-racial-equity-diversity-inclusion-16087-20160613.pdf
9	Equity and Social Justice Strategic Plan		https://kingcounty.gov/~media/elected/executive/equity-social-justice/documents/201609-ESJ-SP-FULL.ashx?la=en
10	Advancing Racial Equity and Transforming Government	Racial Equity Alliance	https://racialequityalliance.org/wp-content/uploads/2015/02/GARE-Resource_Guide.pdf
11	Coralville Community Plan	City of Coralville	https://www.coralville.org/DocumentCenter/View/3220/Coralville-Community-Plan-2014_Part-2?bidId=
12	Toolkit for Story Gathering - Racial Healing	Community Foundation of Greater Dubuque	

	Plans Identified	Entity	Link
13	Racial Social Justice Initiative Community Survey	City of Seattle	http://www.seattle.gov/Documents/Departments/CivilRights/2016%20RSJI%20Community%20Survey.pdf
14	Race and Social Justice Initiative Three-Year Plan		http://www.seattle.gov/Documents/Departments/RSJI/RSJI-Three-Year-Plan_2012-14.pdf
15	How to Boost Economic Equity by Supporting the Informal Economy		https://www.planning.org/planning/2021/summer/how-to-boost-economic-equity-by-supporting-the-informal-economy/
16	Grow Black Owned		https://iowacityareadevelopment.com/grow-black-owned/
17	University of Iowa: John Papajohn Entrepreneurial Center		https://howtostartanllc.com/local-resources/iowa-iowa-city
18	Small Business Resources		https://iowacityarea.com/partnership/partner-resources/small-business-resources/
19	IC Business Assistance		https://www.icgov.org/city-government/departments-and-divisions/economic-development/business-assistance
20	Do Business		https://downtowniowacity.com/do-business/
21	Iowa Pollinators		https://slowmoney.org/local-groups/iowa-pollinators
22	Direct Cash Transfer as a Vehicle for Speed, Inclusivity, and Equity		https://www.urban.org/sites/default/files/publication/104695/direct-cash-transfer-as-a-vehicle-for-speed-inclusivity-and-equity_3.pdf
23	Opportunities for Research on Transportation and Equity 2021	Transportation Research Board	https://onlinepubs.trb.org/onlinepubs/circulars/ec270.pdf
24	Racial Equity Addendum to Critical Issues in Transportation	Transportation Research Board Executive Committee July 2021	https://www.nap.edu/download/26264
26	Toolkit to Start/Grow a small business	Iowa Source Link	https://www.iasourcelink.com
27	State of Iowa Laborshed Analysis	Iowa Workforce Development	https://www.iowaworkforcedevelopment.gov/sites/search.iowaworkforcedevelopment.gov/files/documents//2018/statewidelaborshed_fullreport2020.pdf
30	Coralville Flood Resilience Action Plan	Coralville, IA	
31	Maquoketa River Watershed Management Plan	Maquoketa, IA	https://iisc.uiowa.edu/sites/iisc.uiowa.edu/files/project/files/final_report_-_maquoketa_river_watershed_management_plan_0.pdf
32	City of Boulder Resilience Strategy	Boulder, CO	https://resilientcitiesnetwork.org/downloadable_resources/Network/Boulder-Resilience-Strategy-English.pdf

DRAFT



Watts Zoning Amendment



October 4, 2022

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

Re: Request of Kevin Paul Watts for a zoning map amendment (rezoning) from ID Interim Development to RS-4 Single-Unit Residence District on 2.53 acres. The property is located at property located at 3123 West Hauer Drive NE.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its October 4, 2022 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from ID Interim Development District to RS-4 Single-Unit Residence District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for zoning map amendment from ID Interim Development District to RS-4 Single-Unit Residence District to the City Council with a recommendation for approval.

The vote for approval was 6-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission

Ordinance No. 2022-23

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO RS-4 SINGLE-UNIT RESIDENCE DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended by designating the zoning district for 2.53 acres, more or less, as RS-4 Single-Unit Residence District for property located at 3123 W. Hauer Drive NE. The property is more particularly described as follows:

Auditor's Parcel 2022036, in accordance to the plat thereof recorded in Plat Book 65 at Page 333 of the records of the Johnson County Recorder's Office. Located in the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa. Said Auditor's Parcel 2022036 contains 2.53 acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the October 4, 2022, meeting the Planning Commission accepted the listed finding and forwarded 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 October 25, 2022.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2022-23 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **September 30, 2022**
Re **Request of Kevin Paul Watts for a zoning map amendment (rezoning) from ID Interim Development to RS-4 Single-Unit Residence District on 2.53 acres. The property is located at property located at 3123 West Hauer Drive NE.**

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

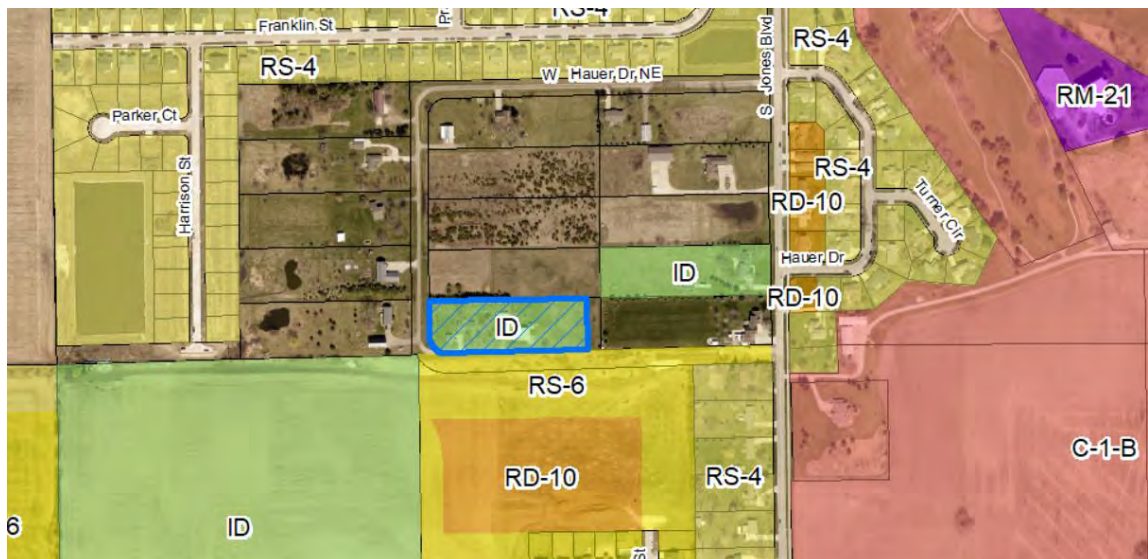
1. Request Summary:

The property was recently annexed into the corporate limits of North Liberty. The rezoning request is to facilitate subdivision of the property when Remley Street gets installed in conjunction with the Mickelson development to the south.

2. Proposed Zoning:

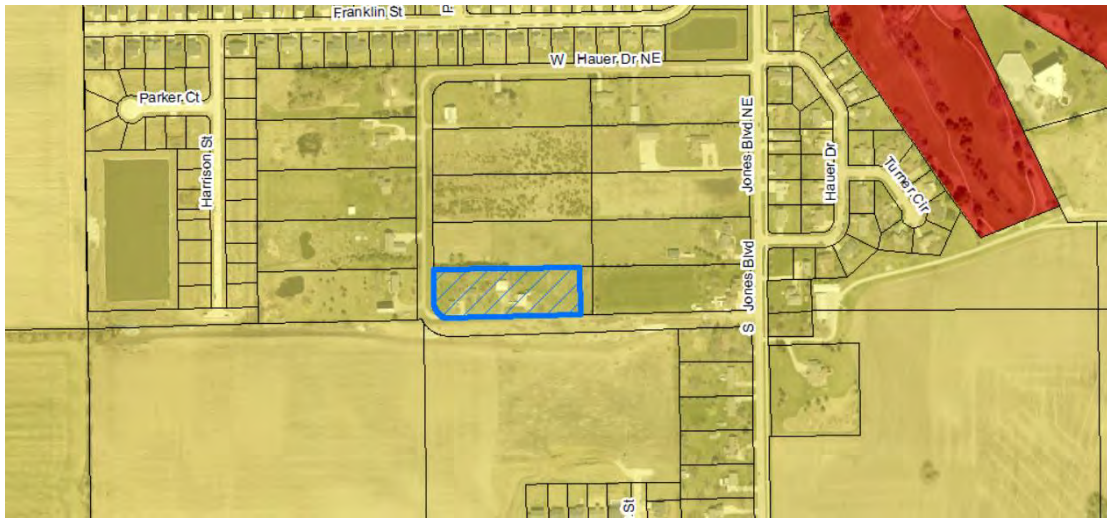
RS-4 Single-Unit Dwelling District

RS-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Residential.



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

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

Relevant Comprehensive Plan Policies Related to Land Use:

- Protect residential neighborhoods from encroachment or intrusion of incompatible higher use types by adequate buffering and separation. This policy is not to be interpreted to imply that new development must match existing development in cost, density, or character; but instead to mean that gross incompatibilities shall be minimized and mitigated where unavoidable.

4. Public Input:

A good neighbor meeting was held on September 19, 2022. One person outside of City staff and the applicant attended the virtual meeting. There were no objections expressed at the meeting.

5. Approval Standards:

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 and adopted land use policies.

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

It is staff's opinion that the proposed zonings would be compatible with adjacent RS-6 zoning.

(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 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.

This rezoning is necessary in order to be able to subdivide the property.

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

This is not applicable.

6. Staff Recommendation:

Finding:

1. The rezoning request from ID Interim Development District to RS-4 Single-Unit Residence District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment from ID Interim Development District to RS-4 Single-Unit Residence District to the City Council with a recommendation for approval.

Suggested motion:

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



Dahnovan Holdings Zoning Amendment



October 4, 2022

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

Re: Request of Dahnovan Holdings, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District on 23.36 acres and to C-3 Higher-Intensity Commercial District on 18.12 acres. The property is located at the west side of North Kansas Avenue approximately 150 feet south of West Lake Road.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its October 4, 2022 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from O-RP Office and Research Park to RM-12 Multi-Unit Residence and C-3 Higher-Intensity Commercial District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for zoning map amendment from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District on 23.36 acres and to C-3 Higher-Intensity Commercial District on 18.12 acres to the City Council with a recommendation for approval.

The vote for approval was 6-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **September 30, 2022**
Re **Request of Dahnovan Holdings, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District on 23.36 acres and to C-3 Higher-Intensity Commercial District on 18.12 acres. The property is located at the west side of North Kansas Avenue approximately 150 feet south of West Lake Road.**

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:

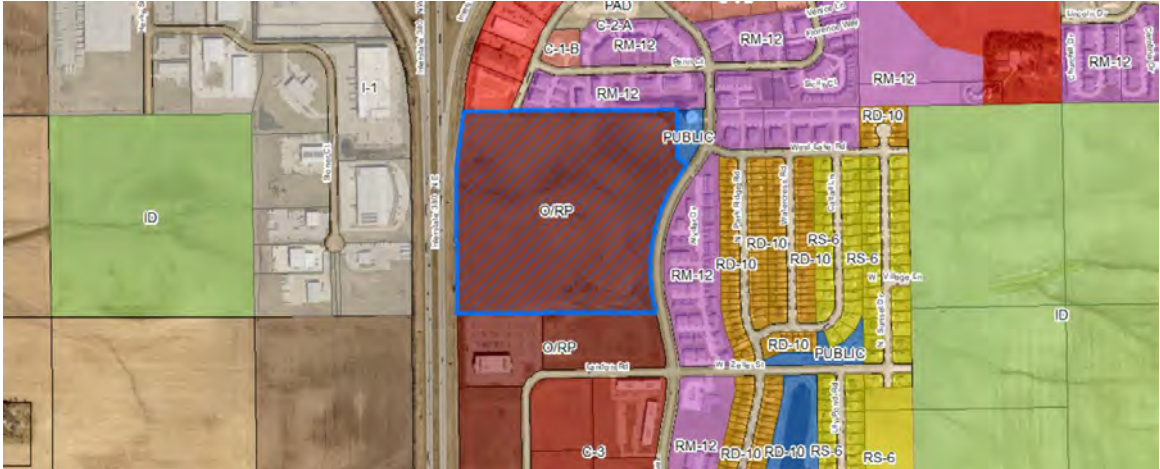
This rezoning request would facilitate development of the property with multi-unit residences and higher-intensity commercial/residential uses.

2. Proposed Zoning:

RM-12 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District.
RM-12 Multi-Unit Residence District.

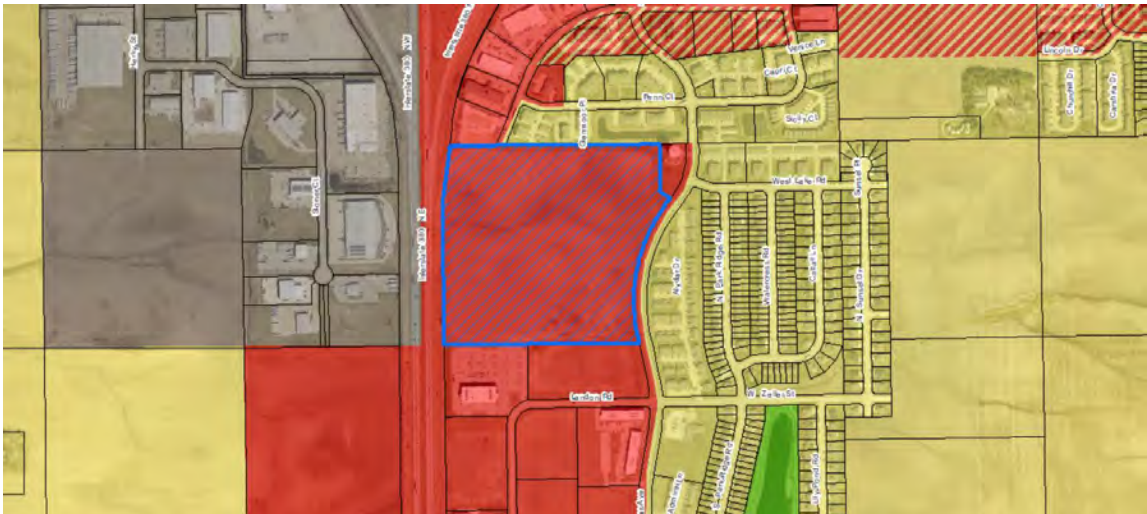
The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.

The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Commercial.



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

Relevant Comprehensive Plan Policies Related to Land Use:

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

4. Public Input:

A good neighbor meeting was held on September 19, 2022. A few people outside of City staff and the applicant attended the meeting and just had general questions about the type of development proposed. To date, staff has received no formal objections.

5. Analysis of the Request

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 and adopted land use policies.

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

It is staff's opinion that the proposed zonings would be compatible with the area.

(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 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.

Office research parks have been a declining trend, which has been exasperated by Covid-19. Staff envisions the O-RP zoning being deleted as a zoning district and being replaced with other relevant zoning districts.

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

This is not applicable.

- (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.

This is not applicable. The City expects this property to be redeveloped.

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

This is not applicable.

6. Additional Considerations:

The subject property is located along North Kansas Avenue, which is a minor arterial road. This is an appropriate location for a higher-intensity commercial district.

Please recall that the C-3 District was re-written during the large Zoning Code amendment.

Table 168.02-B Dimensional Standards SF = Square Feet, DU= Dwelling Unit, ' = Feet	
	RM-12
Bulk	
Minimum Lot Area	21,780 SF 3,500 SF/DU
Minimum Frontage	50'
Minimum Lot Width	80'
Maximum Building Height	40'
Setbacks	
Minimum Required Front Yard	25'
Minimum Required Corner Side Yard	25'
Minimum Required Side Yard	15'
Minimum Required Rear Yard	30'

Table 168.03 Dimensional Standards SF = Square Feet, ' = Feet	
	C-3
Bulk	
Minimum Lot Area	20,000 SF
Minimum Frontage	35
Minimum Lot Width	35'
Maximum Building Height	75'
Setbacks	
Minimum Required Front Yard	25'
Minimum Required Corner Side Yard	25'
Minimum Required Side Yard	10', unless abutting a residential district then 20'
Minimum Required Rear Yard	10' unless abutting a residential district then 25'

7. Staff Recommendation:

Finding:

1. The rezoning request from O-RP Office and Research Park to RM-12 Multi-Unit Residence and C-3 Higher-Intensity Commercial District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

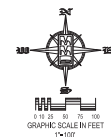
Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District on 23.36 acres and to C-3 Higher-Intensity Commercial District on 18.12 acres to the City Council with a recommendation for approval.

Suggested motion:

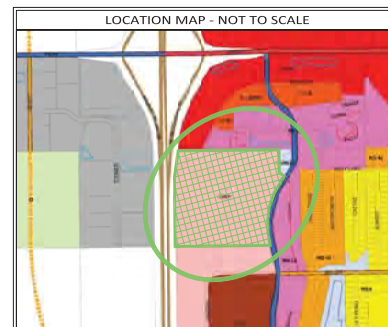
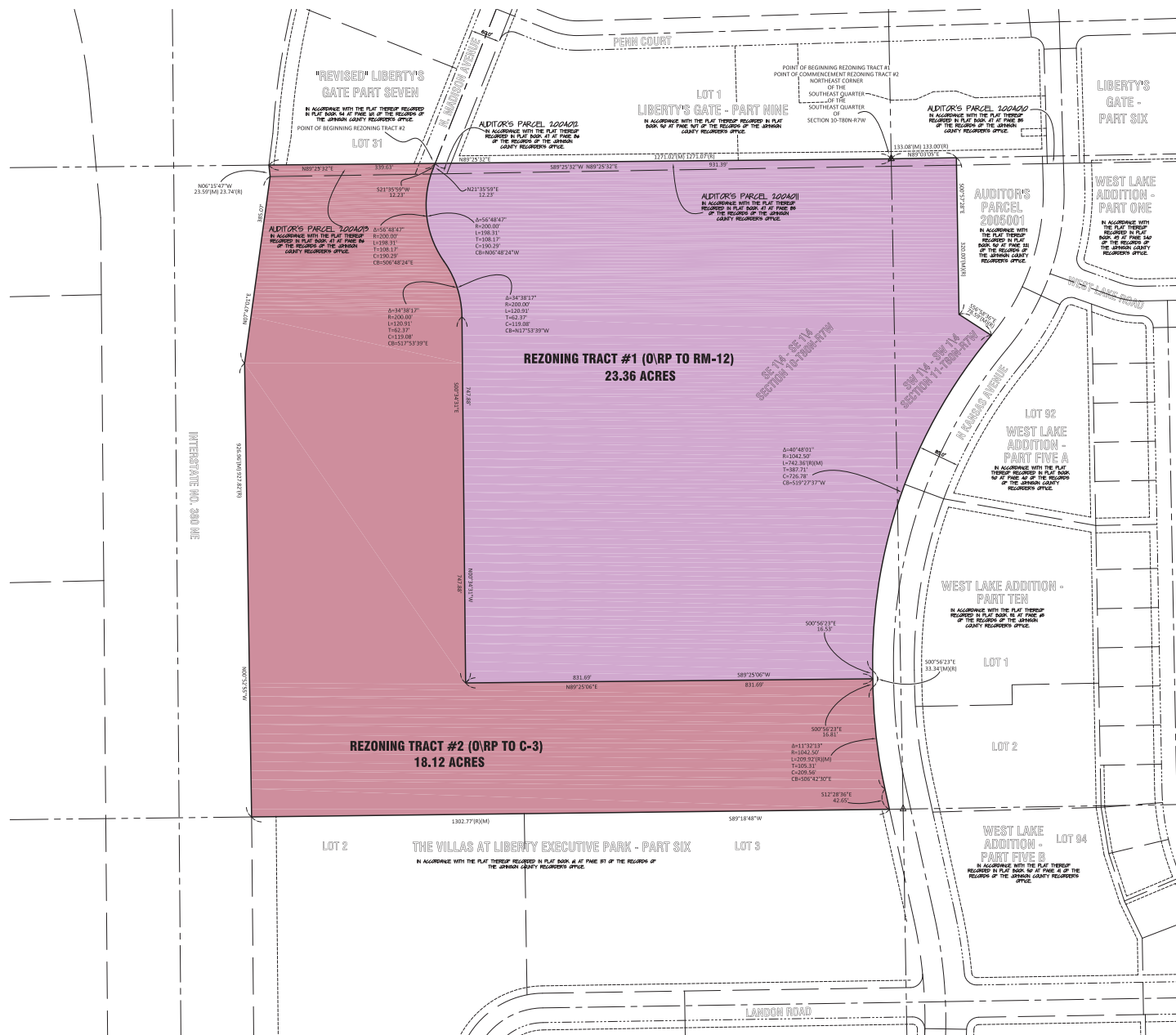
I move that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval.

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL
OF TOWNSHIP 80 NORTH RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN

PLAT PREPARED BY:	OWNER:	APPLICANT:
MMS CONSULTANTS INC.	MAJ PROPERTIES II LLC	DAHNOVAN HOLDINGS
1917 S. GILBERT STREET	901 N KANSAS AVENUE	1650 LINDEN LANE
IOWA CITY, IA 52240	NORTH LIBERTY, IOWA 52317	NORTH LIBERTY, IOWA 52317



~ CONGRESSIONAL CORNER, FOUND
 ~ CONGRESSIONAL CORNER, REESTABLISHED
 ~ CONGRESSIONAL CORNER, RECONSTRUCTED LOCATION
 ~ PROPERTY CORNERS SET
 ~ 1/4" iron pin w/ *alloy* plastic LS Cap embossed with "MMS"
 ~ "C"
 ~ PROPERTY &/or BOUNDARY LINES
 ~ CONGRESSIONAL SECTION LINES
 ~ RIGHT-OF-WAY LINES
 ~ FENCE LINES
 ~ LOT LINES, INTERNAL
 ~ LOT LINES, PLATTED OR BY DEED
 ~ EASEMENT LINES, WITH & PURPOSE NOTED
 ~ EXISTING EASEMENTS, PURPOSE NOTED
 ~ RECORDED DIMENSIONS
 ~ MEASURED DIMENSIONS
 ~ SEE SEQUENCE NUMBER
 (M)
 (M)
 COM-1
 UNLESS NOTE OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

[illegible][illegible]

1.48 ACRES



NOTE

[illegible]

WATER
TOWER
PLACE
NORTH LIBERTY
JOHNSON COUNTY
IOWA

Date: 10.03.2022

Designed by:	Field Book No:
--------------	----------------

KJB	
200-100	Score

JDM	1"=100'
Checked by:	Sheet No.

Page 1

10/20/2017	
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11030-005	1
-----------	---

1



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

NORTH LIBERTY, IOWA



0 10 25 50 75 100
GRAPHIC SCALE IN FEET

City Clerk Date:

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES : SEE CONSTRUCTION PLANS FOR DETAILS.



LIBERTY'S GATE - PART NINE

AUDITOR'S
PARCEL
2005001
IN ADDITION TO
THE PLAT HEREON

WEST LAKE
ADDITION -
PART ONE

LOT 92
ZONE: RM-15
SUBSTANTIAL DISTANCES
WEST LAKE

BEST LAKE ADDITION - PART TEN

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK NO. 47 PAGE 46
OF THE RECORDS OF THE JOHNSON

WEST LAKE ADDITION
- PART FIVE B
IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK NO. 141 PAGE 4 OF THE
RECORDS OF THE JOHNSON COUNTY RECORDERS
OFFICE

THE VILLAS AT LIBERTY EXECUTIVE PARK - PART SIX

Ordinance No. 2022-24

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM O-RP OFFICE AND RESEARCH PARK DISTRICT TO RM-12 MULTI-UNIT RESIDENCE DISTRICT AND C-3 HIGHER-INTENSITY COMMERCIAL DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended by designating the zoning district for 23.36 acres, more or less, as RM-12 Multi-Unit Residence District and for 18.12 acres, more or less, as C-3 Higher-Intensity Commercial District for property located on the west side of North Kansas Avenue approximately 150 feet south of West Lake Road. The property is more particularly described as follows:

O-RP Office and Research Park District to RM-12 Multi-Unit Residence District on 23.36 acres: Beginning at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Iowa; Thence N89°03'05"E, along the South Line of Liberty's Gate - Part Nine, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 307 of the Records of the Johnson County Recorder's Office, 133.08 feet, to the Northwest Corner of Auditor's Parcel 2005001, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 221 of the Records of the Johnson County Recorder's Office; Thence S00°57'28"E, along the West Line of said Auditor's Parcel 2005001, a distance of 320.00 feet, to the Southwest Corner thereof; Thence S56°58'36"E, along the South Line of said Auditor's Parcel 2005001, a distance of 78.59 feet, to the Southeast Corner thereof, and a Point on the West Line of West Lake Addition - Part Five A, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 40 of the Records of the Johnson County Recorder's Office; Thence Southwesterly, 742.36 feet, along said West Line, and the West Line of West Lake Addition - Part Five B, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 41 of the Records of the Johnson County Recorder's Office, on a 1042.50 foot radius curve, concave Southeasterly, whose 726.78 foot chord bears S19°27'37"W; Thence S00°56'23"E, along said West Line of West Lake Addition - Part Five B, 16.53 feet; Thence S89°25'06"W, 831.69 feet; Thence N00°34'31"W, 747.88 feet; Thence Northwesterly, 120.91 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 119.08 foot chord bears N17°53'39"W; Thence Northwesterly, 198.31 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 190.29 foot chord bears N06°48'24"W; Thence N21°35'59"E, 12.23 feet, to a Point on the South Line of "Revised" Liberty's Gate Part Seven, in accordance with the Plat thereof Recorded in Plat Book 54 at Page 101 of the Records of the Johnson County Recorder's Office; Thence N89°25'32"E, along said South Line, and the South Line of said Liberty's Gate _ Part Nine, 931.39 feet, to the Point of Beginning. Said Rezoning Tract contains 23.36 acres, and is subject to easements and restrictions of record.

O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 18.12 acres: Commencing at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Iowa; Thence S89°25'32"W, along the South Line of Liberty's Gate - Part Nine, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 307 of the Records of the Johnson County Recorder's Office, and the South Line of "Revised" Liberty's Gate Part Seven, in accordance with the Plat thereof Recorded in Plat Book 54 at Page 101 of the Records of the Johnson County Recorder's Office, 931.39 feet, to the Point of Beginning; Thence S21°35'59"W, 12.23 feet; Thence Southeasterly, 198.31 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 190.29 foot chord bears S06°48'24"E; Thence Southeasterly, 120.91 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 119.08 foot chord bears S17°53'39"E; Thence S00°34'31"E, 747.88 feet; Thence N89°25'06"E, 831.69 feet, to a Point on the West Line of West Lake Addition - Part Five B, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 41 of the Records of the Johnson County Recorder's Office; Thence S00°56'23"E, 16.81 feet; Thence Southeasterly, 209.92 feet, along said West Line, on a 1042.50 foot radius curve, concave Northeasterly, whose 209.56 foot chord bears S06°42'30"E; Thence S12°28'36"E, along said West Line, 42.65 feet, to the Northeast Corner of The Villas at Liberty Executive Park - Part Six, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 157 of the Records of the Johnson County Recorder's Office; Thence S89°18'48"W, along the North Line of said The Villas at Liberty Executive Park - Part Six, a distance of 1302.77 feet, to the Northwest Corner thereof, and a Point on the East Right-of-Way Line of Interstate No. 380 NE; Thence N00°52'55"W, along said East Right-of-Way Line, 926.96 feet; Thence N07°47'01"E, along said East Right-of-Way Line, 385.07 feet, to the Southwest Corner of Auditor's Parcel 2004013, in accordance with the Plat thereof Recorded in Plat Book 47 at Page 86 of the Records of the Johnson County Recorder's Office; Thence N06°15'47"W, along the West Line of said Auditor's Parcel 2004013, a distance of 23.59 feet, to the Northwest Corner thereof, and the Southwest Corner of said "Revised" Liberty's Gate Part Seven; Thence N89°25'32"E, along the South Line of said "Revised" Liberty's Gate Part Seven, a distance of 339.63 feet, to the Point of Beginning. Said Rezoning Tract contains 18.12 acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the October 4, 2022, meeting the Planning Commission accepted the listed finding and forwarded 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 October 25, 2022.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2022-24 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



GRD Burleson, LLC Zoning Amendment



October 4, 2022

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

Re: Request of GRD Burleson, LLC for a zoning map amendment (rezoning) from ID Interim Development to C-3 Higher-Intensity Commercial District on 7.64 acres. The property is located on the east side of North Liberty Road approximately 375 feet south of South Dubuque Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its October 4, 2022 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from ID Interim Development District to C-3 Higher-Intensity Commercial District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for zoning map amendment ID Interim Development to C-3 Higher-Intensity Commercial District on 7.64 acres to the City Council with a recommendation for approval.

The vote for approval was 6-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **September 30, 2022**
Re **Request of GRD Bursleson, LLC for a zoning map amendment (rezoning) from ID Interim Development to C-3 Higher-Intensity Commercial District on 7.64 acres. The property is located on the east side of North Liberty Road approximately 375 feet south of South Dubuque Street.**

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

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

1. Request Summary:

This rezoning request is to facilitate development of the properties with horizontal mixed-use development, which means there is a mixture of residential and commercial development in separate buildings.

2. Proposed Zoning:

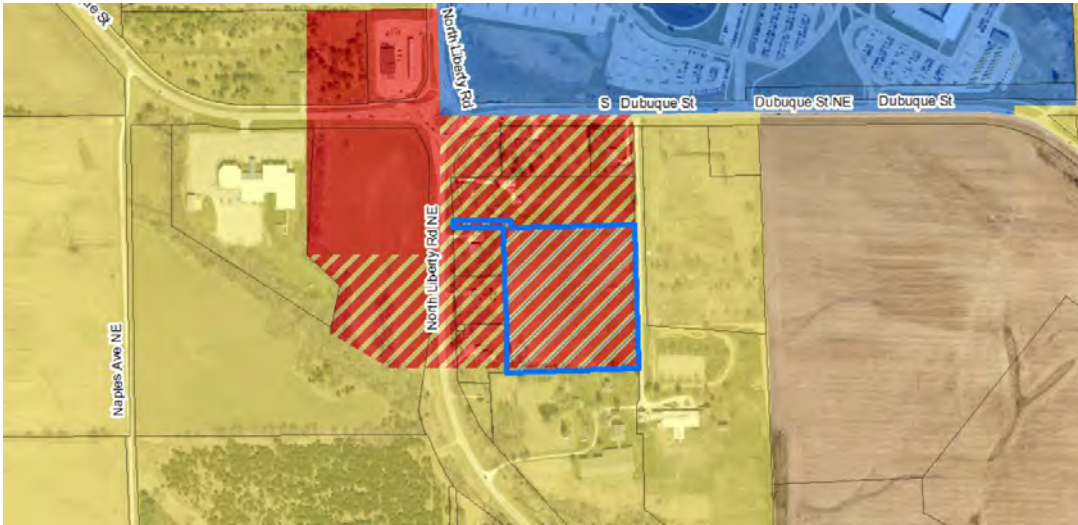
C-3 Higher-Intensity Commercial District.

The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Commercial with Residential.



It appears that the Commercial with Residential designation was part of a more recent Future Land Use Map update. It is staff's understanding that the designation was to encourage mixed commercial/residential development.

Relevant Comprehensive Plan Policies Related to Land Use:

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

4. Public Input:

A good neighbor meeting was held on September 20, 2022. Three people (representing two properties) outside of City staff and the applicant attended the meeting and just had general questions about the type of development proposed. A letter of objection is included in the background material.

5. Analysis of the Request

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 and adopted land use policies. The C-3 District allows a mix of commercial and residential uses, both horizontally and vertically.

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

This is an emerging part of the City. Staff has spoken with representatives of adjacent properties about developing in a similar manner.

- (c) The compatibility with established neighborhood character.

This is an emerging part of the City. It is staff's opinion that this development will establish the character of the area.

- (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 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.

This is not applicable. The City expects this property to be redeveloped.

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

This is not applicable.

6. Additional Considerations:

The subject property is located at the intersection of major arterial road (North Liberty Road) and minor arterial road (South Dubuque Street). This is an appropriate location for a higher-intensity commercial district.

Please recall that the C-3 District was re-written during the large Zoning Code amendment.

The objection received is from the property owners located at the southwest corner of the subject property. Why the C-3 district allows for higher-intensity uses, there a couple of natural and code requirements that help mitigate some potential impacts. A 20' side yard setback is required when abutting residential zoning. Also, the topography of the site lends this area to being a drainage feature.

Table 168.03 Dimensional Standards SF = Square Feet, ' = Feet	
	C-3
Bulk	
Minimum Lot Area	20,000 SF
Minimum Frontage	35
Minimum Lot Width	35'
Maximum Building Height	75'
Setbacks	
Minimum Required Front Yard	25'
Minimum Required Corner Side Yard	25'
Minimum Required Side Yard	10', unless abutting a residential district then 20'
Minimum Required Rear Yard	10' unless abutting a residential district then 25'

Staff disagrees that the zoning should be “stepped down” to a less intense zoning district. It is staff’s opinion that this and the adjacent property to the north and east should develop in a coordinated manner.



7. Staff Recommendation:

Finding:

1. The rezoning request from ID Interim Development District to C-3 Higher-Intensity Commercial District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment ID Interim Development to C-3 Higher-Intensity Commercial District on 7.64 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.

Sep 26, 2022

This letter is to be submitted as written remarks regarding our stance against approval of application to rezone parcel 0717376006 to C3 high intensity commercial designation.

We submit these thoughts as homeowners at 2786 North Liberty Road and Johnson County residents and request the zoning commission, city council, and city staff consider the following items regarding this rezoning request and the role each group has with the development of this land.

1. Type of zoning being sought

C3 is the highest zoning allowed in city code and we feel it should not be permitted due to the close proximity to homes in this area, the fact that the land in question is landlocked and not main frontage where you would normally see this type of zoning, and because the rezoning comes with no plan that has been shared with the public and there's a potential the land could be sold off.

C3 is also a new classification, and we feel that there should be a better hold on what will happen to C3 areas before it's passed as such – with public disclosure especially when the area is not frontage and neighbors' homes – and consideration for the fact that land can be sold after it's rezoned to other developers.

From our observations, this current plot only has 30' of frontage and 35' of frontage is required currently for C3 zoning. During the Good Neighbor Meeting on 9/20/22 information was made public that there is a potential plan to sell a portion of parcel to the parcels owned by CMW Properties, LLC directly to the north of this property. There is concern that this would further reduce the frontage required to support development of a commercial property.

2. Lack of plan from development group

The lack of plan for this area creates more questions instead of a firm understanding of the intended use by developers. Because this land is adjacent to single-family residential homes, we'd like to request the city to require a Planned Area Development plan before moving forward with this zoning request change to show the intended use, answer questions around the frontage requirements, and show the density planned. A PAD would also answer questions about potential solutions and mitigation efforts to provide the most livable solution to the adjacent homeowners by laying out the buffer zones, distance to residential zoning, and infer where rain gardens, water retention ponds and basins, and other efforts will be made to maintain the livability adjacent to the homes along North Liberty Road. At a minimum we'd prefer to see a C2 zoning plan that has existing height restrictions that reduce maximum allowed buildings and accounts for reduced noise, traffic, and light pollution especially if a PAD site plan will not be required by city staff.

3. Livability for adjacent homes

Our primary concern as adjacent homeowners is the livability in a post-C3 zoned area which could allow for building heights up to 75', high density buildings like apartment buildings or

heavy retail use in this landlocked area that is not on main road frontage. It's important to note that despite what a developer says will likely not happen, the city has the responsibility to be considering the best interest of all impacted parties not just the individuals with the resources of being able to develop land and using existing policy and code as parameters for developers.

We have additional concerns with this type of commercial rezoning due to the likelihood of light pollution due to signage and vehicles, noise pollution due to engagement in retail space, traffic, and drive through areas, and lack of access to natural sunlight in our green spaces due to building heights and overcast.

If the developers wish to divide off some of this land to add it into the C3 zoning near the roundabout on Dubuque Street, they should partition this off and resubmit it for zoning consideration. Allowing this entire parcel to be rezoned to the highest allowed type of rezoning does not follow traditional urban planning that slowly stair-steps commercial areas into a progression of mixed use, multi-family, and then single-family homes. Long range planning would assume this type of change would happen over decades as single-family homes become old and new development comes in, not all at once which in turn forces out home owners and homes before their natural lifespan.

In closing, we encourage the city to ask for plans for this project prior to approving a rezoning and only consider a C2 plan due the unique attributes of this parcel of land and the details mentioned in this letter.

As future North Liberty residents we welcome commercial development and the need for North Liberty to establish growth along some of the busiest roads in North Liberty. We hope to see the elected officials and city staff work to find a rezoning plan that honors the economic needs of North Liberty, the financial desires of the developers, and the livability and rights of adjacent homeowners who have picked North Liberty to be their home.

Kate Connell | connellkatherinee@gmail.com
Matt Potts | pottsmatthewa@gmail.com
2786 North Liberty Rd NE
North Liberty, IA 52317

Ordinance No. 2022-25

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO C-3 HIGHER-INTENSITY COMMERCIAL DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended by designating the zoning district for 7.65 acres, more or less, as C-3 Higher-Intensity Commercial District for property located on the east side of North Liberty Road approximately 375 feet south of South Dubuque Street. The property is more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 17; Thence South 02 degrees 01' 14" East, along the west line of said Southeast Quarter of the Southwest Quarter, a distance of 268.73'; Thence South 88 degrees 50' 45" West, a distance of 3.37' to a point which is 1037.92' northerly of and 1328.89' easterly of the Southwest corner of the Southwest Quarter of said Section 17, said point being on the centerline of North Liberty Road NE; Thence South 01 degree 41' 07" East, along said centerline, a distance of 178.67' to the Point of Beginning; Thence North 89 degrees 34' 40" East, along a north line of said described parcel, a distance of 271.72'; Thence continuing along said northerly line, South 01 degree 41' 07" East, a distance of 30.00'; Thence continuing along said northerly line, North 88 degrees 45' 04" East, a distance of 517.50' to a westerly line of Lot 2 of Free Rein Subdivision, according to the Plat thereof as filed with the Johnson County Recorder in Book 40, Page 151 on June 16, 1999; Thence along said westerly line, South 01 degree 21' 15" East, a distance of 596.12' to an iron bar at the southwest corner of said described parcel; Thence South 88 degrees 55' 02" West, along the south line of said parcel, a distance of 544.36' to the easterly line of a parcel conveyed to Matthew and Katherine Potts, per Warranty Deed as filed June 25, 2018 in Book 5803, page 911; Thence along said easterly line, and its northerly extension, North 01 degree 41' 07" West, a distance of 594.99' to the northeasterly corner of a parcel conveyed to Big Ten Homes, LLC, per Warranty Deed as filed on November 22, 2016 in Book 5590, page 176; Thence South 89 degrees 34' 05" West, along the north line of aforesaid parcel, a distance of 241.72' to the centerline of North Liberty Road NE; Thence along said centerline, North 01 degree 41' 07" West, a distance of 30.04' to the Point of Beginning. Said property contains 7.65 acres, more or less.

SECTION 2. CONDITIONS IMPOSED. At the October 4, 2022, meeting the Planning Commission accepted the listed finding and forwarded 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 October 25, 2022.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2022-25 in *The Gazette* on the ____ of _____, 2022.

TRACEY MULCAHEY, CITY CLERK



Urban Renewal Report

FY 22

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: NORTH LIBERTY
Local Government Number: 52G485

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NORTH LIBERTY URBAN RENEWAL	52001	18

TIF Debt Outstanding: 34,762,944

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	0	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	5,348,163
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	5,348,163

Rebate Expenditures:	975,135
Non-Rebate Expenditures:	3,847,493
Returned to County Treasurer:	0
Total Expenditures:	4,822,628

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	525,535	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 29,414,781

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL
 UR Area Number: 52001

UR Area Creation Date: 06/1990

UR Area Purpose: To encourage economic development through public improvements including streets, utilities, rebates to various corporations and other public improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NORTH LIBERTY CITY/IOWA CITY SCH/ NL UR TIF INCREMENT	520099	520100	72,226,420
NORTH LIBERTY CITY AG/IOWA CITY SCH/ NL UR TIF INCREMENT	520101	520102	46,427
NORTH LIBERTY CITY/CLEAR CREEK SCH/ NL UR TIF INCREMENT	520103	520104	67,270,181
NORTH LIBERTY CITY AG/CLEAR CREEK SCH/NL UR TIF INCREMENT	520105	520106	90,137
NORTH LIBERTY CITY AG/IOWA CITY SCH/NORTH LIBERTY UR 2000 AMEND TIF INCREMENT	520191	520192	0
NORTH LIBERTY CITY/IOWA CITY SCH/NORTH LIBERTY UR 2000 AMEND TIF INCREM	520204	520205	0
NORTH LIBERTY CITY/IOWA CITY SCH/NORTH LIBERTY UR 2002 AMEND INCR	520220	520221	0
NORTH LIBERTY CITY AG/IOWA CITY SCH/NORTH LIBERTY UR 2002 AMEND INCR	520222	520223	45,118
NORTH LIBERTY CITY AG/IOWA CITY SCH/N LIBERTY UR 2003 AMD TIF INCR	520257	520258	0
NORTH LIBERTY CITY/IOWA CITY SCH/N LIBERTY UR 2003 AMEND INCREMENT	520285	520286	8,613,187
NORTH LIBERTY CITY AG/CLEAR CREEK SCH/NORTH LIBERTY UR TIF 2010 AMEND INCR	520335	520336	0
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF AM DELOPMENT INCR	520343	520344	14,918,126
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF UICCU INCREMENT	520374	520375	22,139,280
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIBERTY UR 2016 AMEND INCREMENT	520394	520395	129,637
NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2010 AMD CORR DEVEL INCR	520410	520411	1,071,180
NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2016 AMD SPOTIX INCR	520412	520413	2,350,800
NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2016 AMD I380 IND PK INCR	520414	520415	1,456,079
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF 2020 AMD I380 IND PK INCREMENT	520452	520453	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	750,400	197,039,800	195,500,493	12,756,700	0	-61,116	407,448,759	0	407,448,759
Taxable	630,565	111,148,980	175,950,444	11,481,030	0	-61,116	300,137,078	0	300,137,078
Homestead Credits									365

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue: 5,348,163
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
 Total Revenue: 5,348,163

Rebate Expenditures: 975,135
 Non-Rebate Expenditures: 3,847,493
 Returned to County Treasurer: 0
 Total Expenditures: 4,822,628

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 525,535 0 Amount of 06-30-2022 Cash Balance Restricted for LMI

Projects For NORTH LIBERTY URBAN RENEWAL

2015A 240th St. Improvements

Description:	Street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015A Kansas/Penn Intersection

Description:	Street Improvements to help Heartland Express
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 USTEP Project

Description:	Improvements to Penn Street and I380 Interchange
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 CCA Gym Expand

Description:	City's contribution to the School's Gym Expansion
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2009 Forevergreen Rd Project

Description:	Road improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2009 Hwy 965 Design

Description:	Design of Phase I Highway 965 Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Ranshaw House

Description:	Phase 1 of Ranshaw House improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2010 City Hall Land Aquisition

Description:	Purchase of property for future city hall
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2010 Park Update

Description:	Update to city parks
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

2010 Meade Farm Updates

Description:	Update to Meade Barn in CItY Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2010 Parkland acquisition

Description:	Purchase of 40 acres for new city park
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2010 Gym Project

Description:	ICCSd Gym Upsizing
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2010 Rec Center Project

Description:	Electric Bleacher Update
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2010 Cherry Street lights

Description:	Street light retrofit
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Hwy 965, Ph 2

Description:	Design of Hwy 965 Phase 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Penn Street PProject

Description:	Penn Street Turn Lane improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Jones Blvd, Phase 1

Description:	Jones Blvd Improves
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Hwy 965, Phase 1

Description:	Phase 1 construction of Highway 965 project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A City Hall Land Acquisition

Description:	Purchase of land for city hall property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2019A Dubuque Street Trail Project

Description:	construction of trail along Dubuque Street Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

2019A Penn Street Turn Lanes

Description:	construction of Penn Street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A Jones Boulevard Phase 1

Description:	Construction of Jones Boulevard, Phase 1
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A Golfview Drive Project

Description:	Construction of Golfview Drive connection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Heartland Express

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2012 Library Project

Description:	Construction of Library Addition
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

A&M Development

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Green State Credit Union

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

2005 Liberty Centre Park

Description:	Park Improvements
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2007 Property Purchase

Description:	Property acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2012 Front Street Improvements

Description:	Front Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2013 Highway 965, Phase 2A

Description:	Highway 965 Improvements, Phase 2A
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2013 Jones Blvd, Phase 2

Description:	Jones Blvd, Phase 2 Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2011 Liberty Centre Trail

Description:	Trail Connection
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2014 Highway 965, Phase 2

Description:	Highway 965 Improvements, Phase 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2014 North Front Street Improvements

Description:	North Front Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015A Hwy 965, Phase 2

Description:	Highway 965 Improvements, Add'l costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015A Parks & Trails Projects

Description:	Parks & Trails Projects
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2017B Penn Street ICAAP

Description:	Penn Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2017B Dubuque Street/NL Road

Description:	Dubuque Street/NL Road Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018A Penn Street

Description:	Penn Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018A NL Road/Penn Street

Description:	Road improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018A Centennial SRF

Description:	Paving, parking and trails
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	

Physically Complete:	Yes
Payments Complete:	No

2018A Ranshaw House

Description:	Property improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Spotix/VARS

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Corridor Media Properties

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

2019A Parks Improvements

Description:	Upgrade to City Parks Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2019A Kansas Avenue

Description:	Construction of Kansas Avenue from rural to urban crosssection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A Highway 965

Description:	Highway 965 improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2020A Ranshaw Way Phase 2

Description:	Ranshaw Way Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2020A Ranshaw Way Ph 3 & 4

Description:	Ranshaw Way Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2020A Penn/Front Corridor

Description:	Penn & Front Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2021A Ranshaw Way Phase 2

Description:	Ranshaw Way Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2021A St. Andrews Drive

Description:	St. Andrews Drive Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GEICO Rebate

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Forevergreen Road - IDOT

Description:	Repayment of IDOT for Forevergreen Road Improves
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NORTH LIBERTY URBAN RENEWAL

2012B GO/TIF Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	385,000
Interest:	9,575
Total:	394,575
Annual Appropriation?:	No
Date Incurred:	10/23/2012
FY of Last Payment:	2023

A&M Development Agreement

Debt/Obligation Type:	Rebates
Principal:	152,205
Interest:	0
Total:	152,205
Annual Appropriation?:	No
Date Incurred:	02/08/2011
FY of Last Payment:	2022

Green State Credit Union

Debt/Obligation Type:	Rebates
Principal:	617,503
Interest:	0
Total:	617,503
Annual Appropriation?:	Yes
Date Incurred:	02/08/2011
FY of Last Payment:	2022

2013C GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,160,000
Interest:	54,000
Total:	1,214,000
Annual Appropriation?:	No
Date Incurred:	11/05/2013
FY of Last Payment:	2024

2013 REDLG

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	36,000
Interest:	4,160
Total:	40,160
Annual Appropriation?:	No
Date Incurred:	02/12/2013
FY of Last Payment:	2023

2014C GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,300,000
Interest:	65,800

Total:	1,365,800
Annual Appropriation?:	No
Date Incurred:	10/30/2014
FY of Last Payment:	2025

2015A GO/Urban Renewal Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,400,000
Interest:	85,400
Total:	1,485,400
Annual Appropriation?:	No
Date Incurred:	10/07/2015
FY of Last Payment:	2026

2017B GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,830,000
Interest:	386,950
Total:	4,216,950
Annual Appropriation?:	No
Date Incurred:	05/30/2017
FY of Last Payment:	2029

2017A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	395,000
Interest:	23,850
Total:	418,850
Annual Appropriation?:	No
Date Incurred:	04/27/2017
FY of Last Payment:	2027

Spotix/VARS Development Agreement

Debt/Obligation Type:	Rebates
Principal:	65,994
Interest:	0
Total:	65,994
Annual Appropriation?:	Yes
Date Incurred:	02/28/2017
FY of Last Payment:	2025

Corridor Media

Debt/Obligation Type:	Rebates
Principal:	29,902
Interest:	0
Total:	29,902
Annual Appropriation?:	Yes
Date Incurred:	09/17/2017
FY of Last Payment:	2022

2018A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,960,000
Interest:	514,875
Total:	3,474,875

Annual Appropriation?:	No
Date Incurred:	10/15/2018
FY of Last Payment:	2031

2019A GO/Urban Renewal Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,805,000
Interest:	697,400
Total:	7,502,400
Annual Appropriation?:	No
Date Incurred:	08/13/2019
FY of Last Payment:	2032

2020A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,615,000
Interest:	564,200
Total:	5,179,200
Annual Appropriation?:	No
Date Incurred:	06/23/2020
FY of Last Payment:	2032

2021A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,370,000
Interest:	197,484
Total:	2,567,484
Annual Appropriation?:	No
Date Incurred:	08/08/2021
FY of Last Payment:	2034

GEICO Tif

Debt/Obligation Type:	Rebates
Principal:	109,531
Interest:	0
Total:	109,531
Annual Appropriation?:	No
Date Incurred:	02/08/2011
FY of Last Payment:	2022

Iowa DOT Repayment

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,928,115
Interest:	0
Total:	5,928,115
Annual Appropriation?:	No
Date Incurred:	05/23/2017
FY of Last Payment:	2027

Non-Rebates For NORTH LIBERTY URBAN RENEWAL

TIF Expenditure Amount:	26,852
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A 240th St. Improvements

TIF Expenditure Amount:	5,432
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A Kansas/Penn Intersection

TIF Expenditure Amount:	19,694
Tied To Debt:	2017A GO/Urban Renewal Bond
Tied To Project:	2008 USTEP Project

TIF Expenditure Amount:	5,968
Tied To Debt:	2017A GO/Urban Renewal Bond
Tied To Project:	2008 CCA Gym Expand

TIF Expenditure Amount:	92,269
Tied To Debt:	2017A GO/Urban Renewal Bond
Tied To Project:	2009 Forevergreen Rd Project

TIF Expenditure Amount:	24,119
Tied To Debt:	2017A GO/Urban Renewal Bond
Tied To Project:	2009 Hwy 965 Design

TIF Expenditure Amount:	855
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Ranshaw House

TIF Expenditure Amount:	29,221
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 City Hall Land Aquisition

TIF Expenditure Amount:	713
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Park Update

TIF Expenditure Amount:	1,539
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Meade Farm Updates

TIF Expenditure Amount:	23,260
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Parkland acquisition

TIF Expenditure Amount:	17,533
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Gym Project

TIF Expenditure Amount:	713
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Rec Center Project

TIF Expenditure Amount:	542
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Cherry Street lights

TIF Expenditure Amount:	11,403
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Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Hwy 965, Ph 2
TIF Expenditure Amount:	3,792
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Penn Street PProject
TIF Expenditure Amount:	6,728
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Jones Blvd, Phase 1
TIF Expenditure Amount:	93,746
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Hwy 965, Phase 1
TIF Expenditure Amount:	26,783
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A City Hall Land Acquisition
TIF Expenditure Amount:	23,435
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Dubuque Street Trail Project
TIF Expenditure Amount:	97,177
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Penn Street Turn Lanes
TIF Expenditure Amount:	150,990
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Jones Boulevard Phase 1
TIF Expenditure Amount:	77,002
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Golfview Drive Project
TIF Expenditure Amount:	20,099
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2007 Property Purchase
TIF Expenditure Amount:	146,583
Tied To Debt:	2013C GO/Urban Renewal Bond
Tied To Project:	2013 Highway 965, Phase 2A
TIF Expenditure Amount:	255,054
Tied To Debt:	2013C GO/Urban Renewal Bond
Tied To Project:	2013 Jones Blvd, Phase 2
TIF Expenditure Amount:	193,815
Tied To Debt:	2012B GO/TIF Bond
Tied To Project:	2012 Library Project
TIF Expenditure Amount:	280,414
Tied To Debt:	2014C GO/Urban Renewal Bond
Tied To Project:	2014 Highway 965, Phase 2
TIF Expenditure Amount:	56,086
Tied To Debt:	2014C GO/Urban Renewal Bond
Tied To Project:	2014 North Front Street Improvements
TIF Expenditure Amount:	40,160

Tied To Debt:	2013 REDLG
Tied To Project:	2012 Library Project
TIF Expenditure Amount:	175,569
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A Hwy 965, Phase 2
TIF Expenditure Amount:	65,198
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A Parks & Trails Projects
TIF Expenditure Amount:	137,267
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2017B Penn Street ICAAP
TIF Expenditure Amount:	199,269
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2017B Dubuque Street/NL Road
TIF Expenditure Amount:	155,730
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Penn Street
TIF Expenditure Amount:	155,730
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A NL Road/Penn Street
TIF Expenditure Amount:	14,487
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Centennial SRF
TIF Expenditure Amount:	28,973
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Ranshaw House
TIF Expenditure Amount:	66,683
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Parks Improvements
TIF Expenditure Amount:	240,300
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Kansas Avenue
TIF Expenditure Amount:	264,330
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Highway 965
TIF Expenditure Amount:	66,602
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Ranshaw Way Phase 2
TIF Expenditure Amount:	248,379
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Ranshaw Way Ph 3 & 4
TIF Expenditure Amount:	177,604
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Penn/Front Corridor
TIF Expenditure Amount:	2,560
Tied To Debt:	2021A GO/Urban Renewal Bond
Tied To Project:	2021A Ranshaw Way Phase 2

TIF Expenditure Amount:	108,870
Tied To Debt:	Iowa DOT Repayment
Tied To Project:	Forevergreen Road - IDOT

TIF Expenditure Amount:	7,965
Tied To Debt:	2021A GO/Urban Renewal Bond
Tied To Project:	2021A St. Andrews Drive

Rebates For NORTH LIBERTY URBAN RENEWAL

2380 Landon Road

TIF Expenditure Amount:	152,205
Rebate Paid To:	A&M Development
Tied To Debt:	A&M Development Agreement
Tied To Project:	A&M Development
Projected Final FY of Rebate:	2022

2355 Landon Road

TIF Expenditure Amount:	617,503
Rebate Paid To:	Green State Credit Union
Tied To Debt:	Green State Credit Union
Tied To Project:	Green State Credit Union
Projected Final FY of Rebate:	2024

Corridor Media Properties

TIF Expenditure Amount:	29,902
Rebate Paid To:	Corridor Media Properties
Tied To Debt:	Corridor Media
Tied To Project:	Corridor Media Properties
Projected Final FY of Rebate:	2022

2810 Stoner Court #1

TIF Expenditure Amount:	65,994
Rebate Paid To:	VARs Group
Tied To Debt:	Spotix/VARS Development Agreement
Tied To Project:	Spotix/VARS
Projected Final FY of Rebate:	2025

2320 Landon Road

TIF Expenditure Amount:	109,531
Rebate Paid To:	Bourn Companies
Tied To Debt:	GEICO Tif
Tied To Project:	GEICO Rebate
Projected Final FY of Rebate:	2022

Jobs For NORTH LIBERTY URBAN RENEWAL

Project:	Spotix/VARS
Company Name:	Spotix, Inc.
Date Agreement Began:	02/28/2017
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	59
Total Annual Wages of Required Jobs:	3,447,320
Total Estimated Private Capital Investment:	2,612,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

County revenues in FY 12 4,828,096. City received 4,778,458. FY overlap in payments.
City cash on hand at EOY is 1,681,769 in TIF fund. The beginning number was set to adjust for the differences and to balance to City books. Debt 2011B was

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/IOWA CITY SCH/ NL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 520100
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	81,823,200	73,693,093	12,756,700	0	-35,188	168,985,574	0	168,985,574
Taxable	0	46,155,961	66,323,784	11,481,030	0	-35,188	124,430,331	0	124,430,331
Homestead Credits									200

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	12,108,683	124,430,331	72,226,420	52,203,911	1,405,530

FY 2022 TIF Revenue Received: 1,945,183

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY AG/IOWA CITY SCH/ NL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 520102
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	211,000	0	0	0	0	0	211,000	0	211,000
Taxable	177,304	0	0	0	0	0	177,304	0	177,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	131,011	79,989	46,427	33,562	665

FY 2022 TIF Revenue Received: 920

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/CLEAR CREEK SCH/ NL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 520104
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	83,521,700	75,902,200	0	0	-16,668	160,121,945	0	160,121,945
Taxable	0	47,114,107	68,311,980	0	0	-16,668	115,891,850	0	115,891,850
Homestead Credits									117

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,169,658	115,891,850	67,270,181	48,621,669	1,368,317

FY 2022 TIF Revenue Received: 1,893,117

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY AG/CLEAR CREEK SCH/NL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 520106
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	307,300	0	0	0	0	0	307,300	0	307,300
Taxable	258,227	0	0	0	0	0	258,227	0	258,227
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	152,012	155,288	90,137	65,151	1,371

FY 2022 TIF Revenue Received: 1,896

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY AG/IOWA CITY SCH/NORTH LIBERTY UR 2000 AMEND TIF INCREMENT
TIF Taxing District Inc. Number:	520192
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2000

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,959	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/IOWA CITY SCH/NORTH LIBERTY UR 2000 AMEND TIF INCREM
TIF Taxing District Inc. Number:	520205
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	51,647	0	0	0	0

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/IOWA CITY SCH/NORTH LIBERTY UR 2002 AMEND INCR
 TIF Taxing District Inc. Number: 520221
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,500	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY AG/IOWA CITY SCH/NORTH LIBERTY UR 2002 AMEND INCR
 TIF Taxing District Inc. Number: 520223
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	232,100	0	0	0	0	0	232,100	0	232,100
Taxable	195,034	0	0	0	0	0	195,034	0	195,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	154,440	77,660	45,118	32,542	645

FY 2022 TIF Revenue Received: 894

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY AG/IOWA CITY SCH/N LIBERTY UR 2003 AMD TIF INCR
TIF Taxing District Inc. Number:	520258
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/IOWA CITY SCH/N LIBERTY UR 2003 AMEND INCREMENT
TIF Taxing District Inc. Number:	520286
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,634,900	1,057,300	0	0	-9,260	25,682,940	0	25,682,940
Taxable	0	13,896,416	951,570	0	0	-9,260	14,838,726	0	14,838,726
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	17,689	14,838,726	8,613,187	6,225,539	167,615

FY 2022 TIF Revenue Received: 231,900

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY AG/CLEAR CREEK SCH/NORTH LIBERTY UR TIF 2010
 AMEND INCR
 TIF Taxing District Inc. Number: 520336
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2010

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF AM DELOPMENT
 INCR
 TIF Taxing District Inc. Number: 520344
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2010

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,060,000	12,150,700	0	0	0	19,210,700	0	19,210,700
Taxable	0	3,982,496	10,935,630	0	0	0	14,918,126	0	14,918,126
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	54,428	14,918,126	14,918,126	0	0

FY 2022 TIF Revenue Received: 447,240

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF UICCU INCREMENT
TIF Taxing District Inc. Number:	520375
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	24,599,200	0	0	0	24,599,200	0	24,599,200
Taxable	0	0	22,139,280	0	0	0	22,139,280	0	22,139,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	38,665	22,139,280	22,139,280	0	0

FY 2022 TIF Revenue Received: 677,619

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIBERTY UR 2016 AMEND INCREMENT
TIF Taxing District Inc. Number:	520395
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	744,800	0	0	0	744,800	0	744,800
Taxable	0	0	670,320	0	0	0	670,320	0	670,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	521,500	223,300	129,637	93,663	2,636

FY 2022 TIF Revenue Received: 3,648

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2010 AMD CORR DEVEL INCR
 TIF Taxing District Inc. Number: 520411
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,190,200	0	0	0	1,190,200	0	1,190,200
Taxable	0	0	1,071,180	0	0	0	1,071,180	0	1,071,180
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,290	1,071,180	1,071,180	0	0

FY 2022 TIF Revenue Received: 32,775

TIF Taxing District Data Collection

Local Government Name: NORTH LIBERTY (52G485)
 Urban Renewal Area: NORTH LIBERTY URBAN RENEWAL (52001)
 TIF Taxing District Name: NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2016 AMD SPOTIX INCR
 TIF Taxing District Inc. Number: 520413
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,612,000	0	0	0	2,612,000	0	2,612,000
Taxable	0	0	2,350,800	0	0	0	2,350,800	0	2,350,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,076	2,350,800	2,350,800	0	0

FY 2022 TIF Revenue Received: 71,995

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2016 AMD I380 IND PK INCR
TIF Taxing District Inc. Number:	520415
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2035

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,787,200	0	0	0	2,787,200	0	2,787,200
Taxable	0	0	2,508,480	0	0	0	2,508,480	0	2,508,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,324	2,508,480	1,456,079	1,052,401	29,617

FY 2022 TIF Revenue Received: 40,976

TIF Taxing District Data Collection

Local Government Name:	NORTH LIBERTY (52G485)
Urban Renewal Area:	NORTH LIBERTY URBAN RENEWAL (52001)
TIF Taxing District Name:	NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF 2020 AMD I380 IND PK INCREMENT
TIF Taxing District Inc. Number:	520453
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	763,800	0	0	0	763,800	0	763,800
Taxable	0	0	687,420	0	0	0	687,420	0	687,420
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	763,800	0	0	0	0

FY 2022 TIF Revenue Received: 0



FY 24 Annual Appropriation Resolutions

Resolution No. 2022-120

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX
REVENUE FUND FOR APPROPRIATION TO THE
PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL
COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

WHEREAS, the City of North Liberty, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City of North Liberty Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of **\$78,942** (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2023 with respect to the City's agreement with **A & M Development**;

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2023.

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

Section 1. The City Council hereby obligates **\$78,942** for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2023.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2022 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this 7th day of November, 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

Resolution No. 2022-121

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX
REVENUE FUND FOR APPROPRIATION TO THE
PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL
COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

WHEREAS, the City of North Liberty, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City of North Liberty Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of **\$72,136** (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2023 with respect to the City's agreement with **Spotix, Inc.**;

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2023.

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

Section 1. The City Council hereby obligates **\$72,136** for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2023.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2022 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this 7th day of November, 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

Resolution No. 2022-122

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX
REVENUE FUND FOR APPROPRIATION TO THE
PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL
COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

WHEREAS, the City of North Liberty, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City of North Liberty Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of **\$30,063** (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2023 with respect to the City's agreement with **Corridor Media Properties, LLC**;

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2023.

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

Section 1. The City Council hereby obligates **\$30,063** for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2023.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2022 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this 7th day of November, 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

Resolution No. 2022-123

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX
REVENUE FUND FOR APPROPRIATION TO THE
PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL
COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

WHEREAS, the City of North Liberty, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City of North Liberty Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of **\$186,611** (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2023 with respect to the City's agreement with **GEICO/Bourn Properties**;

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2023.

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

Section 1. The City Council hereby obligates **\$186,611** for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2023.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2022 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this 7th day of November, 2022.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK



FY 24 Urban Renewal Draw

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: North Liberty County: Johnson

Urban Renewal Area Name: North Liberty

Urban Renewal Area Number: 52001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ **7,795,331**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official

319/626-5700
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: North Liberty County: JohnsonUrban Renewal Area Name: North LibertyUrban Renewal Area Number: 52001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. 2014C TIF Bond City needs \$343,900 in princ/int/pa fees 100% of debt paid with TIF	10/30/2014	343,900
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Diamond Dreams Not to exceed \$320,000 total Year 1 of 5	11/07/2022	19,218
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. 2015A GO Bond City needs \$297,350 in princ/int/pa fees	10/07/2015	297,350
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. 2018A TIF/GO Bond City needs \$ 348,870 in princ/int/pa fees	10/15/2018	348,870
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. 2013C TIF/GO Bond City needs \$410,200 in princ/int/pa fees Fully certified in FY 16	10/22/2013	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 1,009,338

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: North Liberty County: JohnsonUrban Renewal Area Name: North LibertyUrban Renewal Area Number: 52001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. TIF Rebate Agreement A & M Property Refunding TIF taxes paid up to a maximum rebate of \$5,000,000. Total rebated to date (including this payment): \$1,741,631 (Includes GEICO certification)	11/07/2022	78,942
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Spotix Development Agreement Payment 6 of 7. Employment requirement starts in 2018. Min investment of \$1,900,000.00	11/07/2022	72,136
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. Corridor Media Properties Development Agreement Assignment from A & M Development. Year 6 of 10. Office Premium	11/07/2022	30,063
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. 2017 A TIF Bond City needs \$139,250 in princ/int/pa fees	04/27/2017	139,250
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. 2017B TIF Bond 100% TIF Bond City needs \$53,681 in princ/int/pa fees	5/30/2017	523,681
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 844,072

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: North Liberty County: JohnsonUrban Renewal Area Name: North LibertyUrban Renewal Area Number: 52001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. 2019A GO/TIF Bond City needs \$948,900 in princ/int/pa fees Fully certified in FY 21	8/13/2019	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
12. 2020A GO/TIF Bond City needs \$481,585 Fully certified in FY 22	06/23/2020	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
13. 2021A GO/TIF Bond City needs \$213,836 Fully certified in FY 23	07/27/2021	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
14. 2022A GO/TIF Bond City needs \$444,777 Fully Certified in FY 24	08/08/2022	5,755,311
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
15. GEICO Rebate Agreement First year on it's own. Separated from A & M	11/07/2022	186,611
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

Total For City TIF Form 1.1 Page 3: 5,941,922

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

Urban Renewal Area Number: 52001 (Use five-digit Area Number Assigned by the County Auditor)

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

[illegible]

319/626-5700
Telephone

Urban Renewal Area Name: North Liberty

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Allocation of Commercial/Industrial Fund Payment FY 23	2,175
Total Reduction In Indebtedness For This Urban Renewal Area:	2,175

Dated this 7th day of November, 2022

Signature of Authorized Official	319/626-5700 Telephone
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Additional Information



To **Mayor and City Council**
CC **City Administrator**
From **Tom Palmer, Building Official**
Date **11/2/2022**
Re **Monthly Report**

October Permits:

45 permits were issued in October with estimated construction value of 4.2 million dollars. Seven new dwelling permits were issued with construction value of 2.1 million dollars. Staff completed 337 inspections during the month of October.

Rental/Code Compliance Cases:

Two new rental permit applications received in October. A total of sixteen compliance cases were processed in October.

Vintage Estates:

The completion of the clubhouse building is anticipated by end of November. The building includes a pickleball court, great room, full kitchen, fitness center, outdoor fire pit & BBQ station and office space.



Pickleball Court



Clubhouse West Elevation



October Permit Tally Report

Permit Type	Construction Value	Total Fees
Group: Automatic Fire Sprinkler System		
	\$32,340.00	\$211.00
Group Total: 1		
Group: Construction Site Runoff		
	\$0.00	\$150.00
Group Total: 1		
Group: Deck		
	\$21,350.00	\$422.65
Group Total: 3		
Group: Fence		
	\$3,052.00	\$25.00
Group Total: 1		
Group: Fire Alarm & Detection Equipment		
	\$4,358.00	\$113.00
Group Total: 1		
Group: Fire Protection System		
	\$32,000.00	\$535.00
Group Total: 5		
Group: Kitchen Hood Suppression System		
	\$2,000.00	\$75.00
Group Total: 1		
Group: LP-Gas (Permanent Systems)		
	\$0.00	\$23.50
Group Total: 1		
Group: Mechanical Electrical Plumbing (MEP)		
	\$43,381.00	\$386.50
Group Total: 6		
Group: Mobile Food Unit		
	\$0.00	\$0.00
Group Total: 1		
Group: New Single Family Dwelling		
	\$320,000.00	\$3,163.75
Group Total: 1		
Group: New Single Family Dwellings Attached		
	\$1,700,000.00	\$17,300.50
Group Total: 6		
Group: Patio		
	\$18,000.00	\$0.00

Group Total: 2

Group: Permanent Sign

	\$8,500.00	\$50.00
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Group Total: 1

Group: Rental

	\$0.00	\$450.00
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Group Total: 2

Group: Residential Addition

	\$126,000.00	\$1,622.75
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Group Total: 3

Group: Residential Alteration

	\$495,845.00	\$4,297.98
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Group Total: 6

Group: Right of Way

	\$0.00	\$23.50
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Group Total: 1

Group: Sidewalk

	\$0.00	\$25.00
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Group Total: 1

Group: Subdivision

	\$1,450,000.00	\$5,364.10
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Group Total: 1

	\$4,256,826.00	\$34,239.23
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Total Records: 45



Permit Summary Report Inspection Type

Schedule Date01/01/2022 TO 10/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row	Total
Inspection request	4	7	6	12	8	20	15	22	13	12	0	0		119
Re-inspection	33	52	54	40	82	43	51	49	51	33	0	0		488
1st SWPPP	0	0	3	7	6	11	3	17	5	5	0	0		57
Above Suspended Ceiling	0	3	0	1	1	0	0	1	0	0	0	0		6
Backflow Preventer	0	0	0	0	0	0	0	2	0	0	0	0		2
Building Sewer	0	0	0	0	1	1	0	0	0	1	0	0		3
Commercial Final	2	4	1	1	0	1	0	1	1	0	0	0		11
Commercial Rough-In	3	3	0	0	0	2	0	1	0	1	0	0		10
Deck, Porch, Sunroom Footings	9	2	6	15	13	9	6	8	23	19	0	0		110
Final	13	7	14	11	15	10	14	16	9	10	0	0		119
Fire - Alternative Automatic Fire Extinguishing System	0	0	0	0	0	0	0	0	1	0	0	0		1
Fire - Automatic Sprinkler System	0	2	3	2	0	0	0	0	1	0	0	0		8
Fire - Automatic Sprinkler System - Preconcealment	0	0	0	1	0	0	0	0	0	1	0	0		2
Fire - Fire Alarm Installation	0	2	3	5	5	0	0	0	0	0	0	0		15
Fire - Fire Alarm Installation (Rough-In)	0	0	0	1	0	0	0	0	0	0	0	0		1
Fire - Fire Dept. Acceptance	2	3	4	8	1	0	1	0	0	0	0	0		19
Fire - Mobile Food Unit	0	0	0	0	0	0	1	0	0	1	0	0		2
Fire - Retail Sales of Fireworks	0	0	0	0	0	2	0	0	0	0	0	0		2
Fire - Vehicle Exhaust Ventilation Equipment	0	0	0	0	1	0	0	0	0	0	0	0		1
Footings/Slabs	1	0	23	14	10	7	12	17	14	7	0	0		105
Foundation Dampproofing	1	0	0	8	7	3	3	10	9	5	0	0		46
Foundation Wall	1	0	14	12	9	5	11	19	8	6	0	0		85
Framing	0	0	0	0	3	2	0	0	0	1	0	0		6
Gas Piping	0	0	0	1	1	0	0	1	0	0	0	0		3
Gas service release	23	18	22	8	1	17	10	21	21	26	0	0		167
Grading	1	0	0	16	10	8	7	10	9	9	0	0		70
Grease Interceptor	0	0	0	0	0	0	0	0	0	1	0	0		1
Manufactured Home	1	0	0	2	2	4	1	0	0	0	0	0		10
Meeting	0	0	0	1	3	2	1	3	5	1	0	0		16
Non-Compliance Notice	0	0	0	0	0	0	1	0	0	0	0	0		1
Notice of Termination CSR	4	2	3	5	16	6	10	7	10	6	0	0		69
Other	36	3	0	24	0	7	4	6	6	1	0	0		87
Out of the office	0	0	0	1	3	0	2	5	1	0	0	0		12
Permanent Electric Service Release	14	17	26	7	26	20	8	30	16	23	0	0		187
Plumbing below slab	6	0	1	11	11	10	16	18	10	7	0	0		90
Pool Final (residential)	0	0	0	0	0	1	0	1	0	0	0	0		2
Rental	13	3	4	21	5	4	4	81	96	57	0	0		288
Residential final (New Construction)	13	18	17	10	38	13	14	15	16	10	0	0		164
Residential Photovolatic (PV) Solar System	1	0	4	1	4	4	1	0	0	4	0	0		19
Residential Rough-in (New Construction)	14	18	17	11	15	13	9	14	20	26	0	0		157
Rough-in	2	3	4	5	5	3	5	1	2	5	0	0		35
Sanitary Sewers	0	0	0	0	0	0	1	0	0	0	0	0		1
Sewer & Water Service	0	0	8	14	13	12	18	17	18	6	0	0		106
Sidewalk Release	4	3	4	13	18	6	6	9	8	6	0	0		77
Sump Pump Discharge Line	2	0	17	13	24	7	6	15	16	13	0	0		113
Temporary Electric Service	2	3	4	10	5	8	11	13	9	5	0	0		70
Water Heater	1	0	0	1	1	4	1	1	0	1	0	0		10
Water Main and Appurtenance	0	0	0	0	0	0	0	0	0	1	0	0		1
Water Service	0	0	0	1	2	1	0	0	1	1	0	0		6
Witness air pressure test and piping inspection	17	19	20	7	19	16	12	16	26	26	0	0		178
Totals:	223	192	282	321	384	282	265	447	425	337	0	0		3158

Certificate of Occupancy October Report

Applicant	Parcel Address	Project Description	Date C.O. Issued
Emily Minnaert	580 Locust Dr	2022 Rental Permit	10/27/2022
William Gottwalt		On the Hook Fish and Chips	10/14/2022
ANDALE CANTINA	780 Community Dr	INSTALL 2 SETS OF	10/13/2022
Believe Hardscape LLC	1091 Cory Ct	Installation of Patio in backyard of clients house	10/13/2022
Rhett Peek	710 S Alexander Way	Rear yard patio	10/7/2022
Melvin Steffens	45 Alydar Dr	2023 Rental Permit	10/17/2022
Caleb Shield	772 Brook Ridge Ave	2 Story Zero Lot	10/31/2022
Michelle Cherryholmes	65 Vixen Ln	Finish basement	10/28/2022
Robson Homes	1510 Parker Ct	New single family dwelling	10/28/2022
Caleb Shield	777 Clover Hill Dr	4 bed, 3 bath, 2 car detached	10/14/2022
Bi-State Contracting	1218 Vintage Ln	New single family home on	10/28/2022
USCOC of Great Iowa, LLC	1302 Progress St	entrance, sidewalk, access drive, fence, landscaping,	10/11/2022
Bi-State Contracting	1216 Vintage Ln	Single Family, one story	10/21/2022
Robson Homes Inc.	1555 Parker Ct	New single family dwelling	10/18/2022
Robson Homes Inc.	1560 Parker Ct	New single family dwelling	10/18/2022
Paul Scallon	1230 Salm Dr	New Single Family Dwelling	10/11/2022
Jeff Amelon	1675 Linden Ln	Change screened porch to 4	10/27/2022
Terry Hagedorn	49 Alydar Dr	2023 Rental Permit	10/10/2022

Total Records: 18

Code Compliance Report

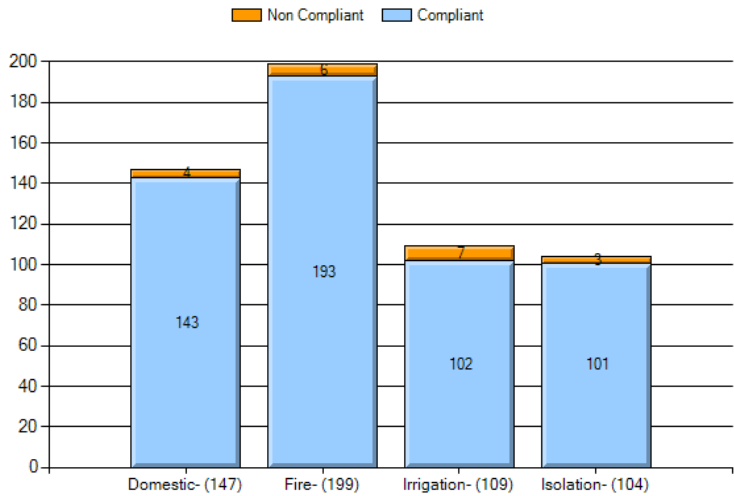
10/1/2022 - 10/31/2022

Case Date	Case #	Status	Complaint	Reporting Code
10/4/2022	20220210	Open	Section 51.02 - It is unlawful for any person to store, accumulate, or allow to remain on any private property within the corporate limits of the City any junk or junk vehicle.	Nuisance
10/4/2022	20220211	Open	Dumpster enclosure in disrepair and storing trash on the outside of dumpster enclosure.	Zoning Code
10/4/2022	20220212	Open	past due annual backflow preventer test report	Building Code
10/4/2022	20220213	Open	past due annual backflow preventer test report	Building Code
10/4/2022	20220214	Open	Section 52.01 - Weeds and grass greater than six (6) inches in height.	Nuisance
10/5/2022	20220215	Closed	past due annual backflow preventer test report	Building Code
10/5/2022	20220216	Open	past due annual backflow preventer test report	Building Code
10/7/2022	20220217	Open	Section 169.01(2)(G)(4) Parking on grass	
10/18/2022	20220218	Open	Section 51.02 - It is unlawful for any person to store, accumulate, or allow to remain on any private property within the corporate limits of the City any junk or junk vehicle.	Nuisance
10/25/2022	20220219	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220220	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220221	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220222	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220223	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220224	Open	past due annual backflow preventer test report	Building Code
10/25/2022	20220225	Open	past due annual backflow preventer test report	Building Code

[Back](#)

Utility Water System

Show All



Categories

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

Compliance	%	Compliant	Category. Total
Domestic	97%	143	147
Fire	97%	193	199
Irrigation	94%	102	109
Isolation	97%	101	104
Totals	96%	539	559

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

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

[Print Chart](#)

[View All Compliant](#)

[View All Non Compliant](#)

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To **Mayor, City Council, Communications Advisory Commission**
CC **City Administrator Ryan Heiar**
From **Communications Director Nick Bergus**
Date **Oct. 3, 2022**
Re **Communications Staff Report**

City Slate

October offered five different City Slate events, many Halloween-related: Star Party with TAKO (Oct. 1), Halloween Moonlight Walk (Oct. 14), Floating Pumpkin Patch (Oct. 23), Haunted Happenings (Oct. 27 and 28) and Community Pumpkin Display (Oct. 30 and 31). Total attendance was above 3,000 for the month and more than 42,000 for the year.

Staff prepared for November events the Golden Turkey Hunt (each Tuesday) and Embody | Embrace (Nov. 14).

Staff also started planning for 2023, with the Community Center staff review ideas for the coming year and Jillian developing a proposed calendar of about 40 events, much like this year, with a goal of balancing new offerings and tried-and-true favorites, an array of target audiences, opportunities for collaboration, feedback and other resources required.

Youth Council

On Oct. 20, we hosted the the first official meeting of the Youth Council. Over the course of the two-hour meeting, the selected students worked to set expectations for how they would conduct themselves and make decisions, which will eventually comprise the group's charter. Nick, Micah and facilitator Marlen Mendoza continued to meet regularly to adjust plans as the group develops, and make plans for the group while Micah is on leave starting in November. The group will continue developing its charger when it meets on Nov. 17, and elect officers during its December meeting.

Centennial Park

Nick completed the Destination Iowa grant, which was submitted in early October. A copy of the submission is attached. Meanwhile, Jillian has been presenting naming rights opportunities to businesses with Ryan and Josh Schamberger of Think Iowa City. We'll develop a landing page on our website to explain the project and accept gifts from the wider public in the coming weeks.

Fire Station No. 2

Following on a promise made to community members at an August city council meeting, Nick worked with fire, admin and planning staff to meet with the public at an open house hosted at the Fire Department in October to hear the neighborhood's concerns, explain the what we were trying to balance. Staff is having internal discussions about the feedback and options.

City Hall Groundbreaking

We organized and hosted a groundbreaking ceremony for the new City Hall at 360 Main St., attracting local press from The Gazette, Corridor Business Journal, KCRG, KWWL and Iowa News Now.

Ranshaw House

Micah and Nick continued to work on furnishing the house, seeking to make it as flexible as possible while also meeting the needs of our social service partners. We expect to order blinds, which will help reduce some utility costs, and stackable chairs and foldable tables in November. Additionally, Fresh Starts, a cleaning service operated by Shelter House, started cleaning monthly; we'll assess the frequency as use increases.

Event Sponsorships

Event sponsorship meetings continued in October, renewing current sponsors and seeking new relationship. Some opportunities are still available, but Jillian has secured nearly \$200K in commitments for our 2023 programming under Blues & BBQ, Beat the Bitter and City Slate.

Other Items

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

At the Mayor's request, we ceased streaming or recording council work sessions.

Micah will go on leave in early November. Thorn is leaving their position in early November.

We produced several podcasts for the library in addition to 52317 episodes.

We posted news releases about fire responses, WIC clinics in North Liberty, elections, Connected to Tomorrow open houses, good neighbor meetings and more.

Completed Videos

Title	Requested By	Completed	Duration
Communications	Administration	Oct. 3	0:20
Planning & Zoning	Administration	Oct. 4	0:52
Parks & Recreation	Administration	Oct. 6	1:14
City Council	Administration	Oct. 11	1:31
Tree and Storm Water	Administration	Oct. 12	0:18
House District 85 forum	LWVJC	Oct. 13	0:45
GNM: Kansas and Landon	Planning	Oct. 19	0:12
GNM: Kansas and West Lake	Planning	Oct. 19	0:07
City Council	Administration	Sept. 27	1:12
Total completed productions: 9		Duration of new video: 6.5 hours	

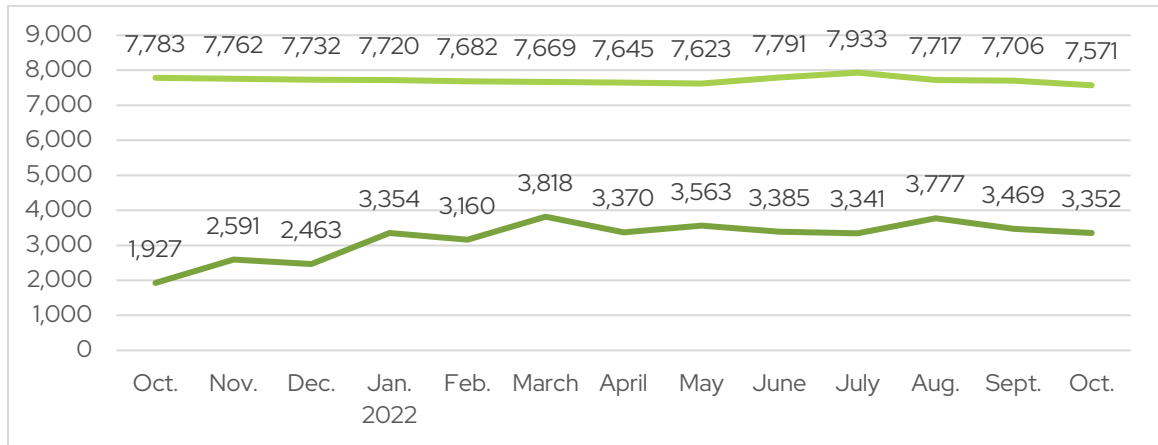
52317 Podcast

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



Downloads is the number times the podcast file was downloaded to a player, including a podcast client, webpage-embedded player or other device in its first 30 days, 90 day and since its publication. Numbers are as reported by service provider LibSyn as of the date of this report. **Episodes** 76: Kimberlee Rocca; 75: United Action for Youth; 74: Triple Oak Power; 73: Friends of Coralville Lake; 72: Maryam Thompson Photography; 71: Spotix; 70: Johnsy's Liquor; 69: Vertronic Aerospace; 68: North Liberty Coralville Softball Baseball; 67: Soiree; 66: Illuminate; 21: Heyn's; 65: LaLa Boutique; 64: Kirkwood Workplace Learning Connection; 63: Leash on Life; 62: Chomp Delivery; 61: Speedy Mike's Carwash; 60: Flip Salon & Spa; 59: Rock Valley Physical Therapy; 58: NASA

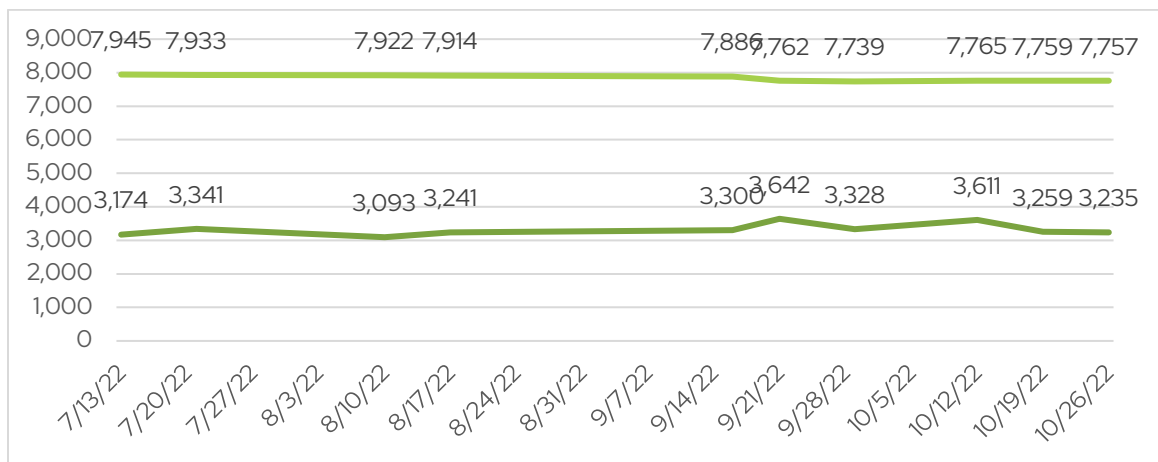
North Liberty Bulletin Email Newsletters



Recipients is the number of email addresses to which an issue of the Bulletin was sent and is represented by the top line. **Opens** is the number of unique recipients who opened the Bulletin and is represented by the bottom line; the standard open rate for government is 25.4%. Numbers are as reported by service provider Mailchimp. **Subject lines** Oct. The future is awkward and passionate; Sept: No one likes construction cones so here's a puppy; Aug: OK to the last drop; July: Years in the making; June: A full slate; May: Taking time for two wheels; April: Mud, trash and poop season; March: The Thaw; Feb: Save the dates; Jan: Tomorrowland; Dec: Conspiring, to eat cookies, by the fire; Nov: Not sure you know how psychologically healthy that actually is; Oct: Pumpkin spice spooky decorative gourd season

Know Before You Go Emails

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



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

Website Statistics

Month	Sessions	Users	Pageviews
Oct 2022	34,361	24,315	60,653
Sept 2022	23,690	17,833	44,903
Aug 2022	28,712	21,863	52,942
July 2022	26,101	19,342	50,030
June 2022	27,985	20,537	55,721
May 2022	25,781	19,174	48,930
April 2022	27,396	20,578	52,648
March 2022	25,815	19,113	49,629
Feb 2022	22,876	16,286	41,437
Jan 2022	26,218	20,351	47,444
Dec 2021	17,011	13,056	33,502
Nov 2021	20,196	15,122	39,415
Oct 2021	17,041	13,190	32,858

Sessions is the number of time-bound user interactions with the website. **Users** is the number of unique devices loading the site in that month. **Pageviews** is the total number of pages loaded or reloaded. All stats are monthly.

Social Media

Month	Facebook		Twitter		Instagram	Nextdoor
	New likes	Reach	New follows	Impressions	Followers	Members
Oct	91	25,561	-2	13,200	2,840	5,789
Sept	50	23,333	-2	26,000	2,828	5,741
Aug	93	36,131	6	18,700	2,815	5,713
July	121	83,190	7	13,100	2,764	5,645
June	114	31,235	-3	14,900	2,738	5,617
May	122	33,811	23	17,700	2,712	5,585
April	57	37,226	-11	17,500	2,667	5,531
March	62	47,317	22	19,500	2,648	5,497
Feb	47	47,939	17	18,100	2,620	5,448
Jan 2022	139	209,293	7	40,500	2,600	5,411
Dec	32	19,971	11	23,500	2,575	5,383
Nov	14	20,182	9	30,400	2,570	5,361
Oct	50	35,617	2	20,600	2,537	5,279

Facebook new likes is the net number of new users following the city's Facebook page; it does not include new *followers*. **Facebook reach** is the number of unique users who saw any of the city's Facebook content, reported on a 28-day period. **Twitter new follows** is the net number of new users following the city on Twitter. **Twitter impressions** is the total number of times a tweet from the city was shown to a user. **Instagram new follows** is the net number of new users liking the city's Instagram account. **Nextdoor members** is the number of verified North Liberty residents who are users and able to receive our agency messages.

CENTENNIAL PARK *NEXT STAGE*



North Liberty's gathering place in the heart of Eastern Iowa.



Economically Significant Development Fund

- Project will be a draw to the community
- At least 60% of the necessary funding to complete the project is secured
- Applicant is a city, county, or not-for-profit organization
- Project is primary vertical

Name of Project..... **Centennial Park Next Stage**

Date Submitted..... **Oct. 6, 2022**

Applicant Organization.....**City of North Liberty**

Organization Type.....**Municipal Government**

Address **P.O. Box 77, North Liberty, Iowa 52317**

Contact Person.....**Ryan Heiar, City Administrator**

Telephone.....**(319) 626-5711**

Email **rheiar@northlibertyiowa.org**

Federal Identification Number **42-099682**

County **Johnson**

City Population **21,889**

Anticipated start date **November 2023**

Anticipated completion.....**May 2025**

Anticipated opening date **May 2025**

Grant Request..... **\$3,575,750**

Total Budget..... **\$14,303,000**

Project Address.....**1565 Saint Andrews Drive**

Co-applicant **None**





As the sun set on a perfect July evening, an 8-piece gospel-and-blues band, coming off dates in Paris and Munich and on its way to Kansas City, played for a crowd of 15,000, drawn from across North Liberty, Eastern Iowa and the Midwest into the heart of the Iowa City/Cedar Rapids corridor and Centennial Park.

The venue was a far cry from the band's show the night before in Milwaukee, where Paul McCartney headlined; the stage was temporary, power provided by humming diesel generators. When the tour bus had arrived earlier in the day, the driver refused to pull up to the stage before he was assured that someone else would pay to tow him out if it was necessary.

North Liberty's Centennial Park, then served by an aging asphalt road and surrounded on three sides by cornfields, was little more than a 40-acre grass lawn, an 83-stall parking strip and a vision for regional destination.

BUILDING A VISION ON A FOUNDATION OF EXPERIENCE

The City of North Liberty has continued to intentionally develop Centennial Park, adding a rock climbing playground, two traditional play structures, driveway and walking trail.

Just as critically, North Liberty has invested in developing the park's programming, which has included acrobat and circus performances, kite festivals with three-story-tall kites and the growing, signature festival Blues & BBQ that drew 20,000 guests in 2022, with a third coming from outside of the county.





Experience has laid the foundation for the final phase's plan, and the regional destination is within reach:
Centennial Park Next Stage

After years of experience executing events and using our public spaces to draw visitors to our community, our team worked with Shive-Hattery's engineers and architects to refine the master plan for Centennial Park delivering one that would increase access to public spaces, enhance the attractive events already in our community, and open additional opportunities for visitors.

Design and aesthetics, carefully developed through an iterative process, maintain the foundational themes of water quality and nature (Centennial Park is home to the state's largest bioswale). This final phase includes:

- The Centennial Center: an indoor gathering and event space with an outdoor stage serving as the heart of the park
- An open-air pavilion with the flexibility to accommodate a wide variety of programming
- Premier 5,000-square-foot splash pad, expanding on traditional and accessible play structures, for kids of all ages
- Expansive plaza spaces and pathways to accommodate expanded programming, connect amenities and offer physical accessibility
- An honor garden, recognizing the service men and women from our community, with an open-air shelter overlooking the park's pond
- Restrooms, shelters and additional parking to accommodate expanded programming and events

**CONNECTED TO WHAT MATTERS
AND IN THE CENTER OF IT ALL**

North Liberty has long been attractive because of its location in the heart of Eastern Iowa and connection to neighboring towns for employment, entertainment and shopping. And now, our location between the population centers of Iowa City and Cedar Rapids makes North Liberty and



Centennial Park perfectly situated for regional events. Thanks to Interstates 80 and 380, the Avenue of the Saints and significant investments in the infrastructure at the state and local level, our community and this park is easily accessible from Chicago, the Quad Cities, Des Moines, Omaha, St. Louis, Waterloo, Minneapolis and St. Paul.

While our place on a map puts us in the middle of it all, North Liberty's identity comes from the people who call our town home. With an average age of 30.6 years, our town is young. Many of our residents bought their first home here because it was affordable and convenient then fell in love with the town and the things to do and stayed for kids and careers.

Centennial Park, when Next Stage is complete, will be perfect for RAGBRAI overnights, premier concerts with partners like the Englert Theatre, weddings and

family reunions, business gatherings and focused conferences with partners like the Corridor Business Journal in the Centennial Center, outdoor movies with live scores by Orchestra Iowa on the great lawn and a farmers' market and ice-skating rink under the pavilion. And, of course, our signature festivals Blues & BBQ and Beat the Bitter, all staples for the community and drawing attendance from the region.

The completed infrastructure makes year-round programming possible, empowers more people to physically access the amenities and programs, and allows for expanded partnerships.

**QUALITY OF LIFE
IS ECONOMIC DEVELOPMENT**

While Centennial Park will serve as a regional attraction, it will also serve as a community amenity. That,

too, serves a critical economic development role: improved quality of life attracts and retains a diverse workforce to North Liberty and the region.

Two new healthcare campuses, University of Iowa Healthcare and Steindler Orthopedic, are under construction in North Liberty and both will need hundreds of additional employees including surgeons, nurses, technicians and orderlies, which in turn support private sector goods and services.

Further, companies headquartered here continue to grow. Heartland Express is now the country's third largest trucking company; GreenState Credit Union is one of the largest credit unions in the Midwest with nearly \$10 billion in assets; and South Slope Cooperative Communications has grown from its roots as a rural telephone co-op to a pioneering high-speed internet provider; their continued growth requires growing

skilled workforce.

**WE HAVEN'T WAITED
FOR THE PERFECT VENUE**

Shared outdoor spaces are the lifeblood of a city. Those spaces became critical during the pandemic, and we know how they will shape our community and our region after, serving as destinations for festivals and fun, critical connections and quality of life.

For a decade, we've experimented, executed and refined attractive programs in North Liberty and in Centennial Park, turning that 40 acres of grass into an attraction for the community and the region. Now we bring that experience to bear on this opportunity: a showpiece gathering place in the heart of Eastern Iowa's rapidly growing community.

SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



The project proposes completing primary components of the refined Centennial Park Master Plan, pictured above, to make the 40-acre park a significant, regional tourism amenity.

City staff members worked with a professional design team and outlined the following goals to assist with planning efforts:

- Build out Centennial Park as a regional amenity, which would be the cultural heart of North Liberty.
- Utilize elevated architectural design and materials, which would align Centennial Park as a regional amenity.
- Design vertical and horizontal infrastructure that facilitates accessibility and mobility for all users.
- Provide interior and exterior event space with the ability to program year-round.
- Support and enhance existing programming and provide opportunities for new programming.
- Reinforce the natural themes throughout Centennial Park in the design.



Every year, North Liberty Blues & BBQ attracts thousands – including 20,000 in 2022 – to Centennial Park, using temporary infrastructure. Centennial Park Next Stage will build much of this infrastructure, enabling additional events of this scale.

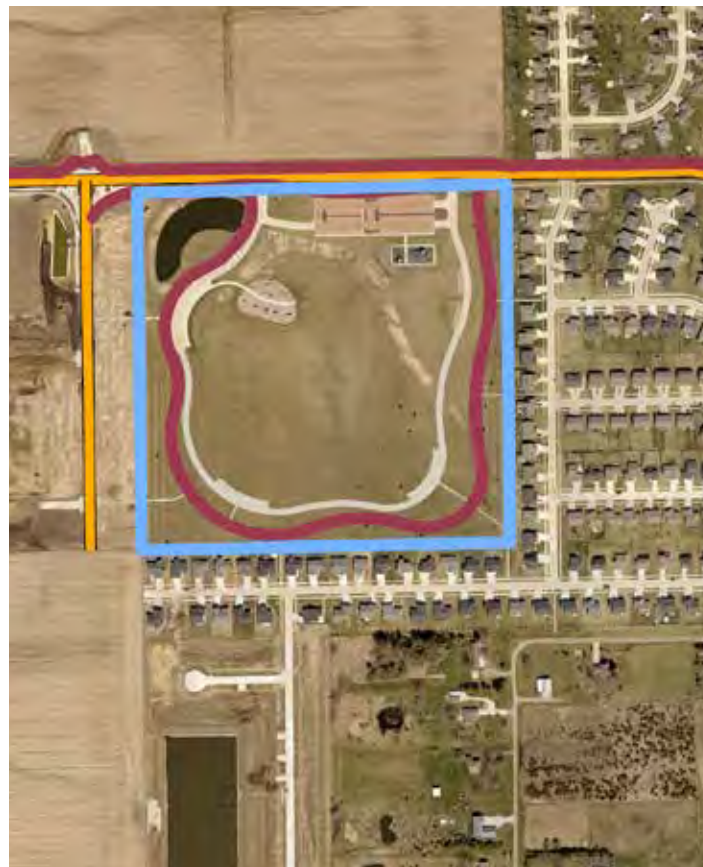


SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



ABOVE | The original 2012 Centennial Park Master Plan, which Centennial Park Next Stage refines after a decade of experience programming at the park.

BELOW | An aerial of Centennial Park in 2021 showing improvements in and around the park, and adjacent development. Additional development, both public and private, is expected.



Centennial Park is located in the southwest part of North Liberty. The property was acquired by the City in 2010 and planned as a community park. The Centennial Park Master Plan was created in 2012.

Improvements, both inside and outside of Centennial Park, have been completed since 2012.

Existing park improvements include a playground and rock climbing areas, a dedicated loop trail with connections into the surrounding neighborhoods, a loop drive and off-street parking areas, many with pervious pavement, and stormwater detention features.

The refined master plan, Centennial Park Next Stage, includes more than \$16 million in improvements including, as shown at right and detailed in the following pages:

- The Centennial Center: an indoor gathering and event space with an outdoor stage serving as the heart of the park.
- An open-air pavilion with the flexibility to accommodate a wide variety of programming.
- An honor garden, honoring the service men and women from our community, with an open-air shelter overlooking the park's pond.
- A premier, 5,000-square-foot splash pad, expanding on traditional and accessible play structures, for which no Destination Iowa funding is requested.

The plan also includes expansive plaza spaces and pathways to accommodate expanded programming, connect amenities and offer physical accessibility, as well as restrooms, shelters and additional parking to accommodate expanded programming and events.



North Liberty is home to events, drawing from across Eastern Iowa and further afield, year round. Centennial Park Next Stage will increase those opportunities.



THE CENTENNIAL CENTER

The 13,000-square-foot event center and outdoor stage would be at the heart of Centennial Park, setting the tone for the park’s architectural design theme.

The basis of design includes a limestone veneer around the front entry curve and burnished masonry veneer around the rest of the building. The north-west-facing clerestory will be double thermally broken aluminum curtain walls and wall glazing providing dramatic views from Saint Andrews Drive and from within the park. The use of colored LED lighting would be incorporated for dramatic effect.

The structural system will be composed of steel beams, columns, and custom trusses. Interior and exterior trusses will be clad in wood, thus reinforcing the natural theme of the park.





OUTDOOR STAGE

The architectural design theme would be carried into the 2,700-square-foot event stage. The high, arched roof over the stage anchors the south end of the building, and the scale is appropriate to the large size of Centennial Park.

The stage would face south toward the great lawn. Its central location would ensure that it could be part of any event at the park.

In addition to concerts with audiences from 500 to 5,000 and other live performances, the stage would host movies in the park projected from the lawn



SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



INDOOR EVENT SPACE

The interior of the facility is designed to accommodate a 300-person event.

The space will host indoor concerts including the winter Igloo Jam, panel discussions and workshops, markets and craft fairs, active events in winter and more. Private opportunities include weddings and family reunions, business gatherings and focused conferences.



Panels, indoor “snowball” fights and concerts are popular North Liberty events, but adequate indoor space is hard to come by. The home of Beat the Bitter’s Igloo Jam, a local conference space, is no longer available for night and weekend events.



OPEN-AIR PAVILION

Southwest of the event center would be the 5,000 square foot open-air pavilion.

Using the same design palette as the events center, this versatile space would host a variety of programming such as farmers markets, special events and celebrations. The space would also be the new home to North Liberty's outdoor ice skating rink - installed seasonally on top of tennis courts for the past five years. The high, arched roof would have 18 feet of clearance to accommodate aerial performances and sporting events, such as 3-on-3 basketball tournaments.



SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



The project's outdoor space sets the stage for social interaction and other activities, including culture, entertainment, dining, relaxation, and community activities. Accessibility and mobility to, from and within Centennial Park was a primary consideration during the project design. The extensive outdoor space includes a 40' wide thoroughfare, highlighted by striped paving patterns and small seating areas along the west side of the events center.





HONOR GARDEN

The honor garden will be located at the northwest portion of Centennial Park.

Central to the honor garden is a gazebo using the same architectural vocabulary as the event center, stage and open-air pavilion. Beneath the shelter will be curved limestone seat walls. The garden will be home to tasteful ceremonies, small events, art displays and remembrances.

The honor garden is also a space for visitors to recognize and reflect on all of Iowa’s veterans and fallen military. A flagpole sits at the center of the colorful garden.



SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



Storm sewer, sanitary sewer, water, and electrical service are required to support the project. The existing bioswales would receive the majority of the stormwater to be conveyed to Centennial Park's pond. Curb intakes along the expanded parking, area intakes near the event center and stage as well as roof drains will have stormwater piped to new headwalls in the existing bioswales. Sanitary sewer service will come from an existing 8-inch stub at the northeast corner of Centennial Park. Water service will connect to an existing 8-inch main on the east side of the park.

Existing power to Centennial Park is provided by Linn County REC. A new 3-phase service would be installed with this project. Site lighting will be installed between the existing loop drive and trail around the park. At-grade receptacles will be installed throughout Centennial Park to accommodate site programming such as Blues & BBQ, food trucks, and other events.

High-speed internet will be provided by a planned public fiber optic run.



SECTION 1 | PROJECT INFORMATION & ELIGIBILITY



PREMIER SPLASH PAD

Although not included in the funding request, a primary component of the master plan is the splash pad and shelter. Located at the northeast portion of Centennial Park, the 5,000-square-foot splash pad would provide a play space for children.

The splash pad would have an organic shape with rings of colored concrete to create a dynamic ground plane pattern and defined zones of play. The splash pad would include a variety of water features, a shade sail, three shade structures, benches and playful colored LED lighting.

A restroom and picnic shelter would create separation between the existing playground and splash pad. A 20-foot-wide path would connect the splash pad to the other sections of Centennial Park for increased accessibility.

This new feature adds to the three existing playgrounds at Centennial Park.



Budget Items	Cost
Real estate Acquisition	\$ 0
Site Preparation	\$ 638,200
Construction	\$ 7,240,400
Remodeling/Renovation	\$ 0
Fixtures/Furniture/Equipment	\$ 648,000
Public Art & Landscaping	\$ 368,400
Architectural/Engineering Design	\$ 1,866,000
Construction Administration/Permits	\$ 814,000
Contingency/Inflation	\$ 2,969,000
Total Project Costs	\$ 14,303,000

Sources of Financing	Cost
Destination Iowa Grant Request	\$ 3,575,750
Public Funding (city/county)	\$ 6,997,250
Private Fundraising (anticipated)	\$ 3,000,000
Grants	\$ 0
American Rescue Plan (ARP) Funds	\$ 730,000
Total Financing	\$ 14,303,000

We’re pleased to partner with the Community Foundation of Johnson County on our Next Stage campaign and have their shared enthusiasm for the park’s future. A non-endowed, designated charitable giving fund has been established to accept grants and donated gifts for supporting Centennial Park improvements to offset committed city public funding. We expect our

collaboration with such a revered steward of funds will aid our fundraising campaign. The foundation’s staff will see that distributions from the fund comply with the CFJC’s strict policies and procedures, send thank-you letters and tax documentation to donors, provide reports to North Liberty city council and house a landing page to receive online gifts..



Timeline	Task
October – November 2022	Grant application process
November – December 2022	Develop funding plan, initiate design contract
January – February 2023	Schematic design, costing and review
March – June 2023	Design development, costing and review
July – September 2023	Construction documents and review
October – November 2023	Bidding and award of bid
December 2023 – May 2025	Construction



Is any of the work on the project already underway?

No.

Is this project located in a Qualified Census Tract?

No.

Is the project located in a community with an average median income below 185% of the federal poverty level?

No

Is the project located in a community that was disproportionately impacted by the COVID-19 pandemic?

No.

Does the strategic planning for this project include handicapped accessibility?

Yes. All spaces are designed to meet or exceed accessibility requirements. Accessibility to all spaces in the proposed project was part of every design conversation.

Has the planning for this project incorporated any other state priorities such as water quality, rural broadband access, or rural development?

Yes. Centennial Park currently uses bioswales as part of its stormwater management facility. Water would be piped to new headwalls in the existing bioswales.





How will this project be a draw for your community?

The initial Centennial Park master plan is the result of North Liberty community input. The master plan was refined in accordance with a 2020 Branding and Visioning project that included community input through a survey and a town hall event called “Spark”. Most of the big ideas centered around building more community gathering spaces, which provide the stage for social interaction and other activities, including culture, entertainment, dining, relaxation and community activities.

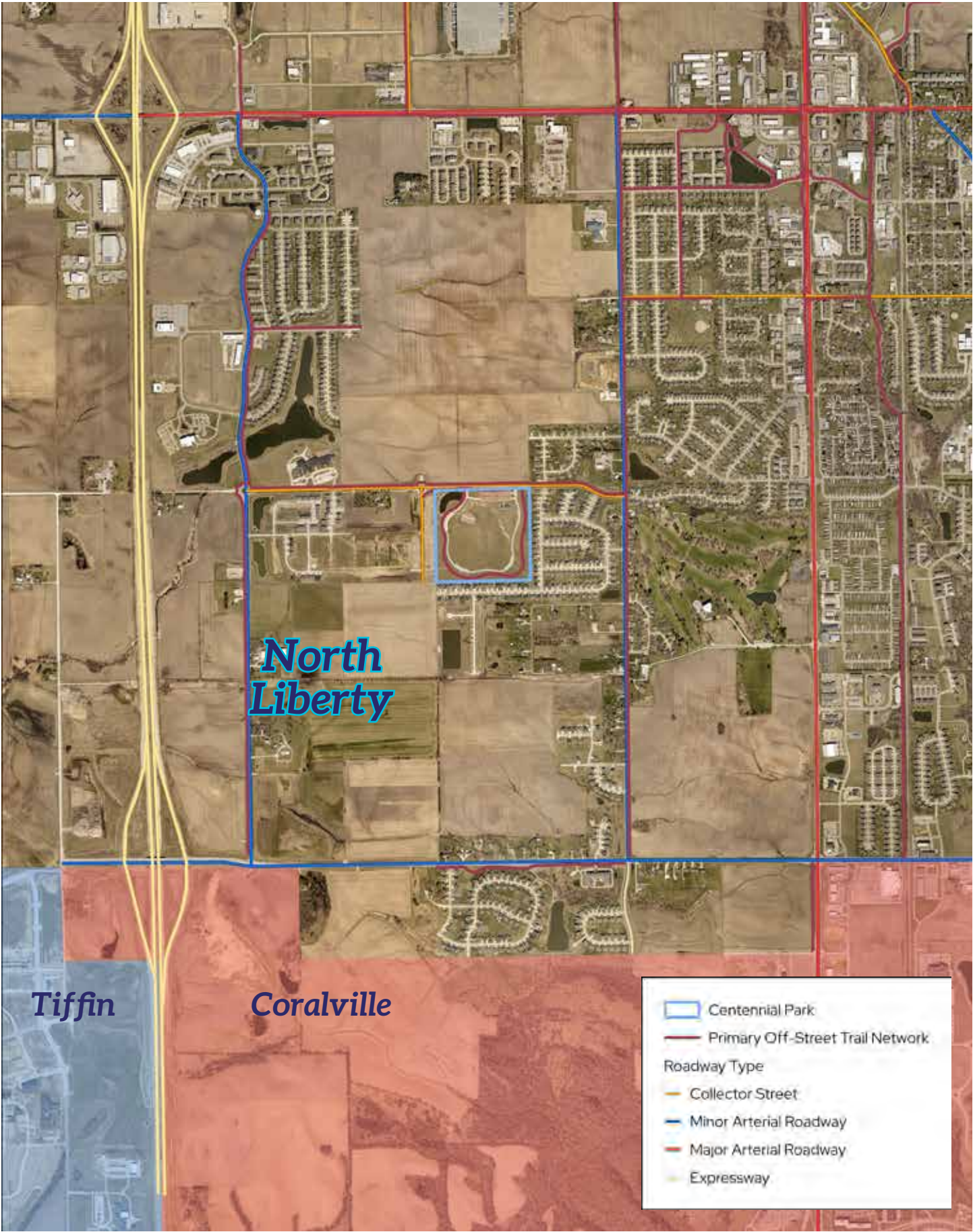
Off-site improvements facilitate easy access from both inside and outside of the community. First, Saint Andrews Drive fronting Centennial Park was fully reconstructed and includes off-street trails and a roundabout. Next, Kansas Avenue, Jones Boulevard and Forevergreen Road have all been reconstructed and include off-street trails. The I-380, Forevergreen Road interchange was completed in 2019, which added a second limited highway access into North Liberty. Last, the I-80, I-380 interchange continues to progress towards completion.

The City of North Liberty knows how to produce high-quality programming that draws attendance from throughout Eastern Iowa and out of state. Blues & BBQ, a festival that began in 2007 and attracted 20,000 guests this year, draws about a third of its attendance from outside Johnson County. Beat the Bitter, a winter festival that began in 2016, regularly attracts about 40 percent or more of its audience from outside of North Liberty. Even our smaller-scale events, such as the Summer Slate events held during 2021’s pandemic summer, about 10 percent of attendees traveled to North Liberty from outside our community.

The completed Centennial Park will be the primary home of the exciting, family-friendly events North Liberty is known for.

The outdoor infrastructure of this project will allow our team and partners to save time and financial resources to further enhance events, focusing on fun and entertainment rather than, for example, logistics for electric and tents. The additional paths will connect the park and enable access for those whose mobility issues currently prevent easy access to the park’s great lawn.

The indoor space is critical to offering programming year-round, as the space in our Community Center is in high demand and at its peak capacity with indoor youth sports through the fall and winter months when lowans are looking for other opportunities for entertainment.



SECTION 4 | ECONOMIC IMPACT & LEVERAGE



North Liberty's team knows how to have a good time, but spaces, like the conference center that has played host to concerts in the past, are no longer available for that purpose.

The pavilion will offer respite during other events, but stand on its own as space for active participation in outdoor events, such as farmers' markets and ice skating, as well as additional outdoor engagement with aerial acrobatics, craft, basketball and theater-in-the-round performances.

We're committed to leveraging existing partners to produce cultural programming at the Centennial Center drawing from the Iowa City/Cedar Rapids corridor, including space for author visits with partners such as the Iowa City UNESCO City of Literature, as well as small indoor and large live music events with partners such as The Englert Theater.

Additionally, North Liberty's central location in the Cedar Rapids/Iowa City corridor makes it well placed for business functions, weddings, family reunions and other events that naturally draw from the wider region and can be hosted in the centrally located Centennial Center.

While this project will draw short-term visitors to our community, our goal is to, ultimately, convert those visitors to long-term residents who become critical to our economic wellbeing not just as users of local goods and services, but as employees in jobs of all skill levels.

Who is the target audience for this project? Please be specific about the targeted group demographics and location.

The events at a completed Centennial Park will cut across demographics.

Our largest festivals currently attract families with children ages 2 to 12 who are looking for family-friendly fun and find free events allow them to stretch their dollars while still spending time and money in our community. Meanwhile it's typical for events such as summer's Blues & BBQ and winter's Beat the Bitter to have audiences of ages 21 to 44 for the music and cultural portions. Most additional programming will draw families with children ages 2 to 12.

Outside events, including economic and business-focused functions hosted by organizations such as the North Liberty-based Corridor Business Journal or our local economic development partners, will attract regional business leaders, mid-career professionals and upwardly mobile members of the workforce. Weddings and family reunions will attract a multi-generational audience.



Beat the Bitter, our 7-year-old winter tradition, brings indoor and outdoor events to North Liberty during winter's coldest days and draws 40 percent of its audience from outside our community.



Please describe the economic impact of these visitors.

Domestic travel to Johnson County in 2019 generated 3,900 jobs, \$70.8 million in payroll and \$446 million in expenditures.

Visitors to Centennial Park's year-round programming will add \$11,687,045 in total economic impact, according to modeling by our local tourism partner, Think Iowa City, with conservative estimates of 80,000 people attending events at the enhanced park.

Since much of the City-produced programming is expected to be admission free, these impacts will be with local bars and restaurants, stays in local hotels and with other local shops and attractions.

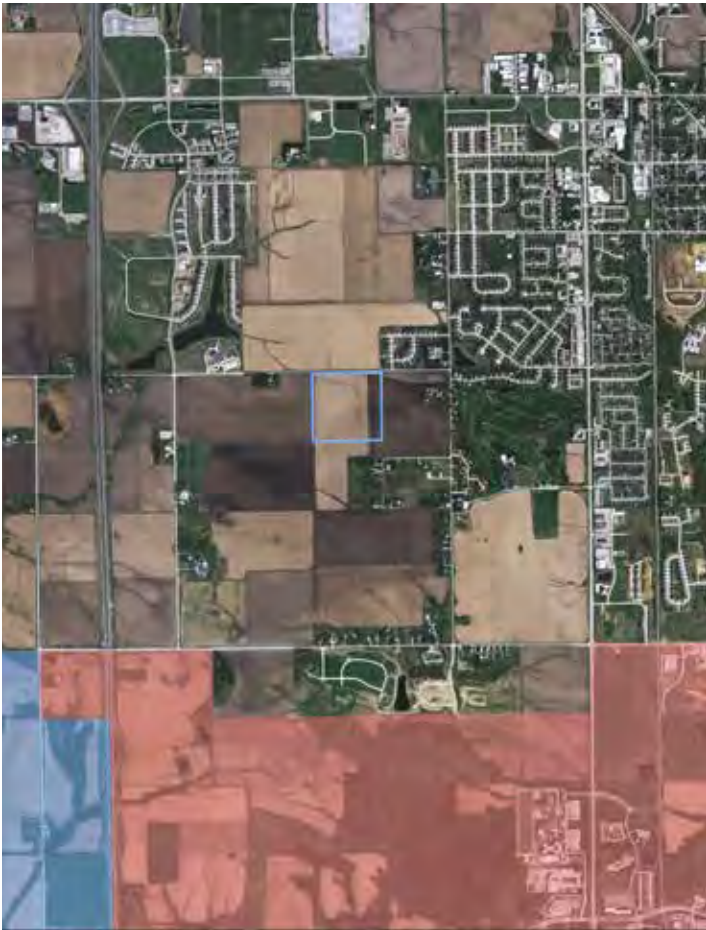
Please describe additional development (private or public) that will occur as a result of this project.

The city acquired Centennial Park in 2010 recognizing the surrounding area would be developed. Since then, the city has invested millions of dollars in the area to support development, including water, sanitary and storm sewer, reconstructed roads with roundabouts, trails and Centennial Park improvements.

Large areas of undeveloped land surround the park, which the city expects to be developed.

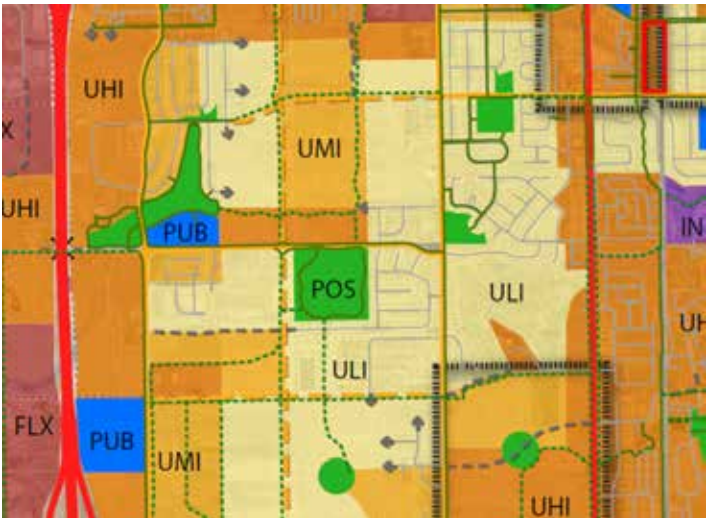
The city is nearing completion of a consultant-led rewrite of our comprehensive plan. The draft plan provides for connections to Centennial Park and higher-intensity development due to the park.

The quality of life provided by Centennial Park Next Stage is critical to attracting and retaining the long-term residential population necessary for our local



ABOVE | An aerial image showing the area in 2010 when the City of North Liberty purchased the land that would become Centennial Park.

BELOW | A subsection of the North Liberty Comprehensive Plan Future Land Use Map, currently in draft and expected to be approved by the end of 2022, showing current and expected future development around the park.



employers, including two growing healthcare campuses, innovative biotech firms, the nation's third-largest trucking company and one of the Midwest's largest credit unions.

Quality of life is economic development, and Centennial Park's Next Stage will add residential growth in North Liberty and offer employers large and small access to the workforce they require to compete nationally and internationally.

Centennial Park Next Stage will also drive development of hotels in North Liberty and the nearby area as well as additional amenities for those visitors.

Does this project have a regional or statewide impact? Please explain.

North Liberty is a natural gathering place in the heart of Eastern Iowa, and Centennial Park Next Stage offers a well-connected, centrally located space for festivals, events and functions of all scales, helping to attract and bridge the ends of the region that is home to nearly half a million Iowans.

Despite the cultural amenities in Johnson County and the proximity to Iowa City and the University of Iowa, there is no venue like Centennial Center in the region. The versatility it provides allows for endless possibilities for programming and audiences. Crowds can be expected from Des Moines to Chicago, the Twin Cities to St. Louis, as well as being the perfect location as the hub of activity for all Eastern Iowa. Regionally, hotels will be needed from nearby Cedar Rapids and Iowa City/Coralville as North Liberty does not have capacity to accommodate 100% of the visitors expected. Caterers, food trucks, suppliers, and distributors will also be utilized from throughout the region to serve the needs of the facility. It is the perfect venue for the perfect location, not just for North Liberty but for all of Eastern Iowa.

The project is also part of the critical work needed to retain younger Iowans as they complete their college education, start their careers, buy homes and begin families, and to attract the work force needed to staff our healthcare campuses and fill jobs at all skill levels.

The community building that happens at this amenity will help our region and our state win converts from visitors who come to our city and fall in love with our community.

How will the amenity be marketed or promoted once operational? How do the proposed marketing efforts reach your target audience?

Primarily, we will market the energy and activity rather than the amenity. Our events each include within their budgets marketing that allows us to place digital, print, radio and television advertising in markets throughout Iowa. With the completion of Centennial Park Next Stage, we will allocate additional marketing spend dollars for outreach into markets further from the Iowa City/Cedar Rapids corridor.

We will continue to work with our local tourism partner, Think Iowa City, to attract visitors for our year-round events as well as to connect with visitors looking to host weddings, family reunions and other private events in Centennial Park.

Critically, this project will give our local community additional amenities to proselytize, driving word-of-mouth marketing as locals invite friends to the area for events.

Will the project positively project the state's image on a national scale?

While Iowa is proud of its agricultural heritage, it's much more than that. Centennial Park will host vibrant events in a park highlighting our state's natural beauty and the arts and culture that currently runs through Iowa.

Centennial Park Next Stage will contribute to our community's renown as a home to the arts by offering a venue for live performance, music, writers and other artists to present work to new audiences.

As a cultural asset, Centennial Park will showcase Iowa's human cultural assets alongside rising national artists. Blues & BBQ, for example, highlights Iowa artists alongside Grammy-winning musicians without admission fees to crowds of 15,000. The indoor space at Centennial Center will play host to authors as part of the Iowa City Book Festival. The pavilion will offer space for a variety of live performance.

North Liberty's team will continue to work with its economic development partners, including Think Iowa City, and strengthen its connection with Travel Iowa to help highlight the exciting culture of our communities



Who will be responsible for the operation and maintenance of the project following construction? Are formal agreements in place?

City of North Liberty staff will be responsible for operating and maintaining Centennial Park, including the Centennial Center and its stage, pavilion, landscaping and other areas. City staff will coordinate and execute programming at the park as well, some with current and future partners.

Expected Income	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income					
Centennial Center	\$ 85,000	\$ 89,250	\$ 98,175	\$ 107,993	\$ 118,792
Pavilion	\$ 10,000	\$ 10,500	\$ 11,550	\$ 12,705	\$ 13,976
Stage	\$ 15,000	\$ 15,750	\$ 17,325	\$ 19,058	\$ 20,963
City Subsidy	\$ 47,260	\$ 49,623	\$ 87,002	\$ 85,000	\$ 82,262
Total	\$ 157,260	\$ 165,123	\$ 214,052	\$ 224,755	\$ 235,993

Assumptions: Expected income reflects a 5 percent year-over-year increase, with a subsidy from the City of North Liberty’s general fund.

Expected Expenses	Year 1	Year 2	Year 3	Year 4	Year 5
Staffing	\$ 70,271	\$ 73,785	\$ 116,211	\$ 122,021	\$ 128,122
Cleaning	\$ 12,000	\$ 12,600	\$ 13,230	\$ 13,892	\$ 14,586
Utilities	\$ 40,000	\$ 42,000	\$ 44,100	\$ 46,305	\$ 48,620
Maintenance	\$ 10,000	\$ 10,500	\$ 11,025	\$ 11,576	\$ 12,155
Equipment & Supplies	\$ 7,500	\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116
Insurance	\$ 7,500	\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116
Marketing	\$ 2,500	\$ 2,625	\$ 2,756	\$ 2,894	\$ 3,039
Miscellaneous	\$ 7,489	\$ 7,863	\$ 10,193	\$ 10,703	\$ 11,238
Total	\$ 157,260	\$ 165,123	\$ 214,052	\$ 224,755	\$ 235,993

Assumptions: Expected expenses reflects a 5 percent year-over-year increase, with a subsidy from the City of North Liberty’s general fund.

Describe the research or studies that were completed to generate the revenue and expense projections.

Projected revenues are forecasted based on research of similar venues, staff experience and balancing accessibility. Our team compared the pricing structure of 300-person capacity venues in Eastern Iowa and sought additional information from a few facilities. We learned from the City of Iowa City that so far in 2022, 27 weddings, a combination of 48 reunions, meetings and graduation parties and 33 other special reservations have been made at the 170-person capacity Terry Trueblood Lodge. Staff also reached out to North Liberty business South Slope Cooperative Communications. The cooperative has selected to no longer rent their 250-person capacity event space, but the venue was the site of 25 to 42 events each year from 2016 to 2018.

The number of expected events is based on the quantity of events City of North Liberty staff currently executes and foresees hosting in Centennial Park, conversations with area partners and bookings seen at Terry Trueblood and South Slope.

We calculated the estimated rental income by determining reasonable rates balanced by the need to cover operation of the facility. Partial-day, full-day, weekday and weekend options for the facilities offer flexibility for a lessee to find a fit for their budget. When comparing with other Johnson and Linn County venues, a full day weekend rental of Centennial Center for \$2,500 is on par with some of the more affordable rental options and less than half the price of others renting for \$6,000 a day. A venue operated by local government should also be accessible. The City will charge a lesser nonprofit rate or full donation of the spaces throughout the year.

It is also important to note that although it is not included in estimated rental revenue, the City anticipates producing a number of ticketed concerts on the outdoor stage. These performances will clear revenue after expenses and will be put towards Centennial Center’s operation budget or reinvested in park programming.

Expenses are based on our current city pay scale, recently contracted cleaning services, utility costs from North Liberty’s police station built in 2020 and the cost of other city facilities.



SECTION 6 | REQUIRED ATTACHMENTS

Documentation substantiating project funding.

The attached Resolution 2022-89 directs the City Administrator of North Liberty to execute an agreement, including committing to fund the project and recoup costs through a variety of means, including private fund-raising.

Detailed cost estimates from an engineer or architect.

The attached Centennial Park Events Complex Opinion of Probable Cost includes cost estimates prepared by Shive-Hattery.

Applicable maps or project renderings not already included in the application

The attached Master Plan Update and Design Concept includes renderings and maps prepared by Shive-Hattery for this project.

W-9

The City of North Liberty's W9 is attached.

Minority Impact Statement

The Minority Impact Statement below finds a positive impact by providing increased access to events for people with disabilities and by providing admission-free events for low-income families.

The proposed grant project programs or policies could have a disproportionate or unique positive impact on minority persons.

Describe the positive impact expected from this project:

This project will make Centennial Park, which is already home to public events, accessible for people with disabilities, particularly with limited mobility. The project would build paths and plazas, allowing attendees to move more easily through events and festivals that are now held on uneven grass. Increased hard-surface parking increases the park's capacity for accessible parking, especially during events when it is at a premium.

Additionally, the completed Centennial Park Next Stage project will increase the number of free-admission events possible, offering an additional amenity to all families, regardless of means.

Groups impacted: persons with a disability, other (low-income)

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge:

Ryan Heiar, City Administrator



SECTION 7 | CERTIFICATIONS & ACKNOWLEDGMENTS

In the last five years, have there been any judgments or court actions completed or are any judgments or court actions currently pending against the applicant entity?

No

In the last five years, has any current director or principal officer(s) been accused or convicted of any wrongdoing or crime in their capacity as director/principal officer?

No

Have there been any current or past bankruptcies on the part of the applicant entity?

No

In the last five years, have there been, or are there currently any investigations of potential violations of public health, safety or environmental laws by the applicant entity?

No

I acknowledge that I have read and understand the application materials including the provisions relating to security, contracts and reporting as noted above. I understand that awarded funds must be obligated by recipient organization no later than December 31, 2024 and all construction must be complete by June 30, 2026. I understand failure to meet these dates could result in partial or full repayment of any awarded dollars. Further, I give permission to the Iowa Economic Development Authority (IEDA) to perform due diligence, perform credit checks, contact the organization's financial institutions, and perform other related activities necessary for reasonable evaluation of this proposal. Moreover, I understand that provisions of the Uniform Guidance (2 CFR Part 200) apply to the use of funds for the approved project, including Cost Principles and Single Audit Requirements. I understand that all information submitted relating to this application is a public record. I certify that all representations, warranties, or statements made or furnished in connection with this application are true and correct in all material respects. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for procuring economic development assistance from a state agency or subdivision.

Signature of applicant certifying officer or individual:



Date: October 6, 2022





TO: City Administrator, Ryan Heiar, and City Council
FROM: Jennie Garner, Library Director
DATE: Nov. 2, 2022
SUBJECT: Monthly Library Report

Library News

The library staff was busy in October helping with City Slate events. This year, we combined the Trunk or Treat (now on the recreation trail) with Haunted Happenings (a long-standing rec department event). We had about the same number of attendees overall (between 300-400) but spread out over the three-event offering, which programming staff divided and conquered to attend each event and dressed as Garbage Pail Kids (from the popular kids' book series by RL Stine). It's always fun to host some of the other city departments and organizations. This year they also invited some area businesses to join the fun. Thanks to Streets, Wastewater, Police, Communications, Rec and Aquatics for joining us on Friday morning (our usual timeslot for Trunk or Treat). A huge thanks to Paige Prior Photography for donating talent and time to take portraits of the costumed kiddos with a spooky backdrop. Paige has been offering her services for the event for a number of years.

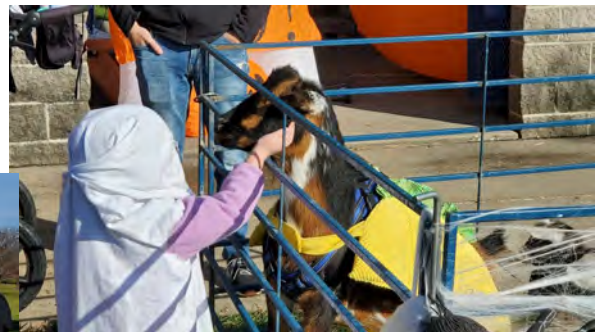
Our Youth Services team, Erin and Kayla, were asked by the local Optimist Club to help launch and lead a Junior Optimist International Club (JOI) as a partnership this year. There are 12 very enthusiastic youth and an adult Optimist Club member who assists. The group had a wonderful induction ceremony in October. It's gratifying for staff to have the opportunity to foster leadership skills among our youth in North Liberty.

Measures that Matter is an initiative of the Chief Officers of State Library Agencies (COSLA) that launched in 2016 to evaluate and map public library data collection in the United States) with funding from the Institute of Museum and Library Services (IMLS). As part of that initiative, the North Liberty Library was one of ten libraries across the US to be included as a case study that examined the processes for designing and delivering workforce and small business development-related services, identifying the role of libraries in workforce and business development in their communities, and understanding if and how public libraries share the stories of their work related to workforce and small business support through the tracking of outcomes as part of a research effort to provide insights into how to measure activities related to workforce and economic development. For those who might be interested, I've included the slides from the outcomes in this report.

Scroll for more program highlights and smiles galore.



Haunted Happenings Trick or Treat Fun on the trail with friendly costumed goats, no less!.



National Taco Day featuring a dramatic reading of *Dragons Love Tacos* complete with a dragon puppet. Attendees made inedible tacos and dessert tacos.



JOI Induction



Everybody loves llamas!

The 2022 Iowa Library Association Conference was held in Coralville this year and North Liberty hosted a Library Leadership and Management Association (LLAMA) event with real llamas bringing smiles and cuddles to both ILA attendees and many patrons.



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

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

Date **November 1, 2022**

Re **Monthly Report**

We performed various building maintenance tasks as needed this month. We repaired the Community Center parking lot lights.

Work continues at the Babe Ruth baseball field. The Parks Department installed brick and siding on the new storage shed. Electrical will be finished soon. New concrete was poured in the dugouts and staff began installing shade structures over the spectator seating areas.

We maintained equipment as needed this month by performing preventative maintenance, repairing ball field maintenance, mowing, trimming, and landscaping equipment.

We continue to pick up park/trail trash receptacles and pet waste stations daily.

Our sports field maintenance team continues to provide weekly field maintenance. We finished the last weekend ball tournament for the season. Soccer games continue but will be over soon.

Parks staff mowed and trimmed our parks and grounds as needed but it is nearing the end. We have been aerating turfgrass areas as time permits.

We continue to be very busy with weeding and watering of our landscape areas this past month. We continue to water all new plants and trees as needed as well as other landscaping areas that require more frequent watering.

We continue to prune trees in our parks. This is the best time of year to prune trees because they are dormant for the season. We will continue pruning as time/weather permits. We have also been cutting down declining ash trees due to the emerald ash borer infestation.

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

The Penn Meadows splash pad has been winterized for the season.

Liberty Centre irrigation and fountain have been winterized for the season.

Outdoor pool irrigation has been winterized for the season.

Parks Staff attended the Aquatic, Forest, and Roadside Pest Management Re-Certification Applicator Class on October 19th at the Johnson County Extension Office. This is required annually to maintain our state pesticide and herbicide licenses.

We completed the Tree City USA recertification application and submitted to the IDNR Forestry Department. If approved at the state level, it will be sent on to the Arbor Day foundation for final approval. We have received this award as a Tree City USA participant for the past 25 years. This helps us obtain other tree grant funding as well as show how proactive North Liberty is by planting trees within our community.

Parks Staff assisted the IDNR Fishery Management team with the release of 2000 rainbow trout at Liberty Centre Pond on October 21st. The trout arrived from the state hatchery near Manchester, Iowa. The trout stocking will give anglers local fishing opportunities at Liberty Centre Pond this fall. All IDNR fishing regulations will be enforced. There were many anglers there already fishing.

We poured two concrete footings at Red Fern Dog Park and installed the information kiosks.

I continue to attend progress meetings with City Staff & Shive Hattery regarding the Dubuque Street project Phase 1 and Ranshaw Way Phase 5.

We continue to make progress on the FY2324 Parks operating budget and the 5-year capital improvements plan in preparation of the next fiscal year.



Park staff at Babe Ruth field installing brick and siding on the new shed.



The completed Babe Ruth shed and new concrete dugout improvements.



Park Staff cutting down declining Ash trees at Penn Meadows Park.



DNR Trout stocking on October 21st.



New concrete footings and information kiosks installed at Red Fern Dog Park.



North Liberty Police Monthly Report October 2022

Training:

- Members attended monthly Canine, Bomb Squad, Tactical Team, and Dive team (64 hours)
- 1 member attended honor guard quarterly training (8 hours)
- Chief Venenga attended a weeklong FBI-LEEDA Leadership Command Course in Cedar Rapids. (40 hours)
- Two investigators attended two days of training for investigations of Child Investigations in Williamsburg, IA (32 hours).
- Two officers attended training in Waterloo for CTK interview and interrogations (48 hours)
- Lauryn and the Chief attended training at the U of I PD on our police vendor software for user tips and new features of the Tac 10 product (12 hours)

Public Relations:

- Officers worked several University and High School sporting events at their request. We are reimbursed for the overtime by the requesting entities.
- We completed the site evaluation at North Bend Elementary along with Johnson County EMA. The school can apply for \$50,000 in state funding to cover site security improvements.
- In partnership with Kirkwood Workplace Learning Connections, we held our second High School Police Academy training day. We had an eager group of 11 students this year join us at the department for a day of learning. Both our telecommunications department and Kirkwood's were invited to come and film some of the experience. This included classroom as well as hands on learning experiences about being a police officer. Evaluations of the program were collected at the end of the day and all of them were very positive.



Traffic Contacts	188
Parking Contacts	21
Vehicle Inspections	23
Vehicle Unlocks	19
Crash Investigations	27
Public Assists	358
Assist other Agency	144
Crimes Against Persons Report	6
Crimes Against Property Report	13
Other Reports	27
Arrests	21
Warrants	4
Alcohol/Narcotics Charges	10
Crimes Against Persons Charges	5
Crimes Against Property Charges	5
Other Charges	13
Animal Calls	40
Total Calls for Service	1610
*Total Calls for Service for the year	18760

North Liberty Police Monthly Report Continuation --- October 2022

- Lieutenant and Chief met with the new Security Officer at Centro to talk about building plans, improved safety, and operation techniques and to schedule tours for all staff to go through the plant and corporate offices.
- An officer attended a GTSB program at Liberty HS for the Buckle UP student program. This was for an hour and attended by all the classes except seniors.
- We collected 53 pounds of drugs during the National Take Back event. The narcotics were dropped off at the North Liberty Police Department and disposed of through the DEA. We participate in this national program twice a year.
- The department was invited to two neighborhood events.
- Community Outreach Officer Davis was invited to attend several Halloween events.



Equipment:

- We continue to experience failures with our HVAC system and had to have additional mechanical call out to help with the heating and cooling of the building. This has now been turned back over to the Architect/mechanical engineer to see if they can help trouble shoot the problems, we are having with the software running the system or the provider saying the system is not compatible to zone temperatures.
- We are having officers run through scenarios on the VR training simulator with an instructor. We are learning more of the capabilities of the system.

Enforcement/Crime:

- We were called to a local bank where a man from Cedar Rapids reported he was homeless and picked up by two men. The two men requested he cash bad checks with his identity, and he would get \$100 or \$200 for the transactions. Three banks in Cedar Rapids cashed the checks. At an NL branch he passed a note to the teller asking for help and that he was being forced to cash the bad checks. We assisted the man in North Liberty to get away from the individuals and back to the area he was living. The two men that transported the individual were not located. The information was forwarded to CRPD so they can follow up with the bad checks cashed in their jurisdiction.
- We signed up again with the Iowa Alcoholic Beverage Division to participate in a sting operation to for compliance checks with the sale of tobacco, alternative nicotine, and vapor

product to minors. We have a few months to perform the sting operation at local businesses which takes place annually. The project involves a person under the age of 21 going in to businesses and attempting to purchase these products. Any employee or business in violation will receive a citation.

- Officers were called to a suspicious running vehicle at Casey's with two occupants sleeping inside for several hours. Upon running the plate, the vehicle came back as stolen. When the officers awoke the suspects, the driver attempted to take off, crashed into a parked car and was taken into custody. The driver had numerous warrants and was charged with theft, driving while barred, interference and possession of controlled substances. The passenger was also charged with possession of controlled substances.
- A stolen trailer was located dumped off near the interstate. The trailer was reported stolen out of Cedar Rapids and we were able to return to the owner.

Department Admin:

- We held interviews for uncertified officers before a panel. We interviewed 7 applicants and are moving forward with 3 at this time. We are still accepting applications for certified officers and non-certified officers.
- We held interviews before multiple different panels of stakeholders for changes that will take place in January for a general Investigator Drug Task Force Member, Cyber Crimes investigator, General Investigator, Sergeant Position, and the Administrative Lieutenant Position. Overall, we had 11 candidates go through the interview process for these positions. Announcements will be made next month.
- Chief attended several meetings for the local police chief's meeting, Iowa Law Enforcement Academy Council meeting, ILEA Rules Committee meeting, Guidelink Center, Johnson County UAC law advisory subcommittee meeting,
- The Mental Health Liaison started her department orientation on the 17th. She will be with each agency for one week before starting up with the follow-up process.

Respectfully Submitted by Chief Diane Venenga and Alisha Ruffcorn 11/2/2022



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

October is a busy month for special events, including the following; Moonlight Walk around Liberty Centre was postponed a week from Oct 14 to Oct 21 due to weather. On Oct 21 we had beautiful weather and estimated attendance was 1,500. Pumpkin Creations was held on Oct 19 with 30 participants. Floating Pumpkin Patch was held Oct 23 with 134 participants and Haunted Happenings & Trail Trick or Treat was held Oct 27 & 28 with an estimated attendance of 575. Dale Leonard has given notice of retirement at the end of 2022 so we will be working to fill the position of Custodian/Maintenance Supervisor.

Recdesk Database:

Reviewing our Recdesk database; we have 11,753 residents (62%) and 7,085 non-residents (38%) totaling 18,839 individuals. Increase of 300 from last month.

Aqua Programs:

Aqua classes continue to show a strong return in participation. This session had approximately 82 registered participants, plus daily drop-ins. Arthritis Aqua, Aqua Zumba, and Water Resistance continue to be the most popular. Aqua Program revenues totaled \$2,094.

Swim Lessons:

Swim lessons continued with revenues totaling \$1,759.50.

Leagues/Sports:

Adult leagues continue this month. Youth Competitive Basketball had 9 teams. There were no leagues revenues this month.

Recsters BASP Program:

BASP numbers are AM – 16 participants, PM – 46 participants. Before & After School revenues this month totaled \$11,400.

Classes/Programs:

Fitness aerobic classes returned with some new classes such as Hapkido JiuJitsu, and HIIT 30 min classes. We had approximately 28 registered participants, plus daily drop-ins. Body Blast, Body Sculpt, Cardio Pump, Senior CBS continue to be mainstays.

Tippi Toes Dance classes continue with 66 participants.

Senior Connections Lunches continued with 102 meals for the month. Along with the meal, we offer bingo or have speakers at these lunches.

Classes/Programs revenue totaled \$14,711.81.

Pools: Indoor pool continues to be busy with lap swimmers, exercise class participants and open swim. This month, Season Pool Pass revenues totaled \$2,470; Daily Pool Fees totaled \$1,738; Pool Rentals totaled \$1,106 and Concessions revenues totaled \$0.

Weight & Exercise Area / Track:

Weight fee revenues totaled \$13,484.25; Split membership revenues totaled \$5,602.

We had 2,596 active memberships for the month.

We had 1,190 point of sale transactions for month.

Gymnasiums:

Gymnasium Rental revenues totaled \$530.

Rentals:

Community Center Rental revenues totaled \$2,137.50; Shelter rental revenues totaled \$0;

Field Rental revenues totaled \$3,367.50.

Revenues:

Revenues (Oct 1-31) totaled \$59,752.56

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



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

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

- Locating of City Utilities (376 job tickets) ongoing
 - a. This is an increase of 5.6% from October 2021
- Continued animal control services (5 responses to animal issues)
- Cemetery plot locates (4 in total)
- Projects/Meetings
 - a. Ranshaw Way Phase 5
 - i. Contractor working on punch list items
 - ii. All signs and cones will be removed when watering and punch list items are completed
 - b. Dubuque St
 - i. Project at 92% complete
 - ii. Weekly progress meetings held
 - iii. Phase 6 work of storm, water, sewer, electric, and concrete continue
 - iv. A large amount of time was dedicated to informing local businesses and Penn School about project implementation
 - v. Expected completion and opening for mid-November at this time
 - c. North Jones Blvd extension
 - i. Project at 95% complete
 - ii. Weekly progress meetings held
 - iii. Completion of Penn St signal work
 - iv. Expected completion and opening of road is early November
 - d. Storm Water GPS Data gathering
 - i. Contractor continues data collection of the system
 - ii. Weekly progress meetings held
- City staff and contractors have worked with all property and business owners again this month that were affected by these projects to minimize the amount of disruption for each
- All City Fiber network and structures have now been added to GIS platform along with the water, sewer, and soon to be storm systems
- IDOT design meeting with city staff on I380/W Penn St bridge project
- Construction Plan Review group met to discuss recent submittals
- City fall leaf collection started October 10th and continues to November 18th

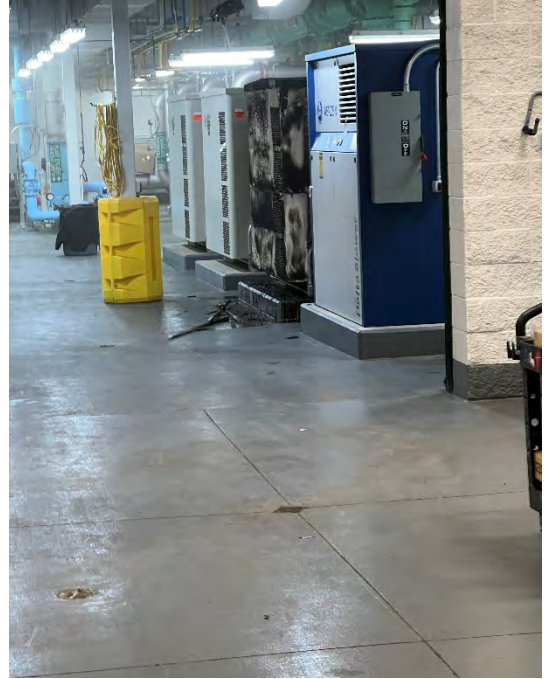
- Mobil message boards taken to Iowa City for early voting at the request of Johnson County Emergency Management
- Street sign repairs and replacement
- Gravel shoulders and roads graded
- Staff conducted monthly safety inspections for all street equipment and buildings
 - a. Annual testing and calibration of all gas and CO2 monitors for streets facilities
- Staff conducted monthly warning siren testing in all 8 locations
- Service and maintenance of various equipment
- Staff assisted and participated in REC Center Trick or Treat event
- Snow operations
 - a. Redesign of winter plow routes to incorporate newly constructed roads and staff
 - b. Installation completed on the majority of snow equipment on machinery
 - c. Received approximately 1600 gallons of environmentally friendly additive to be used with salt material during extreme cold conditions
- Street repairs
 - a. Staff continues crack sealing streets
 - b. Cold patching locations where needed
- Storm Sewer
 - a. Heritage Dr stream restoration project at 100% design
 - i. Project will be bid with construction happening during this winter season
- Sanitary Sewer
 - a. Contractor began process of manhole restoration sites
- New Street Department employee Matthew Bigelow started this month
- Street Department employee for almost 10 years Clint Conklin accepted a new position with the Planning and Zoning department and we would like to wish him the best
 - a. We will review current applicants to fill this open position created
- Working on next budget process



To **City Council, Mayor and City Administrator**
From **Drew Lammers**
Date **Nov 1, 2022**
Re **October 2022 Water Pollution Control Plant (WPCP) Report**

1. All scheduled preventative maintenance at the plant and lift stations was completed. Staff stayed busy with numerous operational jobs throughout the month.
2. This month's staff safety meeting was on Fire Safety. Staff completed target solutions online training as well as reviewed safety training topics as a group.
3. Operations/Lab completed quarterly testing. All split samples, duplicates, and standard checks had acceptable results. Quarterly biosolids samples were collected and sent to a contract lab for land application testing.
4. Biosolids contractors hauled 775.59 Wet Tons of biosolids to a local farm field for fertilizer application. All solids were land applied and incorporated into the soil. This took 45 semi loads to transport the biosolids. Hauling and land application were completed with 5 days. This was 4 months of biosolids production, and our storage building was full.
5. On Oct. 4th the Fire Department was dispatched to the wastewater treatment facility around 4 am for MBR smoke alarms. The alarms go to a monitoring service that automatically dispatches Fire Dept. WPCP staff arrived on-site and waited for the FD to clear the MBR building safe for entry. A large membrane air blower was running against a closed valve due to a program error. The blower's factory safety protection devices did not operate correctly causing the belts to overheat and start the soundproof enclosure on fire. The blower was a complete loss but surrounding damage was generally cosmetic. The plant remains operational, and everyone was safe. There was remarkable response and service by Fire and Police departments to secure the scene and assist with the initial assessment. WPCP continues to work with controls integrators on programming and equipment manufacturers to adjust safety protection shutdown devices. Pictures are shown below.

Drew Lammers - WPCP Superintendent





To **North Liberty Mayor and City Council Members**
CC **City Administrator Ryan Heiar**
From **Water Superintendent Greg Metternich**
Date **November 2, 2022**
Re **Monthly Report – October 2022**

In the month of October, we treated a total of 40,184,000 gallons of water, our average daily flow was 1,296,000 gallons, and our maximum daily flow was 1,592,000 gallons. The total amount of water used in the distribution system was 2.07% higher than October 2021.

We have had a busy month with 9,094 accounts read, 33 re-reads, 115 service orders, 79 shut-offs, 56 re-connects for water service, 218 shut-off notices delivered, 22 new meter set inspections, 6-meter change outs, 11 MIU change outs, assisted 11 customers with data logging information, 45 calls for service, and 18 after hour or emergency calls. Our monthly total service work averaged 27 service orders per day.

Our maintenance staff started working on our bi-annual hydrant flushing program. They will be flushing every hydrant in the distribution system; this process will take six to eight weeks to complete. We flush hydrants to scour the inside of the pipe, remove harmless minerals and sediment that collect in the water mains, this also makes sure all hydrants are in working order.

The Iowa Water Industry Leadership Institute held a conference in our training room last month. This is a year-long program offered to folks that are looking to transition into leadership positions in the water industry.

We hosted our local 5th graders from Heritage School on a field trip last month. They had just finished learning about salts and solutions. The students were able to see how we remove salts and learn about how the local water system works.

Staff spent a great deal of time working with the contractor on the Dubuque Street project. The water main was shut down and relocated at the intersection of Cherry and Dubuque Street, a temporary flushing device was installed so that the undisturbed section of water main could be put back into service and allow for the required testing to be completed.

We repaired a service leak on South Jones Blvd. This was a line that was installed as part of the street improvement project for a future residential connection.

Water Superintendent
Greg Metternich



**Planning Commission
November 1, 2022
Council Chambers, 1 Quail Creek Circle**

Call to Order

Vice Chair Jason Heisler called the November 1, 2022 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Barry A'Hearn, Sheila Geneser, Jason Heisler, Patrick Staber, Brian Vincent; absent: Josey Bathke, Dave Willer.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Jeff Mekota, Bob Downer, Jason Stone, and other interested parties.

Approval of the Agenda

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

Water Tower Place Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of Dahnovan Holdings, LLC for a to approve a Preliminary Subdivision Plat for an 11-lot subdivision on approximately 41.48 acres. The property is located at the west side of North Kansas Avenue approximately 150 feet south of West Lake Road. Staff recommends that the Planning Commission accept the two findings:

1. The preliminary plat would achieve consistency with the Comprehensive Plan Future Land Use Map designation; and
2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and

forward the request to approve a Preliminary Subdivision Plat for an 11-lot subdivision on approximately 41.48 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jeff Mekota was present on behalf of the applicant and offered to answer questions

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including driveway access for units on Lot 2.

Recommendation to the City Council

Geneser moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval. The vote was: ayes – Heisler, Geneser, Vincent, Staber, A'Hearn; nays – none; absent – Bathke, Willer. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of A & M Development, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 6.57 acres. The property located on the west side of Landon Road approximately 1,000 feet west of North Kansas Avenue. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from O-RP Office and Research Park to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 6.57 acres to the City Council with a recommendation for approval.

Applicant Presentation

Bob Downer, Attorney for A & M Development, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the remaining additional inventory of O-RP zoned properties.

Recommendation to the City Council

A'Hearn moved, Staber seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – A'Hearn, Heisler, Staber, Geneser, Vincent; nays – none; absent – Bathke, Willer. Motion carried.

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presented the request of A & M Development, LLC for a zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 5.94 acres. The property is located on the west side of Landon Road approximately 1,000 feet west of North Kansas Avenue. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from O-RP Office and Research Park to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on 5.94 acres to the City Council with a recommendation for approval.

Applicant Presentation

No further presentation was offered above the previous agenda item presentation.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

Geneser moved, Staber seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Geneser, A'Hearn, Staber, Vincent, Heisler; nays – none; absent – Bathke, Willer. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Scanlon Family, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on approximately 5.28 acres. The property is located at the north side of Berkshire Lane as extended westerly 85' from its current terminus in Greenbelt Trail, Part 2 Subdivision. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from RS-6 Single-Unit Residence District to RD-10 Two Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RD-10 Two Unit Residence District on 5.28 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jason Stone, Hall and Hall Engineers, was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the mix of housing stock in new developments, and multi-family housing developed close to this application.

Recommendation to the City Council

A'Hearn moved, Vincent seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Staber, Geneser, Heisler, A'Hearn, Vincent; nays – none; absent – Bathke, Willer. Motion carried.

Public Hearing on Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 168 (Zoning Code – Development Regulations) and Chapter 169 (Zoning Code – Zoning District Regulations) of the North Liberty Code of Ordinances by amending the use matrix and a use definition, by amending off-street parking and loading setbacks and off-street parking requirements. Staff recommends that the Planning Commission accept the listed finding:

1. The proposed Ordinance would correct minor oversights and adapt to changing land use trends, and

forward the Ordinance amendment to the City Council with a recommendation of approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including none.

Recommendation to the City Council

A'Hearn moved, Staber seconded that the Planning Commission accept the listed finding and forward the Ordinance amendment to the City Council with a recommendation for approval. The vote was: ayes – Vincent, Geneser, A'Hearn, Staber, Heisler; nays – none; absent – Bathke, Willer. Motion carried.

Approval of Previous Minutes

Staber moved, A'Hearn seconded to approve the minutes of the October 4, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak reported on the open houses for the comprehensive plan. One preliminary site plan is on the agenda for next month.

Adjournment

At 6:52 p.m., Staber moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk

Approved Minutes from North Liberty Tree and Storm Water Advisory Board Meeting

July 13, 2022, 7:00 pm

Call to Order by Abdouramane Bila-Chairperson. Board members present: Darice Baxter, Michael Burril, Mike Wolfe-Stormwater Coordinator, Brian Hamer-Arborist

Approval of Minutes for April 2022 meeting. Motion by Darice Baxter, second by Michael Burril. Motion carried

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

Abdouramane Bila discussed board member terms of Michael Burril and Darice Baxter expired June 30 both have agreed to continue to serve on the board.

Abdouramane Bila discussed the appointment of board positions. Abdouramane Bila will continue as chairperson, Michael Burril will continue as vice chair, Kevin McGrane will continue as secretary.

Brian Hamer provided an update that the MidAmerican *Trees Please Grant* 2022 was received. The \$1,000 were used to plant trees at West Lakes to fill in between the trees that had been planted previously. Additionally, two memorial trees were planted at Centennial Park. The two oak trees were donated by the Harney family.

Brian Hamer discussed the tree removal and maintenance that has been done. Two large ash trees were lost due to Emerald Ash Borer, one at Cornerstone Park and the other at Fox Run park. A large oak tree as lost at Creekside commons due to safety concerns along the bike trail. The bike trails were also cut back for better visibility and safety.

Brian Hamer discussed that the city trees are currently holding on but are stressed by the Emerald Ash Borer. The treatments appear to be effective as the neighboring trees are dying at a much greater rate.

Abdouramane Bila asked how one would go about planting a memorial tree if desired. Brian Hamer directed anyone considering a memorial tree to contact Guy Goldsmith.

Abdouramane Bila inquired whether there is a one-to-one replacement for the trees that were lost. Brian Hamer discussed the Trees Please Grant which is used to not only replace trees that are lost but allow for a net gain of trees for the city.

Darice Baxter questions if the city will be partnering with MidAmerican or Alliant Energy to have a tree sale as they have in the past so residents who have lost trees can purchase a replacement. Abdouramane Bila mentions that at the previous meeting Guy Goldsmith had not heard of any near North Liberty and this event often rotates locations

Mike Wolfe provided an update on the mapping of storm sewer system that will be occurring over the summer. This is the biggest part of the GIS project and will likely continue until winter. Once completed the whole city infrastructure will be mapped.

Mike Wolfe provides an update that with fiscal year there is again money available for storm water quality improvements. Mike states that he ran out of money last year and had to unfortunately turn some people away. Community members are encouraged to apply for financial assistance with storm water quality projects such as soil quality restoration or rain gardens.

Michael Burril asks Mike Wolfe how much money has been budgeted for the cost share program. Mike Wolfe states the \$20,000 has been budgeted. Abdouramane Bila asks approximately how many projects this would help cover to which Mike Wolfe responded about 20-25 projects.

Abdouramane Bila asks Mike Wolfe what the benefit is to the mapping of the infrastructure would be. Mike Wolfe answers that the efficiency of finding and fixing any problems is much improved. Additionally, any work done on the infrastructure can be tracked for monthly or annual reports.

Abdouramane Bila opens the floor to old business with none to address.

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

Next Meeting date: October 12th, 2022, at 7:00 pm

Motion to adjourn by Darice Baxter, second by Michael Burril. Motion carried