



**North Liberty City Council
Regular Session
November 28, 2023**



City Administrator Memo



To **Mayor and City Council**
 From **Ryan Heiar, City Administrator**
 Date **November 21, 2023**
 Re **City Council Agenda November 28, 2023**

Consent Agenda

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

- City Council Minutes (11/14/23)
- Claims
- Change Order #2, City Hall Project, City Construction, \$16,434

FY23 Annual Financial Report

The Annual Financial Report provides a recap of the final expenditures and revenues for last fiscal year (FY23). The report is included in the packet and will be submitted to the state after City Council review and approval.

FY23 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 FY23 Urban Renewal Report.

Penn Street Railroad Crossing Project

Six bids were received last week for the Penn Street Railroad Crossing Project. The low bid was submitted by Midwest Concrete, in the amount of \$165,521.88, approximately \$31k under the engineer’s estimate. Shive Hattery and city staff recommend award of the contract to Midwest Concrete. This project is slated to be constructed next summer.

Midwest Concrete	\$ 165,521.88
All American Concrete, Inc.	\$ 177,534.00
Vieth Construction Group	\$ 180,863.50
Peterson Contractors, Inc.	\$ 189,805.75
Tschiggfrie Excavating	\$220,559.00
Boomerang Corporation	\$ 271,218.00
Engineer's Estimate	\$ 196,453.00

Fox Run Park Project

The Fox Run Park project includes grading, trail and playground border construction and installation of benches and trash receptacles. A sketch highlighting the project scope is

Meetings & Events

Thursday, Nov 23
Thanksgiving Holiday – **City Offices Closed**

Friday, Nov 24
Thanksgiving Holiday – **City Offices Closed**

Tuesday, Nov 28 at 6:30p.m.
City Council

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

Tuesday, Dec 12 at 6:30p.m.
City Council

included in the packet. The estimated cost for this phase of the project is \$300k. Separate of this project is the installation of the playground, with a cost of \$150k. Franchise Fees are intended to be used to fund these improvements. This project is anticipated to begin in July, with the playground installed in August and final completion in November 2024. Staff recommends approval of the plans and specifications.

Forevergreen Road Project 28E Agreement

The Cities of Coralville and North Liberty have agreed to work collaboratively to set forth the framework for the design and construction of the extension of Forevergreen Road to the east, with costs being shared equally after the distribution of any federal funds. A 28E agreement has been drafted to identify the responsibilities for each City. Staff recommends approval.

West Penn Street Improvement Project Just Compensation

City staff have obtained appraisals for the majority of the properties which will be impacted by the West Penn Street Improvement Project and, based upon those appraisals, established compensation estimates for those parcels where the value of the property to be acquired is less than the cost of an appraisal. The City is required to establish a minimum compensation amount based on such appraisals or estimates prior to beginning negotiations where acquisition by eminent domain is possible. The first resolution approves the method used to calculate the estimates, and the second establishes the minimum compensation amount for each affected parcel. The appraised values and estimates appear to represent fair market value for the interests involved. Staff recommends approval.

Forevergreen Signalization Project Just Compensation

City staff have obtained appraisals for each of the properties which will be impacted by the Forevergreen Signalization Project. The City is required to establish a minimum compensation amount based on such appraisals prior to beginning negotiations where acquisition by eminent domain is possible. The appraised values appear to represent fair market value for the interests involved. Staff recommends approval.

Franchise Fee Ordinance

The proposed language within this ordinance amendment increases the franchise fee amount on customer's gas and electric bills from 2% to 3%. The revenue purpose statement remains the same, which states that all revenue generated be invested in:

- The repair, remediation, restoration, cleanup, replacement, and improvement of existing public parks, park facilities, and trail structures within the City of North Liberty;
- The construction, reconstruction, or repair of public park grounds and trails within the City of North Liberty, and the acquisition of real estate needed for such purposes.

The 1% increase is being requested to help pay for the Centennial Park: Next Stage Project. Below is the most recent Franchise Fee Model, estimating the additional revenue and identifying upcoming projects. While the bulk of money is intended for Centennial Park, there are dollars allocated for other community parks projects in future years. This model was developed during the FY24 budget discussions and is likely to change as the FY25 budget is developed.

	FY22	FY23	FY24	FY25	FY26	FY27	FY28
	Actual	Actual (unaudited)	Budget	Estimated	Estimated	Estimated	Estimated
Revenues							
Alliant Energy	\$ 169,656	\$ 182,567	\$ 230,491	\$ 279,355	\$ 282,148	\$ 284,970	\$ 287,820
Linn County REC	\$ 115,388	\$ 159,763	\$ 201,701	\$ 244,461	\$ 246,906	\$ 249,375	\$ 251,869
MidAmerican Energy	\$ 67,604	\$ 118,773	\$ 149,951	\$ 181,741	\$ 183,558	\$ 185,393	\$ 187,247
Total Revenues	\$ 352,649	\$ 461,103	\$ 582,143	\$ 705,557	\$ 712,612	\$ 719,738	\$ 726,936
Expenditures							
Projects*							
Babe Ruth Field backstop		\$ 60,000					
Babe Ruth Field concessions Phase I		\$ 25,000					
Centennial Park ADA playground							
Penn Meadows parking repair/resurface		\$ 250,000					
Penn Meadows parking expansion		\$ 130,000					
Centennial Park			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
Fox Run Pond Park playground			\$ 338,000				
Broadmoor Park new park walk trail				\$ 109,000			
Trail Lighting				\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Fox Run Neighborhood Park playground					\$ 90,000		
Penn Meadows Tennis parking expansion					\$ 36,000		
Quail Ridge Park parking expansion					\$ 75,000		
Ranshaw House outdoor fitness equipment						\$ 60,000	
Red Fern Dog Park agility equipment						\$ 65,000	
Fox Valley playground							\$ 200,000
Freedom Park new park walk trail							\$ 87,000
Total Expenditures	\$ -	\$ 465,000	\$ 838,000	\$ 659,000	\$ 751,000	\$ 675,000	\$ 337,000
Net Change in Fund Balance	\$ 352,649	\$ (3,897)	\$ (255,857)	\$ 46,557	\$ (38,388)	\$ 44,738	\$ 389,936
Beginning Fund Balance	\$ -	\$ 352,649	\$ 348,752	\$ 92,894	\$ 139,451	\$ 101,063	\$ 145,802
Ending Fund Balance	\$ 352,649	\$ 348,752	\$ 92,894	\$ 139,451	\$ 101,063	\$ 145,802	\$ 535,738

Fats Oil Grease Ordinance

The Iowa Plumbing Code requires the installation of grease interceptors for the kitchens of restaurants, nursing homes, schools, hospitals and other facilities from which grease can be expected to be discharged. The City Code has, since 2017, specified certain maintenance requirements for those devices, required logs be kept for device maintenance and grease hauling activities, and required grease haulers to file electronic manifests with the City. The proposed ordinance amendment further limits the amount of grease which may be discharged into the City sewer, codifies the "25% rule" to provide clarity on maintenance requirements, creates a unique identifier for each grease interceptor device to allow for more effective tracking of maintenance, implements a permit requirement and permit fee, and sets forth specific penalties for noncompliance. Further, this ordinance will eliminate the possibility of the business trying to maintain their own interceptor and will require a professional service to complete the inspection and required maintenance.

Storm Water Utility Fee Ordinance

The City has had a Storm Water Utility ordinance and fee in place since 1999. The user fee was \$1.00/utility customer for the first year and was doubled to \$2.00 in 2000. Since that time, the fee has remained the same. North Liberty's storm water fee structure is outdated and not considered a best practice. Staff is proposing a revised structure that assesses a fee based on the amount of impervious surface contained on a property. The new rate structure is defined in the ordinance and is identical to what was provided to Council in a September 7, 2023 memo (included in packet). A recap of the rates are as follows:

	Current Rate	Rate for first ERU			Rate/Additional ERU		
		Year 1	Year 2	Year 3	Year 1	Year 2	Year 3
Single-Unit, Two-Unit & Townhomes	\$ 2.00	\$ 3.00	\$ 4.00	\$ 4.00	n/a	n/a	n/a
Multi-Unit & Manufactured Homes	\$ 2.00	\$ 2.50	\$ 3.00	\$ 3.00	n/a	n/a	n/a
Mix Used, Residential	\$ 2.00	\$ 2.25	\$ 2.50	\$ 2.50	n/a	n/a	n/a
Commercial & Industrial	\$ 2.00	\$ 3.00	\$ 4.00	\$ 4.00	\$ 0.33	\$ 0.66	\$ 1.00

Customers with the most impervious pavement will see the greatest impact on their monthly bill. Below is a list of the top ten properties in terms of largest amounts of impervious surface, also identifying the anticipated monthly cost using the proposed rate structure.

Address	Description	Impervious Surface Area (SF)	Total ERU's	Current Monthly Cost	Proposed Monthly Cost (YEAR 1)	Proposed Monthly Cost (YEAR 2)	Proposed Monthly Cost (YEAR 3)
720 Alexander Way	Whirlpool	1,306,978	373.42	2.00	\$ 125.90	\$ 249.80	\$ 376.42
1400 S Dubuque St	Liberty High School	1,225,043	350.01	2.00	\$ 118.17	\$ 234.35	\$ 353.01
901 Heartland Way	Heartland Express	651,333	186.10	2.00	\$ 64.08	\$ 126.16	\$ 189.10
1425 W Penn St	LL Pelling	509,859	145.67	2.00	\$ 50.74	\$ 99.48	\$ 148.67
1, 970 & 972 Centro Way	Centro	430,187	122.91	2.00	\$ 43.23	\$ 84.46	\$ 125.91
2875 W Penn St	Frontier Distribution, LLC	396,969	113.42	2.00	\$ 40.10	\$ 78.20	\$ 116.42
180 E Forevergreen Rd	North Central Junior High	312,907	89.40	2.00	\$ 32.17	\$ 62.35	\$ 92.40
395 Herky St	JM Swank	288,231	82.35	2.00	\$ 29.85	\$ 57.69	\$ 85.35
1125 240th St	NIS, LLC	268,719	76.78	2.00	\$ 28.01	\$ 54.01	\$ 79.78
2870 Stoner Ct	Frontier Distribution, LLC	258,230	73.78	2.00	\$ 27.02	\$ 52.03	\$ 76.78

Since the November 14 meeting, staff has increased efforts to make the public aware of the proposed rate structure. The Community Relations team has posted information to the City's website, included information to subscribers of the City's email blasts, sent direct mailings with specific account information to customers with 100k square feet or more of impervious surface, and reached out to Greater IC to assist with potential business inquiries.



Agenda



CITY COUNCIL

November 28, 2023

6:30 p.m.

Regular Session

Council Chambers

1 Quail Creek Circle

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Consent Agenda
 - A. City Council Minutes, Regular Session November 14, 2023
 - B. City Hall Project, City Construction, Change Order Number 2, \$16,434.00
 - C. Claims
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
9. Council Reports
10. FY 23 Annual Financial Report
 - A. Discussion and possible action regarding the FY 23 Annual Financial Report
11. FY 23 Annual Urban Renewal Report
 - A. Discussion and possible action regarding the FY 23 Annual Urban Renewal Report
12. Penn Street Railroad Crossing Project
 - A. Resolution Number 2023-134, A Resolution accepting the bid and authorizing execution of the Contract for the Penn Street Railroad Crossing Improvements Project, North Liberty, Iowa
13. Fox Run Pond Trail Project
 - A. Public hearing regarding proposed plans, specifications, and estimate of cost for the Fox Run Pond Trail Project

- B. Resolution Number 2023-135, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the Fox Run Pond Trail Project
- 14. Forevergreen Road Project 28E
 - A. Resolution Number 2023-136, A Resolution approving the 28E Agreement Contract for Allocation of Funding and Costs for the Forevergreen Road Extension Project between the City of North Liberty and the City of Coralville
- 15. West Penn Street Improvement Project Just Compensation
 - A. Resolution Number 2023-137, A Resolution authorizing the Establishment of Compensation Estimates for the West Penn Street Improvement Project
 - B. Resolution Number 2023-138, A Resolution establishing just compensation estimates for acquisition of certain real property for the West Penn Street Improvement Project
- 16. Forevergreen Road Signalization Project Just Compensation
 - A. Resolution Number 2023-139, A Resolution establishing just compensation for acquisition of certain real property for the Forevergreen Road Signalization Project
- 17. Franchise Fee Ordinance
 - A. Second consideration of Ordinance Number 2023-27, An Ordinance amending the MidAmerican Energy Company, Interstate Power and Light Company, and Linn County Rural Electric Cooperative Franchise Agreements to adjust franchise fees
- 18. Fats Oils Grease Ordinance
 - A. Second consideration of Ordinance Number 2023-28, An Ordinance amending Chapters 95 and 97 of the North Liberty Code of Ordinances further limiting the discharge of fat, oil, and grease into the Sanitary Sewer System, codifying maintenance and recordkeeping requirements and of fat, oil, and grease recovery systems and establishing permitting requirements and penalties for noncompliance
- 19. Storm Water Fees Ordinance
 - A. Second consideration of Ordinance Number 2023-29, An Ordinance amending Chapter 100 of the North Liberty Code of Ordinances establishing an equitable fee structure for Storm Water Utility Services
- 20. Old Business
- 21. New Business

22. Adjournment



Consent Agenda



City Council
November 14, 2023
Regular Session

Call to order

Mayor Hoffman called the November 14, 2023, Regular Session of the North Liberty City Council to order at 6:30 p.m. in the Council Chambers, 1 Quail Creek Circle. Councilors present: Ashley Bermel, RaQuishia Harrington, Erek Sittig, Brent Smith, and Brian Wayson; absent: Erek Sittig.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Harrington moved, Bermel seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, October 24, 2023; FY 2023 Street Finance Report; Penn Meadows Park North Parking Lot Project, Midwest Concrete, Change Order Number 3, (\$18,727.74); Penn Meadows Park North Parking Lot Project, Midwest Concrete, Pay Application Number 4, \$663,174.14; City Hall Project, City Construction, Pay Application Number 9, \$412,040.17; Andale Cantina Liquor License Renewal; The Leaderboard Liquor License Renewal; The Depot Liquor License Renewal; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Bilskemper reported on the progress on the City Hall construction project. The Penn Meadows Park Parking Lot Project is close to substantially complete. The plant and tree replacements are happening on the Ranshaw Way Phase 5 Project. The Centennial Park Project is finishing the design development phase. The plans will be sent to a third party for estimation based on the plans.

City Administrator Report

City Administrator Heiar reported that work is close to completion on well number eight. The hope is that it will be operational by the end of the week. The City closed on the old Casey's property earlier this month. Demolition is planned by the end of the month. The Next Stage Project announced the Watts Family has contributed 250k to the project. The project has raised \$635,000 privately from 200 donors. At the end of the month, staff will be attending an event at Riverside Casino for a grant presentation. The amount of the grant will not be known until the

event. Heiar thanked all for attending the 110th birthday celebration. The Community Relations Department hosted cake, ice cream, and tours of the city hall and police station. The turnout was impressive.

Mayor Report

Mayor Hoffman thanked the tour guides at the 100th event. He complimented Tom Cilek and Heiar on the Thanksgiving event. He congratulated Councilor Smith on his reelection and welcomed future councilors Paul Park and Brian Leibold on their election to Council. Mayor Hoffman proclaimed November as Native American Heritage Month. Quanda Hood was present to accept the proclamation and offer additional information.

Council Reports

Councilor Harrington attended tours and found many excited attendees. She attended the Neighborhood Ambassadors Speed Social Services night. She congratulated Councilor Smith on his reelection. Councilor Smith met with Senator Wahls, Brian Leibold and Paul Park regarding affordable housing and manufactured housing. Smith forwarded Senator Wahl's questions regarding Next Stage to staff. He attended the Coffee Connection at the North Liberty Pantry and learned of the expansion plans due to the increased number of families served. He attended the pantry fundraiser today. He thanked Councilor Bermel and Councilor Harrington and the voters of North Liberty. Councilor Bermel offered that she is proud of the town for finding dedicated, passionate people to serve the city. She attended the birthday celebration. She reported the Better Together event is tomorrow.

FY 25 Annual Appropriations

Harrington moved, Smith seconded to approve Resolution Number 2023-126, 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 (Diamond Dreams). The vote was: ayes – Bermel, Harrington, Smith, Wayson; nays - none; absent - Sittig. Motion carried.

Wayson moved, Bermel seconded to approve Resolution Number 2023-127, 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). The vote was: ayes- Wayson, Smith, Harrington, Bermel; nays – none; absent - Sittig. Motion carried.

FY 25 Urban Renewal Draw

Wayson moved, Harrington seconded to approve the Annual Urban Renewal funds request for FY 25. The vote was ayes- Wayson, Harrington, Bermel, Smith; nays – none; absent – Sittig. The request was approved.

Streets & Maintenance Facility Remodel Project

At 6:53 p.m., Mayor Hoffman opened the public hearing regarding proposed plans, specifications, and estimate of cost. No oral or written comments were received. The public hearing was closed at 6:53 p.m.

Harrington moved, Smith seconded to approve Resolution Number 2023-128, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the Streets & Maintenance Facility Remodel Project. After discussion, the vote was: ayes – Bermel, Smith, Wayson, Harrington; nays – none; absent – Sittig. Motion carried.

Centennial Park Phase 1

Harrington moved, Wayson seconded to approve Resolution Number 2023-129, A Resolution approving the Amendment to the Professional Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Centennial Park Next Stage Phase One Project. The vote was: ayes – Smith, Harrington, Bermel, Wayson; nays – none; absent – Sittig. Motion carried.

Urban Renewal Loan Agreement

Harrington moved, Smith seconded to approve Resolution Number 2023-130, A Resolution setting the date for a public hearing on proposal to enter into an Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000. The vote was: ayes – Wayson, Harrington, Bermel, Smith; nays – none; absent – Sittig. Motion carried.

UIHC Fire Service Agreement

Harrington moved, Wayson seconded to approve Resolution Number 2023-131, A Resolution approving the Fire Service Agreement UIHC Forevergreen Road Campus between the City of North Liberty and the University of Iowa Board of Regents that establishes the terms and conditions under which fire protection will be provided. After discussion, the vote was: ayes – Smith, Harrington, Wayson, Bermel; nays – none; absent – Sittig. Motion carried.

Steindler Way Street Naming

Wayson moved, Bermel seconded to approve Resolution Number 2023-132, A Resolution authorizing and approving the renaming of the private street in Steindler Medical Park Subdivision in the City of North Liberty, Johnson County, Iowa to Steindler Way. The vote was: ayes – Wayson, Smith, Harrington, Bermel; nays – none; absent – Sittig. Motion carried.

Solomon's Landing Part One

Harrington moved, Wayson seconded to approve Resolution Number 2023-133, A Resolution accepting public improvements for Solomon's Landing Part One in North Liberty, Iowa. The vote was: ayes – Bermel, Smith, Wayson, Harrington; nays – none; absent – Sittig. Motion carried.

Franchise Fee Ordinance

At 6:59 p.m., Mayor Hoffman opened the public hearing regarding proposed increase to franchise fees. No oral comments were received. Three emails were received in opposition to this ordinance. The public hearing was closed at 6:59 p.m.

Harrington moved, Wayson seconded to approve the first consideration of Ordinance Number 2023-27, An Ordinance amending the MidAmerican Energy Company, Interstate Power and Light Company, and Linn County Rural Electric Cooperative Franchise Agreements to adjust franchise fees. After discussion, the vote was: ayes – Harrington, Bermel, Wayson, Smith; nays –none; absent – Sittig. Motion carried.

Fats Oils Grease Ordinance

At 7:02 p.m., Mayor Hoffman opened the public hearing regarding proposed amendments to the fats, oils, and grease requirements. No oral or written comments were received. The public hearing was closed at 7:02 p.m.

Harrington moved, Smith seconded to approve the first consideration of Ordinance Number 2023-28, An Ordinance amending Chapters 95 and 97 of the North Liberty Code of Ordinances further limiting the discharge of fat, oil, and grease into the Sanitary Sewer System, codifying maintenance, and recordkeeping requirements and of fat, oil, and grease recovery systems and establishing permitting requirements and penalties for noncompliance. After discussion, the vote was: ayes – Bermel, Smith, Harrington, Wayson; nays – none; absent – Sittig. Motion carried.

Storm Water Fees Ordinance

At 7:03 p.m., Mayor Hoffman opened the public hearing regarding amendments to the way storm water fees are calculated and charged. No oral comments were received. Three emails opposed to this ordinance were received. The public hearing was closed at 7:03 p.m.

Wayson moved, Smith seconded to approve the first consideration of Ordinance Number 2023-29, An Ordinance amending Chapter 100 of the North Liberty Code of Ordinances establishing an equitable fee structure for Storm Water Utility Services. After discussion, the vote was: ayes – Smith, Wayson, Harrington, Bermel; nays – none; absent – Sittig. Motion carried.

Old Business

No old business was presented.

New Business

Mayor Hoffman thanked staff for communication and work. Councilor Smith reported that Field Day is donating a turkey to the Food Pantry for every turkey bowled at duck pin bowling.

Adjournment

Harrington moved; Bermel seconded to adjourn at 7:12 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)

North Liberty City Hall
North Liberty

CONTRACT INFORMATION:

Contract For: General Construction
Date: September 19, 2022

CHANGE ORDER INFORMATION:

Change Order Number: 002
Date: November 9, 2023

OWNER: (Name and address)

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

ARCHITECT: (Name and address)

Shive-Hattery, Inc.
2839 Northgate Drive
Iowa City, Iowa 52245

CONTRACTOR: (Name and address)

City Construction
2346 Mormon Trek Blvd. Suite 2500
Iowa City, Iowa 52246

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Deck support along angled beam/plate steel for curtain wall per COR 4 – ADD \$12,352.00

Second floor elevation issues per COR 5 – ADD \$1,310.00

Install flat plate steel on curtain wall header per COR 6 – ADD \$1,188.00

Install brick lintels and flat plates above the windows per COR 7 - ADD \$1,584.00

The original Contract Sum was	\$ 9,389,509.00
The net change by previously authorized Change Orders	\$ 6,898.00
The Contract Sum prior to this Change Order was	\$ 9,396,407.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 16,434.00
The new Contract Sum including this Change Order will be	\$ 9,412,841.00

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

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

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

Shive-Hattery, Inc.

ARCHITECT (Firm name)

Natalie Oppedal

SIGNATURE

Natalie Oppedal, AIA, NCARB, Architect

PRINTED NAME AND TITLE

November 9, 2023

DATE

City Construction

CONTRACTOR (Firm name)

Matt Toth

SIGNATURE

Matt Toth, Project Manager

PRINTED NAME AND TITLE

11/20/2023

DATE

City of North Liberty

OWNER (Firm name)

SIGNATURE

Ryan Heiar, City Administrator

PRINTED NAME AND TITLE

DATE



FY 23 Annual Financial Report

STATE OF IOWA 2023 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2023 CITY OF NORTH LIBERTY, IOWA DUE: December 1, 2023	16205200500000 CITY OF NORTH LIBERTY PO Box 77 NORTH LIBERTY IA 52317-0077 POPULATION: 20479
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NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	12,062,514		12,062,514	12,073,848
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	12,062,514		12,062,514	12,073,848
Delinquent Property Taxes	0		0	0
TIF Revenues	4,704,199		4,704,199	4,793,215
Other City Taxes	993,719	0	993,719	803,240
Licenses and Permits	895,929	0	895,929	699,250
Use of Money and Property	208,351	53,095	261,446	151,000
Intergovernmental	5,858,490	0	5,858,490	4,899,787
Charges for Fees and Service	2,673,805	10,301,283	12,975,088	13,004,222
Special Assessments	0	0	0	0
Miscellaneous	2,594,054	262,967	2,857,021	2,084,100
Other Financing Sources	25,902,834	9,249,903	35,152,737	15,262,000
Transfers In	11,028,696	5,039,736	16,068,432	15,965,945
Total Revenues and Other Sources	55,893,895	19,867,248	75,761,143	69,736,607
Expenditures and Other Financing Uses				
Public Safety	5,769,108		5,769,108	6,201,062
Public Works	9,819,252		9,819,252	4,388,128
Health and Social Services	176,235		176,235	150,000
Culture and Recreation	6,670,429		6,670,429	5,886,152
Community and Economic Development	1,645,848		1,645,848	1,888,100
General Government	6,691,001		6,691,001	2,419,988
Debt Service	7,547,450		7,547,450	7,815,515
Capital Projects	36,719		36,719	20,622,000
Total Governmental Activities Expenditures	38,356,042	0	38,356,042	49,370,945
BUSINESS TYPE ACTIVITIES		8,874,961	8,874,961	8,814,350
Total All Expenditures	38,356,042	8,874,961	47,231,003	58,185,295
Other Financing Uses	9,886,606	6,181,826	16,068,432	
Transfers Out	9,886,606	6,181,826	16,068,432	15,965,945
Total All Expenditures/and Other Financing Uses	48,242,648	15,056,787	63,299,435	74,151,240
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	7,651,247	4,810,461	12,461,708	-4,414,633
Beginning Fund Balance July 1, 2022	12,906,115	7,750,248	20,656,363	20,656,363
Ending Fund Balance June 30, 2023	20,557,362	12,560,709	33,118,071	16,241,730

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds 259,242	Pension Trust Funds 0
Private Purpose Trust Funds 0	Agency Funds 0

Indebtedness at June 30, 2023		Indebtedness at June 30, 2023	
	Amount		Amount
General Obligation Debt	43,090,000	Other Long-Term Debt	550,000
Revenue Debt	46,445,994	Short-Term Debt	0
TIF Revenue Debt	0	General Obligation Debt Limit	102,716,963

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication 11/29/2023
Signature of Preparer	
Printed name of Preparer Tracey Mulcahey, City Clerk	Phone Number 3196265700
	Date Signed 11/21/2023

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023
CITY OF NORTH LIBERTY
NON-GAAP/CASH BASIS

REVENUE P2

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes									
1 Taxes levied on property	8,475,357	2,102,685		1,484,472	0	0	12,062,514		12,062,514
2 Less: Uncollected Property Taxes - Levy Year	0	0		0	0	0	0		0
3 Net Current Property Taxes	8,475,357	2,102,685		1,484,472	0	0	12,062,514		12,062,514
4 Delinquent Property Taxes	0	0		0	0	0	0		0
5 Total Property Tax	8,475,357	2,102,685		1,484,472	0	0	12,062,514		12,062,514
6 TIF Revenues			4,704,199				4,704,199		4,704,199
7 Other City Taxes									
8 Utility Tax Replacement Excise Taxes	17,613						17,613		17,613
9 Utility Franchise Tax (Chapter 364.2, Code of Iowa)	461,103						461,103		461,103
10 Parimutuel Wager Tax							0		0
11 Gaming Wager Tax							0		0
12 Mobile Home Tax	19,479						19,479		19,479
13 Hotel / Motel Tax	93,107						93,107		93,107
14 Other Local Option Taxes	402,417						402,417		402,417
15 Total Other City Taxes	993,719	0		0	0	0	993,719	0	993,719
16 Section B - Licenses and Permits	895,929						895,929		895,929
17 Section C - Use of Money and Property									
18 Interest	64,036						64,036	53,095	117,131
19 Rents and Royalties							0		0
20 Other Miscellaneous Use of Money and Property	144,315						144,315		144,315
21							0		0
22 Total Use of Money and Property	208,351	0	0	0	0	0	208,351	53,095	261,446
23 Section D - Intergovernmental									
24 Federal Grants and Reimbursements									
25 Federal Grants	312,311						312,311		312,311
26 Community Development Block Grants							0		0
27 Housing and Urban Development							0		0
28 Public Assistance Grants							0		0
29 Payment in Lieu of Taxes							0		0
30 ARPA	1,457,923						1,457,923		1,457,923
31 Total Federal Grants and Reimbursements	1,770,234	0	0	0	0	0	1,770,234	0	1,770,234
32									
33									

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023
CITY OF NORTH LIBERTY

REVENUE P3

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued									
State Shared Revenues									
Road Use Taxes		2,818,141					2,818,141		2,818,141
Other state grants and reimbursements									
State grants	150,005				437,909		587,914		587,914
Iowa Department of Transportation							0		0
Iowa Department of Natural Resources	9,800						9,800		9,800
Iowa Economic Development Authority							0		0
CEBA grants							0		0
Commercial & Industrial Replacement Claim	193,115	47,701	2,175	33,691			276,682		276,682
							0		0
							0		0
							0		0
							0		0
							0		0
Total State	352,920	2,865,842	2,175	33,691	437,909	0	3,692,537	0	3,692,537
Local Grants and Reimbursements									
County Contributions	24,642						24,642		24,642
Library Service	54,484						54,484		54,484
Township Contributions	199,650						199,650		199,650
Fire/EMT Service							0		0
DTF Contribution	1,869						1,869		1,869
Other City Capital Project Contribution					115,074		115,074		115,074
							0		0
Total Local Grants and Reimbursements	280,645	0	0	0	115,074	0	395,719	0	395,719
Total Intergovernmental (Sum of lines 33, 60, and 70)	2,403,799	2,865,842	2,175	33,691	552,983	0	5,858,490	0	5,858,490
Section E - Charges for Fees and Service									
Water								4,724,417	4,724,417
Sewer								5,348,674	5,348,674
Electric									0
Gas									0
Parking									0
Airport									0
Landfill/garbage	1,539,267						1,539,267		1,539,267
Hospital							0		0

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
CITY OF
REVENUE P4

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section E - Charges for Fees and Service - Continued									
81									81
Transit									
82							0		0 82
Cable TV							0		0 83
83									
Internet							0		0 84
84									
Telephone							0		0 85
85									
Housing Authority							0		0 86
86									
Storm Water							0	228,192	228,192 87
87									
Other:									88
88									
Nursing Home							0		0 89
89									
Police Service Fees	42,048						42,048		42,048 90
90									
Prisoner Care							0		0 91
91									
Fire Service Charges	6,924						6,924		6,924 92
92									
Ambulance Charges							0		0 93
93									
Sidewalk Street Repair Charges							0		0 94
94									
Housing and Urban Renewal Charges							0		0 95
95									
River Port and Terminal Fees							0		0 96
96									
Public Scales							0		0 97
97									
Cemetery Charges	210						210		210 98
98									
Library Charges	1,699						1,699		1,699 99
99									
Park, Recreation, and Cultural Charges	975,906						975,906		975,906 100
100									
Animal Control Charges	37						37		37 101
101									
Various	107,714						107,714		107,714 102
102									
103							0		0 103
Total Charges for Service	2,673,805	0	0	0	0	0	2,673,805	10,301,283	12,975,088 104
104									
Section F - Special Assessments							0		0 106
106									
Section G - Miscellaneous									
107									
Contributions	369,185				25,326		394,511		394,511 108
108									
Deposits and Sales/Fuel Tax Refunds	1,460						1,460		1,460 109
109									
Sale of Property and Merchandise	72,142						72,142	40,000	112,142 110
110									
Fines	167,558						167,558		167,558 111
111									
Internal Service Charges	40,422						40,422		40,422 112
112									
Various	39,066				102		39,168	408	39,576 113
113									
Refunds	21,537				23,144		44,681		44,681 114
114									
Reimbursements	59,889				1,391,759		1,451,648	222,559	1,674,207 115
115									
Escrow	382,464						382,464		382,464 116
116									
117							0		0 117
118							0		0 118
119							0		0 119
120	1,153,723	0	0	0	1,440,331	0	2,594,054	262,967	2,857,021 120
Total Miscellaneous									

REVENUE P5

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

	Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
121	Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	16,804,683	4,968,527	4,706,374	1,518,163	1,993,314	0	29,991,061	10,617,345	40,608,406
123	Section H - Other Financing Sources									
124	Proceeds of capital asset sales							0		0
125	Proceeds of long-term debt (Excluding TIF internal borrowing)				806,000	14,068,138		14,874,138	4,210,167	19,084,305
126	Proceeds of anticipatory warrants or other short-term debt							0		0
127	Regular transfers in and interfund loans	4,665,554			947,738	1,120,700		6,733,992	5,039,736	11,773,728
128	Internal TIF loans and transfers in				4,294,704			4,294,704		4,294,704
129								0		0
130								0		0
131	Total Other Financing Sources	4,665,554	0	0	6,048,442	15,188,838	0	25,902,834	9,249,903	35,152,737
132	Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	21,470,237	4,968,527	4,706,374	7,566,605	17,182,152	0	55,893,895	19,867,248	75,761,143
134	Beginning Fund Balance July 1, 2022	13,084,281	2,742,900	2,722,343	2,240,716	-7,884,125		12,906,115	7,750,248	20,656,363
136	Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	34,554,518	7,711,427	7,428,717	9,807,321	9,298,027	0	68,800,010	27,617,496	96,417,506

CITY OF NORTH LIBERTY
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023

EXPENDITURES P6

NON-GAAP/CASH BASIS

Line	Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
1	Section A - Public Safety										1
2	Police Department/Crime Prevention	3,670,650						3,670,650		3,670,650	2
3	Jail							0		0	3
4	Emergency Management	22,451						22,451		22,451	4
5	Flood control							0		0	5
6	Fire Department	1,564,671						1,564,671		1,564,671	6
7	Ambulance							0		0	7
8	Building Inspections	505,905						505,905		505,905	8
9	Miscellaneous Protective Services							0		0	9
10	Animal Control	5,431						5,431		5,431	10
11	Other Public Safety							0		0	11
12								0		0	12
13								0		0	13
14	Total Public Safety	5,769,108	0		0		0	5,769,108		5,769,108	14
15	Section B - Public Works										15
16	Roads, Bridges, Sidewalks	675,202	1,186,997			5,873,389		7,735,588		7,735,588	16
17	Parking Meter and Off-Street							0		0	17
18	Street Lighting		71,500					71,500		71,500	18
19	Traffic Control Safety	29,994	109,804					139,798		139,798	19
20	Snow Removal		188,778					188,778		188,778	20
21	Highway Engineering							0		0	21
22	Street Cleaning							0		0	22
23	Airport (if not an enterprise)							0		0	23
24	Garbage (if not an enterprise)	1,517,992						1,517,992		1,517,992	24
25	Other Public Works							0		0	25
26	Transit	165,596						165,596		165,596	26
27								0		0	27
28	Total Public Works	2,388,784	1,557,079		0	5,873,389	0	9,819,252		9,819,252	28
29	Section C - Health and Social Services										29
30	Welfare Assistance							0		0	30
31	City Hospital							0		0	31
32	Payments to Private Hospitals							0		0	32
33	Health Regulation and Inspections							0		0	33
34	Water, Air, and Mosquito Control							0		0	34
35	Community Mental Health							0		0	35
36	Other Health and Social Services							0		0	36
37	Social Service Grants	176,235						176,235		176,235	37
38								0		0	38
39	Total Health and Social Services	176,235	0		0	0	0	176,235		176,235	39
40	Section D - Culture and Recreation										40
41	Library Services	1,441,395						1,441,395		1,441,395	41
42	Museum, Band, Theater							0		0	42
43	Parks	1,134,425				346,531		1,480,956		1,480,956	43
44	Recreation	1,882,290						1,882,290		1,882,290	44
45	Cemetery	30,855						30,855		30,855	45
46	Community Center, Zoo, Marina, and Auditorium	724,757						724,757		724,757	46
47	Other Culture and Recreation							0		0	47
48	Aquatic Center	1,110,176						1,110,176		1,110,176	48
49								0		0	49
50	Total Culture and Recreation	6,323,898	0		0	346,531	0	6,670,429		6,670,429	50

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

EXPENDITURES P7

NON-GAAP/CASH BASIS

Line	Item description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
51	Section E - Community and Economic Development										51
52	Community beautification							0		0	52
53	Economic development	122,500						122,500		122,500	53
54	Housing and urban renewal	143,805						143,805		143,805	54
55	Planning and zoning	586,671						586,671		586,671	55
56	Other community and economic development							0		0	56
57	TIF Rebates			289,198				289,198		289,198	57
58	Community Relations	503,674						503,674		503,674	58
59	Total Community and Economic Development	1,356,650	0	289,198	0	0	0	1,645,848		1,645,848	59
60	Section F - General Government										60
61	Mayor, Council and City Manager	15,388						15,388		15,388	61
62	Clerk, Treasurer, Financial Administration	2,047,148						2,047,148		2,047,148	62
63	Elections							0		0	63
64	Legal Services and City Attorney	257,545						257,545		257,545	64
65	City Hall and General Buildings					4,334,307		4,334,307		4,334,307	65
66	Tort Liability							0		0	66
67	Other General Government							0		0	67
68	Human Resources	36,613						36,613		36,613	68
69								0		0	69
70	Total General Government	2,356,694	0		0	4,334,307	0	6,691,001		6,691,001	70
71	Section G - Debt Service				7,547,450			7,547,450		7,547,450	71
72								0		0	72
73								0		0	73
74	Total Debt Service	0	0	0	7,547,450	0	0	7,547,450		7,547,450	74
75	Section H - Regular Capital Projects - Specify										75
76						36,719		36,719		36,719	76
77								0		0	77
78	Subtotal Regular Capital Projects	0	0		0	36,719	0	36,719		36,719	78
79	TIF Capital Projects - Specify										79
80								0		0	80
81								0		0	81
82	Subtotal TIF Capital Projects	0	0		0	0	0	0		0	82
83	Total Capital Projects	0	0		0	36,719	0	36,719		36,719	83
84	Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	18,371,369	1,557,079	289,198	7,547,450	10,590,946	0	38,356,042		38,356,042	84
85											85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

**CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued**

EXPENDITURES P8

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								2,447,652	2,447,652	88
Capital Outlay	89								0	0	89
Debt Service	90								1,503,591	1,503,591	90
Sewer and Sewage Disposal - Current Operation	91								2,338,666	2,338,666	91
Capital Outlay	92								368,833	368,833	92
Debt Service	93								1,758,945	1,758,945	93
Electric - Current Operation	94								0	0	94
Capital Outlay	95								0	0	95
Debt Service	96								0	0	96
Gas Utility - Current Operation	97								0	0	97
Capital Outlay	98								0	0	98
Debt Service	99								0	0	99
Parking - Current Operation	100								0	0	100
Capital Outlay	101								0	0	101
Debt Service	102								0	0	102
Airport - Current Operation	103								0	0	103
Capital Outlay	104								0	0	104
Debt Service	105								0	0	105
Landfill/Garbage - Current operation	106								0	0	106
Capital Outlay	107								0	0	107
Debt Service	108								0	0	108
Hospital - Current Operation	109								0	0	109
Capital Outlay	110								0	0	110
Debt Service	111								0	0	111
Transit - Current Operation	112								0	0	112
Capital Outlay	113								0	0	113
Debt Service	114								0	0	114
Cable TV, Telephone, Internet - Current Operation	115								0	0	115
Capital Outlay	116								0	0	116
Housing Authority - Current Operation	117								0	0	117
Capital Outlay	118								0	0	118
Debt Service	119								0	0	119
Storm Water - Current Operation	120								204,815	204,815	120
Capital Outlay	121								252,459	252,459	121
Debt Service	122								0	0	122
Other Business Type - Current Operation	123								0	0	123
Capital Outlay	124								0	0	124
Debt Service	125								0	0	125
Internal Service Funds - Specify	126								0	0	126
	127								0	0	127
	128								0	0	128
Total Business Type Activities	129								8,874,961	8,874,961	129

EXPENDITURES P9

CITY OF NORTH LIBERTY
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	18,371,369	1,557,079	289,198	7,547,450	10,590,946	0	38,556,042	8,874,961	47,231,003	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	1,892,194	3,058,854			640,854		5,591,902	6,181,826	11,773,728	132
Internal TIF loans/repayments and transfers out	133			4,294,704				4,294,704		4,294,704	133
	134							0	0	0	134
Total Other Financing Uses	135	1,892,194	3,058,854	4,294,704	0	640,854	0	9,886,606	6,181,826	16,068,432	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	20,263,563	4,615,933	4,583,902	7,547,450	11,231,800	0	48,242,648	15,056,787	63,299,435	136
Ending fund balance June 30, :	137										137
Governmental:	138										138
Nonspendable	139										139
Restricted	140									0	140
Committed	141	971,645	3,095,494		2,259,871	382,464		6,709,474		6,709,474	141
Assigned	142	23,450		2,844,815		1,554,721		4,422,986		4,422,986	142
Unassigned	143	5,271,318				2,362,100		7,633,418		7,633,418	143
Total Governmental	144	8,024,542	3,095,494	2,844,815	2,259,871	-1,933,773	0	20,557,362		20,557,362	144
Proprietary	145	14,290,955	3,095,494	2,844,815	2,259,871	-1,933,773		20,557,362	12,560,709	33,118,071	145
Total Ending Fund Balance June 30,	146	14,290,955	3,095,494	2,844,815	2,259,871	-1,933,773	0	20,557,362	12,560,709	33,118,071	146
Total Requirements (Sum of lines 136 and 147)	148	34,554,518	7,711,427	7,428,717	9,807,321	9,298,027	0	68,800,010	27,617,496	96,417,506	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	
	Purpose	Amount paid to State
Correction	Highways	506,983
Health	All other	
Highways		
Transit Subsidies		
Libraries		
Police protection		
Sewerage		
Sanitation		
All other		

Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID		Amount
Total Salaries and Wages Paid		9,988,204

Part V Debt Outstanding, Issued, and Retired Transit subsidies

A. Long-Term Debt

Purpose	Debt During the Fiscal Year										Interest Paid This Year
	Line	Debt Outstanding JULY 1, 2022	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Revenue	Other	
Water Utility	1.	20,118,154	430,000	1,758,293	0	0	19,208,154	0	0	0	92,763
Sewer Utility	2.	25,325,840	3,895,000	1,893,000	0	0	27,237,840	0	0	0	457,484
Electric Utility	3.										
Gas Utility	4.										
Transit-Bus	5.										
Industrial Revenue	6.										
Mortgage Revenue	7.										
TIF Revenue	8.										
Other Purposes / Miscellaneous	9.	680,000	0	130,000	0	0	0	0	550,000	0	18,690
GO	10.	27,903,000	9,435,000	4,980,000	43,090,000	0	0	0	0	0	784,724
Parking	11.										
Airport	12.										
Stormwater	13.										
Section 108	14.										
Total Long-Term		74,026,994	13,760,000	8,761,293	43,090,000	0	46,445,994	550,000	0	0	1,353,661

B. Short-Term Debt Amount
 Outstanding as of July 1, 2022 0
 Outstanding as of JUNE 30, 2023 0

DEBT LIMITATION FOR GENERAL OBLIGATIONS
 Part VI Actual valuation -- January 1, 2021
 Amount
 2,054,339,274 x.0.5 = \$ 102,716,963.7

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2023

Type of asset	Amount			
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				33,377,313
Total (e)				33,377,313

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

Notes & Remarks
REMARKS



FY 23 Annual Urban Renewal Report

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 54,503,561

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	2,593,160	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	4,752,522
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	4,752,522

Rebate Expenditures:	289,198
Non-Rebate Expenditures:	4,935,309
Returned to County Treasurer:	0
Total Expenditures:	5,224,507

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	2,121,175	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 47,157,879

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	65,641,528
NORTH LIBERTY CITY AG/IOWA CITY SCH/ NL UR TIF INCREMENT	520101	520102	39,041
NORTH LIBERTY CITY/CLEAR CREEK SCH/ NL UR TIF INCREMENT	520103	520104	65,249,254
NORTH LIBERTY CITY AG/CLEAR CREEK SCH/NL UR TIF INCREMENT	520105	520106	75,463
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	38,839
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	7,801,673
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	14,757,226
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF UICCU INCREMENT	520374	520375	11,482,891
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIBERTY UR 2016 AMEND INCREMENT	520394	520395	115,805
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	2,569,050
NORTH LIBERTY CITY/CLEAR CREEK SCH/NL UR TIF 2016 AMD I380 IND PK INCR	520414	520415	1,604,143
NORTH LIBERTY CITY/CLEAR CREEK SCH/N LIB UR TIF 2020 AMD I380 IND PK INCREMENT	520452	520453	400,432

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	733,100	209,436,300	208,109,093	12,815,600	0	-55,560	432,511,479	0	432,511,479
Taxable	652,762	113,368,287	187,298,184	11,534,040	0	-55,560	313,736,715	0	313,736,715
Homestead Credits									372
TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:			2,593,160		0		Amount of 07-01-2022 Cash Balance Restricted for LMI		
TIF Revenue:			4,752,522						
TIF Sp. Revenue Fund Interest:			0						
Property Tax Replacement Claims			0						
Asset Sales & Loan Repayments:			0						
Total Revenue:			4,752,522						
Rebate Expenditures:			289,198						
Non-Rebate Expenditures:			4,935,309						
Returned to County Treasurer:			0						
Total Expenditures:			5,224,507						
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:			2,121,175		0		Amount of 06-30-2023 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 Forever green 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:	ICCSO 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 Project

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:	Yes

2012 Library Project

Description:	Construction of Library Addition
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

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:	Yes

2005 Liberty Centre Park

Description:	Park Improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

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:	Yes

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:	Yes

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

2022A Ranshaw Way Phase 5

Description:	Ranshaw Way Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2023A Centennial Park Loop Road

Description:	Installation of loop road at Centennial Park Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2023A Ranshaw Way Phase 5

Description:	Ranshaw Way Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2023A N. Jones Blvd

Description:	Extension of Jones Blvd from Penn St. to 240th St.
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2023A Dubuque Street Phase 1

Description:	Improvements to Dubuque Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2023A City Hall Construction

Description:	Construction of a new City Hall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Diamond Dreams

Description:	Development Agreement
Classification:	Commercial - office properties
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:	195,000
Interest:	3,315
Total:	198,315
Annual Appropriation?:	No
Date Incurred:	10/23/2012
FY of Last Payment:	2023

A&M Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/08/2011
FY of Last Payment:	2022

2013C GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	27,863
Total:	812,863
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:	4,000
Total:	40,000
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:	990,000
Interest:	39,800
Total:	1,029,800
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:	3,685,000
Interest:	186,400

Total:	3,871,400
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:	3,385,000
Interest:	386,950
Total:	3,771,950
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:	1,625,000
Interest:	130,500
Total:	1,755,500
Annual Appropriation?:	No
Date Incurred:	04/27/2017
FY of Last Payment:	2027

Spotix/VARS Development Agreement

Debt/Obligation Type:	Rebates
Principal:	74,232
Interest:	0
Total:	74,232
Annual Appropriation?:	Yes
Date Incurred:	02/28/2017
FY of Last Payment:	2025

Corridor Media

Debt/Obligation Type:	Rebates
Principal:	35,844
Interest:	0
Total:	35,844
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:	3,565,000
Interest:	561,913
Total:	4,126,913
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:	5,995,000
Interest:	561,300
Total:	6,556,300

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:	9,280,000
Interest:	1,038,900
Total:	10,318,900
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:	7,270,000
Interest:	698,393
Total:	7,968,393
Annual Appropriation?:	No
Date Incurred:	08/08/2021
FY of Last Payment:	2034

GEICO

Debt/Obligation Type:	Rebates
Principal:	186,611
Interest:	0
Total:	186,611
Annual Appropriation?:	No
Date Incurred:	02/08/2011
FY of Last Payment:	2022

Iowa DOT Repayment

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,534,916
Interest:	0
Total:	2,534,916
Annual Appropriation?:	No
Date Incurred:	05/23/2017
FY of Last Payment:	2027

2022A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,135,000
Interest:	2,086,624
Total:	11,221,624
Annual Appropriation?:	No
Date Incurred:	08/10/2022
FY of Last Payment:	2035

2023A GO/Urban Renewal Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred: 05/05/2023
FY of Last Payment: 2039

Diamond Dreams

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0

Annual Appropriation?: Yes
Date Incurred: 04/28/2020
FY of Last Payment: 2027

Non-Rebates For NORTH LIBERTY URBAN RENEWAL

TIF Expenditure Amount: 27,280
 Tied To Debt: 2015A GO/Urban Renewal Bonds
 Tied To Project: 2015A 240th St. Improvements

TIF Expenditure Amount: 5,519
 Tied To Debt: 2015A GO/Urban Renewal Bonds
 Tied To Project: 2015A Kansas/Penn Intersection

TIF Expenditure Amount: 19,149
 Tied To Debt: 2017A GO/Urban Renewal Bond
 Tied To Project: 2008 USTEP Project

TIF Expenditure Amount: 5,803
 Tied To Debt: 2017A GO/Urban Renewal Bond
 Tied To Project: 2008 CCA Gym Expand

TIF Expenditure Amount: 89,714
 Tied To Debt: 2017A GO/Urban Renewal Bond
 Tied To Project: 2009 Forevergreen Rd Project

TIF Expenditure Amount: 23,451
 Tied To Debt: 2017A GO/Urban Renewal Bond
 Tied To Project: 2009 Hwy 965 Design

TIF Expenditure Amount: 857
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Ranshaw House

TIF Expenditure Amount: 29,282
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 City Hall Land Aquisition

TIF Expenditure Amount: 714
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Park Update

TIF Expenditure Amount: 1,543
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Meade Farm Updates

TIF Expenditure Amount: 23,309
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Parkland acquisition

TIF Expenditure Amount: 17,569
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Gym Project

TIF Expenditure Amount: 714
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Rec Center Project

TIF Expenditure Amount: 543
 Tied To Debt: 2017B GO/Urban Renewal Bond
 Tied To Project: 2010 Cherry Street lights

TIF Expenditure Amount: 11,427

Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Hwy 965, Ph 2
TIF Expenditure Amount:	3,800
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Penn Street PProject
TIF Expenditure Amount:	6,742
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Jones Blvd, Phase 1
TIF Expenditure Amount:	93,942
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2010 Hwy 965, Phase 1
TIF Expenditure Amount:	26,891
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A City Hall Land Acquisition
TIF Expenditure Amount:	23,529
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Dubuque Street Trail Project
TIF Expenditure Amount:	97,567
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Penn Street Turn Lanes
TIF Expenditure Amount:	151,596
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Jones Boulevard Phase 1
TIF Expenditure Amount:	77,311
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Golfview Drive Project
TIF Expenditure Amount:	20,419
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2007 Property Purchase
TIF Expenditure Amount:	147,359
Tied To Debt:	2013C GO/Urban Renewal Bond
Tied To Project:	2013 Highway 965, Phase 2A
TIF Expenditure Amount:	256,404
Tied To Debt:	2013C GO/Urban Renewal Bond
Tied To Project:	2013 Jones Blvd, Phase 2
TIF Expenditure Amount:	197,130
Tied To Debt:	2012B GO/TIF Bond
Tied To Project:	2012 Library Project
TIF Expenditure Amount:	287,747
Tied To Debt:	2014C GO/Urban Renewal Bond
Tied To Project:	2014 Highway 965, Phase 2
TIF Expenditure Amount:	57,553
Tied To Debt:	2014C GO/Urban Renewal Bond
Tied To Project:	2014 North Front Street Improvements
TIF Expenditure Amount:	40,000

Tied To Debt:	2013 REDLG
Tied To Project:	2012 Library Project
TIF Expenditure Amount:	178,369
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A Hwy 965, Phase 2
TIF Expenditure Amount:	66,238
Tied To Debt:	2015A GO/Urban Renewal Bonds
Tied To Project:	2015A Parks & Trails Projects
TIF Expenditure Amount:	137,554
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2017B Penn Street ICAAP
TIF Expenditure Amount:	199,686
Tied To Debt:	2017B GO/Urban Renewal Bond
Tied To Project:	2017B Dubuque Street/NL Road
TIF Expenditure Amount:	154,436
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Penn Street
TIF Expenditure Amount:	154,436
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A NL Road/Penn Street
TIF Expenditure Amount:	14,366
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Centennial SRF
TIF Expenditure Amount:	28,732
Tied To Debt:	2018A GO/Urban Renewal Bond
Tied To Project:	2018A Ranshaw House
TIF Expenditure Amount:	66,951
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Parks Improvements
TIF Expenditure Amount:	241,264
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Kansas Avenue
TIF Expenditure Amount:	265,391
Tied To Debt:	2019A GO/Urban Renewal Bonds
Tied To Project:	2019A Highway 965
TIF Expenditure Amount:	65,520
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Ranshaw Way Phase 2
TIF Expenditure Amount:	244,345
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Ranshaw Way Ph 3 & 4
TIF Expenditure Amount:	174,720
Tied To Debt:	2020A GO/Urban Renewal Bond
Tied To Project:	2020A Penn/Front Corridor
TIF Expenditure Amount:	51,248
Tied To Debt:	2021A GO/Urban Renewal Bond
Tied To Project:	2021A Ranshaw Way Phase 2

TIF Expenditure Amount:	506,893
Tied To Debt:	Iowa DOT Repayment
Tied To Project:	Forevergreen Road - IDOT
TIF Expenditure Amount:	159,438
Tied To Debt:	2021A GO/Urban Renewal Bond
Tied To Project:	2021A St. Andrews Drive
TIF Expenditure Amount:	480,858
Tied To Debt:	2022A GO/Urban Renewal Bond
Tied To Project:	2022A Ranshaw Way Phase 5
TIF Expenditure Amount:	0
Tied To Debt:	2023A GO/Urban Renewal Bond
Tied To Project:	2023A Centennial Park Loop Road
TIF Expenditure Amount:	0
Tied To Debt:	2023A GO/Urban Renewal Bond
Tied To Project:	2023A Ranshaw Way Phase 5
TIF Expenditure Amount:	0
Tied To Debt:	2023A GO/Urban Renewal Bond
Tied To Project:	2023A N. Jones Blvd
TIF Expenditure Amount:	0
Tied To Debt:	2023A GO/Urban Renewal Bond
Tied To Project:	2023A Dubuque Street Phase 1
TIF Expenditure Amount:	0
Tied To Debt:	2023A GO/Urban Renewal Bond
Tied To Project:	2023A City Hall Construction
TIF Expenditure Amount:	0
Tied To Debt:	Diamond Dreams
Tied To Project:	Diamond Dreams

Rebates For NORTH LIBERTY URBAN RENEWAL

2380 Landon Road

TIF Expenditure Amount:	0
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

Corridor Media Properties

TIF Expenditure Amount:	30,063
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:	72,524
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:	186,611
Rebate Paid To:	Bourn Companies
Tied To Debt:	GEICO
Tied To Project:	GEICO Rebate
Projected Final FY of Rebate:	2022

2905 Stoner Court

TIF Expenditure Amount:	0
Rebate Paid To:	Diamond Dreams
Tied To Debt:	Diamond Dreams
Tied To Project:	Diamond Dreams
Projected Final FY of Rebate:	2027

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

City fund balance is 2,715,631.57 due to timing of payments.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,322,700	74,185,193	12,815,600	0	-35,188	176,046,538	0	176,046,538
Taxable	0	47,809,317	66,766,674	11,534,040	0	-35,188	126,558,216	0	126,558,216
Homestead Credits									209

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,108,683	126,558,216	65,641,528	60,916,688	1,648,782

FY 2023 TIF Revenue Received: 1,786,689

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	206,300	0	0	0	0	0	206,300	0	206,300
Taxable	183,693	0	0	0	0	0	183,693	0	183,693
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	131,011	75,289	39,041	36,248	724

FY 2023 TIF Revenue Received: 780

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	87,991,000	86,368,200	0	0	-14,816	175,059,097	0	175,059,097
Taxable	0	47,629,659	77,731,380	0	0	-14,816	125,801,852	0	125,801,852
Homestead Credits									118

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,169,658	125,801,852	65,249,254	60,552,598	1,713,244

FY 2023 TIF Revenue Received: 1,846,132

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	297,500	0	0	0	0	0	297,500	0	297,500
Taxable	264,897	0	0	0	0	0	264,897	0	264,897
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	152,012	145,488	75,463	70,025	1,484

FY 2023 TIF Revenue Received: 1,599

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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 - 1/1/2021 for FY 2023

	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 2023	4,959	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	51,647	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	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 2023	9,500	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	229,300	0	0	0	0	0	229,300	0	229,300
Taxable	204,172	0	0	0	0	0	204,172	0	204,172
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	154,440	74,860	38,839	36,021	719

FY 2023 TIF Revenue Received: 776

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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:	2002
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,062,600	1,044,000	0	0	-5,556	27,101,044	0	27,101,044
Taxable	0	14,107,715	939,600	0	0	-5,556	15,041,759	0	15,041,759
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,689	15,041,759	7,801,673	7,240,086	195,961

FY 2023 TIF Revenue Received: 211,156

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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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	3,821,596	10,935,630	0	0	0	14,757,226	0	14,757,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	54,428	14,757,226	14,757,226	0	0

FY 2023 TIF Revenue Received: 417,513

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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	UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District statutorily ends:	2029	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	38,665	22,139,280	11,482,891	10,656,389	301,506

FY 2023 TIF Revenue Received: 324,891

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	UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District statutorily ends:	2025	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	521,500	223,300	115,805	107,495	3,041

FY 2023 TIF Revenue Received: 3,277

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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 - 1/1/2021 for FY 2023

	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 2023	2,290	1,071,180	1,071,180	0	0

FY 2023 TIF Revenue Received: 30,307

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,854,500	0	0	0	2,854,500	0	2,854,500
Taxable	0	0	2,569,050	0	0	0	2,569,050	0	2,569,050
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,076	2,569,050	2,569,050	0	0

FY 2023 TIF Revenue Received: 72,687

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,436,500	0	0	0	3,436,500	0	3,436,500
Taxable	0	0	3,092,850	0	0	0	3,092,850	0	3,092,850
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,324	3,092,850	1,604,143	1,488,707	42,121

FY 2023 TIF Revenue Received: 45,386

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: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,535,800	0	0	0	1,535,800	0	1,535,800
Taxable	0	0	1,382,220	0	0	0	1,382,220	0	1,382,220
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	763,800	772,000	400,432	371,568	10,513

FY 2023 TIF Revenue Received: 11,329



Penn Street Railroad Crossing Project

November 20, 2023

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

RE: Penn Street Railroad Crossing Improvements

Dear Mr. Heiar:

On November 14, 2023, at 10:00 am in the North Liberty City Administration building seven bids were received for the above-referenced project. One bid from Eastern Iowa Excavating was found to be non-responsive, resulting in six responsive bids. At the bid opening, the apparent low bid was received from Midwest Concrete, Inc. Upon checking over the unit price extensions for each bidder, one math error in the Midwest Concrete, Inc. bid was discovered. The error did not affect the outcome of the bids results.

After review, the low base bid was received from Midwest Concrete, Inc. of Peosta, Iowa, in the amount of \$165,521.88. The design professional's estimate was \$196,453.

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

Please contact our office if you have questions.

Sincerely,

SHIVE-HATTERY, INC.



Michael J. Janecek, PE

MJJ/bad

Enc. Bid Tabulation

Copy: Michael Pentecost, Streets Superintendent
Tracey Mulcahey, Assistant City Administrator
Josiah Bilskemper, S-H



SHIVE-HATTERY, INC.

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

TABULATION OF BIDS

Client: City of North Liberty
Project Name: Penn Street Railroad Crossing Improvements
S-H Project #: 2112302580

Bid Date: November 14, 2023, 10:00 A.M.
Location: NL Administration Building, 3 Quail Creek Circle
Pages: 1 of 2

NAME AND ADDRESS OF BIDDER		Midwest Concrete 9835 Midwest Lane Peosta, IA 52068		All American Concrete, Inc. 1489 Highway 6 West Liberty, IA 52776		Vieth Construction Corp. 6419 Nordic Drive Cedar Falls, IA 50613		Peterson Contractors, Inc. 104 Blackhawk Street Reinbeck, IA 50669		Tschiggfrie Excavating 425 Julien Dubuque Drive Dubuque, IA 52001		
Addendum 1		Yes		Yes		Yes		Yes		Yes		
Bid Security - 5%		Yes		Yes		Yes		Yes		Yes		
Bidder Status Form		Yes		Yes		Yes		Yes		Yes		
Iowa Contractor License Number		Yes		Yes		Yes		Yes		Yes		
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	EXCAVATION, CLASS 10, ROADWAY AND BORROW	127 CY	\$ 44.00	\$ 5,588.00	\$ 30.00	\$ 3,810.00	\$ 30.00	\$ 3,810.00	\$ 27.50	\$ 3,492.50	\$ 18.00	\$ 2,286.00
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	50 CY	\$ 24.75	\$ 1,237.50	\$ 33.00	\$ 1,650.00	\$ 50.00	\$ 2,500.00	\$ 66.00	\$ 3,300.00	\$ 44.00	\$ 2,200.00
3	MODIFIED SUBBASE	97 CY	\$ 49.00	\$ 4,753.00	\$ 50.00	\$ 4,850.00	\$ 58.00	\$ 5,626.00	\$ 60.00	\$ 5,820.00	\$ 62.00	\$ 6,014.00
4	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.	382 SY	\$ 81.50	\$ 31,133.00	\$ 90.00	\$ 34,380.00	\$ 96.75	\$ 36,958.50	\$ 100.00	\$ 38,200.00	\$ 100.00	\$ 38,200.00
5	FULL DEPTH PATCHES, PCC, CLASS C, CLASS 3 DURABILITY, 9 IN.	44 SY	\$ 93.00	\$ 4,092.00	\$ 126.00	\$ 5,544.00	\$ 135.50	\$ 5,962.00	\$ 130.00	\$ 5,720.00	\$ 200.00	\$ 8,800.00
6	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	276 LF	\$ 13.00	\$ 3,588.00	\$ 27.00	\$ 7,452.00	\$ 24.00	\$ 6,624.00	\$ 16.00	\$ 4,416.00	\$ 22.00	\$ 6,072.00
7	SUBDRAIN CLEANOUT RISER	2 EACH	\$ 528.00	\$ 1,056.00	\$ 1,750.00	\$ 3,500.00	\$ 800.00	\$ 1,600.00	\$ 830.00	\$ 1,660.00	\$ 920.00	\$ 1,840.00
8	SUBDRAIN OUTLET, SUDAS 4040.233	4 EACH	\$ 328.00	\$ 1,312.00	\$ 160.00	\$ 640.00	\$ 500.00	\$ 2,000.00	\$ 695.00	\$ 2,780.00	\$ 380.00	\$ 1,520.00
9	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASSIII), 15 IN.	35 LF	\$ 95.00	\$ 3,325.00	\$ 129.00	\$ 4,515.00	\$ 82.00	\$ 2,870.00	\$ 135.00	\$ 4,725.00	\$ 110.00	\$ 3,850.00
10	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	35 LF	\$ 42.00	\$ 1,470.00	\$ 46.00	\$ 1,610.00	\$ 55.00	\$ 1,925.00	\$ 50.00	\$ 1,750.00	\$ 11.00	\$ 385.00
11	REMOVAL OF PAVEMENT	509 SY	\$ 10.00	\$ 5,090.00	\$ 25.00	\$ 12,725.00	\$ 15.00	\$ 7,635.00	\$ 12.50	\$ 6,362.50	\$ 17.00	\$ 8,653.00
12	REMOVAL OF SIDEWALK	133 SY	\$ 15.00	\$ 1,995.00	\$ 19.00	\$ 2,527.00	\$ 16.00	\$ 2,128.00	\$ 15.75	\$ 2,094.75	\$ 13.00	\$ 1,729.00
13	REMOVAL OF INTAKES AND UTILITY ACCESSES	2 EACH	\$ 1,326.00	\$ 2,652.00	\$ 1,130.00	\$ 2,260.00	\$ 1,000.00	\$ 2,000.00	\$ 470.00	\$ 940.00	\$ 730.00	\$ 1,460.00
14	SIDEWALK, P.C. CONCRETE, 5 IN.	90 SY	\$ 57.25	\$ 5,152.50	\$ 61.00	\$ 5,490.00	\$ 65.50	\$ 5,895.00	\$ 65.00	\$ 5,850.00	\$ 80.00	\$ 7,200.00
15	SIDEWALK, P.C. CONCRETE, 6 IN.	73 SY	\$ 66.00	\$ 4,818.00	\$ 66.00	\$ 4,818.00	\$ 71.00	\$ 5,183.00	\$ 70.00	\$ 5,110.00	\$ 85.00	\$ 6,205.00
16	DETECTABLE WARNINGS	52 SF	\$ 40.50	\$ 2,106.00	\$ 60.00	\$ 3,120.00	\$ 65.00	\$ 3,380.00	\$ 70.00	\$ 3,640.00	\$ 51.00	\$ 2,652.00
17	RAILROAD APPROACH SECTION, P.C.C.	50 SY	\$ 159.00	\$ 7,950.00	\$ 156.00	\$ 7,800.00	\$ 168.00	\$ 8,400.00	\$ 160.00	\$ 8,000.00	\$ 200.00	\$ 10,000.00
18	RAILROAD APPROACH SECTION, HMA	28 SY	\$ 341.91	\$ 9,573.48	\$ 370.00	\$ 10,360.00	\$ 360.00	\$ 10,080.00	\$ 335.00	\$ 9,380.00	\$ 370.00	\$ 10,360.00
19	INTAKE, SW-541	2 EACH	\$ 7,000.00	\$ 14,000.00	\$ 10,000.00	\$ 20,000.00	\$ 6,500.00	\$ 13,000.00	\$ 5,950.00	\$ 11,900.00	\$ 7,100.00	\$ 14,200.00
20	REMOVAL OF TYPE A SIGN	2 EACH	\$ 103.00	\$ 206.00	\$ 85.00	\$ 170.00	\$ 161.00	\$ 322.00	\$ 100.00	\$ 200.00	\$ 110.00	\$ 220.00
21	PAINTED PAVEMENT MARKINGS, DURABLE	4.2 STA	\$ 1,802.50	\$ 7,570.50	\$ 1,340.00	\$ 5,628.00	\$ 1,300.00	\$ 5,460.00	\$ 1,300.00	\$ 5,460.00	\$ 280.00	\$ 1,176.00
22	PAINTED SYMBOLS AND LEGENDS, DURABLE	2 EACH	\$ 515.00	\$ 1,030.00	\$ 225.00	\$ 450.00	\$ 215.00	\$ 430.00	\$ 300.00	\$ 600.00	\$ 830.00	\$ 1,660.00
23	TRAFFIC CONTROL	1 LS	\$ 5,150.00	\$ 5,150.00	\$ 6,670.00	\$ 6,670.00	\$ 6,500.00	\$ 6,500.00	\$ 14,000.00	\$ 14,000.00	\$ 8,200.00	\$ 8,200.00
24	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	19 CDAY	\$ 128.75	\$ 2,446.25	\$ 140.00	\$ 2,660.00	\$ 135.00	\$ 2,565.00	\$ 125.00	\$ 2,375.00	\$ 110.00	\$ 2,090.00
25	MOBILIZATION	1 LS	\$ 25,000.00	\$ 25,000.00	\$ 12,000.00	\$ 12,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,335.00	\$ 25,335.00	\$ 42,900.00	\$ 42,900.00
26	SODDING	50 SQ	\$ 103.00	\$ 5,150.00	\$ 112.00	\$ 5,600.00	\$ 108.00	\$ 5,400.00	\$ 125.00	\$ 6,250.00	\$ 170.00	\$ 8,500.00
27	COMPOST FILTER TUBE, 8-INCH DIA.	620 LF	\$ 2.32	\$ 1,438.40	\$ 2.50	\$ 1,550.00	\$ 2.50	\$ 1,550.00	\$ 2.00	\$ 1,240.00	\$ 5.60	\$ 3,472.00
28	INLET PROTECTION, GRATED CURB INTAKE	2 EA	\$ 180.25	\$ 360.50	\$ 195.00	\$ 390.00	\$ 188.00	\$ 376.00	\$ 50.00	\$ 100.00	\$ 450.00	\$ 900.00
29	INLET PROTECTION, OPEN THROAT CURB INTAKE	2 EA	\$ 113.30	\$ 226.60	\$ 125.00	\$ 250.00	\$ 118.00	\$ 236.00	\$ 50.00	\$ 100.00	\$ 450.00	\$ 900.00
30	CONCRETE WASHOUT	1 LS	\$ 1,000.00	\$ 1,000.00	\$ 740.00	\$ 740.00	\$ 425.00	\$ 425.00	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 1,800.00
31	MOBILIZATIONS, EROSION CONTROL	3 EA	\$ 309.00	\$ 927.00	\$ 335.00	\$ 1,005.00	\$ 325.00	\$ 975.00	\$ 1,175.00	\$ 3,525.00	\$ 550.00	\$ 1,650.00
32	LAVA ROCK MULCH (INSTALLATION)	7 TON	\$ 77.25	\$ 540.75	\$ 84.00	\$ 588.00	\$ 81.00	\$ 567.00	\$ 200.00	\$ 1,400.00	\$ 95.00	\$ 665.00
33	LIMESTONE EDGING	34 LF	\$ 20.60	\$ 700.40	\$ 23.00	\$ 782.00	\$ 21.50	\$ 731.00	\$ 20.00	\$ 680.00	\$ 100.00	\$ 3,400.00
34	RAILROAD TRACK PROTECTIONS	10 EA	\$ 288.40	\$ 2,884.00	\$ 200.00	\$ 2,000.00	\$ 275.00	\$ 2,750.00	\$ 140.00	\$ 1,400.00	\$ 940.00	\$ 9,400.00
TOTAL BASE BID				\$ 165,521.88		\$ 177,534.00		\$ 180,863.50		\$ 189,805.75		\$ 220,559.00

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

SHIVE-HATTERY, INC.

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

TABULATION OF BIDS

Client: City of North Liberty
Project Name: Penn Street Railroad Crossing Improvements
S-H Project #: 2112302580

Bid Date: November 14, 2023, 10:00 A.M.
Location: NL Administration Building, 3 Quail Creek Circle
Pages: 2 of 2

NAME AND ADDRESS OF BIDDER		Boomerang Corporation 13225 Circle Dr., Ste A, Box 227 Anamosa, IA 52205		Engineer's Estimate								
Addendum 1		Yes										
Bid Security - 5%		Yes										
Bidder Status Form		Yes										
Iowa Contractor License Number		Yes										
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	EXCAVATION, CLASS 10, ROADWAY AND BORROW	127 CY	\$ 100.00	\$ 12,700.00	\$ 25.00	\$ 3,175.00		\$ -		\$ -		\$ -
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	50 CY	\$ 100.00	\$ 5,000.00	\$ 40.00	\$ 2,000.00		\$ -		\$ -		\$ -
3	MODIFIED SUBBASE	97 CY	\$ 60.00	\$ 5,820.00	\$ 50.00	\$ 4,850.00		\$ -		\$ -		\$ -
4	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.	382 SY	\$ 140.00	\$ 53,480.00	\$ 90.00	\$ 34,380.00		\$ -		\$ -		\$ -
5	FULL DEPTH PATCHES, PCC, CLASS C, CLASS 3 DURABILITY, 9 IN.	44 SY	\$ 400.00	\$ 17,600.00	\$ 175.00	\$ 7,700.00		\$ -		\$ -		\$ -
6	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	276 LF	\$ 20.00	\$ 5,520.00	\$ 13.00	\$ 3,588.00		\$ -		\$ -		\$ -
7	SUBDRAIN CLEANOUT RISER	2 EACH	\$ 250.00	\$ 500.00	\$ 750.00	\$ 1,500.00		\$ -		\$ -		\$ -
8	SUBDRAIN OUTLET, SUDAS 4040.233	4 EACH	\$ 250.00	\$ 1,000.00	\$ 350.00	\$ 1,400.00		\$ -		\$ -		\$ -
9	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASSIII), 15 IN.	35 LF	\$ 80.00	\$ 2,800.00	\$ 80.00	\$ 2,800.00		\$ -		\$ -		\$ -
10	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	35 LF	\$ 10.00	\$ 350.00	\$ 20.00	\$ 700.00		\$ -		\$ -		\$ -
11	REMOVAL OF PAVEMENT	509 SY	\$ 12.00	\$ 6,108.00	\$ 15.00	\$ 7,635.00		\$ -		\$ -		\$ -
12	REMOVAL OF SIDEWALK	133 SY	\$ 10.00	\$ 1,330.00	\$ 15.00	\$ 1,995.00		\$ -		\$ -		\$ -
13	REMOVAL OF INTAKES AND UTILITY ACCESSSES	2 EACH	\$ 250.00	\$ 500.00	\$ 500.00	\$ 1,000.00		\$ -		\$ -		\$ -
14	SIDEWALK, P.C. CONCRETE, 5 IN.	90 SY	\$ 70.00	\$ 6,300.00	\$ 80.00	\$ 7,200.00		\$ -		\$ -		\$ -
15	SIDEWALK, P.C. CONCRETE, 6 IN.	73 SY	\$ 100.00	\$ 7,300.00	\$ 80.00	\$ 5,840.00		\$ -		\$ -		\$ -
16	DETECTABLE WARNINGS	52 SF	\$ 50.00	\$ 2,600.00	\$ 75.00	\$ 3,900.00		\$ -		\$ -		\$ -
17	RAILROAD APPROACH SECTION, P.C.C.	50 SY	\$ 290.00	\$ 14,500.00	\$ 150.00	\$ 7,500.00		\$ -		\$ -		\$ -
18	RAILROAD APPROACH SECTION, HMA	28 SY	\$ 520.00	\$ 14,560.00	\$ 150.00	\$ 4,200.00		\$ -		\$ -		\$ -
19	INTAKE, SW-541	2 EACH	\$ 6,000.00	\$ 12,000.00	\$ 8,000.00	\$ 16,000.00		\$ -		\$ -		\$ -
20	REMOVAL OF TYPE A SIGN	2 EACH	\$ 75.00	\$ 150.00	\$ 100.00	\$ 200.00		\$ -		\$ -		\$ -
21	PAINTED PAVEMENT MARKINGS, DURABLE	4.2 STA	\$ 1,200.00	\$ 5,040.00	\$ 500.00	\$ 2,100.00		\$ -		\$ -		\$ -
22	PAINTED SYMBOLS AND LEGENDS, DURABLE	2 EACH	\$ 200.00	\$ 400.00	\$ 500.00	\$ 1,000.00		\$ -		\$ -		\$ -
23	TRAFFIC CONTROL	1 LS	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -
24	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	19 CDAY	\$ 125.00	\$ 2,375.00	\$ 250.00	\$ 4,750.00		\$ -		\$ -		\$ -
25	MOBILIZATION	1 LS	\$ 60,000.00	\$ 60,000.00	\$ 45,000.00	\$ 45,000.00		\$ -		\$ -		\$ -
26	SODDING	50 SQ	\$ 120.00	\$ 6,000.00	\$ 125.00	\$ 6,250.00		\$ -		\$ -		\$ -
27	COMPOST FILTER TUBE, 8-INCH DIA.	620 LF	\$ 3.50	\$ 2,170.00	\$ 2.00	\$ 1,240.00		\$ -		\$ -		\$ -
28	INLET PROTECTION, GRATED CURB INTAKE	2 EA	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00		\$ -		\$ -		\$ -
29	INLET PROTECTION, OPEN THROAT CURB INTAKE	2 EA	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00		\$ -		\$ -		\$ -
30	CONCRETE WASHOUT	1 LS	\$ 460.00	\$ 460.00	\$ 500.00	\$ 500.00		\$ -		\$ -		\$ -
31	MOBILIZATIONS, EROSION CONTROL	3 EA	\$ 500.00	\$ 1,500.00	\$ 500.00	\$ 1,500.00		\$ -		\$ -		\$ -
32	LAVA ROCK MULCH (INSTALLATION)	7 TON	\$ 125.00	\$ 875.00	\$ 300.00	\$ 2,100.00		\$ -		\$ -		\$ -
33	LIMESTONE EDGING	34 LF	\$ 20.00	\$ 680.00	\$ 25.00	\$ 850.00		\$ -		\$ -		\$ -
34	RAILROAD TRACK PROTECTIONS	10 EA	\$ 1,500.00	\$ 15,000.00	\$ 300.00	\$ 3,000.00		\$ -		\$ -		\$ -
TOTAL BASE BID				\$ 271,218.00		\$ 196,453.00		\$ -		\$ -		\$ -

Resolution No. 2023-134

**RESOLUTION ACCEPTING THE BID AND AUTHORIZING EXECUTION
OF THE CONTRACT FOR THE PENN STREET RAILROAD CROSSING
IMPROVEMENTS PROJECT, NORTH LIBERTY, IOWA**

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

WHEREAS, the City Council sought bids for the Penn Street Railroad Crossing Improvements Project;

WHEREAS, six contractors submitted responsive bids for the project; and

WHEREAS, the low bid for the project was from Midwest Concrete, Inc. in the amount of \$165,521.88; and

NOW, THEREFORE, BE IT RESOLVED that the Penn Street Railroad Crossing Improvements Project is authorized and the bid from Midwest Concrete, Inc. is hereby accepted and approved for the project at an amount of \$165,521.88 as set forth therein.

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

APPROVED AND ADOPTED this 28th day of November, 2023.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

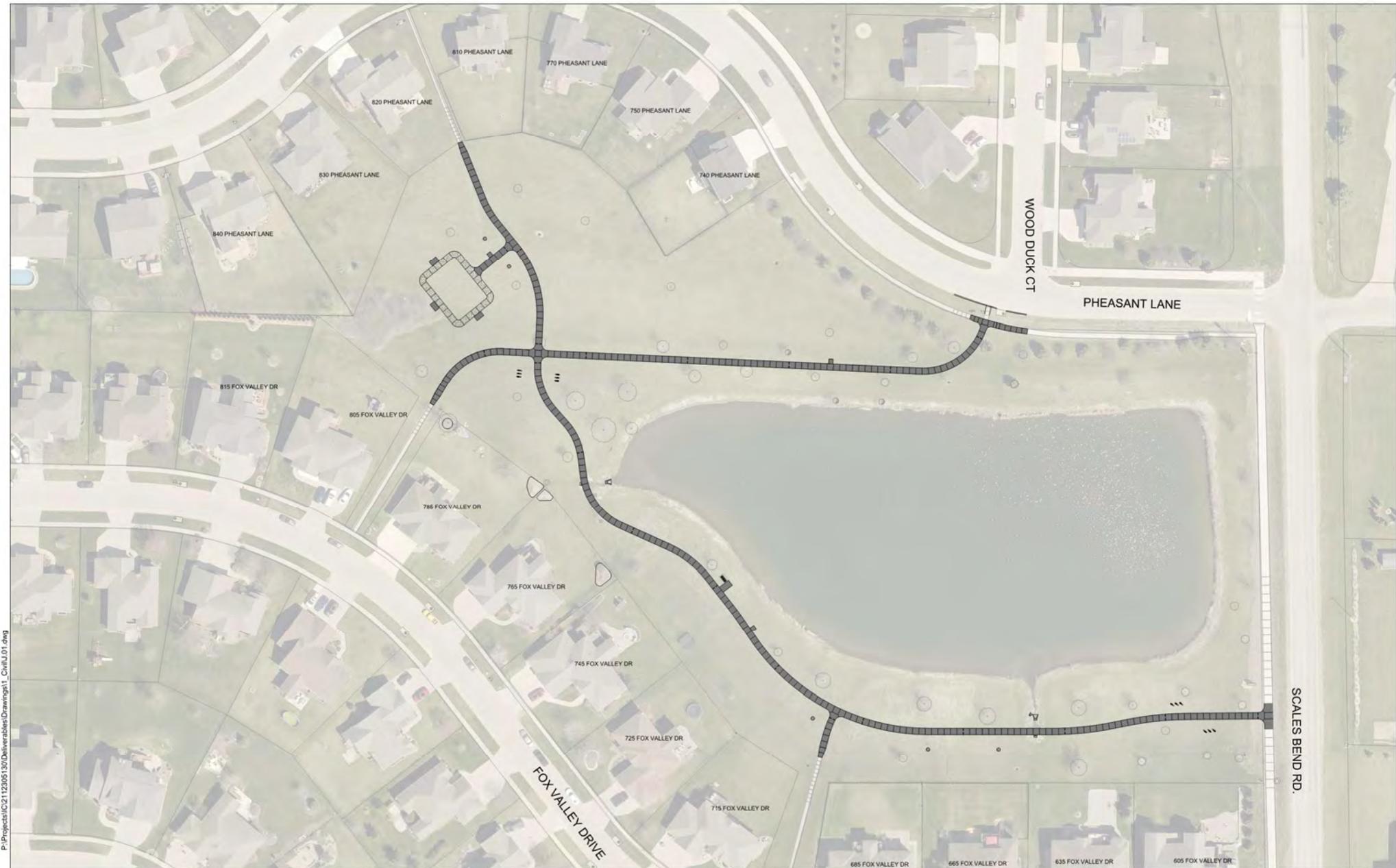
ATTEST:

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



Fox Run Park Trail Project



P:\Projects\IC2112305130\Deliverables\Drawings\1_Civil\J.01.dwg

S-H PROJECT NO. 2112305130	SHIVE-HATTERY	FOX RUN POND TRAIL IMPROVEMENTS	JOHNSON	PROJECT NUMBER: 2112305130	TRAIL SITE PLAN	SHEET NUMBER J.01
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Resolution No. 2023-128

**RESOLUTION FINALLY APPROVING AND CONFIRMING
PLANS, SPECIFICATIONS, AND ESTIMATE OF COST FOR THE
FOX RUN POND TRAIL PROJECT**

WHEREAS, the City Council of the City of North Liberty, Iowa, has heretofore given preliminary approval to the plans, specifications, and estimate of cost (the "Contract Documents") for the proposed Fox Run Pond Trail Project (the "Project"), as described in the notice of hearing on the Contract Documents for the Project and the taking of bids therefor; and

WHEREAS, a hearing has been held on the Contract Documents on November 28, 2023;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The City Council will receive bids for the Project on December 5, 2023 at 10:00 a.m. At such time and place the City Clerk will open such bids received and announce the results thereof. The City Council will consider bids received at the City Council meeting to be held on December 12, 2023 at 6:30 p.m. in Council Chambers at 1 Quail Creek Circle, North Liberty, Iowa.

Section 2. The City Clerk is hereby authorized and directed to give notice of the hearing and taking of bids by publication as required by law, which publication shall be made not less than 4 and not more than 45 days prior to the date for receipt of bids and not less than 4 and not more than 20 days prior to the date of the said hearing.

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

Section 4. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

APPROVED AND ADOPTED this 28th day of November, 2023.

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



Forevergreen Road Project 28E

CHAPTER 28E AGREEMENT BETWEEN THE CITY OF CORALVILLE AND THE CITY OF NORTH LIBERTY REGARDING THE ALLOCATION OF FUNDING AND COSTS FOR THE FOREVERGREEN ROAD EXTENSION PROJECT

THIS AGREEMENT is made by and between the City of Coralville, Iowa, a municipal corporation (“Coralville”); and the City of North Liberty, Iowa, a municipal corporation (“North Liberty”) (together, the “Cities”).

WHEREAS, Coralville and North Liberty desire the extension of Forevergreen Road from its current terminus east to North Liberty Road (the “Project”), have identified and agreed upon the appropriate alignment for the future roadway, and have jointly requested grant funding to help finance the Project; and

WHEREAS, both Coralville and North Liberty desire to enter into a 28E Agreement to set forth the allocation of funding and costs, and other responsibilities between them to ensure the fair, effective and efficient completion of the Project.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

- I. Purpose. The purpose of the agreement is to allocate funding and costs for the Project between the Cities.
- II. Consideration. The mutual consideration herein is the execution of this Agreement by the parties.
- III. No separate legal entity. No separate legal entity is created by this Agreement. The City Administrator of Coralville and the City Administrator of North Liberty, or their respective designees will administer the City’s duties hereunder.
- IV. Engagement of Engineering Consultant. The Cities have agreed to engage the services of Shive-Hattery, Inc. (“Shive”), to manage the functional design and final design of the Project. The initial contract with Shive for functional design will be administered by North Liberty, and any subsequent contracts for design will be administered by Coralville. The costs for Shive will be shared equally by the Cities as set forth in Paragraph VI below. The Parties agree that Shive will provide to each Party, as part of the functional design process, initial estimate of the total Project costs (the “Initial Estimate”). Either City may, within 30 days of receipt of the Initial Estimate, elect to withdraw from this Agreement by notifying the other party in writing, and this Agreement shall be of no further force and effect, except for the sharing of any incurred design costs.

V. Acquisition of Property Each City shall be responsible for obtaining any necessary right-of-way, temporary construction easements and all permits required for the Project within their respective jurisdictions.

VI. Allocation of Funds and Costs. The Cities agree to share the costs of design, future property acquisition, and construction for the Project equally between them, such that Coralville and North Liberty shall each be responsible for 50% of the total costs for the design, property acquisition, and construction of the Project, including any amendments, with such figure being calculated after the award of all state and federal grant funding allocated to the Project.

VII. Bids, Payment and Reimbursement. Shive will provide to the Cities a final estimate of Project costs (the "Final Estimate") prior to the letting by Coralville of a construction contract for public bidding. If the lowest responsive, responsible bid received by Coralville exceeds 120% of the Final Estimate, (the "Maximum Acceptable Bid") then Coralville shall reject all bids upon North Liberty's request, in which case the Cities shall have no further obligations under this Agreement unless the Cities have reached an agreement related to financing project costs in excess of the Maximum Acceptable Bid or amending the scope of the Project.

North Liberty shall pay the costs for initial functional design, and will invoice Coralville for the reimbursement of 50% of the costs thereof. Coralville shall pay the costs for design, property acquisition, and construction of the Project in accordance with the terms of any agreements with Shive and the lowest responsive, responsible bidder for the Project. North Liberty will reimburse Coralville for 50% of such sums paid in accordance with Paragraph VI above upon submission of an invoice to North Liberty. Reimbursement under this paragraph shall be paid within 30 days of the receipt of the invoice.

VIII. Entire Agreement. This Agreement represents the entire agreement between the Cities, and may only be modified by written instrument approved by the City Council of both Cities.

IX. Filing. The City Clerk of North Liberty shall file this Agreement with the Secretary of State as required by law.

SIGNATURE PAGE OF CORALVILLE

Approved by the Coralville City Council on June 13, 2023.



Meghann Foster, Mayor

ATTEST:



Thorsten J. Johnson, City Clerk

SIGNATURE PAGE OF NORTH LIBERTY

Approved by the North Liberty City Council on _____, 2023.

Chris Hoffman, Mayor

ATTEST:

Tracey Mulcahey, City Clerk

Resolution No. 2023-136

**RESOLUTION APPROVING THE 28E AGREEMENT
CONTRACT FOR ALLOCATION OF FUNDING AND COSTS
FOR THE FOREVERGREEN ROAD EXTENSION PROJECT
BETWEEN THE CITY OF NORTH LIBERTY AND THE CITY OF
CORALVILLE**

WHEREAS, the City of North Liberty and the City of Coralville desire to extend Forevergreen Road east to North Liberty Road from its current end; and

WHEREAS, the City of North Liberty and the City of Coralville have identified and agreed upon the alignment for the future roadway and have jointly requested grant funds to help fund the extension; and

WHEREAS, the entities desire to set forth the allocation of funding, costs and other responsibilities in an agreement; and

WHEREAS, Chapter 28E of the Code of Iowa provides the authority for public agencies to enter into agreements for their mutual advantage; and

WHEREAS, this Agreement is made and entered into by the City of North Liberty and the City of Coralville; and

NOW BE IT RESOLVED by the City Council of North Liberty, Iowa that the Mayor is hereby authorized to sign and execute the Contract for Allocation of Funding and Costs for the Forevergreen Road Extension Project, which a copy of which is attached hereto and incorporated herein by this reference; and

BE IT FURTHER RESOLVED by the North Liberty City Council that said Agreement is hereby approved as to form and content and is found to be in the best interest of the City of North Liberty, Iowa and the eligible political subdivisions that adopt these Articles of Agreement; and

BE IT FURTHER RESOLVED by the City Council of North Liberty that the City Clerk is hereby authorized to file a copy of this Resolution and Agreement with the Secretary of State, as required by Chapter 28E, Iowa Code.

APPROVED AND ADOPTED this 28th day of November, 2023.

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



West Penn Street Project Just Compensation

Resolution No. 2023-137

**AUTHORIZING THE ESTABLISHMENT OF
COMPENSATION ESTIMATES FOR THE WEST PENN
STREET IMPROVEMENT PROJECT**

WHEREAS, the City of North Liberty has, in collaboration with Johnson County, approved the design plan for the proposed West Penn Street Improvement Project (the "Project"), and

WHEREAS, the Project requires the acquisition by the City, on behalf of itself and of Johnson County, of various interests in portions of several parcels of real estate along West Penn Street and James Avenue NW, some of which are non-complex, minor acquisitions of relatively low value due to their size, and which are of similar character and use to neighboring parcels; and

WHEREAS, Iowa Code Section 6B.54(2) authorizes an acquiring agency to prescribe a procedure to waive the appraisal in cases involving an acquisition of property with a low fair market value; and

WHEREAS, the City of North Liberty has determined that obtaining appraisals for those parcels of land required for the project which are situated to the west of James Avenue NW would be unnecessary and uneconomical, as the cost of the appraisal would exceed the anticipated purchase price of the property interests to be acquired.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA, AS FOLLOWS:

The use of the appraisal waiver provision in Iowa Code Section 6B.54(2) for the acquisition of certain of those property interests required for the West Penn Street Improvement Project is approved; the City Attorney is authorized to establish compensation estimates in lieu of full appraisals for the interests in those properties affected by the Project which are non-complex in nature and of relatively low value due to the size of the acquisition area; the compensation estimate for each such parcel shall be based on the appraised value of nearby properties within the Project which are of similar character, zoning and/or use.

APPROVED AND ADOPTED this 28th day of November, 2023.

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. 2023-138

**ESTABLISHING JUST COMPENSATION FOR
ACQUISITION OF CERTAIN REAL PROPERTY FOR THE
WEST PENN STREET IMPROVEMENT PROJECT**

WHEREAS, the City of North Liberty, Iowa, for the West Penn Street Improvement Project intends to acquire certain interests (“Properties”) in real property owned by:

- A. Hickory Pointe, LLC;
- B. Marcella Raim;
- C. EC Farm, LLC;
- D. Theola K. Rarick and the Estate of John P. Rarick
- E. Daryl Neitderhisar; and
- F. Ethel and Gordon Doerhmann

Said Properties are more specifically and legally described as follows:

See Attached Exhibits A – F; and

WHEREAS, Chapter 6B, Code of Iowa, requires that the City of North Liberty, Iowa must make a good-faith effort to negotiate with the above property owners to purchase the necessary interests in their respective Properties before proceeding with condemnation; and

WHEREAS, the City of North Liberty, Iowa may not make an offer to purchase an interest in real property which is less than the fair market value the City of North Liberty, Iowa has established; and

WHEREAS, the City Council of the City of North Liberty, Iowa, has approved the use of compensation estimates in lieu of full appraisals for those properties within the West Penn Street Improvement Project which are of low complexity and relatively low value; and

WHEREAS, the City of North Liberty, Iowa has obtained appraisals for those Properties for which the use of compensation estimates would not be appropriate; and

WHEREAS, the City of North Liberty now desires to establish just compensation values for the acquisition of the necessary portions of the above Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE OF THE CITY OF NORTH LIBERTY, IOWA, AS FOLLOWS:

1. Just compensation for the acquisition of a portion the property owned by Hickory Pointe, LLC for right of way purposes is hereby established to be \$8,544.00 based on the appraised value of the parcel (1,424 sq. ft right-of-way x \$6.00/sq. ft.). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.
2. Just compensation for the acquisition of a temporary construction easement, and for right of way purposes, and for a permanent roadway and drainage easement and over and across portions the property owned by Marcella Raim is hereby established to be \$8,100.00 based on an appraisal of that parcel (($\$22,000/\text{acre} \times 0.18 \text{ acres temporary construction easement} \times 10\% \text{ for one year} = \396.00 , rounded to \$400.00) + ($\$22,000/\text{acre} \times 0.35 \text{ acres right-of-way and permanent roadway easement} = \$7,700.00$)). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.
3. Just compensation for the acquisition of a temporary construction easement and a permanent roadway and drainage easement over and across the property owned by EC Farm, LLC is hereby established to be \$2,175.00 based on an appraisal of that parcel (($\$30,000/\text{acre} \times 0.025 \text{ acres temporary construction easement} \times 10\% \text{ for one year} = \75.00) + ($\$30,000/\text{acre} \times 0.069 \text{ acres permanent roadway and drainage easement} = \$2,070.00$, rounded to \$2,100.00)). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.
4. Just compensation for the acquisition of a temporary construction easement and a permanent roadway and drainage easement over and across the property owned by Theola K. Rarick and the Estate of John P.

Rarick is hereby established to be \$8,143.00 based on an appraisal of that parcel ($(\$17,000 / \text{acre} \times 0.1900 \text{ acres temporary construction easement} \times 10\% \text{ for one year} = \$323.00) + (\$17,000 / \text{acre} \times 0.4600 \text{ acres permanent roadway and drainage easement} = \$7,820.00)$). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.

5. Just compensation for the acquisition of a temporary construction easement and a permanent roadway and drainage easement over and across the property owned by Daryl Neitderhisar is hereby established to be \$401.00, based on a compensation estimate of \$17,000.00 per acre ($\$17,000/\text{acre} \times 0.035009 \text{ acres temporary construction easement} \times 10\% = \59.52) + ($\$17,000/\text{acre} \times 0.020087 \text{ acres permanent easement} = \341.48). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.
6. Just compensation for the acquisition of a temporary construction easement and a permanent roadway and drainage easement over and across the property owned by Ethel and Gordon Doehrmann is hereby established to be \$703.26, based on a compensation estimate of \$17,000.00 per acre ($\$17,000/\text{acre} \times 0.041368 \text{ acres permanent easement} = \703.26). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.

APPROVED AND ADOPTED this 28th day of November, 2023

CITY OF NORTH LIBERTY:

Chris Hoffman, Mayor

ATTEST:

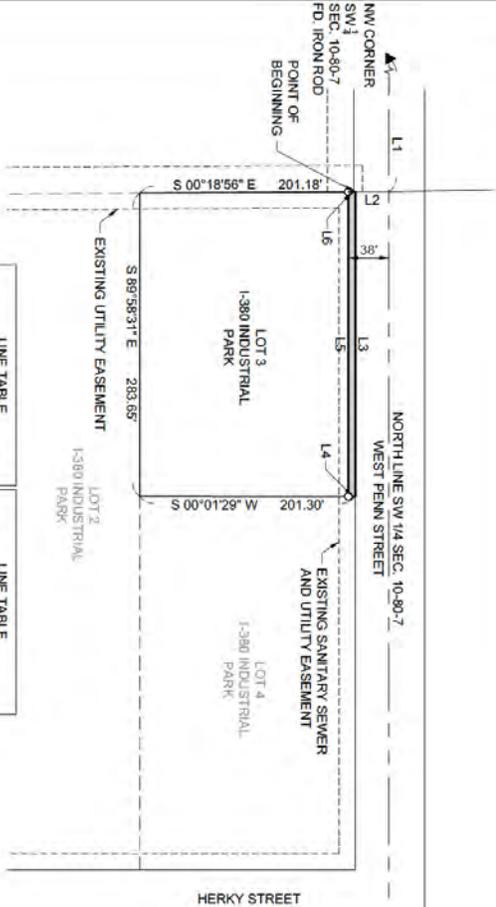
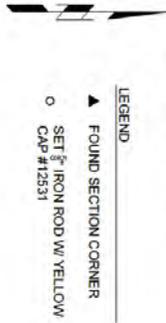
I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

Tracey Mulcahey, City Clerk

EXHIBIT A

City	Map
Johnson County	
Parcel #	1-380
Owner	HICKORY POINT, LLC
Survey	LOT 3 INDUSTRIAL PARK
County	JOHNSON COUNTY, IOWA
Project No.	21020290

RIGHT-OF-WAY ACQUISITION PLAT
 A PART OF LOT 3, 1-380 INDUSTRIAL PARK
 NORTH LIBERTY, JOHNSON COUNTY, IOWA



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 90°00'00" E	1330.14'	L4	S 00°01'29" W	6.23'
L2	S 00°18'56" E	31.77'	L5	N 90°00'00" W	294.80'
L3	N 90°00'00" E	284.84'	L6	N 00°18'56" W	6.23'



PROPERTY OWNER:
HICKORY POINT, LLC

SURVEY REQUESTED BY:
THE CITY OF NORTH LIBERTY
AND
JOHNSON COUNTY, IOWA

DESCRIPTION

That part of Lot 3, 1-380 Industrial Park (Final Plat recorded in Plat Book 41, Page 200 at the Johnson County Recorder's Office) North Liberty, Johnson County, Iowa described as follows:

Commencing as a point of reference at the Northwest Corner of the Southwest Quarter of Section 10, Township 80 North, Range 7 West of the 5th P. M.;

thence North 90°00'00" East 1330.14 feet along the north line of said Southwest Quarter (assumed bearing for this description only);

thence South 0°18'56" East 31.77 feet along the west line of said Lot 3 extended to the northwest corner of said Lot 3; said corner being the point of beginning;

thence North 90°00'00" East 294.84 feet along the north line of said Lot 3 to the northeast corner of said Lot 3;

thence South 0°01'29" West 6.23 feet along the east line of said Lot 3;

thence North 90°00'00" West 294.80 along a line parallel with and 36 feet in perpendicular distance southerly from said north line of said Southwest Quarter to a point of intersection with the west line of said Lot 3;

thence North 0°18'56" West 6.23 feet along said west line to the point of beginning.

Acre: 1.775 square feet.

PRELIMINARY

DATE: 7/26/2023
 SCALE: AS SHOWN
 DRAWN BY: JSB
 FIELD BOOK: JSB
 APPROVED BY: JSB

21020290

1 of 1

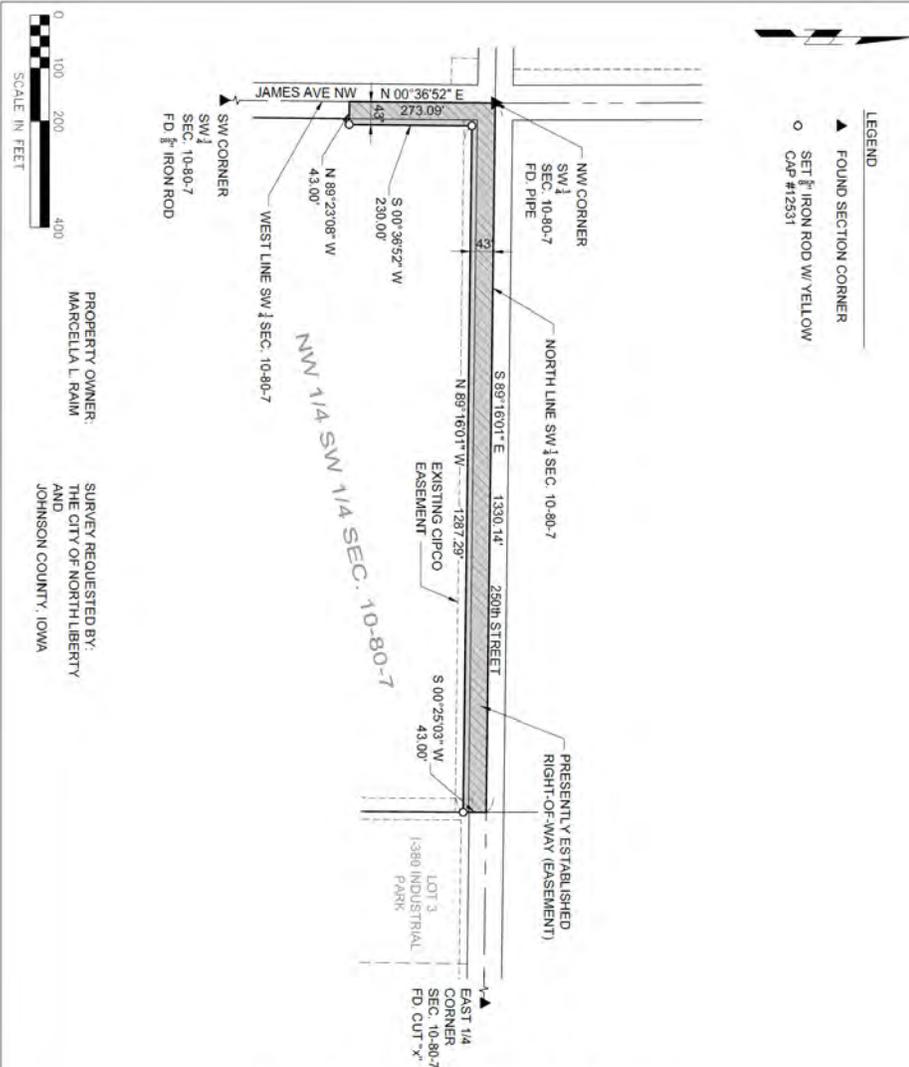
SHIVE-HATTERY
 ARCHITECTURE+ENGINEERING

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 IOWA CITY, IOWA 52245
 319.354.3040 | SHIVE-HATTERY.COM

EXHIBIT B

City	Iowa
County	JOHNSON COUNTY
Original D.D.	PATCH D. 05/20/2011
Description	A PART OF NW 1/4 SEC. 10-80-7
Proprietor	MARCELLA L. RAIM
Surveyor	JOHANN BAILEY P.L.S.
Company	SHIVE-HATTERY INC.
Project No.	210228789
Sheet No.	1 OF 1

RIGHT-OF-WAY ACQUISITION PLAT
A PART THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 10, TOWNSHIP 80 NORTH, RANGE 7 WEST
JOHNSON COUNTY, IOWA



DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 10, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Beginning at the Northwest Corner of said Southwest Quarter,

thence South 89°16'01" East 1330.14 feet along the north line of said Southwest Quarter (assumed bearing for this description only);

thence South 0°25'03" West 43.00 feet along the west line of Lot 3, 1-380 Industrial Park (Final Plat recorded in Plat Book 41, Page 200 at the Johnson County Recorder's Office) extended northerly and along said west line;

thence North 89°16'01" West 1287.29 feet along a line parallel with and 43 feet in perpendicular distance south of said north line of said Southwest Quarter;

thence South 0°36'52" West 230.00 along a line parallel with and 43 feet in perpendicular distance east of the west line of said Southwest Quarter;

thence North 89°23'08" West 43.00 feet to a point of intersection with said west line;

thence North 0°38'52" East 273.09 feet along said west line to the point of beginning.

Area: Total area 1.54 acres with a net area of 0.35 acres which excludes the presently established right-of-way.

PRELIMINARY

ONLY THE CORNER OF THIS ACQUISITION PLAT IS TO BE CONSIDERED IN CONNECTION WITH ANY COLLAR LINE TO BE ESTABLISHED THEREON. SEE THE SURVEY RECORD FOR THE COLLAR LINE.

PROFESSIONAL LAND SURVEYOR
 JOHANN BAILEY
 12531
 IOWA

DATE: 7/24/2023
 TIME: 10:00 AM
 LOCATION: 250th Street and James Avenue
 PROJECT: RIGHT-OF-WAY ACQUISITION PLAT

SHIVE-HATTERY
 ARCHITECTURE+ENGINEERING

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 IOWA CITY, IOWA 52245
 319.354.3040 | SHIVE-HATTERY.COM

RIGHT-OF-WAY ACQUISITION PLAT A PART OF THE NW 1/4 SW 1/4 SECTION 10-80-7			
DATE	7/24/2023	SCALE	AS SHOWN
DRAWN BY	JSB	FIELD BOOK	
APPROVED BY	JSB	REVISION	

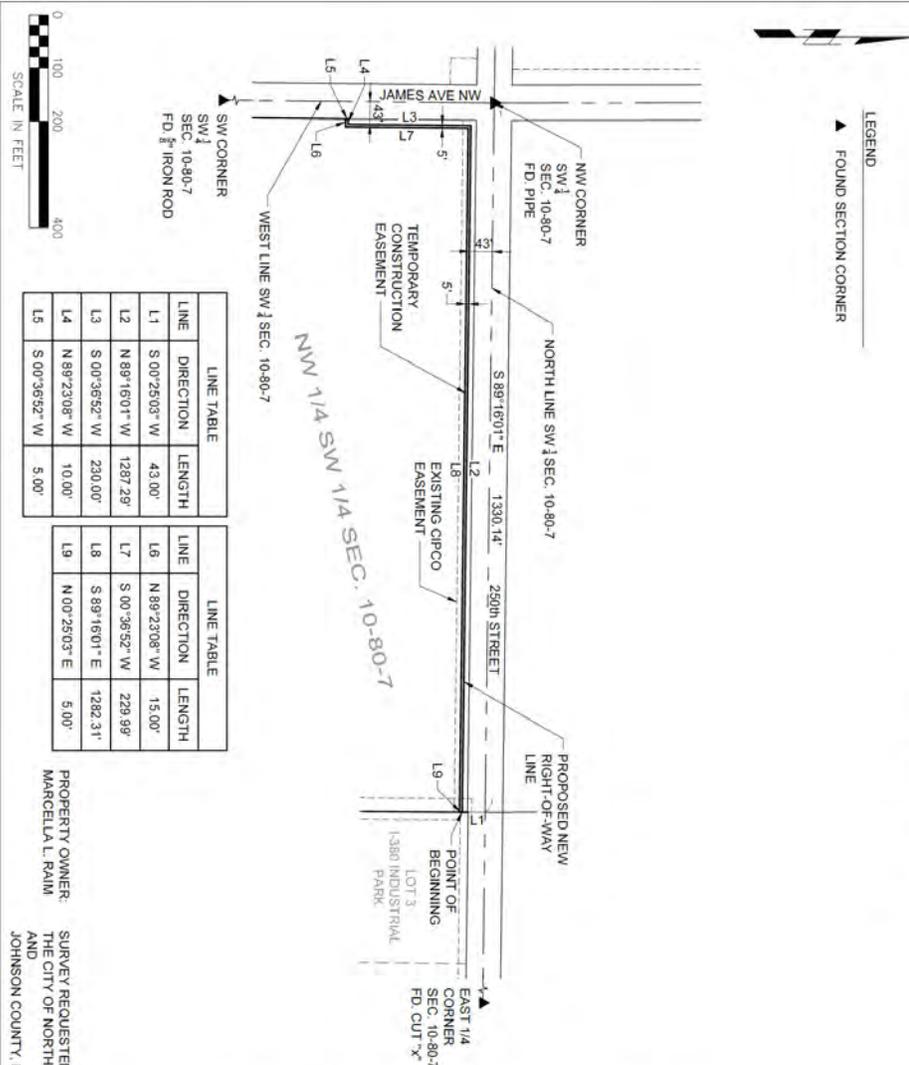
210228789

1 OF 1

EXHIBIT B

City:	Iowa City
County:	JOHNSON COUNTY
Original ID:	PART OF NW 1/4 SEC. 10-80-7
Proposed:	MARCELLA L. RAIM
Company:	SHIVE-HATTERY INC.
Plan No.:	250TH NORTHGATE DRIVE AND JAMES AVENUE AND IRON ROAD, SECTION 10, TOWNSHIP 80 NORTH, RANGE 7 WEST, JOHNSON COUNTY, IOWA

EASEMENT EXHIBIT TEMPORARY CONSTRUCTION EASEMENT A PART THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 80 NORTH, RANGE 7 WEST JOHNSON COUNTY, IOWA



LINE	DIRECTION	LENGTH
L1	S 00°25'03" W	43.00'
L2	N 89°16'01" W	1287.29'
L3	S 00°36'52" W	230.00'
L4	N 89°23'08" W	10.00'
L5	S 00°36'52" W	5.00'

LINE	DIRECTION	LENGTH
L6	N 89°23'08" W	15.00'
L7	S 00°36'52" W	229.99'
L8	S 89°16'01" E	1282.31'
L9	N 00°25'03" E	5.00'

PROPERTY OWNER:
MARCELLA L. RAIM

SURVEY REQUESTED BY:
THE CITY OF NORTH LIBERTY
AND
JOHNSON COUNTY, IOWA

DESCRIPTION

THIS SPACE RESERVED FOR RECORDERS USE

PRELIMINARY

A temporary construction easement on that part of the Northwest Quarter of the Southwest Quarter of Section 10, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Commencing as a point of reference at the Northwest Corner of said Southwest Quarter:

thence South 89°16'01" East 1330.14 feet along the north line of said Southwest Quarter (assumed bearing for this description only);

thence South 0°30'52" West 43.00 feet along the west line of Lot 3, 1-380 Industrial Park, Final Plat recorded in Plat Book 41, Page 200 of the Johnson County Recorder's Office) extended northerly and along said west line to the point of beginning;

thence North 89°16'01" West 1287.22 feet along a line parallel with and 43 feet in perpendicular distance south of said north line of said Southwest Quarter;

thence South 0°36'52" West 230.00 feet along a line parallel with and 43 feet in perpendicular distance east of the west line of said Southwest Quarter;

thence North 89°23'08" West 10.00 feet to a point of intersection the easterly right-of-way of James Avenue NW;

thence South 0°36'52" West 273.09 feet along said easterly right-of-way;

thence South 89°23'08" East 15.00 feet;

thence North 0°36'52" East 229.99 feet;

thence South 89°16'01" East 1282.31 feet to a point of intersection with the west line of said Lot 3;

thence North 0°25'03" East 5.00 feet to the point of beginning

Area = 0.18 acres more or less.

RIGHT-OF-WAY ACQUISITION PLAT
A PART OF THE NW 1/4 SW 1/4 SECTION 10-80-7

250TH STREET AND JAMES AVENUE
JOHNSON COUNTY, IOWA

DATE: 7/24/2023 SCALE: AS SHOWN
DRAWN BY: JSB FIELD BOOK
APPROVED BY: JSB REVISION

212522190

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

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1 OF 1

EXHIBIT C

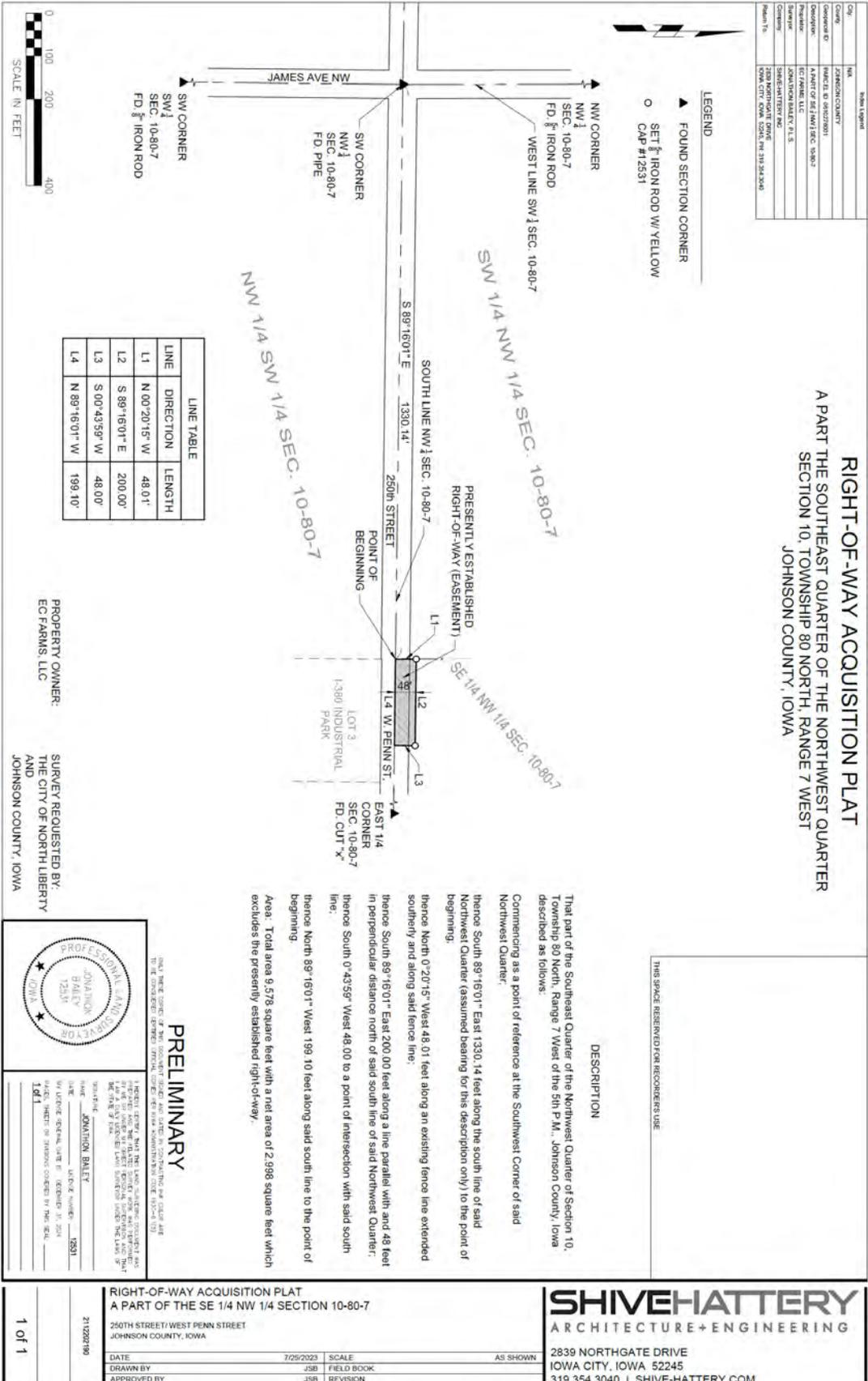


EXHIBIT C

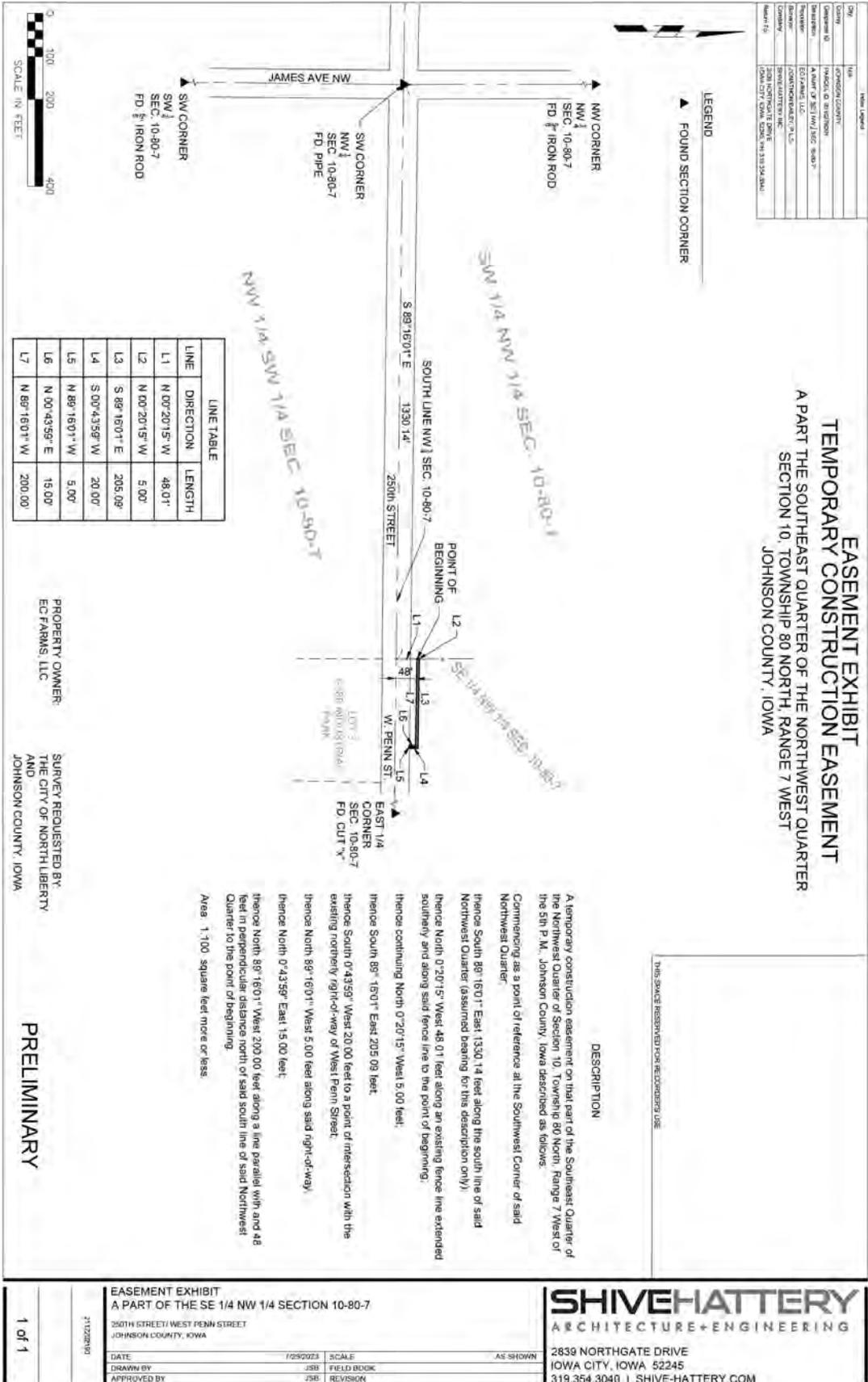
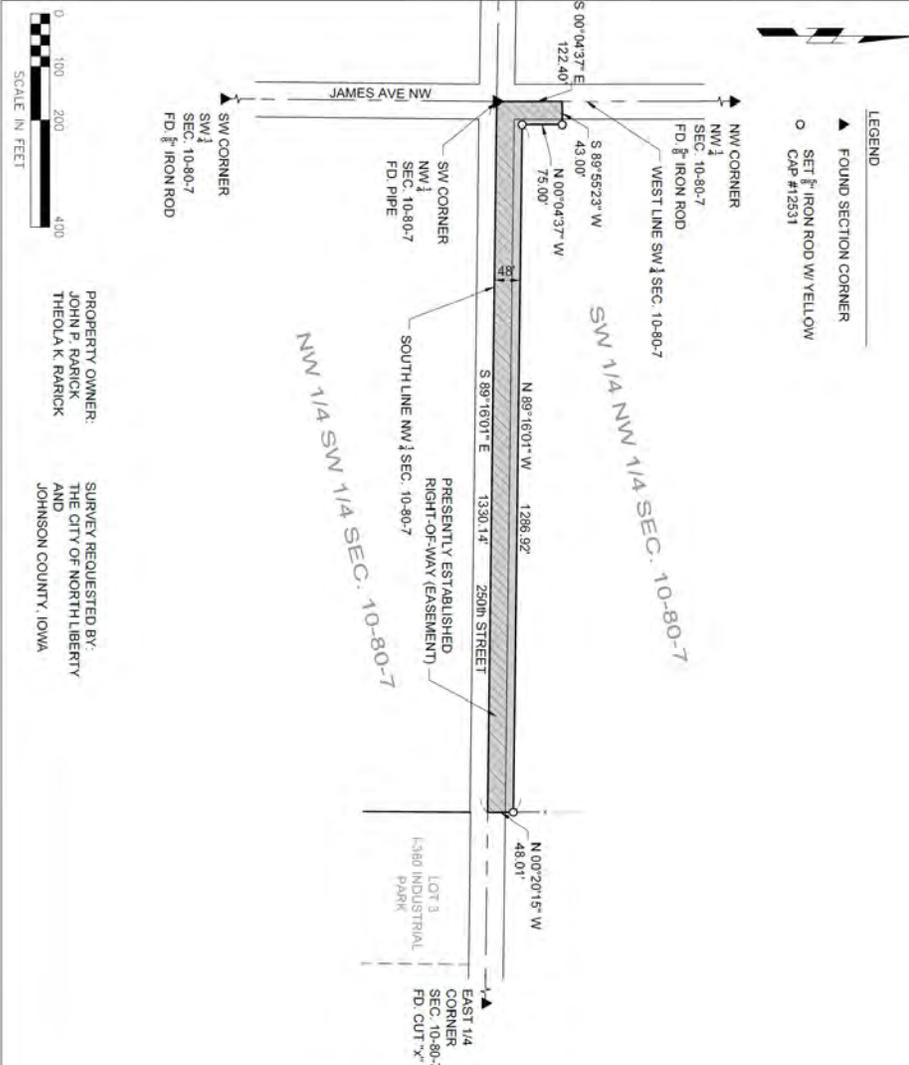


EXHIBIT D

City	WMA
County	JOHNSON COUNTY
Developer	PACKER D. WILSON
Description	A PART OF SW 1/4 SEC. 10-80-7
Preparer	JOHN F. RABICK, THEOLA K. RABICK
Surveyor	JOHN F. RABICK, THEOLA K. RABICK
Company	SHIVE-HATTERY, P.L.L.C.
Related To	SW 1/4 SEC. 10-80-7 DOMA CITY, IOWA 52245 PM 118.34.246

RIGHT-OF-WAY ACQUISITION PLAT
A PART THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 10, TOWNSHIP 80 NORTH, RANGE 7 WEST
JOHNSON COUNTY, IOWA



PROPERTY OWNER:
 JOHN F. RABICK
 THEOLA K. RABICK

SURVEY REQUESTED BY:
 THE CITY OF NORTH LIBERTY
 JOHNSON COUNTY, IOWA

DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Beginning at the Southwest Corner of said Southwest Quarter:

- thence South 89°16'01" East 1330.14 feet along the south line of said Southwest Quarter (assumed bearing for this description only);
- thence North 0°20'15" West 48.01 feet along an existing fence line extended southerly and along said fence line;
- thence North 89°16'01" West 1286.92 feet along a line parallel with and 48 feet in perpendicular distance north of said south line of said Northwest Quarter;
- thence North 0°04'37" West 75.00 feet along a line parallel with and 43 feet in perpendicular distance east of the west line of said Northwest Quarter;
- thence South 89°55'23" West 43.00 feet to a point of intersection with said west line;
- thence South 0°04'37" East 122.40 feet along said west line to the point of beginning.

Area: Total area 1.54 acres with a net area of 0.46 acres which excludes the presently established right-of-way.

PRELIMINARY

THIS SPACE RESERVED FOR RECORDERS USE

DATE: 7/24/2023

SCALE: AS SHOWN

DATE: 7/24/2023

SCALE: AS SHOWN

DATE: 7/24/2023

SCALE: AS SHOWN

SHIVE-HATTERY
 ARCHITECTURE + ENGINEERING

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 319.354.3040 | SHIVE-HATTERY.COM

RIGHT-OF-WAY ACQUISITION PLAT
 A PART OF THE SW 1/4 NW 1/4 SECTION 10-80-7

250TH STREET AND JAMES AVENUE NW
 JOHNSON COUNTY, IOWA

DATE: 7/24/2023 SCALE: AS SHOWN

DRAWN BY: JSB FIELD BOOK

APPROVED BY: JSB REVISION

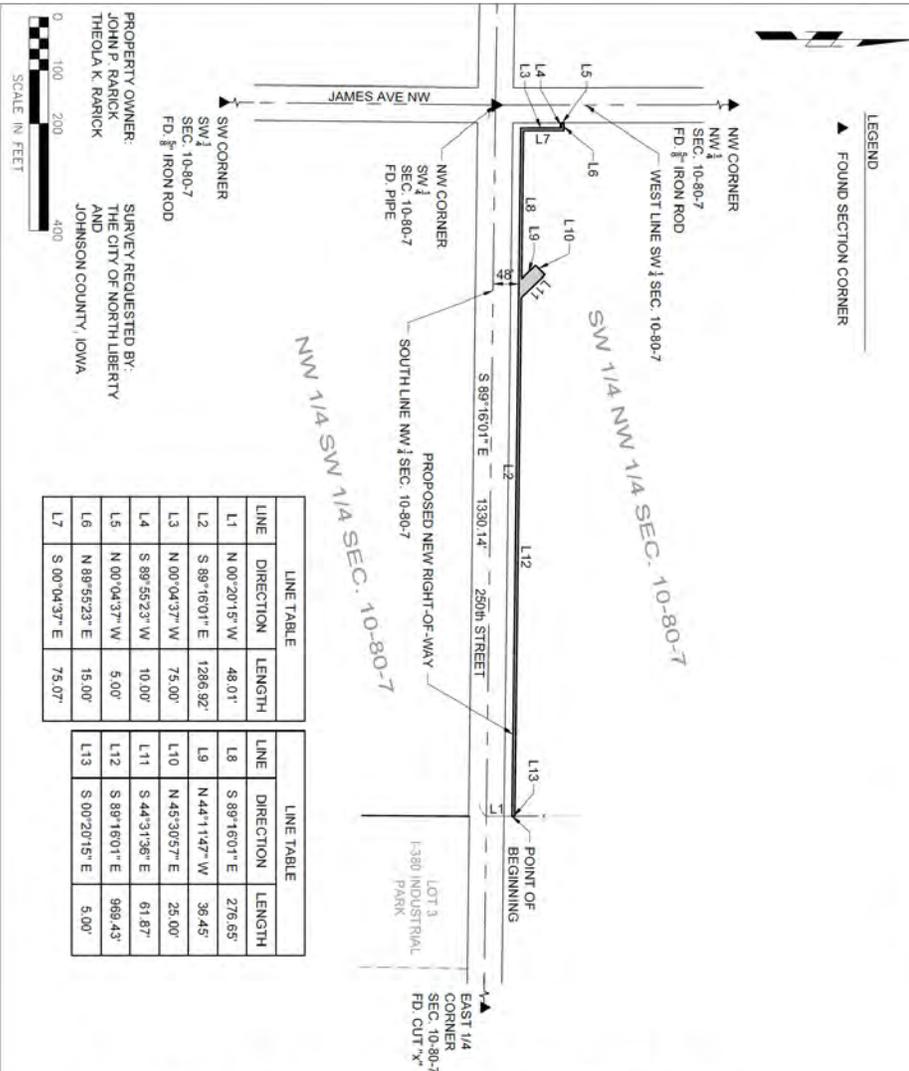
2/12/2023

1 OF 1

EXHIBIT D

City	NEW LIBERTY
County	JOHNSON COUNTY
Parcel ID	PARCEL ID 09302401
Proprietor	A PART OF SW 1/4 SEC. 10-80-7
Surveyor	JOHN P. RARICK, THEOLA K. RARICK
Company	JOHN P. RARICK & ASSOCIATES, P.L.L.C.
Related To	SHEV-HATTERY INC. JOB # 20240001 JOB # 20240002 JOB # 20240003 JOB # 20240004 JOB # 20240005 JOB # 20240006 JOB # 20240007 JOB # 20240008 JOB # 20240009 JOB # 20240010 JOB # 20240011 JOB # 20240012 JOB # 20240013 JOB # 20240014 JOB # 20240015 JOB # 20240016 JOB # 20240017 JOB # 20240018 JOB # 20240019 JOB # 20240020 JOB # 20240021 JOB # 20240022 JOB # 20240023 JOB # 20240024 JOB # 20240025 JOB # 20240026 JOB # 20240027 JOB # 20240028 JOB # 20240029 JOB # 20240030 JOB # 20240031 JOB # 20240032 JOB # 20240033 JOB # 20240034 JOB # 20240035 JOB # 20240036 JOB # 20240037 JOB # 20240038 JOB # 20240039 JOB # 20240040 JOB # 20240041 JOB # 20240042 JOB # 20240043 JOB # 20240044 JOB # 20240045 JOB # 20240046 JOB # 20240047 JOB # 20240048 JOB # 20240049 JOB # 20240050 JOB # 20240051 JOB # 20240052 JOB # 20240053 JOB # 20240054 JOB # 20240055 JOB # 20240056 JOB # 20240057 JOB # 20240058 JOB # 20240059 JOB # 20240060 JOB # 20240061 JOB # 20240062 JOB # 20240063 JOB # 20240064 JOB # 20240065 JOB # 20240066 JOB # 20240067 JOB # 20240068 JOB # 20240069 JOB # 20240070 JOB # 20240071 JOB # 20240072 JOB # 20240073 JOB # 20240074 JOB # 20240075 JOB # 20240076 JOB # 20240077 JOB # 20240078 JOB # 20240079 JOB # 20240080 JOB # 20240081 JOB # 20240082 JOB # 20240083 JOB # 20240084 JOB # 20240085 JOB # 20240086 JOB # 20240087 JOB # 20240088 JOB # 20240089 JOB # 20240090 JOB # 20240091 JOB # 20240092 JOB # 20240093 JOB # 20240094 JOB # 20240095 JOB # 20240096 JOB # 20240097 JOB # 20240098 JOB # 20240099 JOB # 20240100

EASEMENT EXHIBIT
 TEMPORARY CONSTRUCTION EASEMENT
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
 SECTION 10, TOWNSHIP 80 NORTH, RANGE 7 WEST
 JOHNSON COUNTY, IOWA



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 00°20'15" W	48.01'
L2	S 89°16'01" E	1286.92'
L3	N 00°04'37" W	75.00'
L4	S 89°55'23" W	10.00'
L5	N 00°04'37" W	5.00'
L6	N 89°55'23" E	15.00'
L7	S 00°04'37" E	75.07'

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	S 89°16'01" E	276.65'
L9	N 44°11'47" W	36.45'
L10	N 45°30'57" E	25.00'
L11	S 44°31'36" E	61.87'
L12	S 89°16'01" E	969.43'
L13	S 00°20'15" E	5.00'

THIS SPACE RESERVED FOR RECORDERS USE

DESCRIPTION

A temporary construction easement on that part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Commencing as a point of reference at the Southwest Corner of said Southwest Quarter:

thence South 89°16'01" East 1320.14 feet along the south line of said Southwest Quarter (assumed bearing for this description only);

thence North 0°20'15" West 48.01 feet along an existing fence line extended southerly and along said fence line to the point of beginning;

thence North 89°16'01" West 1286.92 feet along a line parallel with and 48 feet in perpendicular distance north of said south line of said Northwest Quarter;

thence North 0°04'37" West 75.00 feet along a line parallel with and 43 feet in perpendicular distance east of the west line of said Northwest Quarter;

thence South 89°55'23" West 10.00 feet to a point of intersection with the westerly right-of-way of James Avenue NW;

thence North 0°04'37" West 5.00 feet along said westerly right-of-way;

thence North 89°55'23" East 15.00 feet;

thence South 0°04'37" East 75.07 feet;

thence South 89°16'01" East 276.65 feet;

thence North 44°11'47" West 36.45 feet;

thence North 45°30'57" East 25.00 feet;

thence South 44°31'36" East 61.87 feet;

thence South 89°16'01" East 969.43 feet;

thence South 0°20'15" East 5.00 feet to the point of beginning.

Area: 0.19 acres more or less.

PRELIMINARY

EASEMENT EXHIBIT
 A PART OF THE SW 1/4 NW 1/4 SECTION 10-80-7

350TH STREET AND JAMES AVENUE NW
 JOHNSON COUNTY, IOWA

DATE: 7/24/2023
 DRAWN BY: JSB
 APPROVED BY: JSB

SHIVE-HATTERY
 ARCHITECTURE+ENGINEERING

2839 NORTHGATE DRIVE
 IOWA CITY, IOWA 52245
 319.354.3040 | SHIVE-HATTERY.COM

AS SHOWN
 FIELD BOOK
 REVISION

EXHIBIT E

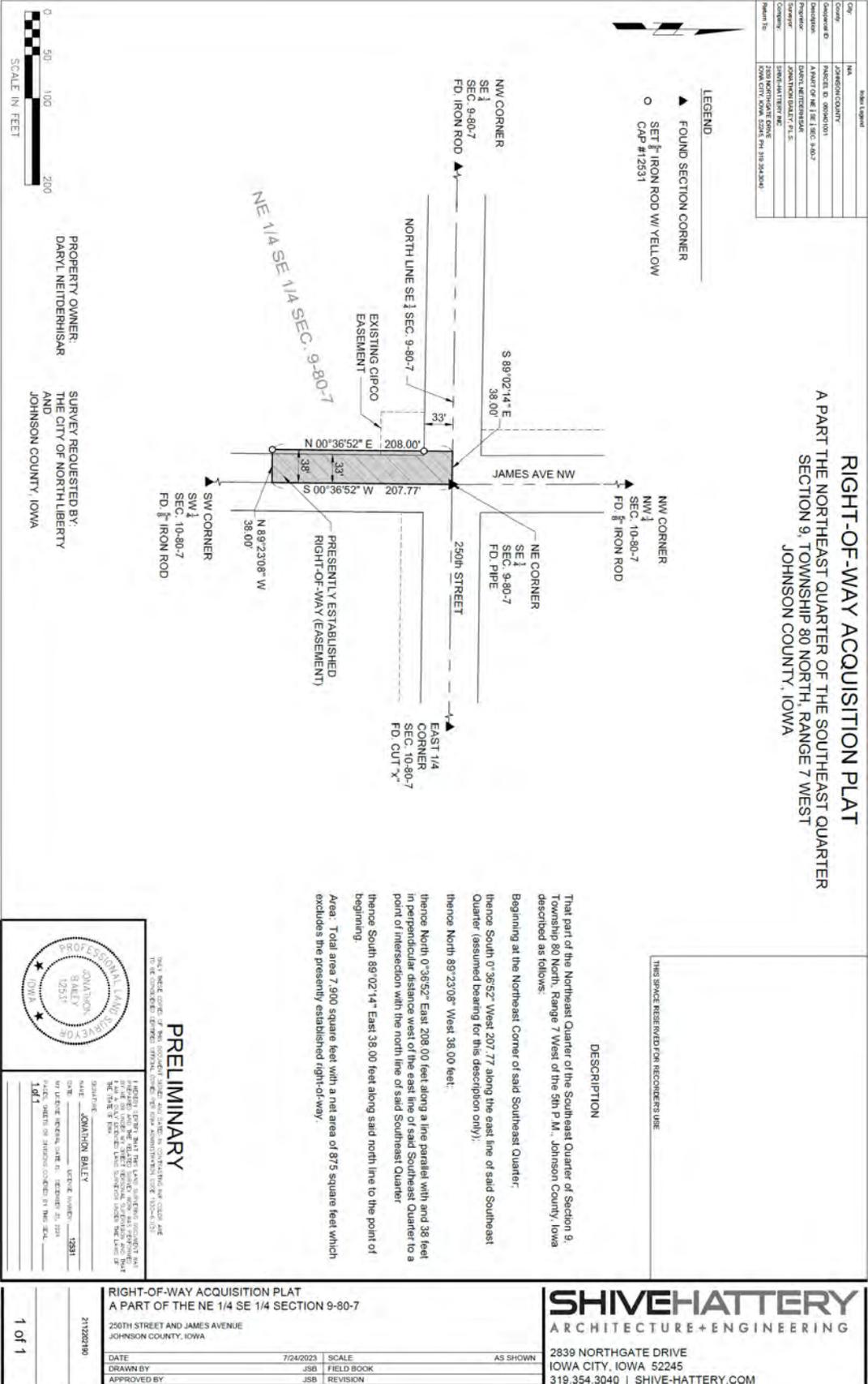
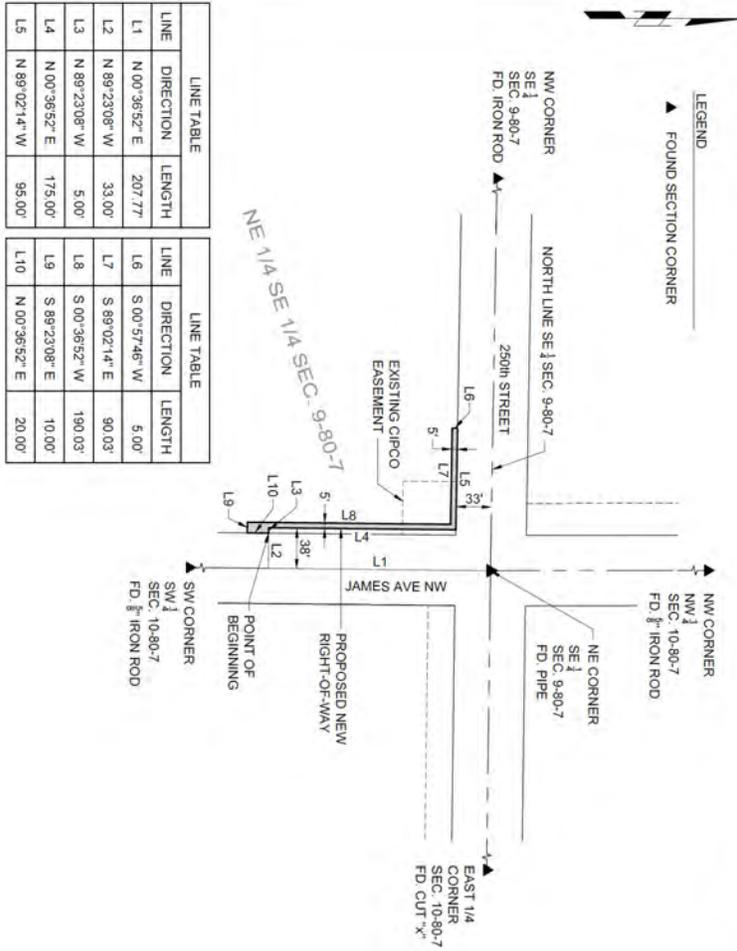


EXHIBIT E

City	IA
County	JOHNSON COUNTY
Government ID	PARTIAL EASEMENT
Description	A PART OF THE NE 1/4 SEC. 9-80-7
Preparer	DARTL NEIDENHISAR
Owner	JOHNSON QUARTER, P.L.S.
Company	SHIVE-HATTERY INC.
Return To	ROOM 0101, 1000 WEST 11TH STREET, IOWA CITY, IOWA 52245

**EASEMENT EXHIBIT
TEMPORARY CONSTRUCTION EASEMENT
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 9, TOWNSHIP 80 NORTH, RANGE 7 WEST
JOHNSON COUNTY, IOWA**



LINE	DIRECTION	LENGTH
L1	N 00°36'52" E	207.77
L2	N 89°23'08" W	33.00'
L3	N 89°23'08" W	5.00'
L4	N 00°36'52" E	175.00'
L5	N 89°02'14" W	95.00'

LINE	DIRECTION	LENGTH
L6	S 00°57'46" W	5.00'
L7	S 89°02'14" E	90.03'
L8	S 00°36'52" W	190.03'
L9	S 89°23'08" E	10.00'
L10	N 00°36'52" E	20.00'



PROPERTY OWNER:
DARTL NEIDENHISAR
SURVEY REQUESTED BY:
THE CITY OF NORTH LIBERTY
AND
JOHNSON COUNTY, IOWA

DESCRIPTION

A temporary construction easement on that part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Commencing as a point of reference at the Northeast Corner of said Southeast Quarter;

thence South 0°36'52" West 207.77 along the east line of said Southeast Quarter (assumed bearing for this description only);

thence North 89°23'08" West 33.00 feet to a point of intersection with the westerly right-of-way of James Avenue NW, said point being the point of beginning;

thence continuing North 89°23'08" West 5.00 feet;

thence North 0°36'52" East 175.00 feet along a line parallel with and 38 feet in perpendicular distance west of the east line of said Southeast Quarter to a point of intersection with the southerly right-of-way of 250th Street;

thence North 89°02'14" West 95.00 feet along said southerly right-of-way;

thence South 0°57'46" West 5.00 feet;

thence South 89°02'14" East 90.03 feet;

thence South 0°36'52" West 190.03 feet;

thence South 89°23'08" East 10.00 feet to a point of intersection with said westerly right-of-way of said James Avenue NW;

thence North 0°36'52" East 20.00 feet along said westerly right-of-way to the point of beginning.

Area: 1,525 square feet more or less.

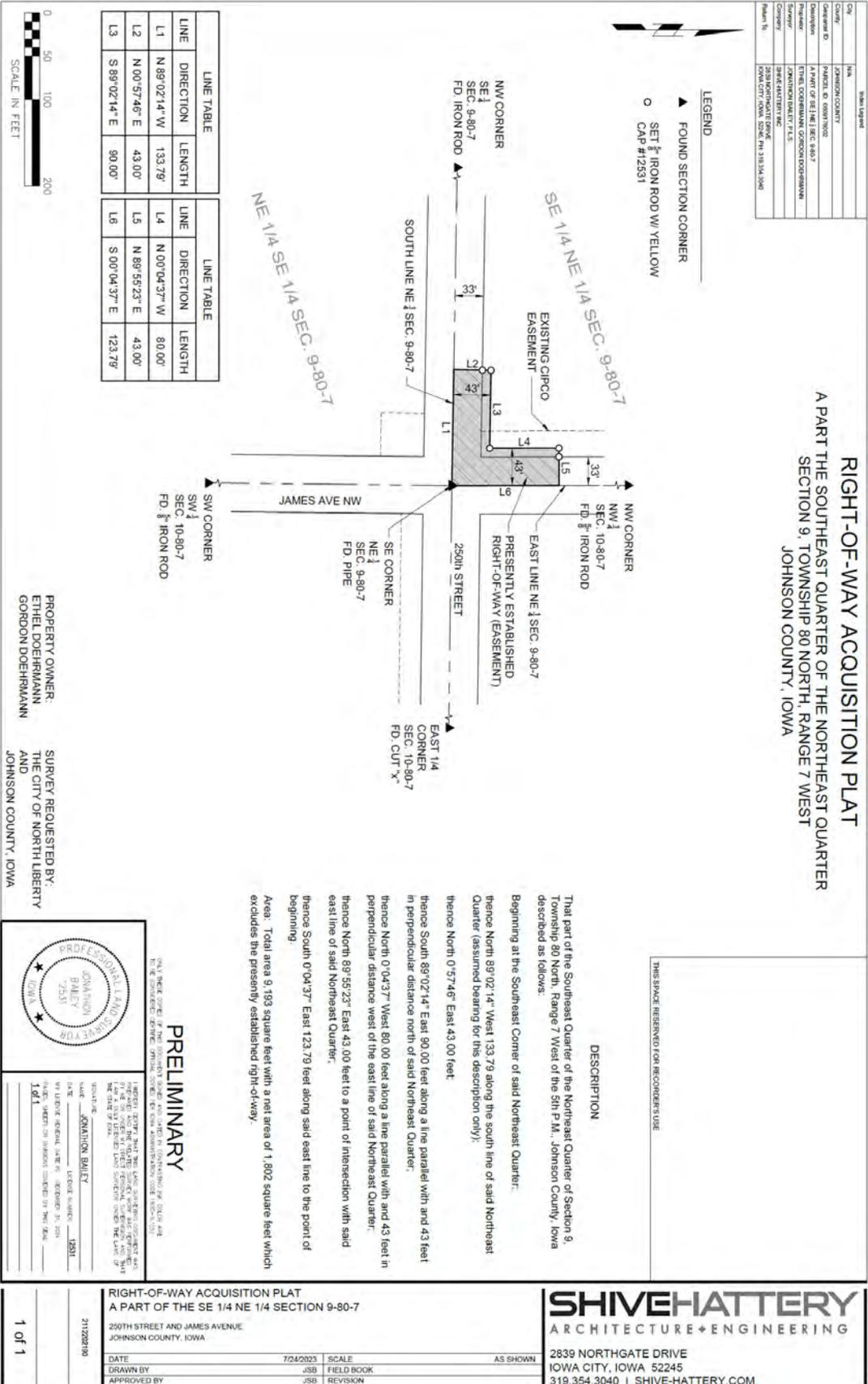
PRELIMINARY

EASEMENT EXHIBIT A PART OF THE NE 1/4 SE 1/4 SECTION 9-80-7		SHIVE-HATTERY ARCHITECTURE+ENGINEERING	
350TH STREET AND JAMES AVENUE, JOHNSON COUNTY, IOWA			
DATE	1/27/2023	SCALE	AS SHOWN
DRAWN BY	JSB	FIELD BOOK	
APPROVED BY	JSB	REVISION	

2839 NORTHGATE DRIVE
IOWA CITY, IOWA 52245
319.354.3040 | SHIVE-HATTERY.COM

1 of 1

EXHIBIT F



City	Iowa
County	JOHNSON COUNTY
Original to	PARTIAL & CORRECTED
Description	A PART OF THE NE 1/4 SEC. 9-80-7
Prepared by	ETHEL DOERHMANN GORDON DOERHMANN
Surveyor	JOHNSON COUNTY P.L.S.
Company	SHIVE-HATTERY INC.
Project No.	212282/200
Field Book	NO. 11834-300

RIGHT-OF-WAY ACQUISITION PLAT A PART THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 80 NORTH, RANGE 7 WEST JOHNSON COUNTY, IOWA

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 89°02'14" W	133.79'	L4	N 00°04'37" W	80.00'
L2	N 00°57'46" E	43.00'	L5	N 89°55'23" E	43.00'
L3	S 89°02'14" E	90.00'	L6	S 00°04'37" E	123.79'

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 89°02'14" W	133.79'	L4	N 00°04'37" W	80.00'
L2	N 00°57'46" E	43.00'	L5	N 89°55'23" E	43.00'
L3	S 89°02'14" E	90.00'	L6	S 00°04'37" E	123.79'



PROPERTY OWNER:
ETHEL DOERHMANN
GORDON DOERHMANN

SURVEY REQUESTED BY:
THE CITY OF NORTH LIBERTY
AND
JOHNSON COUNTY, IOWA

DESCRIPTION

That part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa described as follows:

Beginning at the Southeast Corner of said Northeast Quarter;

thence North 89°02'14" West 133.79 feet along the south line of said Northeast Quarter (assumed bearing for this description only);

thence North 0°57'46" East 43.00 feet;

thence South 89°02'14" East 90.00 feet along a line parallel with and 43 feet in perpendicular distance north of said Northeast Quarter;

thence North 0°04'37" West 80.00 feet along a line parallel with and 43 feet in perpendicular distance west of the east line of said Northeast Quarter;

thence North 89°55'23" East 43.00 feet to a point of intersection with said east line of said Northeast Quarter;

thence South 0°04'37" East 123.79 feet along said east line to the point of beginning.

Area: Total area 9,193 square feet with a net area of 1,802 square feet which excludes the presently established right-of-way.

PRELIMINARY

ONLY THE CORNER OF THIS ACQUISITION SHOWN. THIS CORNER IS CONSIDERED TO BE CORNER AND NOT THE CORNER OF THE SECTION. THE CORNER OF THE SECTION IS SHOWN BY A CROSS IN THE STATE OF IOWA.

DATE: 7/24/2023
DRAWN BY: JSB
APPROVED BY: JSB

SCALE: AS SHOWN
FIELD BOOK: REVISION

212282/200

1 of 1

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

2839 NORTHGATE DRIVE
IOWA CITY, IOWA 52245
319.354.3040 | SHIVE-HATTERY.COM

DATE	7/24/2023	SCALE	AS SHOWN
DRAWN BY	JSB	FIELD BOOK	REVISION
APPROVED BY	JSB		



**Forevergreen Road
Signalization Project Just
Compensation**

Resolution No. 2023-139

**ESTABLISHING JUST COMPENSATION FOR
ACQUISITION OF CERTAIN REAL PROPERTY FOR THE
FOREVERGREEN ROAD SIGNALIZATION PROJECT**

WHEREAS, the City of North Liberty, Iowa, for the Forevergreen Road Signalization Project intends to acquire certain interests (“Properties”) in real property owned by:

- A. TL&L, Inc.
- B. Byron Tinkey
- C. Bowman Property, LLC

Said Properties are more specifically and legally described as follows:

See Attached Exhibits A – C; and

WHEREAS, Chapter 6B, Code of Iowa, requires that the City of North Liberty, Iowa must make a good-faith effort to negotiate with the above property owners to purchase the necessary interests in their respective Properties before proceeding with condemnation; and

WHEREAS, the City of North Liberty, Iowa may not make an offer to purchase an interest in real property which is less than the fair market value the City of North Liberty, Iowa has established; and

WHEREAS, the City of North Liberty, Iowa has obtained appraisals for those Properties in accordance with the provisions of Chapter 6B; and

WHEREAS, the City of North Liberty now desires to establish just compensation values for the acquisition of the necessary portions of the above Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE OF THE CITY OF NORTH LIBERTY, IOWA, AS FOLLOWS:

1. Just compensation for the acquisition of a portion the property owned by TL&L, Inc. for right of way purposes is hereby established to be \$1,095.00 based on the appraised value of the parcel (477 sq. ft right-of-way x \$2.296/sq. ft.). The City Attorney is hereby directed to commence

negotiations with the property owner for the purchase of the property rights needed for the Forevergreen Road Signalization Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.

- 2. Just compensation for the acquisition of a portion of the property owned by Byron Tinkey for right of way purposes is hereby established to be \$1,692.00 based on an appraisal of that parcel (819 sq. ft. right-of-way x \$2.066/sq. ft.). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the West Penn Street Improvement Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.

- 3. Just compensation for the acquisition of a portion the property owned by Bowman Property, LLC. for right of way purposes is hereby established to be \$2,555.00 based on the appraised value of the parcel (795 sq. ft right-of-way x \$3.214/sq. ft.). The City Attorney is hereby directed to commence negotiations with the property owner for the purchase of the property rights needed for the Forevergreen Road Signalization Project based on said just amount, and to initiate condemnation procedures if such negotiations are not successful.

APPROVED AND ADOPTED this 28th day of November, 2023

CITY OF NORTH LIBERTY:

Chris Hoffman, Mayor

ATTEST:

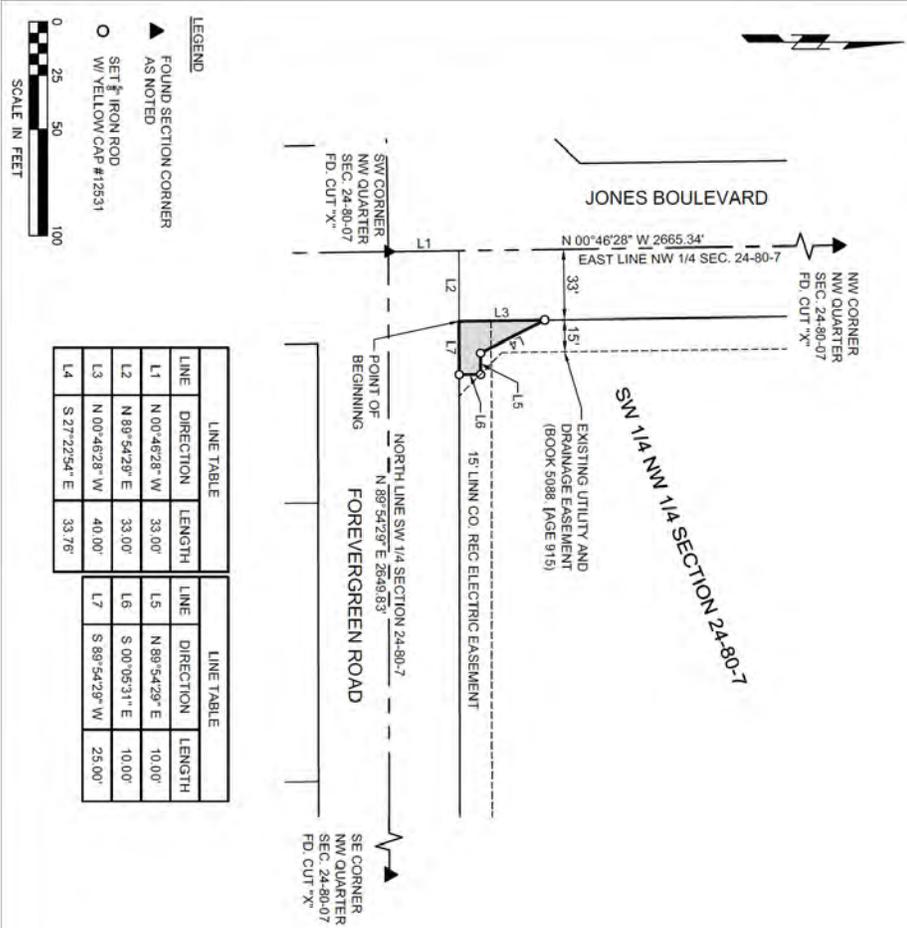
I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

Tracey Mulcahey, City Clerk

EXHIBIT A

City	NORTH LIBERTY
County	JOHNSON
Original Bk	SECTION 101
Original Sub	SW 1/4 NW 1/4 SECTION 24-80-7
Preparer	T.L.L. INC.
Surveyor	JOHNSON COUNTY
Company	SHIVE-HATTERY ARCHITECTURE + ENGINEERING
Project No.	212928270
Drawn By	JSB
Checked By	JSB
Scale	AS SHOWN
Date	10/12/2023

RIGHT-OF-WAY ACQUISITION PLAT
A PART SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24-80-7
NORTH LIBERTY, JOHNSON COUNTY, IOWA



LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 00°46'28" W	33.00'	L5	N 89°54'29" E	10.00'
L2	N 89°54'29" E	33.00'	L6	S 00°05'31" E	10.00'
L3	N 00°46'28" W	40.00'	L7	S 89°54'29" W	25.00'
L4	S 27°22'54" E	33.76'			

DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa described as follows:
Commencing as a point of reference at the Southwest Corner of said Northwest Quarter;
thence North 0°46'28" West 33.00 feet along the west line of said Northwest Quarter (assumed bearing for this description only);
thence North 89°54'29" East 33.00 feet along the northerly right-of-way of Forevergreen Road extended westerly to the easterly right-of-way of Jones Boulevard and the point of beginning;
thence North 0°46'28" West 40.00 feet along said easterly right-of-way;
thence South 27°22'54" West 33.76 feet;
thence North 89°54'29" East 10.00 feet along line parallel with and 10 feet in perpendicular distance north of the northerly right-of-way of said Forevergreen Road;
thence South 0°05'44" East 10.00 feet to a point of intersection said northerly right-of-way;
thence South 89°54'29" West 25.00 feet along said northerly right-of-way line to the point of beginning.
Area: 477 square feet more or less.



ONLY THESE CORNERS OF THIS QUARTER TOWNSHIP AND RANGE IN CONNECTION WITH COLOR ARE TO BE CONSIDERED AS THE POINT OF BEGINNING FOR THE ACQUISITION OF THIS RIGHT-OF-WAY.

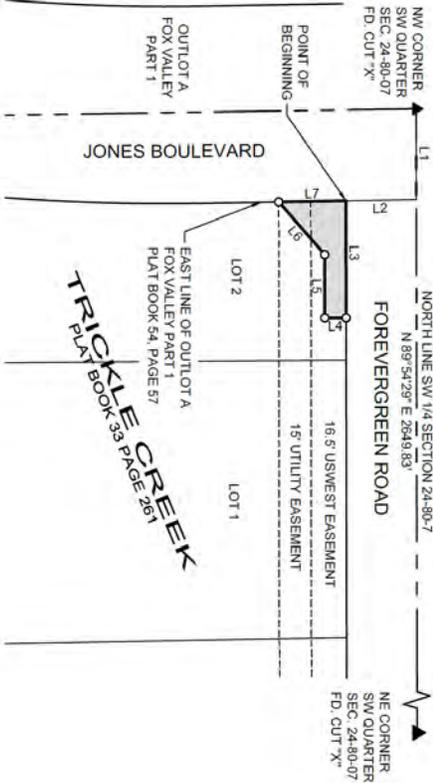
DATE: 10/12/2023
DRAWN BY: JSB
CHECKED BY: JSB
SCALE: AS SHOWN
DATE: 10/12/2023

<p>RIGHT-OF-WAY ACQUISITION PLAT A PART OF SW 1/4 NW 1/4 SECTION 24-80-7</p> <p>T.L.L. INC. NORTH LIBERTY, JOHNSON COUNTY IOWA</p>		<p>SHIVE-HATTERY ARCHITECTURE + ENGINEERING</p> <p>2839 NORTHGATE DRIVE IOWA CITY, IOWA 52245 319.354.3040 SHIVE-HATTERY.COM</p>
<p>DATE: 9/18/2023 DRAWN BY: JSB APPROVED BY: JSB</p>	<p>SCALE: AS SHOWN FIELD BOOK REVISION: 10/12/2023</p>	

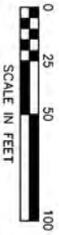
EXHIBIT B

County	JOHNSON
Assessor's ID	000000000
Parcel ID	LOT 2 TRICKLE CREEK
Owner	TRICKLE CREEK
Address	16.5' UTILITY EASEMENT
City	JOHNSON COUNTY, IOWA
Map No.	2020 NORTHGATE DRIVE PLS 219 234 424
Scale	1" = 100'

RIGHT-OF-WAY ACQUISITION PLAT
 A PART OF LOT 2 OF TRICKLE CREEK
 NORTH LIBERTY, JOHNSON COUNTY, IOWA



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 89°54'29" E	42.50'	L5	S 89°54'29" W	29.75'
L2	S 00°58'33" E	33.00'	L6	S 48°56'34" W	32.79'
L3	N 89°54'29" E	55.00'	L7	N 00°58'33" W	31.50'
L4	S 00°05'31" E	10.00'			



DESCRIPTION

That part of Lot 2, Trickle Creek (Final Plat recorded in Plat Book 33, Page 261 at the Johnson County Recorder's Office), North Liberty, Johnson County, Iowa described as follows:
 Commencing as a point of reference at the Northwest Corner of the Southwest Quarter of Section 24, Township 50 North, Range 7 West of the 5th P.M.:

thence North 89°54'29" East 42.50 feet along the north line of said Southwest Quarter (assumed bearing for this description only);

thence South 0°58'33" East 33.00 feet along an east line of Outlot A of Fox Valley Part 1 (Final Plat recorded in Plat Book 54, Page 57 at the Johnson County Recorder's Office) to the southern right-of-way of Forevergreen Road and the point of beginning;

thence North 89°54'29" East 55.00 feet along said southerly right-of-way;

thence South 0°05'31" East 10.00 feet;

thence South 89°54'29" West 29.75 feet along line parallel with and 10 feet in perpendicular distance south of said southerly right-of-way;

thence South 48°56'34" West 32.79 feet to a point of intersection with an east line of said Outlot A, said east line also being the easterly right-of-way of Jones Boulevard;

thence North 0°58'33" West 31.50 feet along said east line and easterly right-of-way line to the point of beginning.

Area: 819 square feet more or less.

PROFESSIONAL LAND SURVEYOR
 JOHNSON COUNTY, IOWA
 JONATHAN BAILEY
 12531

DATE: _____ LICENSE NUMBER: 12531
 BY: _____
 1 of 1

SHIVEHATTERY
 ARCHITECTURE+ENGINEERING

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 IOWA CITY, IOWA 52245
 319.354.3040 | SHIVE-HATTERY.COM

RIGHT-OF-WAY ACQUISITION PLAT
 A PART OF LOT 2 OF TRICKLE CREEK

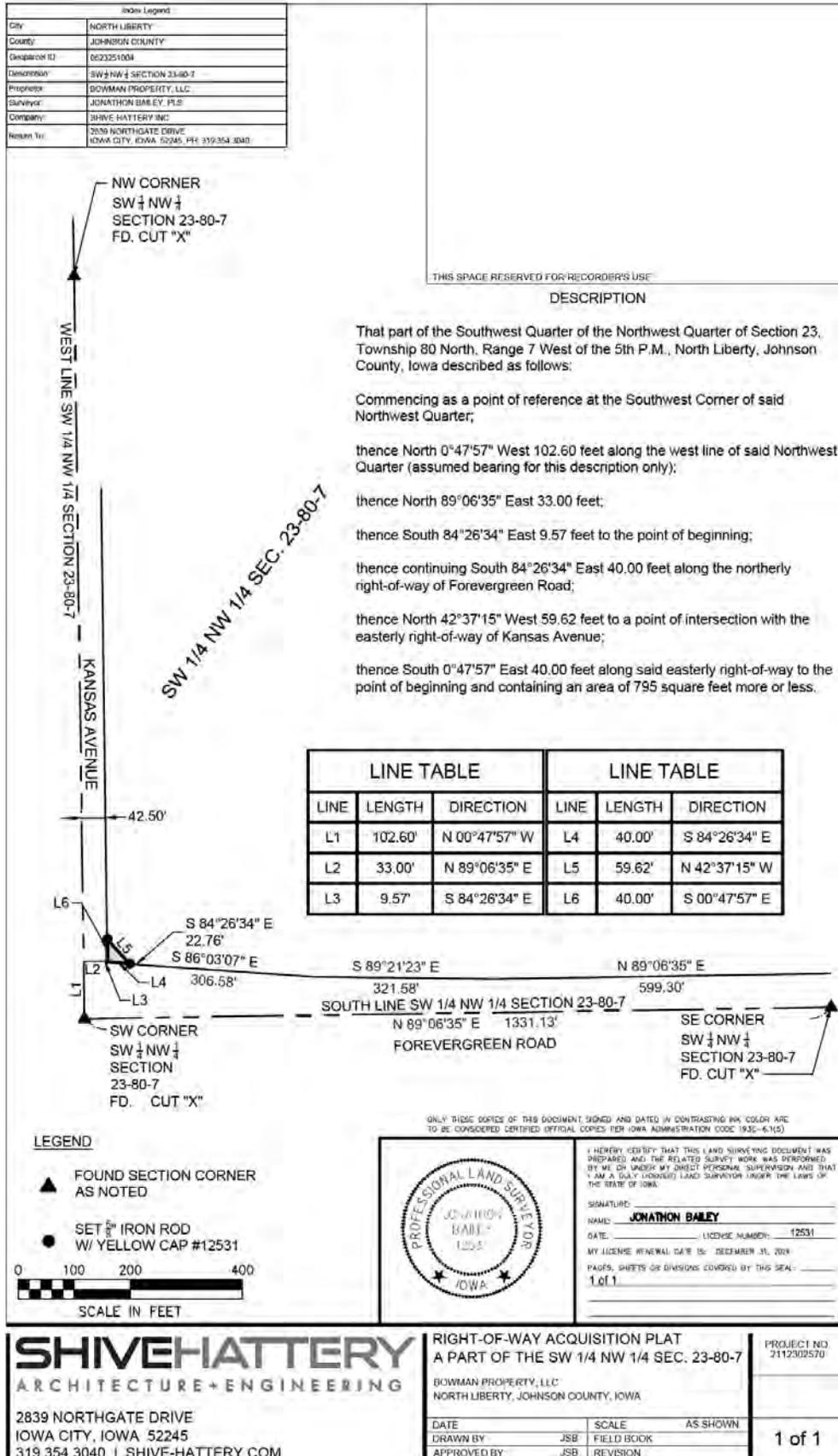
BYRON L. TINKEY
 NORTH LIBERTY, JOHNSON COUNTY IOWA

DATE: 9/16/2023 SCALE: AS SHOWN
 DRAWN BY: JSB FIELD BOOK
 APPROVED BY: JSB REVISION: 10/30/2023

212020210

1 of 1

EXHIBIT C



SHIVEHATTERY
ARCHITECTURE+ENGINEERING

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IOWA CITY, IOWA 52245
319.354.3040 | SHIVE-HATTERY.COM

RIGHT-OF-WAY ACQUISITION PLAT
A PART OF THE SW 1/4 NW 1/4 SEC. 23-80-7

BOWMAN PROPERTY, LLC
NORTH LIBERTY, JOHNSON COUNTY, IOWA

DATE	SCALE	AS SHOWN
DRAWN BY: JSB	FIELD BOOK	
APPROVED BY: JSB	REVISION	

PROJECT NO.
2112002570

1 of 1



Franchise Fee Ordinance

Ordinance No. 2023-XX

AN ORDINANCE AMENDING THE MIDAMERICAN ENERGY COMPANY, INTERSTATE POWER AND LIGHT COMPANY, AND LINN COUNTY RURAL ELECTRIC COOPERATIVE FRANCHISE AGREEMENTS TO ADJUST FRANCHISE FEES.

BE IT ENACTED by the City Council of the City of North Liberty, Iowa:

SECTION 1. AMENDMENT OF MIDAMERICAN FRANCHISE FEE. Section 110.13 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

110.13 FRANCHISE FEE.

There is hereby imposed upon and shall be collected from the natural gas customers of the Company receiving service pursuant to the Tariff located within the corporate limits of the City and remitted by the Company to the City, a franchise fee from each revenue class as set forth below of the gross receipts, minus uncollectable amounts, derived by the Company from the delivery and sale of natural gas to customers within the corporate limits of the City:

- Residential Customers ~~Two-Three~~ percent (~~23~~.00%)
- Commercial Customers ~~Two-Three~~ percent (~~23~~.00%)
- Industrial Customers ~~Two-Three~~ percent (~~23~~.00%)
- Public Authority Customers ~~Two-Three~~ percent (~~23~~.00%)
- Distribution (Transportation) Customers ~~Two-Three~~ percent (~~23~~.00%)

SECTION 2. AMENDMENT OF INTERSTATE POWER AND LIGHT COMPANY (ALLIANT) FRANCHISE FEE. Paragraph 1 of Section 111.10 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

1. In its monthly billing, the Company shall include a franchise fee at a rate of ~~two~~ ~~three~~ percent (~~23~~.00%) of the gross receipts from the sale of electricity to the Company's electric customers located within the corporate limits of the City.

SECTION 3. AMENDMENT OF LINN COUNTY RURAL ELECTRIC COOPERATIVE FRANCHISE FEE. Paragraph 1 of Section 117.16 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

1. The Cooperative shall include a franchise fee at a rate of ~~two-three~~ percent (~~23~~.00%) of the gross receipts from the sale of electricity for customers within the City Limits of North Liberty, Johnson County, Iowa. At any time during the term of the Franchise Agreement, the City may amend said franchise fee. The Cooperative

shall commence collecting the franchise fee at the specified rate within six months of the date the City notifies the Cooperative of adoption or amendment of the franchise fee. The franchise fee may increase up to a maximum of five percent (5%) as allowed by law. The City shall be solely responsible for the proper use of any amounts collected as franchise fees, and shall only use such fees as collected for a purpose as allowed by applicable law. Collection of the franchise fee shall cease at the earlier of the City's repeal of the franchise fee or the end of the franchise term. Notwithstanding the foregoing, the collection of any franchise fee shall be in accordance with applicable law, including but not limited to any limitations upon the collection of such franchise fee.

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

SECTION 5. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 6. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 7. WHEN EFFECTIVE. This Ordinance shall be in effect upon and after its final passage, approval and publication as provided by law.

First reading on _____.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance _____ in the Cedar Rapids *Gazette* on _____.

Ordinance No. 2023-27

AN ORDINANCE AMENDING THE MIDAMERICAN ENERGY COMPANY, INTERSTATE POWER AND LIGHT COMPANY, AND LINN COUNTY RURAL ELECTRIC COOPERATIVE FRANCHISE AGREEMENTS TO ADJUST FRANCHISE FEES

BE IT ENACTED by the City Council of the City of North Liberty, Iowa:

SECTION 1. AMENDMENT OF MIDAMERICAN FRANCHISE FEE. Section 110.13 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

110.13 FRANCHISE FEE.

There is hereby imposed upon and shall be collected from the natural gas customers of the Company receiving service pursuant to the Tariff located within the corporate limits of the City and remitted by the Company to the City, a franchise fee from each revenue class as set forth below of the gross receipts, minus uncollectable amounts, derived by the Company from the delivery and sale of natural gas to customers within the corporate limits of the City:

- Residential Customers Three percent (3.00%)
- Commercial Customers Three percent (3.00%)
- Industrial Customers Three percent (3.00%)
- Public Authority Customers Three percent (3.00%)
- Distribution (Transportation) Customers Three percent (3.00%)

SECTION 2. AMENDMENT OF INTERSTATE POWER AND LIGHT COMPANY (ALLIANT) FRANCHISE FEE. Paragraph 1 of Section 111.10 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

1. In its monthly billing, the Company shall include a franchise fee at a rate of three percent (3.00%) of the gross receipts from the sale of electricity to the Company's electric customers located within the corporate limits of the City.

SECTION 3. AMENDMENT OF LINN COUNTY RURAL ELECTRIC COOPERATIVE FRANCHISE FEE. Paragraph 1 of Section 117.16 of the Code of Ordinances of the City of North Liberty, Iowa, is amended to read as follows:

1. The Cooperative shall include a franchise fee at a rate of three percent (3.00%) of the gross receipts from the sale of electricity for customers within the City Limits of North Liberty, Johnson County, Iowa. At any time during the term of the

Franchise Agreement, the City may amend said franchise fee. The Cooperative shall commence collecting the franchise fee at the specified rate within six months of the date the City notifies the Cooperative of adoption or amendment of the franchise fee. The franchise fee may increase up to a maximum of five percent (5%) as allowed by law. The City shall be solely responsible for the proper use of any amounts collected as franchise fees, and shall only use such fees as collected for a purpose as allowed by applicable law. Collection of the franchise fee shall cease at the earlier of the City's repeal of the franchise fee or the end of the franchise term. Notwithstanding the foregoing, the collection of any franchise fee shall be in accordance with applicable law, including but not limited to any limitations upon the collection of such franchise fee.

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

SECTION 5. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 6. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 7. WHEN EFFECTIVE. This Ordinance shall be in effect upon and after its final passage, approval and publication as provided by law.

First reading on November 14, 2023.

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 _____ in the Cedar Rapids Gazette on _____.



Fats Oils Grease Ordinance

ORDINANCE NO. 2023-XX

AN ORDINANCE AMENDING CHAPTERS 95 AND 97 OF THE NORTH LIBERTY CODE OF ORDINANCES FURTHER LIMITING THE DISCHARGE OF FAT, OIL, AND GREASE INTO THE SANITARY SEWER SYSTEM, CODIFYING MAINTENANCE AND RECORDKEEPING REQUIREMENTS AND OF FAT, OIL, AND GREASE RECOVERY SYSTEMS AND ESTABLISHING PERMITTING REQUIREMENTS AND PENALTIES FOR NONCOMPLIANCE

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

SECTION 1. AMENDMENT OF SANITARY SEWER SYSTEM ORDINANCE. Chapter 95.02 of the North Liberty Code of Ordinances is amended to read as follows:

95.02 DEFINITIONS.

For use in these chapters, unless the context specifically indicates otherwise, the following terms are defined:

1. "B.O.D." (denoting Biochemical Oxygen Demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty degrees (20°) C, expressed in milligrams per liter or parts per million.
2. "Building drain" means that part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside and that extends 30 inches (762 mm) in developed length of pipe beyond the exterior walls of the building and conveys the drainage to the building sewer.
3. "Building sewer" means that part of the drainage system that extends from the end of the building drain and conveys the discharge to a public sewer, private sewer, individual sewage disposal system or other point of disposal.
4. "Customer" means any person responsible for the production of domestic, commercial, or industrial waste which is directly or indirectly discharged into the public sewer system.
5. "FOG" means fats, oils, and grease, the introduction and/or accumulation of which may disrupt the operation of the sewage system.
6. "FOG Recovery System" means a grease trap, grease interceptor, or similar device installed in commercial structures in accordance with the applicable plumbing code to prevent or limit the discharge of fats, oils, and grease into the sewage system.

7. "FOG Recovery System Identification Number" means a unique string of numerals and/or letters issued by the City to differentiate and identify each specific FOG Recovery System connected to the sewage system.

5:8. "Garbage" means solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage, and sale of produce.

6:9. "Industrial wastes" means the liquid wastes from industrial manufacturing processes, trade, or business as distinct from sanitary sewage.

7:10. "Inspector" means the person duly authorized by the Council to inspect and approve the installation of building sewers and their connections to the public sewer system; and to inspect such sewage as may be discharged therefrom.

8:11. "Natural outlet" means any outlet into a watercourse, pond, ditch, lake, or other body of surface or groundwater.

9:12. "On-site wastewater treatment and disposal system" means all equipment and devices necessary for proper conduction, collection, storage, treatment, and disposal of wastewater from four or fewer dwelling units or other facilities serving the equivalent of fifteen persons (1500 gpd) or less.

10:13. "pH" means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

11:14. "Public sewer" means a sewer in which all owners of abutting properties have equal rights, and is controlled by public authority.

12:15. "Sanitary sewage" means sewage discharging from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories, or institutions, and free from storm, surface water, and industrial waste.

13:16. "Sanitary sewer" means a sewer which carries sewage and to which storm, surface, and ground waters are not intentionally admitted.

14:17. "Sewage" means a combination of the water-carried wastes from residences, business buildings, institutions, and industrial establishments, together with such ground, surface, and storm waters as may be present.

15:18. "Sewage treatment plant" means any arrangement of devices and structures used for treating sewage.

16:19. "Sewage works" or "sewage system" means all facilities for collecting, pumping, treating, and disposing of sewage.

17:20. "Sewer" means a pipe or conduit for carrying sewage.

18:21. "Sewer service charges" means any and all charges, rates or fees levied against and payable by customers, as consideration for the servicing of said customers by said sewer system.

~~19:22.~~ "Slug" means any discharge of water, sewage, or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average 24-hour concentration or flows during normal operation.

~~20:23.~~ "Storm drain" or "storm sewer" means a sewer which carries storm and surface waters and drainage but excludes sewage and industrial wastes, other than unpolluted cooling water.

~~21:24.~~ "Superintendent" means the Superintendent of sewage works and/or of water pollution control of the City or any authorized deputy, agent, or representative.

~~22:25.~~ "Suspended solids" means solids that either float on the surface of, or are in suspension in water, sewage, or other liquids, and which are removable by laboratory filtering.

~~23:26.~~ "Watercourse" means a channel in which a flow of water occurs, either continuously or intermittently.

SECTION 2. AMENDMENT OF PUBLIC SEWER ORDINANCE. Chapter 97.03 of the North Liberty Code of Ordinances is amended to read as follows:

97.03 PROHIBITED DISCHARGES.

No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewers:

1. Flammable or Explosive Material. Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid, or gas.
2. Toxic or Poisonous Materials. Any waters or wastes containing toxic or poisonous solids, liquids or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to cyanides in excess of two (2) milligrams per liter as CN in the wastes as discharged to the public sewer.
3. Corrosive Wastes. Any waters or wastes having a pH lower than 5.5 or having any other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewage works.
4. Solid or Viscous Substances. Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails and

paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders.

5. Excessive B.O.D., Solids or Flow. Any waters or wastes having (a) a five-day biochemical oxygen demand greater than 213 parts per million by weight, or (b) containing more than 235 parts per million by weight of suspended solids, or (c) having an ammonia nitrogen level greater than 30 mg/l, or (d) having a chemical oxygen demand (COD) level greater than 300 mg/l, or (e) total organic carbon (TOC) level greater than 140 mg/l or (f) total kjeldahl nitrogen (TKN) level greater than 30 mg/l, or (g) total fats, /oil and grease (FOG) level greater than ~~400~~100 mg/l, or (h) having an average daily flow greater than two percent of the average sewage flow of the City, shall be subject to the review of the Superintendent. Where necessary in the opinion of the Superintendent, the owner shall provide, at the owner's expense, such preliminary treatment as may be necessary to (a) reduce the biochemical oxygen demand to 213 parts per million by weight, or (b) reduce the suspended solids to 235 parts per million by weight, or (c) reduce the ammonia nitrogen level to 30 mg/l, (d) reduce the COD level to 300 mg/l, (e) or reduce the TOC level to 140 mg/l, or (f) reduce the TKN level to 30 mg/l, or (g) reduce total FOG to ~~400~~100 mg/l, or (h) control the quantities and rates of discharge of such waters or wastes. Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the Superintendent and Building Official, and no construction of such facilities shall be commenced until said approvals are obtained in writing.

SECTION 3. AMENDMENT OF PUBLIC SEWER ORDINANCE. Subparagraph 2 of Chapter 97.04 of the North Liberty Code of Ordinances is amended to read as follows:

2. Fat, Oil and Grease (FOG). Any water or waste containing fats, wax, grease or oils, whether emulsified or not, in excess of ~~400~~100 mg/L total FOG.

SECTION 4. AMENDMENT OF PUBLIC SEWER ORDINANCE. Chapter 97.09 of the North Liberty Code of Ordinances is amended to read as follows:

1. Maintenance Requirements.
 - A. All users shall maintain any fats, oil and grease (FOG) recovery system so that the discharges therefrom are in compliance with all applicable laws, rules and regulations. Users include but are not limited to owners, tenants and builders of any structure connected to the sewage system.
 - B. All ~~non-automobile service facility~~ FOG traps recovery systems shall have all floating material removed per a schedule approved by authorized agent of the City. All ~~non-automobile service facility~~ FOG traps and recovery systems shall be completely pumped out annually or when the FOG and solids contents thereof exceeds ~~the 25% Rule, as established and delineated by the Wastewater Department 25% of the interceptor or trap depth, whichever comes first.~~ 25% of the interceptor or trap depth, whichever comes first. ~~All automobile service facility FOG traps and recovery systems shall be completely (100%) pumped out annually or when the contents thereof exceed the 25% Rule.~~ Routine maintenance, ~~annual maintenance and maintenance due to exceeding the 25% Rule and maintenance required by this ordinance~~ shall include the complete recovery of all contents, including floating materials, wastewater and bottom sludge and solids. The frequency of maintenance may be increased to comply with ~~the applicable daily maximum discharge limits,~~ the manufacturer's recommendation, ~~or the 25% Rule or to comply with this ordinance.~~ The frequency shall be as often as necessary to prevent overflows of FOG from entering the City's ~~wastewater collection sewage~~ system.
 - C. The Pump-and-Return Method of decanting or discharging of removed waste or wastewater back into the FOG recovery system is prohibited.
 - D. ~~Removal of floating material from a FOG trap of less than 50 gallons may be performed by the owner of the FOG producing facility, provided said floating material is properly disposed of in accordance with all applicable laws.~~ Any removal and hauling of FOG as a result of the complete pumping of a FOG trap and all other FOG recovery systems shall be performed by a professional liquid waste hauler.
 - E. If any FOG recovery system discharge wastes fail to meet requirements of the applicable ~~daily maximum limits~~ city ordinances, the City is authorized to require that the user repair, replace or upgrade its FOG recovery system at the sole expense of the user.
 - F. No user may place an additive of any type into the FOG trap or FOG recovery system.

2. Maintenance Records. Each user at each FOG producing facility shall maintain an accurate and complete record of all cleaning(s) or maintenance of its FOG producing facility's FOG recovery system, and shall file electronic copies of same with the Building Department or designated agent per current procedures. Submissions will be made either weekly, monthly, quarterly, semi-annually, or annually, based on the service schedule. The following records shall be kept on-site at the FOG producing facility for a minimum of 24 months:
- A. Haulers. The hauler shall provide the FOG producing facility manager, at the time of service, a manifest conforming to all federal and state statutes and regulations,
 - B. Manifests. The removal of FOG recovery system contents shall be recorded on a manifest that identifies the pumping, hauling and disposing of the wastes, and whether collected from an interior or an exterior FOG recovery system.
 - C. Manifest Information. Each manifest shall contain the following information and such other information as may be required by State statute:
 - (1) User information, including name, address, the volume pumped from each FOG recovery system, ~~and the~~ date and time of the pumping;
 - (2) Hauler information, including company name, address, state license/permit number, and disposal/receiving facility location information ~~and the FOG Recovery System Identification Number;~~
 - (3) Receiving facility information, including the facility name and address, date and time of receiving, ~~and EPD number;~~
 - (4) A certification that the FOG trap or FOG recovery system was in working order. If not, deficiencies shall be listed; and
 - (5) A certification that the maintenance requirements, as set forth in Subsections 97.09(D) and (E) below, are being complied with by the user relative to the FOG trap or FOG recovery system.
 - D. Manifest/Maintenance Log. The owners of each FOG producing facility shall maintain and keep available on the premises a continuous log of manifests, FOG maintenance reports, and other similar records regarding each cleaning or maintenance of the FOG recovery system for the previous twenty-four (24) months. The log shall be kept on the FOG producing facility premises in a location where the log is available for inspection or review by the City.
 - E. Manifest/Maintenance Log Filing. The ~~liquid waste hauler customer~~ shall file manifests ~~to with~~ the City or designated agent after each service. ~~Manifest for FOG devices less than 50 gallon may be used by the FOG producing facility's owner or representative but manifests are still required.~~ All submissions must be electronic along with fees associated with each submission.

3. Repairs. Any repair that is required for a FOG trap or recovery system shall be made by the user within thirty (30) days of the user receiving notice of the need for a repair from either the hauler, the owner, or the City.
4. Permit Required. It is unlawful for any person to operate a FOG recovery system connected to the sewage system without first being issued a FOG Operation Permit by the City for each such device. Each FOG Operation Permit is valid for one year.
 - A. FOG Operation Permit Fee. Before any FOG Operation Permit is issued or renewed, the person who makes the application shall pay to the Clerk the permit fee for each FOG Recovery System to be connected to the sewage system. The City Council shall set the permit fee by resolution, which shall be used to cover the cost of issuing the permit and supervising, regulating, and inspecting the systems and maintenance records required by this chapter.
 - B. Permit Revocation and Denial. A FOG Operation Permit may be revoked for any violation of this chapter. No FOG Operation Permit shall be issued or renewed unless the user is in compliance with the requirements of this chapter.
 - C. FOG Operation Permit Fee waived. No initial FOG Recovery Permit fee shall be required for new FOG Operation Permits applied for prior to July 1, 2024.
5. Penalty for Noncompliance. Any person who fails to perform an act required by this chapter or who commits an act prohibited by this chapter or who resists the enforcement of any section of this chapter shall be deemed to have committed a municipal infraction in accordance with Chapter 3 of this Code of Ordinances.

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 _____, 2023.

Second reading on _____, 2023.

Third and final reading on _____, 2023.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. _____ in the Cedar Rapids *Gazette* on the ____ day of _____, 2023

TRACEY MULCAHEY, CITY CLERK

ORDINANCE NO. 2023-28

AN ORDINANCE AMENDING CHAPTERS 95 AND 97 OF THE NORTH LIBERTY CODE OF ORDINANCES FURTHER LIMITING THE DISCHARGE OF FAT, OIL, AND GREASE INTO THE SANITARY SEWER SYSTEM, CODIFYING MAINTENANCE AND RECORDKEEPING REQUIREMENTS AND OF FAT, OIL, AND GREASE RECOVERY SYSTEMS AND ESTABLISHING PERMITTING REQUIREMENTS AND PENALTIES FOR NONCOMPLIANCE

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

SECTION 1. AMENDMENT OF SANITARY SEWER SYSTEM ORDINANCE. Chapter 95.02 of the North Liberty Code of Ordinances is amended to read as follows:

95.02 DEFINITIONS.

For use in these chapters, unless the context specifically indicates otherwise, the following terms are defined:

1. "B.O.D." (denoting Biochemical Oxygen Demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty degrees (20°) C, expressed in milligrams per liter or parts per million.
2. "Building drain" means that part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside and that extends 30 inches (762 mm) in developed length of pipe beyond the exterior walls of the building and conveys the drainage to the building sewer.
3. "Building sewer" means that part of the drainage system that extends from the end of the building drain and conveys the discharge to a public sewer, private sewer, individual sewage disposal system or other point of disposal.
4. "Customer" means any person responsible for the production of domestic, commercial, or industrial waste which is directly or indirectly discharged into the public sewer system.
5. "FOG" means fats, oils, and grease, the introduction and/or accumulation of which may disrupt the operation of the sewage system.
6. "FOG Recovery System" means a grease trap, grease interceptor, or similar device installed in commercial structures in accordance with the applicable plumbing code to prevent or limit the discharge of fats, oils, and grease into the sewage system.

7. "FOG Recovery System Identification Number" means a unique string of numerals and/or letters issued by the City to differentiate and identify each specific FOG Recovery System connected to the sewage system.
8. "Garbage" means solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage, and sale of produce.
9. "Industrial wastes" means the liquid wastes from industrial manufacturing processes, trade, or business as distinct from sanitary sewage.
10. "Inspector" means the person duly authorized by the Council to inspect and approve the installation of building sewers and their connections to the public sewer system; and to inspect such sewage as may be discharged therefrom.
11. "Natural outlet" means any outlet into a watercourse, pond, ditch, lake, or other body of surface or groundwater.
12. "On-site wastewater treatment and disposal system" means all equipment and devices necessary for proper conduction, collection, storage, treatment, and disposal of wastewater from four or fewer dwelling units or other facilities serving the equivalent of fifteen persons (1500 gpd) or less.
13. "pH" means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.
14. "Public sewer" means a sewer in which all owners of abutting properties have equal rights, and is controlled by public authority.
15. "Sanitary sewage" means sewage discharging from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories, or institutions, and free from storm, surface water, and industrial waste.
16. "Sanitary sewer" means a sewer which carries sewage and to which storm, surface, and ground waters are not intentionally admitted.
17. "Sewage" means a combination of the water-carried wastes from residences, business buildings, institutions, and industrial establishments, together with such ground, surface, and storm waters as may be present.
18. "Sewage treatment plant" means any arrangement of devices and structures used for treating sewage.
19. "Sewage works" or "sewage system" means all facilities for collecting, pumping, treating, and disposing of sewage.
20. "Sewer" means a pipe or conduit for carrying sewage.
21. "Sewer service charges" means any and all charges, rates or fees levied against and payable by customers, as consideration for the servicing of said customers by said sewer system.

22. "Slug" means any discharge of water, sewage, or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average 24-hour concentration or flows during normal operation.
23. "Storm drain" or "storm sewer" means a sewer which carries storm and surface waters and drainage but excludes sewage and industrial wastes, other than unpolluted cooling water.
24. "Superintendent" means the Superintendent of sewage works and/or of water pollution control of the City or any authorized deputy, agent, or representative.
25. "Suspended solids" means solids that either float on the surface of, or are in suspension in water, sewage, or other liquids, and which are removable by laboratory filtering.
26. "Watercourse" means a channel in which a flow of water occurs, either continuously or intermittently.

SECTION 2. AMENDMENT OF PUBLIC SEWER ORDINANCE. Chapter 97.03 of the North Liberty Code of Ordinances is amended to read as follows:

97.03 PROHIBITED DISCHARGES.

No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewers:

1. Flammable or Explosive Material. Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid, or gas.
2. Toxic or Poisonous Materials. Any waters or wastes containing toxic or poisonous solids, liquids or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to cyanides in excess of two (2) milligrams per liter as CN in the wastes as discharged to the public sewer.
3. Corrosive Wastes. Any waters or wastes having a pH lower than 5.5 or having any other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewage works.
4. Solid or Viscous Substances. Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails and

paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders.

5. Excessive B.O.D., Solids or Flow. Any waters or wastes having (a) a five-day biochemical oxygen demand greater than 213 parts per million by weight, or (b) containing more than 235 parts per million by weight of suspended solids, or (c) having an ammonia nitrogen level greater than 30 mg/l, or (d) having a chemical oxygen demand (COD) level greater than 300 mg/l, or (e) total organic carbon (TOC) level greater than 140 mg/l or (f) total kjeldahl nitrogen (TKN) level greater than 30 mg/l, or (g) total fats, /oil and grease (FOG) level greater than 100 mg/l, or (h) having an average daily flow greater than two percent of the average sewage flow of the City, shall be subject to the review of the Superintendent. Where necessary in the opinion of the Superintendent, the owner shall provide, at the owner's expense, such preliminary treatment as may be necessary to (a) reduce the biochemical oxygen demand to 213 parts per million by weight, or (b) reduce the suspended solids to 235 parts per million by weight, or (c) reduce the ammonia nitrogen level to 30 mg/l, (d) reduce the COD level to 300 mg/l, (e) or reduce the TOC level to 140 mg/l, or (f) reduce the TKN level to 30 mg/l, or (g) reduce total FOG to 100 mg/l, or (h) control the quantities and rates of discharge of such waters or wastes. Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the Superintendent and Building Official, and no construction of such facilities shall be commenced until said approvals are obtained in writing.

SECTION 3. AMENDMENT OF PUBLIC SEWER ORDINANCE. Subparagraph 2 of Chapter 97.04 of the North Liberty Code of Ordinances is amended to read as follows:

2. Fat, Oil and Grease (FOG). Any water or waste containing fats, wax, grease or oils, whether emulsified or not, in excess of 100 mg/L total FOG.

SECTION 4. AMENDMENT OF PUBLIC SEWER ORDINANCE. Chapter 97.09 of the North Liberty Code of Ordinances is amended to read as follows:

1. Maintenance Requirements.
 - A. All users shall maintain any fats, oil and grease (FOG) recovery system so that the discharges therefrom are in compliance with all applicable laws, rules and regulations. Users include but are not limited to owners, tenants and builders of any structure connected to the sewage system.

- B. All FOG recovery systems shall have all floating material removed per a schedule approved by authorized agent of the City. All FOG traps and recovery systems shall be completely pumped out annually or when the FOG and solids content thereof exceeds 25% of the interceptor or trap depth, whichever comes first. Routine maintenance and maintenance required by this ordinance shall include the complete recovery of all contents, including floating materials, wastewater and bottom sludge and solids. The frequency of maintenance may be increased to comply with the manufacturer's recommendation, or to comply with this ordinance . The frequency shall be as often as necessary to prevent overflows of FOG from entering the City's sewage system.
 - C. The Pump-and-Return Method of decanting or discharging of removed waste or wastewater back into the FOG recovery system is prohibited.
 - D. Any removal and hauling of FOG as a result of the complete pumping of a FOG trap and all other FOG recovery systems shall be performed by a professional liquid waste hauler.
 - E. If any FOG recovery system discharge wastes fail to meet requirements of the applicable city ordinances, the City is authorized to require that the user repair, replace or upgrade its FOG recovery system at the sole expense of the user.
 - F. No user may place an additive of any type into the FOG trap or FOG recovery system.
2. Maintenance Records. Each user at each FOG producing facility shall maintain an accurate and complete record of all cleaning(s) or maintenance of its FOG producing facility's FOG recovery system, and shall file electronic copies of same with the Building Department or designated agent per current procedures. Submissions will be made either weekly, monthly, quarterly, semi-annually, or annually, based on the service schedule. The following records shall be kept on-site at the FOG producing facility for a minimum of 24 months:
- A. Haulers. The hauler shall provide the FOG producing facility manager, at the time of service, a manifest conforming to all federal and state statutes and regulations,
 - B. Manifests. The removal of FOG recovery system contents shall be recorded on a manifest that identifies the pumping, hauling and disposing of the wastes, and whether collected from an interior or an exterior FOG recovery system.
 - C. Manifest Information. Each manifest shall contain the following information and such other information as may be required by State statute:
 - (1) User information, including name, address, the volume pumped from each FOG recovery system, the date and time of the pumping;

- (2) Hauler information, including company name, address, state license/permit number, and disposal/receiving facility location information and the FOG Recovery System Identification Number;
 - (3) Receiving facility information, including the facility name and address, date and time of receiving;
 - (4) A certification that the FOG trap or FOG recovery system was in working order. If not, deficiencies shall be listed; and
 - (5) A certification that the maintenance requirements, as set forth in Subsections 97.09(D) and (E) below, are being complied with by the user relative to the FOG trap or FOG recovery system.
- D. Manifest/Maintenance Log. The owners of each FOG producing facility shall maintain and keep available on the premises a continuous log of manifests, FOG maintenance reports, and other similar records regarding each cleaning or maintenance of the FOG recovery system for the previous twenty-four (24) months. The log shall be kept on the FOG producing facility premises in a location where the log is available for inspection or review by the City.
- E. Manifest/Maintenance Log Filing. The customer shall file manifests with the City or designated agent after each service. All submissions must be electronic along with fees associated with each submission.
3. Repairs. Any repair that is required for a FOG trap or recovery system shall be made by the user within thirty (30) days of the user receiving notice of the need for a repair from either the hauler, the owner, or the City.
4. Permit Required. It is unlawful for any person to operate a FOG recovery system connected to the sewage system without first being issued a FOG Operation Permit by the City for each such device. Each FOG Operation Permit is valid for one year.
- A. FOG Operation Permit Fee. Before any FOG Operation Permit is issued or renewed, the person who makes the application shall pay to the Clerk the permit fee for each FOG Recovery System to be connected to the sewage system. The City Council shall set the permit fee by resolution, which shall be used to cover the cost of issuing the permit and supervising, regulating, and inspecting the systems and maintenance records required by this chapter.
- B. Permit Revocation and Denial. A FOG Operation Permit may be revoked for any violation of this chapter. No FOG Operation Permit shall be issued or renewed unless the user is in compliance with the requirements of this chapter.
- C. FOG Operation Permit Fee waived. No initial FOG Recovery Permit fee shall be required for new FOG Operation Permits applied for prior to July 1, 2024.
5. Penalty for Noncompliance. Any person who fails to perform an act required by this chapter or who commits an act prohibited by this chapter or who resists the enforcement

of any section of this chapter shall be deemed to have committed a municipal infraction in accordance with Chapter 3 of this Code of Ordinances.

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

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

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

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

First reading on November 14, 2023.

Second reading on _____, 2023.

Third and final reading on _____, 2023.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. _____ in the Cedar Rapids *Gazette* on the ____ day of _____, 2023

TRACEY MULCAHEY, CITY CLERK



Storm Water Fees Ordinance



To **North Liberty Mayor & City Council**
CC **North Liberty Department Heads**
From **Ryan Heiar, City Administrator**
Date **September 7, 2023**
Re **HF718 and revenue options**

Introduction

The purpose of this memo and related attachments is to provide the City Council with the following:

- A summary of the negative financial impacts of the recently approved property tax legislation, referred to as HF718;
- An overview of other potential revenue sources available to the City to lessen the impact perpetuated by HF718;
- An analysis and recommendation to proceed with a 1% increase of the Utility Franchise Fee to fund Centennial Park Next Stage and other future park projects;
- An analysis and recommendation to proceed with a rate and billing restructure of the storm water utility.

HF718

During the 2023 state legislative session, the state made significant changes to the property tax system with promises that additional revisions further handcuffing local governments will follow. A few of the more crippling provisions in HF718 include:

- Consolidation of most general and special fund levies.
- Tax levy limitations based on growth tiers.
- New and/or expanded exemptions for military and homeowners aged 65+.
- Budget reporting and timelines.

A more detailed summary of HF718, as offered by the League of Cities, is attached.

The most impactful punch in HF718 is the tiered growth formula, which is intended to drive down a city's general fund tax levy. In short, if a city's annual growth in taxable value is under 3% there is no reduction multiplier applied; however, if the city's growth rate is between 3% and 5.99%, or 6% or greater, a 2% or 3% reduction multiplier is applied, respectively.

In anticipation of the FY25 budget, staff has developed a model to help understand the ramifications to the general fund budget.

Figure 1

2023 Legislative Property Tax Reform					
Projected Impacts					
	FY25	FY26	FY27	FY28	4-Year Total Projected Revenue Reduction
Previous Year Non-TIF Taxable Value (PYNTTV)	\$ 1,116,405,228	\$ 1,183,389,542	\$ 1,254,392,914	\$ 1,329,656,489	
Budget Year Non-TIF Taxable Value (BYNTTV)	\$ 1,183,389,542	\$ 1,254,392,914	\$ 1,329,656,489	\$ 1,409,435,878	
Growth Rate	106%	106%	106%	106%	
Previous Year General Fund Levy (PYGFL)	\$ 8.10000	\$ 7.86408	\$ 7.63503	\$ 7.41265	
If Growth is > 6% Multiply PYNTTV by 1.03	\$ 1,149,897,385	\$ 1,218,891,228	\$ 1,292,024,702	\$ 1,369,546,184	
Previous Year General Fund Property Taxes Certified (PYGFPTC) (with Utility Replacement Request)	\$ 9,042,882	\$ 9,306,267	\$ 9,577,324	\$ 9,856,275	
Adjusted City General Fund Levy (ACGFL) [(PYGFPTC ÷ PYNTTV) x 1,000]	\$ 7.86408	\$ 7.63503	\$ 7.41265	\$ 7.19675	
Projected General Fund Revenues with New Legislation	\$ 9,306,267	\$ 9,577,324	\$ 9,856,275	\$ 10,143,351	
Projected General Fund Revenues with Previous Legislation	\$ 9,585,455	\$ 10,160,583	\$ 10,770,218	\$ 11,416,431	
Projected Revenue Reduction	\$ (279,188)	\$ (583,259)	\$ (913,943)	\$ (1,273,080)	\$ (3,049,470)

Figure 1 calculates the reduction in the tax levy over the next four years, which is the effective time period of HF718. The taxable value growth rate used in this model is 6%, a reasonable estimate given previous year’s growth. This illustration shows general fund revenues modestly increasing each year; however, the projected revenue increase is drastically less when compared to pre FY24 calculations. The bottom line of Figure 1 provides the difference in revenues each year. In a four-year period, the cumulative reduction in revenue totals over \$3 million. This is a significant number.

Another variable within HF718 that has not been calculated yet is the expanded exemptions for military and senior homeowners. Jonson County is trying to evaluate this variable; however, it is a complex process. These exemptions will add to the reduced revenues as outlined above.

And finally, it is anticipated that the rollback will drop approximately 6%+, from 54% to 48% in FY25. This calculation is not part of HF718; rather the rollback, which fluctuates annually, has been in place since the 70’s. As a point of reference, the largest year to year change to the rollback in the last two decades was 2.28%. This too, will impact the general fund’s ability to generate sustainable revenue.

Fortunately, there are several levies that will not be consolidated into the city's new adjusted general fund levy, and which the City can use to offset the legislative growth restrictions. For North Liberty, those levies include:

- FICA & IPERS
- Other Employee Benefits
- Liability, property & Self Insurance Costs
- Support of a Local Emergency Management Commission

Considering the projections in Figure 1, it is anticipated that the four unconsolidated levies noted above could generate the necessary revenue to fill the funding shortfall created by HF718 for fiscal years 25, 26 and 27, as shown in Figure 2. In year four, however, the unconsolidated levies can no longer keep up with the legislative imposed growth restrictions.

Figure 2

Levies NOT Impacted*	FY25	FY26	FY27	FY28
Trust & Agency				
Funds Available	\$ 630,000	\$ 661,500	\$ 694,575	\$ 729,304
Funds Needed to Cover Reduction	\$ 279,188	\$ 583,259	\$ 694,575	\$ 729,304
Potential Tax Rate	\$ 0.23592	\$ 0.52735	\$ 0.52237	\$ 0.51744
Property & Liability Insurance				
Funds Available	\$ 239,400	\$ 251,370	\$ 263,939	\$ 277,135
Funds Needed to Cover Reduction	\$ -	\$ -	\$ 219,368	\$ 277,135
Potential Tax Rate	\$ -	\$ -	\$ 0.16498	\$ 0.19663
EMA				
Funds Available	\$ 11,550	\$ 12,128	\$ 12,734	\$ 13,371
Funds Needed to Cover Reduction	\$ -	\$ -	\$ -	\$ 13,371
Potential Tax Rate	\$ -	\$ -	\$ -	\$ 0.00949
Tax Rate	\$ 8.10000	\$ 8.16237	\$ 8.10000	\$ 7.92030
Additional Funds Generated	\$ 279,188	\$ 583,259	\$ 913,943	\$ 1,019,810
Funding Shortfall	\$ (0)	\$ (0)	\$ 0	\$ (253,270)

While these projections offer some clarity as staff plans for FY25, it is difficult, arguably impossible, to plan for future years as the governor and legislature have made it clear that

further, more aggressive adjustments to the property tax system will be looming. That said, the following paragraphs will highlight currently available options for alternative funding streams.

Capital Projects Levy (Referendum required)

One tool that remains untouched by HF718 is the Capital Projects Levy, which, upon a successful vote of the community, could generate up to \$730k annually (a \$0.675 tax levy). This revenue source is required to be used for capital projects as determined by

the City Council. As the community center, pool and other city facilities continue to age, this levy may be a future option to fund larger scale maintenance and repair projects.

Local Option Sales Tax (LOST)

Another referendum required funding stream, which has gathered some attention in previous years, is the Local Option Sales Tax. North Liberty, along with most of the other Johnson County cities, is one of only a handful of cities across the state that does not utilize this revenue source. In the last 15 years, the city has held two referendums for a LOST, both times ending in defeat. There are numerous variables when computing the potential revenue capabilities of this tax, thus the anticipated revenue is difficult to estimate. At a minimum, annual revenue would likely top \$1 million. State code requires 50% of all LOST generated to be used for property tax relief, while the remaining 50% can be used for any other lawful purpose but must be described in the ballot language.

Service Charges and fees

The city charges fees for various services, such as building and zoning permits, recreation programs, access to the swimming pool and other recreational facilities, site plan review, etc. Occasionally, these fees may need to be adjusted; however, it's fair to say that the city is not aggressive when considering increases. For example, in the last 15 years, site plan review and zoning fees have not increased. Recreation center fees have been adjusted twice since 2004, with the last increase coming in 2018. It is not uncommon for cities to subsidize these services and programs with tax revenue; however, if the state continues to diminish the city's abilities to generate revenue, stronger consideration for fee increases should be considered. Currently, the recreation team is evaluating fees at the recreation center. It is too early in the process to determine if a fee increase will be recommended.

Utility Franchise Fee

A Franchise Fee allows the City to collect up to 5% of a gas and/or electric bill of a property within the corporate limits. North Liberty currently collects a 2% fee and revenues are trending upward due to growth of accounts and the recent increase in gas and electric rates. Figure 3 identifies actual revenues for fiscal years 22 and 23.

Figure 3

	FY22	FY23
	Actual	Actual (unaudited)
Revenues		
Alliant Energy	\$ 169,656	\$ 182,567
Linn County REC	\$ 115,388	\$ 159,763
MidAmerican Energy	\$ 67,604	\$ 118,773
Total Revenues	\$ 352,649	\$ 461,103

Staff is recommending a 1% increase in the Franchise Fee to help fund the Centennial Park project, as well as future park capital projects. As general fund revenues dwindle, these fees will be even more imperative to fund park projects.

Figure 4 provides a projection of revenues with a one percent increase, effective January 1, 2024.

Figure 4

	FY24	FY25	FY26	FY27	FY28
	Budget	Estimated	Estimated	Estimated	Estimated
Revenues					
Alliant Energy	\$ 230,491	\$ 279,355	\$ 282,148	\$ 284,970	\$ 287,820
Linn County REC	\$ 201,701	\$ 244,461	\$ 246,906	\$ 249,375	\$ 251,869
MidAmerican Energy	\$ 149,951	\$ 181,741	\$ 183,558	\$ 185,393	\$ 187,247
Total Revenues	\$ 582,143	\$ 705,557	\$ 712,612	\$ 719,738	\$ 726,936

Stormwater Utility

The city has had a storm water utility for over two decades and in that time, rates have rarely been adjusted. The current rate, which is a flat fee of \$2 for each utility account, has not been adjusted since 2000. Moreover, the flat fee rate is an outdated and inequitable billing structure. In the last 24 months, staff has made a monumental effort in collecting impervious surface data, via GIS, throughout the city and is ready to recommend a change in the billing structure for the stormwater utility. Instead of billing a flat fee, staff is proposing to bill based on the amount of impervious surface on a lot. This method is considered a best practice and is used widely across the United States with great success.

The proposed billing structure would establish an equivalent residential unit (ERU) of 3,500 square feet. The ERU was calculated by reviewing amounts of impervious surfaces on various single-unit, two-unit and townhome lots. As described in Figure 5, single-unit, two-unit and townhome lots would be charged for one ERU. Multi-unit and manufactured housing would be charged 75% of an ERU and mixed use residential 62.5% of an ERU. Larger, nonresidential properties would be billed \$4 for the first ERU and \$1 for subsequent ERU's.

Figure 5

Rate Structure

	Current Rate	Rate for first ERU			Rate/Additional ERU		
		Year 1	Year 2	Year 3	Year 1	Year 2	Year 3
Single-Unit, Two-Unit & Townhomes	\$ 2.00	\$ 3.00	\$ 4.00	\$ 4.00	n/a	n/a	n/a
Multi-Unit & Manufactured Homes	\$ 2.00	\$ 2.50	\$ 3.00	\$ 3.00	n/a	n/a	n/a
Mix Used, Residential	\$ 2.00	\$ 2.25	\$ 2.50	\$ 2.50	n/a	n/a	n/a
Commercial & Industrial	\$ 2.00	\$ 3.00	\$ 4.00	\$ 4.00	\$ 0.33	\$ 0.66	\$ 1.00

The proposal suggests a two-year phase in for the rate increase for the first ERU and a three-year phase in for the rate for additional ERU's. This approach will soften the impact for larger impervious surface owners. The three-year revenue projection is described below in Figure 6.

Figure 6

Current Revenue Summary			
	# of Accounts	Current Monthly Revenue	Current Annual Revenue
Single-Unit, Two-Unit & Townhomes	6,424	\$ 12,848	\$ 154,176
Multi-Unit & Manufactured Homes	2,288	\$ 4,576	\$ 54,912
Mix Used, Residential	353	\$ 706	\$ 8,472
Commercial & Industrial	489	\$ 978	\$ 11,736
TOTALS	9,554	\$ 19,108	\$ 229,296
Proposed Revenue Summary (Year 1)			
	Proposed Monthly Revenue	Proposed Annual Revenue	Additional Annual Revenue
Single-Unit, Two-Unit & Townhomes	\$19,272	\$ 231,264	\$ 77,088
Multi-Unit & Manufactured Homes	\$5,720	\$ 68,640	\$ 13,728
Mix Used, Residential	\$794	\$ 9,531	\$ 1,059
Commercial & Industrial	\$2,176	\$ 26,117	\$ 14,381
TOTALS	\$ 27,963	\$ 335,552	\$ 106,256
Proposed Revenue Summary (Year 2)			
	Proposed Monthly Revenue	Proposed Annual Revenue	Additional Annual Revenue
Single-Unit, Two-Unit & Townhomes	\$25,696	\$ 308,352	\$ 77,088
Multi-Unit & Manufactured Homes	\$6,864	\$ 82,368	\$ 13,728
Mix Used, Residential	\$883	\$ 10,590	\$ 1,059
Commercial & Industrial	\$3,921	\$ 47,051	\$ 20,933
TOTALS	\$37,363	\$448,361	\$112,808
Proposed Revenue Summary (Year 3)			
	Proposed Monthly Revenue	Proposed Annual Revenue	Additional Annual Revenue
Single-Unit, Two-Unit & Townhomes	25,696	\$ 308,352	\$ -
Multi-Unit & Manufactured Homes	\$6,864	\$ 82,368	\$ -
Mix Used, Residential	\$883	\$ 10,590	\$ -
Commercial & Industrial	\$5,496	\$ 65,948	\$ 18,897
TOTALS	\$38,938	\$467,258	\$18,897

To offer an additional frame of reference, attached is a spreadsheet comparing rates, revenue/per capita, annual revenue, use of funds and other stormwater data from MS4 cities throughout Iowa.

Summary

Much of the information in this memo is for informational purposes and to prepare Council as FY25 budget discussions begin later this year. There are two issues however, that will need further discussion and potential action by the City Council. Staff recommends consideration of a 1% franchise fee increase and a restructure of the stormwater utility billing. If there is consensus to move forward, staff will provide additional information and ordinances for the City Council to consider in November.

In the meantime, if you have questions or desire additional data, please contact me.

HF 718

 Updated on June 29, 2023  Posted on May 12, 2023

HF 718 Analysis

***Important Disclaimer: the HF 718 analysis on this page is our current “unofficial” understanding of the new law. As we continue to learn more, we will update this page.**

[League’s Cityscape Article on HF 718](#)

[HF 718 recording](#) from June 28

[HF 718 presentation slide deck](#)

Summary of the New Property Tax Law

In our analysis, divisions 2, 5, 6, 7, 8, 9, 10, 13, and 14 include impacts on city governments. At a high level, HF 718 includes:

- Consolidation of levies and creation of a newly-defined adjusted city general fund levy (ACGFL)
- Levy limitation based on property tax valuation growth “tiers”
- New homestead exemption for residential property owners of age 65 or more
- Military service exemption expansion
- Property tax abatement agreements and limits
- Regional transit funding
- County auditor reports to distinguish revaluation and other additions to the tax base
- Required statement to be mailed to each property owner
- Changes to the budget timelines, forms, hearings and processes
- Single date annually for bond elections
- Bond financing (new general corporate purpose bonding limitations) and reporting requirements

Below is a summary containing a basic analysis of each division of the bill that the League believes impacts cities. Again, please note that this is an unofficial analysis, and is subject to updates.

Please check back to see any new updates or Q&A as we move forward.

Division II: New General Fund Levy & Levy Limitations

Division II creates a new adjusted city general fund levy (ACGFL) that combines several current levies into one. This new ACGFL is then subject to potential limitation or reduction for fiscal years 25-28, depending upon the city's non-TIF taxable valuation growth compared to the previous year. Beginning in fiscal year 29 (FY 29) all cities go to a \$8.10 ACGFL maximum going forward and the levy limitation calculation ceases. (For clarity, those cities under \$8.10 in FY28 will be allowed to go up to the \$8.10 maximum beginning in FY29; those cities above the \$8.10 in FY28 will be reduced to a maximum of \$8.10).

What Levies are Combined?

The levies combined include Section 384.1 – the current general fund levy (up to \$8.10) for FY 24, Section 384.8 – the emergency levy (up to \$0.27) for FY 24, any amount levied under Section 24.48 (appeal) for FY 24, and any amount levied for FY 24 from Section 384.12 subsections:

- 384.12 (1) Instrumental/Vocal Music Groups
- 384.12 (2) Memorial Buildings
- 384.12 (3) Symphony Orchestra
- 384.12 (4) Cultural & Scientific Facilities
- 384.12 (5) County Bridge
- 384.12 (6) Mississippi or Missouri River Bridge Construction
- 384.12 (7) Bridge Purchase
- 384.12 (8) Contract for Use of Bridge
- 384.12 (9) Aid to a Transit Company
- 384.12 (11) Rent, Insurance, Maintenance of Civic Center
- 384.12 (12) Operation & Maintenance of City-owned Civic Center
- 384.12 (13) Planning a Sanitary Disposal Project
- 384.12 (15) Levee Improvement Fund in a Special Charter City
- 384.12 (16) Maintain Institution Received by Gift/Devise
- 384.12 (18) City Emergency Medical District
- 384.12 (20) Support Public Library

What Levies are not included in the new ACGFL limitation?

Debt service, pensions, employee benefits, operation and maintenance of a municipal transit system or regional transit district, aviation authority, tort and self-insurance, capital improvement reserve fund, support for a local emergency management commission, emergency services

districts, and a levy to exceed a maximum amount set in Code with narrow/newly-defined parameters.

Important Timing Notes:

The baseline ACGFL year is FY 24; the first annual ACGFL adjustment will be for the FY 25 budget year. This legislation consolidates the levies into a new ACGFL permanently. However, the levy limitation calculation (deriving the next year's maximum ACGFL levy) is limited to a four-year period (FYs 25-28). Beginning with FY 29, cities would be able to select a levy rate for the ACGFL of up to \$8.10, regardless of their growth or previous ACGFL rate. **Note: if a city's ACGFL were above \$8.10 in FY 28, they would be required to reduce to \$8.10 beginning in FY 29.**

Note that the assessment process generally applies every other year for most properties. For that reason, growth rates might vary year-to-year.

Calculating the New Adjusted City General Fund Levy (ACGFL)

The steps below show how to calculate your next-year ACGFL.

1. Find your city's non-TIF taxable value including gas & electric (and excluding ag land and ag building) on which property taxes are calculated for the current fiscal year. This is the amount on line 2a of your budget certification page (which can be found here: <https://dom-localgov.iowa.gov/budget-search>). For example, to calculate the new ACGFL in FY 25, you will begin with the line 2a value from the FY 24 budget certification page.
2. Identify your non-TIF taxable value including gas & electric on which property taxes are calculated for the next budget year, and calculate growth compared to the current budget year (step #1 above). This is the amount you would enter on line 2a of your budget certification page. To do this, divide the next-year non-TIF taxable growth by the current-year non-TIF taxable growth. For example, when calculating the new ACGFL in FY 25, this would be dividing line 2a for FY 25 by the line 2a value for FY 24.
3. The baseline year for the ACGFL is FY 24; the levy limitation begins with the FY25 budget year. Calculate your baseline general fund levy (ACGFL). To do this, go to your city's budget certification page (page 1 of your FY 24 budget). The budget archives can be found: <https://dom-localgov.iowa.gov/budget-search>.

From there, combine (sum) all of the levy rates for the levies being merged. In addition to your existing regular general fund levy (up to \$8.10), these are Section 384.12 subsections 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 18 and 20; the emergency levy (Section 384.8); and any amount levied under Section 24.48 (appeal) for FY 24.

As you plan your FY 25 budget, use the FY 24 baseline ACGFL you just calculated. For your FY 26-28 budgets, use the current year ACGFL as you prepare your next year's budget. For example, when preparing your FY26 budget, look up your FY 25 ACGFL for this step.

4. Based on the result of steps #2 and #3, follow the applicable option:

Tier I: your city's growth rate from step #2 above is less than 3%

- If your city's ACGFL from step #3 is greater than \$8.10 AND your non-TIF taxable value growth from step #2 is less than 1.03, stop. You may use your calculated ACGFL for the current year as a maximum ACGFL for the next budget year.
- If your city's ACGFL from step #3 is less than \$8.10 AND your non-TIF taxable value growth from step #2 is less than 1.03, stop. \$8.10 is your maximum ACGFL for the next budget year.

Tier II: your city's growth rate from step #2 above is between 3%-5.99%

- If your non-TIF taxable value growth from step #2 is between 1.03 and 1.059, multiply your step #1 result by 1.02. Continue to step #5.

Tier III: your city's growth rate from step #3 above is 6% or greater

- If your non-TIF taxable value growth from step #2 is 1.06 or greater, multiply your step #1 result by 1.03. Continue to step #5.

5. Sum the 'property taxes certified' (with utility replacement request) that are generated by the levies you combined in step #3 for the current year. These are found on your budget certification pages on the same lines as the combined levies.

6. Calculate the following:

$1,000 * (\text{amount from step \#5} / \text{amount from step \#4})$

This is your new maximum ACGFL for the next year's budget, for FYs 25-28. Remember that beginning with FY 29, all cities select an ACGFL of up to \$8.10. (Note: this is regardless of growth from the previous year. And, for FY 29, a city whose ACGFL was previously above \$8.10 would be reduced to \$8.10 going forward).

Division V: Homestead Property Tax Credit & Exemption

Division V creates a new homestead exemption for property owners aged 65 and over, in addition to the current homestead credit. This additional exemption is \$3,250 for FY 25 and increases to \$6,500 beginning FY 26 and forward. The current homestead credit will continue to be state-funded, however, there is no state reimbursement for the exemption created in this division. This will result in a reduction in taxable value for local government.

Division VI: Military Property Tax Credit & Exemption

Division VI increases the military service exemption for eligible property owners to \$4,000 beginning FY 25. The military exemption will not be funded by the state in any amount for FYs beginning FY 25 and forward. This will result in a reduction in taxable value for local governments.

Division VII: Property Tax Abatement Agreements and Limits

Division VII requires that minimum assessment agreements for commercial properties be created and agreed upon in writing before the projects are eligible for property tax abatement under a revitalization area established under Chapter 404. The agreement must contain specified information, including a minimum actual value for the completed improvements, and must be certified by the assessor. This applies to revitalization areas created in FY 25 and after, and for first-year exemption applications in existing revitalization areas filed on or after July 1, 2024.

In addition, Division VII prohibits property tax abatement for the school district portion of revitalization areas for residential projects established under Chapter 404, beginning with revitalization areas created in FY 25 and after, and for first-year exemption applications in existing revitalization areas filed on or after July 1, 2024.

Cities are encouraged to consult their bond counsel on the potential impact of this provision of the legislation.

Division VIII: Transit Funding

Allows the city of Des Moines to go up to 7.5% franchise fees, with any portion above 5% required to be dedicated to regional transit (DART).

Division IX: County Auditor Evaluation Reports

Beginning with assessment year 24 (AY 24 or FY 26), annual county auditor reports must distinguish such values as revaluation or other types of addition to the value within the abstract to be provided to the Iowa Department of Management.

Division X: Local Government Budgets and Taxpayer Statements

Division X requires that county offices mail each property taxpayer an annual statement and change the budget process and timelines. All political subdivisions, including cities, must file a report annually by **March 15** with the Iowa Department of Management (DOM) containing the information specified in the new law to be included in the mailings. Then, by **March 20** (annually), the county auditor, using the information compiled and calculated by DOM, must send to each property owner or taxpayer within the county by regular mail an individual statement with the specified information (see below) broken out by political subdivision comprising the taxpayer's taxing district.

Division X requires political subdivisions to hold a public hearing on the proposed property tax amounts for the budget year and new taxpayer statements. This is a hearing in addition to the public hearing required under *Code of Iowa* Section 24.9 (to approve the annual budget) and must be separate from any other meeting of the governing body, including any other meeting or hearing related to the political subdivision's budget. No other business unrelated to the new hearing requirements can be discussed at the meeting at which this hearing is held. At the hearing, the

political subdivision shall receive oral or written testimony from any resident or property owner of the political subdivision. After all, testimony has been received and considered, the governing body may decrease, but not increase, the proposed property tax amount to be included in the political subdivision's budget.

Notice of the public hearing shall be published not less than ten nor more than twenty days prior to the hearing in a newspaper published at least once weekly and having general circulation in the city. However, if the city has a population of two hundred or less, publication may be made by posting in three public places in the city.

Notice of the hearing shall also be posted and clearly identified on the political subdivision's internet site for public viewing beginning on the date of the newspaper publication and shall be maintained on the political subdivision's internet site with all prior year notices and copies of the statements mailed. Additionally, if the political subdivision maintains a social media account on one or more social media applications, the public hearing notice or an electronic link to the public hearing notice shall be posted on each such account on the same day as the publication of the notice.

The law states that a municipality shall not certify or levy in any fiscal year a property tax unless and until the estimates have been made, filed, and considered. The verified proof of publication of the notice shall be filed in the office of the county auditor and preserved by the auditor. It clarifies that the levy will not be valid unless notice is published, mailed, and filed. However, the bill states that "failure of an owner or taxpayer to receive a statement under section 24.2A shall not invalidate a levy."

This division also repeals Sections 331.433A and 384.15A. The League is working to confirm that this means that it repeals the pre-existing "Maximum Property Tax to Levy" notice and hearing.

This division moves the city's budget certification deadline to **April 30** annually, beginning with the FY 25 budget.

The new statements to be mailed to each property owner or taxpayer must include:

1. The sum of the current fiscal year's actual property taxes certified for a levy for all of the district's levies and the combined property tax rate per \$1,000 for such tax amount for the current fiscal year;
2. The combined effective property tax rate for the district calculated using the sum of the current fiscal year's actual property tax certified for levy of all of the district's levies above;
3. The combined amount of the property tax dollars to be certified for all of the district's levies for the budget year and the proposed combined property tax rate per \$1,000 for such levies;
4. If the property tax dollars specified under (3) exceed the current fiscal year's actual property tax dollars certified for levy specified in (1), a detailed statement of the major reasons for the increase, including the specific purposes or programs for which the district is proposing an increase;
5. An example comparing the amount of property taxes on a residential property with an actual

value of \$100,000 in the current fiscal year and such amount on the residential property using the proposed property tax dollars for the budget year, including the percentage difference in such amounts;

6. An example comparing the amount of property taxes on a commercial property with an actual value of \$100,000 in the current fiscal year and such amount on the commercial property using the proposed property tax dollars for the budget year, including the percentage difference in such amounts;

7. The district's percentage of total property taxes certified for levy in the owner's or taxpayer's taxing district in the current fiscal year among all taxing authorities;

8. The date, time, and location of the district's public hearing on the information contained in the statements.

9. Information on how to access the political subdivision's internet site, the political subdivision's statements under this section, and other budget documents for prior fiscal years.

Division XIII: Bond Elections

Division XIII requires that all elections on the question of issuing bonds or other indebtedness are to be held on the first Tuesday after the first Monday in November (once annually), beginning with elections occurring on or after July 1, 2023. The Commissioner of Elections is required to mail notice to each registered voter in the jurisdiction, including the full text of the public measure to be voted on at the election. This notice must be mailed not less than ten nor more than twenty days before the election.

Division XIV: City Bond Financing & Annual Finance Report (AFR) Requirements

Division XIV includes a 30% increase to the limits to enter into loan agreements payable from the general fund and a 30% increase to the limits for general corporate purpose reverse referendum thresholds. This division is effective beginning with FY 25. It also adjusts related population definitions.

This division adds the requirement that an estimate of the annual increase in property taxes as the result of the bond issuance of a residential property with an actual value of \$100,000 be added to the notice of proposed action to issue a bond for an essential corporate purpose.

Beginning with the annual financial report published by December 1, 2025, each report shall include a list of bonds, notes, or other obligations issued by the city during the most recently completed fiscal year, and the applicable lists for other fiscal years beginning on or after July 1, 2024, for which obligations remain unpaid, payable from any source, including the amount of the issuance, the project or purpose of the issuance, whether the issuance was approved at the election, eligible to be subject to a petition for an election, or was exempt from the approval at the election as the result of statutory exclusions based on the population of the city or amount of the issuance, and identification of issuances from the fiscal year or prior fiscal years related to the same project or purpose.

FAQ:

Q: We thought that the FICA/IPERS levy budget line could not be used unless the general fund was at its maximum? How does HF 718 impact this?

A: Iowa's Administrative Code 545.4.2 (see below/link). As the admin code refers to the "tax rate limit of that fund," the newly calculated general fund limit (ACGFL) will apply to each individual city. For example, if a city's ACGFL was limited to \$6.00 in a budget year, then that city must choose to use the full \$6.00 ACGFL before using the FICA/IPERS line. The ACGFL would **not** need to be at \$8.10 in order to use the FICA/IPERS line unless that was the city's calculated ACGFL limit.

Reference:

545—4.2(384) Mandatory procedures. These employee benefits must be budgeted in the city general fund up to the tax rate limit of that fund with the excess being budgeted in the trust and agency fund for those employees being paid from the city general fund: 1. Employer's share of FICA under *Code of Iowa* Section 97C.10. 2. Employer's share of IPERS under *Code* Section 97B.9.

<https://www.legis.iowa.gov/docs/iac/rule/11-22-2006.545.4.2.pdf>

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Storm Water Rates, Revenues and Uses Comparison of MS4 Cities

City	Population	Rates				ERU Size	ERU Cap on C/I	Highest Monthly Bill	Annual Revenue	Revenue/Capita	Revenue Uses	
		Single-Unit, Two-Unit & Townhouse	Manufactured Home Park (if specified)	Multi-Unit	Commercial/ Industrial							
North Liberty	21,399	\$2.00 FF	\$2.00 FF		\$2.00/unit	\$2.00 FF	N/A	N/A	\$ 2.00	\$ 229,296	\$ 10.72	Staffing, small system improvement projects, community grants, equipment, manhole repair.
North Liberty (proposed)	21,399	\$4.00 FF	\$3.00 FF		\$3.00/unit	\$4.00 + \$1.00/ERU	3,500	N/A	\$ 376.42	\$ 454,758	\$ 21.25	
Iowa City	75,233	\$5.5 FF			\$2.75/unit	\$5.00 + (\$2.00 * SF Impervious Surface/3129)	3,129	N/A	\$ 1,578.22	\$ 1,704,329	\$ 22.65	Public education, storm sewer inspection, cleaning, maintenance/repair, and administrative costs associated with storm water management. In addition, projects to help improve water quality and reduce flooding. Funding for new storm sewer construction, separation of combined sewers, modification of existing troubled systems.
Coralville	23,125	\$3.00 FF			\$3.00/unit	\$3.00 + (\$1.40 * (SF Impervious Surface/3440))	3,440	N/A	\$ 396.61	\$ 569,910	\$ 24.64	Public education and outreach. Illicit discharge detention and elimination (reporting pollution into a storm drain or waterway). Construction site stormwater runoff control. Post-construction stormwater management. Pollution prevention and good housekeeping.
Marion	41,864	\$5.17 FF			\$3.50 + (\$1.65 * (SF Impervious Surface/2791))	\$3.50 + (\$1.65 * (SF Impervious Surface/2791))	2,791	N/A	\$ 1,110.00	\$ 1,200,000	\$ 28.66	Help support storm sewer inspection, cleaning, maintenance/repair of the city's storm/surface water pipes and public education.
Ames	66,950	\$5.2 FF			\$5.20 - 150 - 10,000 10.40 - 10,001 - 30,000 15.60 - 30,001 - 90,000	\$5.20 - 150 - 10,000 \$10.40 - 10,001 - 30,000 \$15.60 - 30,001 - 90,000	N/A	4	\$ 46.80	\$ 1,946,539	\$ 29.07	Address aging infrastructure, rehabilitation and maintenance work as well as education/outreach activities and compliance with state and federal stormwater runoff regulations.
Pleasant Hill	11,186	\$5.5 FF			\$5.5/unit	\$5.5 FF	3,500	65	\$ 358.00	\$ 360,000	\$ 32.18	Operations and maintenance costs of the storm water management programs and facilities. Some of the services tied to the storm water management program include the provision of adequate systems of collection, conveyance, detention, treatment, and release of stormwater; the reduction of hazard to property and life resulting from stormwater runoff and flooding; improvement in general health and welfare through reduction of undesirable stormwater conditions and flooding; and improvement to the water quality in the stormwater and surface water systems and its receiving waters.
Asbury	5,977	\$8.00 FF			\$8.00/unit	\$15 - 0-20,00 \$25 - 20,001 - 40,000 \$45 - 40,001 - 60,000 \$85 - 60,001 - 80,000 \$175 - 80,001 - 100,000 \$330 - Greater than 100,000	N/A	N/A	\$ 330.00	\$ 195,086	\$ 32.64	Provide for the management, protection, control, regulation, use and enhancement of stormwater management systems and facilities.
Hiawatha	7,161	\$4.75 FF	\$3.95 FF		\$4.25 + (SF Impervious Surface/6.50)	\$4.25 + (SF Impervious Surface/6.50)	10,000	N/A	\$ 229.75	\$ 293,400	\$ 40.97	Operation and maintenance of the storm water management facilities.
Norwalk	14,177	\$7.50 FF			SF Impervious Surface/3000	SF Impervious Surface/3000	3,000	N/A	\$ 1,500.00	\$ 600,116	\$ 42.33	Stormwater maintenance and repair.
Bondurant	8,710	\$6.59/ERU			\$6.59/ERU	\$3.25/ERU	2,450	N/A	\$ 3,139.50	\$ 402,401	\$ 46.20	Inspection of construction sites and post-construction stormwater facilities. Public education and outreach on stormwater impacts and water quality management. Enforce a discharge detention and elimination program. Maintain pollution prevention and good housekeeping program.
Johnston	24,390	\$7.05/ERU			\$7.05/ERU	\$7.05/ERU	4,000	4 - Residential 40 - C/I	\$ 282.00	\$ 1,130,000	\$ 46.33	Exclusive use of managing and improving the city's stormwater management infrastructure (storm sewer, creeks, drainage ways, etc.)
Grimes	16,295	6.38 FF	\$3.19 FF		\$3.19/unit	\$6.38*(Impervious Surface/10,000)	10,000	40	\$ 255.20	\$ 758,732	\$ 46.56	To ensure that appropriate resources are available to manage the storm water within Grimes and to provide a stable funding source to maintain compliance with the MS4 permit required by the Iowa Department of Natural Resources (DNR)
Urbandale	46,648	\$7.00 FF	\$7.00 FF		Impervious Surface/3200 7.00/ERU up 100 ERUs \$6.00/ERU over 100 ERUs	Impervious Surface/3200 \$7.00/ERU up 100 ERUs \$6.00/ERU over 100 ERUs	3,200	N/A	\$ 2,800.00	\$ 2,200,000	\$ 47.16	Operations and maintenance costs of the storm water management programs and facilities. Services tied to the storm water management program include the following: Illicit discharge detection and elimination; Improving water quality; Public education and outreach; Stormwater sewer system maintenance, repairs and construction.
Ankeny	72,222	\$6.50*(Impervious Surface)/(4000)			\$6.50*(Impervious Surface)/4000)	\$6.50*(Impervious Surface)/4000)	4,000	4 - Single & two-family 80 - multi, commercial & industrial	\$ 520.00	\$ 3,411,607	\$ 47.24	Construction, maintenance and operation of the stormwater management systems and facilities.
Marshalltown	27,433	\$4.00 FF			SF Impervious Surface/2800	SF Impervious Surface/2800	2,800	N/A	\$ 3,782.40	\$ 1,328,226	\$ 48.42	Provide for safe and efficient capture of storm water runoff, mitigate the damaging effects of storm water runoff, correction of storm water related problems, fund activities of storm water management and include design, planning, regulations, education, coordination, construction, operations, maintenance, inspection and enforcement activities.
Waukee	29,167	\$6.75 FF			\$6.75/unit	SF Impervious Surface/2973	2,973	N/A	\$ 3,192.75	\$ 1,435,500	\$ 49.22	Operations and maintenance of stormwater management and facilities: System maintenance, repairs and construction; Illicit discharge detection and elimination; Public education and outreach; Improving water quality.
Altoona	21,503	\$6.00/ERU			\$6.00/ERU	\$6.00/ERU	4,000	N/A	\$ 5,706.00	\$ 1,139,959	\$ 53.01	Cover costs of stormwater services provided throughout the city.
Cedar Rapids	136,429	\$7.25/ERU			\$7.25/ERU	\$7.25/ERU	4,356	N/A	\$ 6,971.00	\$ 7,800,000	\$ 57.17	Used to pay for capital improvements, operations, maintenance, and meeting federal/state permit obligations.
Bettendorf	39,548	\$6.60*((SF Property*30%)/2500))			\$6.60* (SF Impervious Surface/2500)	\$6.60* (SF Impervious Surface/2500)	2,500	N/A	\$660+	\$ 2,547,662	\$ 64.42	Fund the City of Bettendorf's stormwater management program. The costs associated with storm water management include: personnel, maintenance, vehicles, equipment and infrastructure improvement projects.
Clive	18,908	\$5.58 FF 0-3100 SF \$11.15 FF 3100 - 5100 SF \$16.73 FF over 5100 SF			\$5.58 FF 0-3100 SF \$11.15 FF 3100 - 5100 SF \$16.73 FF over 5100 SF	\$11.15*(Impervious Surface/3667)	3,667	N/A	\$ 2,234.46	\$ 1,642,659	\$ 86.88	Contributing towards the cost of construction, maintenance and operation of the stormwater mgmt. system and facilities.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 100 OF THE NORTH LIBERTY
CODE OF ORDINANCES ESTABLISHING AN EQUITABLE FEE
STRUCTURE FOR STORM WATER UTILITY SERVICES**

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

SECTION 1. AMENDMENT. Chapter 100.01 of the North Liberty Code of Ordinances is amended to read as follows:

100.01 PURPOSE.

The purpose of this chapter is to establish a storm water management system ~~district utility and provide a means of funding the operation and maintenance of for~~ the regulation of storm water ~~runoff quality and quantity management facilities~~ within the ~~district~~ City, and to provide a means of funding the management of ~~programs and facilities associated therewith, including, but not limited to the inspection, cleaning, operation, maintenance, repair and administrative costs associated with storm water management, as well as public education, outreach, and code enforcement concerning storm water management, and for the planning, design, land acquisition, construction, extension, replacement, and debt service of storm sewers and appurtenant structures retention and detention basins, storm sewers, inlets, ditches and drains.~~

SECTION 2. AMENDMENT. Chapter 100.02 of the North Liberty Code of Ordinances is amended to read as follows:

100.02 STORM WATER MANAGEMENT SYSTEM DISTRICT.

The entire City is declared a storm water management system district for the purpose of establishing, imposing, adjusting, and providing for the collection of ~~rates fees supporting for~~ the operation and maintenance of storm water management system utility programs and facilities within the City as described in Section 100.01 of this Code of Ordinances. As additional areas are annexed to the City, such areas shall ~~immediately automatically~~ be included within the storm water management system district.

SECTION 3. AMENDMENT. Chapter 100.03 of the North Liberty Code of Ordinances is amended to read as follows:

100.03 RATES DEFINITIONS.

1. "Developed property" means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.
2. "Director" means the Planning Director or his/her designee.
3. "Dwelling unit" shares the same definition as set forth in Chapter 167.01.
4. "Equivalent residential unit" (ERU) means the average impervious area of residential developed property per dwelling unit located within the City, as periodically determined and established as provided in this chapter.
5. "ERU rate" means the dollar value periodically determined and assigned to each ERU as a fee for storm water management services, and expressed as \$x.xx per ERU.
6. "Exempt property" means any city-owned property, including but not limited to public streets, alleys and sidewalks, buildings, and parks.
7. "Impervious area" means the number of square feet of hard-surfaced areas which either prevent or slow the entry of water into the soil mantle as it enters under natural conditions for undeveloped property, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions for undeveloped property, including but not limited to roofs, roof extensions, patios, porches, driveways, pavement, gravel, and athletic courts.
8. "Nonresidential property" means any property developed for commercial, industrial, governmental or institutional use, including but not limited to churches, hospitals, parking lots and mixed use properties incorporating residential uses.
9. "Storm Water Drainage System" means the system of publicly or privately owned or operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters, and lakes within the City through which or into which storm water runoff, surface water or subsurface water is conveyed or deposited.
10. "Storm water management system utility" means the enterprise fund utility created by this chapter to operate, maintain and improve the system and for such other purposes as stated in this chapter.
11. "Storm water management system" means the existing storm water management facilities, storm water drainage system, and flood protection system of the City and all improvements thereto which by this chapter are constituted as the property and responsibility of the storm water

management utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges and flows necessitated by rainfall events; and incorporate methods to collect, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality or quantity of discharge from such system, and programs directly supporting those purposes.

12. "Undeveloped property" means any real property that has no impervious area.

13. "User" means any person owning, operating or otherwise responsible for property within the City, which directly or indirectly discharges storm water or subsurface waters to any portion of the storm water management system, including direct or indirect discharges to the City's storm water drainage system, or which is directly or indirectly protected by the City's flood protection system or storm water drainage system.

—The rates for the operation and maintenance of the storm water management facilities shall be collected by imposing a monthly rate on each residential, commercial, and industrial user within the City. Such rates shall be established by resolution of the Council, which may establish different monthly rates for different classifications of users.

SECTION 4. AMENDMENT. Chapter 100.04 of the North Liberty Code of Ordinances is amended to read as follows:

100.04 BILLING FOR STORM WATER SERVICE UTILITY FEE.

1. Fee Established. There is hereby established a storm water utility fee. Except as otherwise provided, every user owning or occupying property that is not exempt property in the City of North Liberty shall pay to the city a storm water utility fee as determined in this Chapter.

2. Equivalent Residential Unit (ERU) Established. For the purposes of this chapter, one ERU is equivalent to three thousand five hundred (3,500) square feet of impervious area.

3. ERU Rate Established. The storm water utility fee rate is \$3.00 per ERU for the 2024 calendar year, increasing to \$4.00 per ERU beginning January 1, 2025.

4. Monthly Fees Imposed. The fees under this chapter shall be collected by imposing a monthly charge on each dwelling unit within the district.

a. Residential users. Storm water utility fees for residential users are based on the nature of the premises served, as determined by the allocations set forth below on Table 100.03-1. Dwelling types listed in Table 100.03-1 share the same definitions established for each under Chapter 168.07 of this Code of Ordinances.

Table 100.03-1 Residential Storm Water Utility Fee Allocations			
Dwelling type	ERU Allocation	Monthly Rate Effective January 1, 2024	Monthly Rate Effective January 1, 2025
Single-Unit, Two-Unit & Townhomes	1.00 ERU per dwelling unit	\$3.00	\$4.00
Multi-Unit & Manufactured homes	0.75 ERU per dwelling unit	\$2.50	\$3.00
Mixed Use Residential	0.625 ERU per dwelling unit	\$2.25	\$2.50

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b. Nonresidential users. Nonresidential fees are determined by the actual impervious area of the premises served. Each nonresidential user is charged at the base rate of one ERU for each parcel containing up to one ERU of impervious area, plus an additional fee for each subsequent ERU of impervious area beyond the first on each such parcel, as set forth below in Table 100.03-2.

Table 100.03-2 Nonresidential Storm Water Utility Fee Allocations				
Use type	Base Rate	Additional Fee Effective January 1, 2024	Additional Fee Effective January 1, 2025	Additional Fee Effective January 1, 2026
Commercial and Industrial	1.00 ERU per user	\$0.33 per user for each additional ERU of impervious area	\$0.66 per user for each additional ERU of impervious area	\$1.00 per user for each additional ERU of impervious area

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4.5. **Billing for Storm Water Utility Fees.** All storm water management utility fees are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section 92.04 of this Code of Ordinances. Water service may be discontinued in accordance with the provisions contained in Section 92.05 if the combined service account becomes delinquent, and the provisions contained in Section 92.08 relating to lien notices shall also apply in the event of a delinquent account.

SECTION 5. AMENDMENT. Chapter 100.06 of the North Liberty Code of Ordinances is amended to read as follows:

100.06 EXEMPTIONS, APPEALS.

1. An owner or occupant of a townhome, multi-unit residential property or mixed-use residential property aggrieved by the initial or any subsequent calculation of the number of dwelling units upon or in such property, calculation of the storm water utility fee, or allocation of such fee among the occupants, may appeal such calculations and allocation to the City. Upon such appeal, the storm water utility fee for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the director.
2. An owner or occupant of nonresidential property aggrieved by the initial or any subsequent determination of the total impervious area of such property, calculation of storm water utility fee for such property, or allocation of such fee among the occupants, may appeal such calculations and allocation to the director. Upon such appeal, the storm water utility fee for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified by the director.
3. Any adjustment of the storm water utility fee resulting from such appeal shall be retroactive to the date the appeal was filed.
4. Appeals by the owners or occupants of property subject to the storm water utility fee shall include a statement of the number of dwelling units, total property area, and/or total impervious area, as appropriate for the particular grounds for appeal. Such information may be shown on the storm water utility reporting forms or on appeal forms, and may be accompanied by plats, county assessor's records, or survey data. The director may request additional information from the appealing party. Based upon the information provided by the utility and appealing party, the director shall make a final calculation of the storm water utility fee. The director shall notify the appealing party, in writing, of the director's decision within ninety (90) days after receipt of the appeal. If still aggrieved, a party may request, in writing, a review by the City Administrator of the director's decision. Such request must be filed with the City Clerk within thirty (30) days after the director's decision, shall cite the specific error by the director, and shall include the calculation of the storm water utility fee which the appealing party believes to be correct. The City Administrator shall review the record presented and render a written decision within thirty (30) days after receipt of the request for review. The City Administrator may request additional information from the director or the appealing party. ~~If still aggrieved, a party may request review of the City~~

~~Administrator's decision by the City Council in the same manner as above provided for review by the City Administrator. Any property owner aggrieved by the decision of the City Council Administrator may appeal to the County district court by action filed within thirty (30) days of the mailing of the ruling of the City Council Administrator to the address of the property owner, occupant or occupant organization as shown on the review request or on the records of the City with respect to the appeal. The filing of an appeal shall not excuse the payment of the storm water utility fee when due. However, the City shall refund any portion of the fee paid subsequent to the filing of an appeal which is adjudged to be excessive, with interest at the rate provided by law.~~

- ~~The following are exempt from the requirements of this chapter:~~
- ~~1. Agricultural use of land;~~
 - ~~2. Emergencies causing an immediate danger to life or property;~~
 - ~~3. Land within floodplain areas as designated in the Federal Emergency Management Agency maps in effect at the time of the development;~~
 - ~~4. Areas deemed appropriate by the City Engineer.~~

SECTION 6. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 7. 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 8. 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 9. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on _____, 2023

Second reading on _____, 2023.

Third and final reading on _____, 2023.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

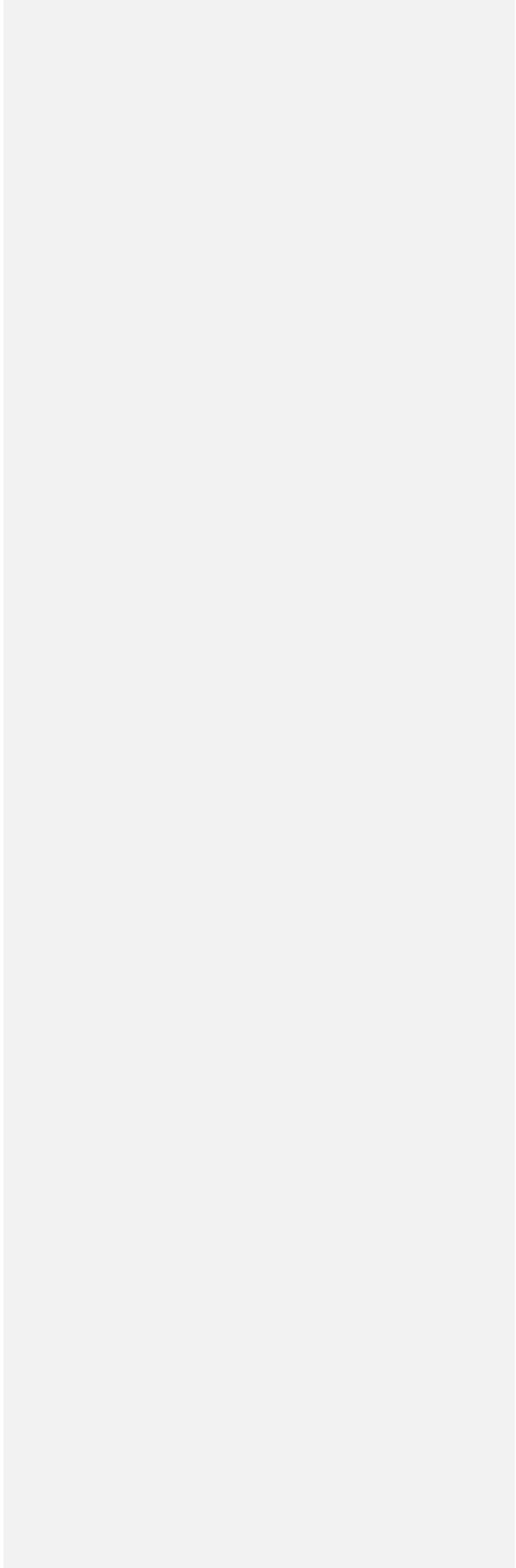
ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. _____ in the Cedar Rapids Gazette on the ____ day of _____, 2023.

TRACEY MULCAHEY, CITY CLERK



ORDINANCE NO. 2023-29

AN ORDINANCE AMENDING CHAPTER 100 OF THE NORTH LIBERTY CODE OF ORDINANCES ESTABLISHING AN EQUITABLE FEE STRUCTURE FOR STORM WATER UTILITY SERVICES

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

SECTION 1. AMENDMENT. Chapter 100.01 of the North Liberty Code of Ordinances is amended to read as follows:

100.01 PURPOSE.

The purpose of this chapter is to establish a storm water management system utility for the regulation of storm water runoff quality and quantity within the City, and to provide a means of funding the management of programs and facilities associated therewith, including, but not limited to the inspection, cleaning, operation, maintenance, repair and administrative costs associated with storm water management, as well as public education, outreach, and code enforcement concerning storm water management, and for the planning, design, land acquisition, construction, extension, replacement, and debt service of storm sewers and appurtenant structures.

SECTION 2. AMENDMENT. Chapter 100.02 of the North Liberty Code of Ordinances is amended to read as follows:

100.02 STORM WATER MANAGEMENT SYSTEM DISTRICT.

The entire City is declared a storm water management system district for the purpose of establishing, imposing, adjusting, and providing for the collection of fees supporting the operation and maintenance of storm water management system utility programs and facilities within the City as described in Section 100.01 of this Code of Ordinances. As additional areas are annexed to the City, such areas shall automatically be included within the storm water management system district.

SECTION 3. AMENDMENT. Chapter 100.03 of the North Liberty Code of Ordinances is amended to read as follows:

100.03 DEFINITIONS.

1. "Developed property" means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.
2. "Director" means the Planning Director or his/her designee.
3. "Dwelling unit" shares the same definition as set forth in Chapter 167.01.
4. "Equivalent residential unit" (ERU) means the average impervious area of residential developed property per dwelling unit located within the City, as periodically determined and established as provided in this chapter.
5. "ERU rate" means the dollar value periodically determined and assigned to each ERU as a fee for storm water management services, and expressed as \$x.xx per ERU.
6. "Exempt property" means any city-owned property, including but not limited to public streets, alleys and sidewalks, buildings, and parks.
7. "Impervious area" means the number of square feet of hard-surfaced areas which either prevent or slow the entry of water into the soil mantle as it enters under natural conditions for undeveloped property, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions for undeveloped property, including but not limited to roofs, roof extensions, patios, porches, driveways, pavement, gravel, and athletic courts.
8. "Nonresidential property" means any property developed for commercial, industrial, governmental or institutional use, including but not limited to churches, hospitals, parking lots and mixed use properties incorporating residential uses.
9. "Storm Water Drainage System" means the system of publicly or privately owned or operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters, and lakes within the City through which or into which storm water runoff, surface water or subsurface water is conveyed or deposited.
10. "Storm water management system utility" means the enterprise fund utility created by this chapter to operate, maintain and improve the system and for such other purposes as stated in this chapter.
11. "Storm water management system" means the existing storm water management facilities, storm water drainage system, and flood protection system of the City and all improvements thereto which by this chapter are constituted as the property and responsibility of the storm water management utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges and flows necessitated by rainfall

events; and incorporate methods to collect, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality or quantity of discharge from such system, and programs directly supporting those purposes.

12. "Undeveloped property" means any real property that has no impervious area.
13. "User" means any person owning, operating or otherwise responsible for property within the City, which directly or indirectly discharges storm water or subsurface waters to any portion of the storm water management system, including direct or indirect discharges to the City's storm water drainage system, or which is directly or indirectly protected by the City's flood protection system or storm water drainage system.

SECTION 4. AMENDMENT. Chapter 100.04 of the North Liberty Code of Ordinances is amended to read as follows:

100.04 STORM WATER UTILITY FEE.

1. Fee Established. There is hereby established a storm water utility fee. Except as otherwise provided, every user owning or occupying property that is not exempt property in the City of North Liberty shall pay to the city a storm water utility fee as determined in this Chapter.
2. Equivalent Residential Unit (ERU) Established. For the purposes of this chapter, one ERU is equivalent to three thousand five hundred (3,500) square feet of impervious area.
3. ERU Rate Established. The storm water utility fee rate is \$3.00 per ERU for the 2024 calendar year, increasing to \$4.00 per ERU beginning January 1, 2025.
4. Monthly Fees Imposed. The fees under this chapter shall be collected by imposing a monthly charge on each dwelling unit within the district.
 - a. Residential users. Storm water utility fees for residential users are based on the nature of the premises served, as determined by the allocations set forth below on Table 100.03-1. Dwelling types listed in Table 100.03-1 share the same definitions established for each under Chapter 168.07 of this Code of Ordinances.

Table 100.03-1 Residential Storm Water Utility Fee Allocations

Dwelling type	ERU Allocation	Monthly Rate Effective January 1, 2024	Monthly Rate Effective January 1, 2025
Single-Unit, Two-Unit & Townhomes	1.00 ERU per dwelling unit	\$3.00	\$4.00
Multi-Unit & Manufactured homes	0.75 ERU per dwelling unit	\$2.50	\$3.00
Mixed Use Residential	0.625 ERU per dwelling unit	\$2.25	\$2.50

- b. Nonresidential users. Nonresidential fees are determined by the actual impervious area of the premises served. Each nonresidential user is charged at the base rate of one ERU for each parcel containing up to one ERU of impervious area, plus an additional fee for each subsequent ERU of impervious area beyond the first on each such parcel, as set forth below in Table 100.03-2.

Table 100.03-2 Nonresidential Storm Water Utility Fee Allocations				
Use type	Base Rate	Additional Fee Effective January 1, 2024	Additional Fee Effective January 1, 2025	Additional Fee Effective January 1, 2026
Commercial and Industrial	1.00 ERU per user	\$0.33 per user for each additional ERU of impervious area	\$0.66 per user for each additional ERU of impervious area	\$1.00 per user for each additional ERU of impervious area

5. Billing for Storm Water Utility Fees. All storm water utility fees are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section [92.04](#) of this Code of Ordinances. Water service may be discontinued in accordance with the provisions contained in Section [92.05](#) if the combined service account becomes delinquent, and the provisions contained in Section [92.08](#) relating to lien notices shall also apply in the event of a delinquent account.

SECTION 5. AMENDMENT. Chapter 100.06 of the North Liberty Code of Ordinances is amended to read as follows:

100.06 APPEALS.

1. An owner or occupant of a townhome, multi-unit residential property or mixed-use residential property aggrieved by the initial or any subsequent calculation of the number of dwelling units upon or in such property, calculation of the storm water utility fee, or allocation of such fee among the occupants, may appeal such calculations and allocation to the City. Upon such appeal, the storm water utility fee for such property may be recalculated

utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the director.

2. An owner or occupant of nonresidential property aggrieved by the initial or any subsequent determination of the total impervious area of such property, calculation of storm water utility fee for such property, or allocation of such fee among the occupants, may appeal such calculations and allocation to the director. Upon such appeal, the storm water utility fee for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified by the director.
3. Any adjustment of the storm water utility fee resulting from such appeal shall be retroactive to the date the appeal was filed.
4. Appeals by the owners or occupants of property subject to the storm water utility fee shall include a statement of the number of dwelling units, total property area, and/or total impervious area, as appropriate for the particular grounds for appeal. Such information may be shown on the storm water utility reporting forms or on appeal forms, and may be accompanied by plats, county assessor's records, or survey data. The director may request additional information from the appealing party. Based upon the information provided by the utility and appealing party, the director shall make a final calculation of the storm water utility fee. The director shall notify the appealing party, in writing, of the director's decision within ninety (90) days after receipt of the appeal. If still aggrieved, a party may request, in writing, a review by the City Administrator of the director's decision. Such request must be filed with the City Clerk within thirty (30) days after the director's decision, shall cite the specific error by the director, and shall include the calculation of the storm water utility fee which the appealing party believes to be correct. The City Administrator shall review the record presented and render a written decision within thirty (30) days after receipt of the request for review. The City Administrator may request additional information from the director or the appealing party. Any property owner aggrieved by the decision of the City Administrator may appeal to the County district court by action filed within thirty (30) days of the mailing of the ruling of the City Administrator to the address of the property owner, occupant or occupant organization as shown on the review request or on the records of the City with respect to the appeal. The filing of an appeal shall not excuse the payment of the storm water utility fee when due. However, the City shall refund any portion of the fee paid subsequent to the filing of an appeal which is adjudged to be excessive, with interest at the rate provided by law.

SECTION 6. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 7. 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 8. 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 9. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on November 14, 2023

Second reading on _____, 2023.

Third and final reading on _____, 2023.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. _____ in the Cedar Rapids *Gazette* on the ____ day of _____, 2023.

TRACEY MULCAHEY, CITY CLERK