



**North Liberty City Council
Regular Session
May 28, 2024**



City Administrator Memo



To **Mayor and City Council**
From **Ryan Heiar, City Administrator**
Date **May 24, 2024**
Re **City Council Agenda May 28, 2024**

Consent Agenda

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

- City Council Minutes (05/14/24)
- Change Order #5, City Hall Project, City Construction, \$19,586.00*
- Pay Application #4, Streets & Maintenance Facility – Interior Remodel, Peak Construction, \$120,990.55
- Liquor License Renewal, LD Express
- Claims

**This change order includes the installation of additional electrical and data drops at the front counter to accommodate credit card machines and computer equipment, adding a security card reader at the Council Chambers entrance, addressing fire inspection deficiencies and correcting issues with HVAC ventilation piping. Project changes to date total \$91k (under 1% of construction costs).*

Meetings & Events

Monday, May 27
Memorial Day – City Offices Closed

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

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

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

Tuesday, Jun 11 at 6:00p.m.
City Council

FY24 Budget Amendment

Each year, cities are required to amend their budgets to provide additional spending authority in cases where expenses are greater than budgeted. Amendments are not required for revenues; however, staff has included revenue projections within the amendment. Included in the packet is the budget amendment summary, with notes explaining the additional revenues and expenses projected for FY24. The proposed amendment will not have significant impacts on operating fund balances. Staff recommends approval of the amendment.

2024 Urban Renewal Plan Update & Bond Sale

Annually, the City borrows funds to pay for projects that have been or are nearing completion. Because the City's cash position is strong, it has the ability to borrow after the fact, which saves money on interest and eliminates uncertainty of identifying exact project costs prior to the completion of the

2024A Bond Issuance

Northside Park Land Acquisition	\$2,700,000
Penn Meadows Parking Lot	\$2,100,000
City Hall [B]	\$4,250,000
	\$9,050,000

project. Tuesday’s agenda includes a public hearing and a resolution taking additional action on a proposal to enter into a loan agreement for the Penn Meadows Parking lot project in the amount of \$2.1 million. A subsequent resolution is setting a public hearing for June 11 for the purpose of entering into an Urban Renewal General Obligation Loan Agreement for the purchase of the northside park. It was anticipated to have both public hearings on this agenda; however, each hearing required a different notification period and because they were both published on 5/21, the Urban Renewal hearing must be rescheduled to 6/11. Staff recommends approval of both resolutions pertaining to the 2024 bond sale.

Centennial Park Events Complex (Centennial Center)

There are two items on the agenda related to Centennial Center. On May 14, the City received seven bids for this project with the low bid submitted by Larson Construction in the amount of \$7,272,000. All seven bids were competitive, with Larson’s being \$1 million under the engineer’s estimate. Shive Hattery has confirmed the numbers with Larson, believes it to be a responsible bid and is recommending approval.

	Tricon Construction Group	Knutzen Construction	Woodruff Construction	Peak Construction Group	City Construction	MaComas- Lacina Construction	Larson Construction
Base Bid	\$7,890,000	\$ 7,740,000	\$ 8,197,300	\$ 7,728,000	\$ 7,661,200	\$ 7,926,000	\$7,200,000
HVAC Controls (Bid Alt 1E)	\$ 70,000	\$ 74,291	\$ 64,279	\$ 70,000	\$ 68,400	\$ 67,500	\$ 72,000
Total	\$7,960,000	\$ 7,814,291	\$ 8,261,579	\$ 7,798,000	\$ 7,729,600	\$ 7,993,500	\$ 7,272,000

The Community Relations Team will be in attendance Tuesday to propose rental fee rates for Centennial Center. Staff anticipates starting to reserve the space starting later this year for use starting in November of 2025. In a separate and detailed memo, the Community Relations team provides a recommended rate structure based on a great deal of research of various private and public event facilities. Staff recommends approval of the rate structure as outlined in Resolution 2024-60.

Buck Moon Villas, LLC

Buck Moon Villas, LLC is requesting a zoning map amendment from RS-6 Single-Unit Dwelling District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (1.01 total acres) – northeast corner of Highway 965/Ranshaw Way and North Dubuque Street – to facilitate development of two-unit home sites on each lot. During design of the subdivision, it was realized that it would be more efficient to construct two-unit residences on two of the proposed lots. The proposed RM-12 zoning is adjacent to existing RM-12 in the proposed development. The approved preliminary plat depicts 61 single-unit lots and 7 multi-unit lots. This change would allow 58 single-unit lots and 9 multi-unit lots. A virtual good neighbor meeting was held on April 5, 2024. A

few people outside of City staff and the applicant attended the meeting but did not have any comments. Although outside the normal notification boundary, staff contacted representatives of the Fox Run Subdivision and informed them of the request and the meeting. There are no objections to the request. The Planning Commission unanimously recommended approval of the rezoning at its May 7 meeting. Staff also recommends approval.

Primestone Residential Rezoning

Primestone Residential is requesting a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard. This area of North Liberty continues to evolve as more land is developed and proposals are examined. It is City staff's opinion that the proposed development would fit nicely in the emerging development pattern. One primary consideration is the future intersection of Alexandar Way (collector street) and West Forevergreen Road (arterial street) and the overall roadway network. Notably, during development of the 2022 Comprehensive Plan – Connected to Tomorrow, this property was designated Urban Low Intensity (UHI) on the Future Land Use Map because staff wanted the opportunity to scrutinize a proposed development more closely. Staff is confident with the location of the Alexandar Way/West Forevergreen Road intersection depicted on the concept plan. It is anticipated that Alexandar Way would extend south of Forevergreen Road, into Coralville and eventually connect to Highway 6. This would appear to be a major urban intersection in North Liberty and helped inform the appropriateness of commercial zoning in this location. Staff continues to advocate that arterial/arterial and arterial/collector intersections are appropriate locations for higher intensity/density (an example is West Penn Street and North Jones Boulevard). A virtual good neighbor meeting was held on April 5, 2024. A few people outside of City staff and the applicant attended the meeting but did not have any comments. Staff contacted representatives of the Fox Valley Subdivision and informed them of the request and the meeting. There is one formal objection to the request. The Planning Commission unanimously recommended approval of the rezoning at its May 7 meeting. Staff recommends approval as well.

Northridge Rezoning

Northridge 2-4, LLC is requesting a zoning map amendment from ID Interim Development to RS-4 Single-Unit Residence District on 5.36 – northeast corner of North Liberty Road and Oak Lane NE – to facilitate development of 2 single-unit home sites. Notably, the Iowa City Development Board unanimously approved annexation of this property at its April 10, 2024 meeting. The 30-day annexation appeal period has expired and this property is now officially included in the corporate limits. Due to access restrictions, a single driveway access is planned on North Liberty Road for both home sites. Oak Lane NE is not planned as an access due to it being a private road, which would necessitate the granting of a waiver from the Subdivision Ordinance. A virtual good neighbor meeting was held on March 12, 2024. No one outside of City staff and the applicant attended the meeting. Although outside the normal notification boundary, staff contacted representatives of the Fjords North Subdivision and informed them of the request and the meeting. There are no objections to the request. The Planning Commission unanimously recommended approval of the rezoning at its April 2 meeting. Staff also recommends approval.



Agenda



CITY COUNCIL

May 28, 2024

6:30 p.m.

Regular Session

Council Chambers

360 N. Main Street

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Consent Agenda
 - A. City Council Minutes, Regular Session, May 14, 2024
 - B. City Hall Project, Change Order Number 5, City Construction, \$19,586.00
 - C. Streets & Maintenance Facility – Interior Remodel, Pay Application Number 4, Peak Construction, \$120,990.55
 - D. Liquor License Renewal, LD Express
 - E. Claims
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Pride Month Proclamation
 - B. Gun Violence Awareness Month Proclamation
9. Council Reports
10. FY 24 Amendment
 - A. Public Hearing regarding proposed budget amendment
 - B. Resolution Number 2024-56, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2024
11. 2024A Bond Sale
 - A. Public hearing on proposal to enter into an Essential Purpose Loan Agreement

- B. Resolution Number 2024-57, A Resolution taking additional action on proposal to enter into an Essential Purpose Loan Agreement
 - C. Resolution 2024-58, A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement
12. Centennial Events Center
- A. Resolution Number 2024-59, Resolution accepting the bid and authorizing execution of the contract for the Centennial Park Events Complex Project, North Liberty, Iowa
 - B. Staff Presentation regarding Centennial Center rental fees
 - C. Resolution Number 2024-60, Resolution approving the Centennial Center rental fee structure.
13. Buck Moon Villas, LLC Rezoning
- A. Public Hearing regarding proposed rezoning
 - B. Staff and Planning Commission Recommendations
 - C. Applicant Presentation
 - D. First consideration of Ordinance Number 2024-04, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District
14. Primestone Residential Rezoning
- A. Public Hearing regarding proposed rezoning
 - B. Staff and Planning Commission Recommendations
 - C. Applicant Presentation
 - D. Resolution Number 2024-61, A Resolution amending the Future Land Use Map
 - E. First consideration of Ordinance Number 2024-05, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres
15. North Ridge Part Four Rezoning
- A. Third consideration and adoption of Ordinance Number 2024-03, An Ordinance amending the Zoning Map District Designation for Certain

Property located in North Liberty, Iowa from ID Interim Development District
to RS-4 Single-Unit Residence District

16. Old Business
17. New Business
18. Adjournment



Consent Agenda



City Council
May 14, 2024
Regular Session

Call to order

Mayor Hoffman called the May 14, 2024, Regular Session of the North Liberty City Council to order at 6:30 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Erek Sittig, Paul Park, Brent Smith, and Brian Wayson.

Others present: Tracey Mulcahey, Grant Lientz, Josiah Bilskemper, Patty Walden, Dr. Michael Fletcher and other interested parties.

Approval of the Agenda

Sittig moved; Wayson seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Sittig moved, Park seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, April 23, 2024; Liquor License Application, Paradise Indian Grill; Liquor License Application, Mexico Lindo; West Penn Street Improvements Project, Peterson Contractors, Inc., Pay Application Number 1, \$106,397.25; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Patty Walden and Dr. Michael Fletcher, Board Members from CommUnity, asked for continued support of CommUnity Crisis Services.

City Engineer Report

City Engineer Bilskemper reported on the City Hall Project, the Penn Meadows Park Parking Lot Project, the Street Maintenance Facility Interior Remodel Project, the West Penn Street Project and the North Liberty Road Trail Project.

City Administrator Report

Assistant City Administrator Mulcahey reported that starting in June, City Council meetings will be moving to a 6 p.m. start. Mike Keating, Water Department, is retiring after many years with the City on May 24.

Mayor Report

Mayor Hoffman had no report.

Council Reports

Councilor Leibold attended Coffee Connection, Lunch Connection, and the Big O Golf outing. He congratulated Iowa and Kirkwood graduates. He congratulated Lisa Bluder and Jan Jensen on

their next chapters. Councilor Wayson attended the EMA meeting. He recognized this is National Police Week. Councilor Smith spoke at the Community Relations Lunch. He thanked the Community Relations team for talking points. He attended the Skelly Golf Outing. He was on the installation team for the Herkys. Councilor Sittig attended the Community Connection Lunch and the Better Together 2030 event relating to transportation and pop-up rail opportunity. Councilor Park is looking forward to the Food Pantry Golf Outing.

FY 25 Budget

Mayor Hoffman opened the public hearing regarding the proposed FY 25 Annual Budget at 6:44 p.m. No oral or written comments were received. The public hearing was closed at 6:44 p.m. Sittig moved, Wayson seconded to approve Resolution Number 2024-46, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2025, for the City of North Liberty, Iowa. The vote was: ayes – Sittig, Park, Leibold, Wayson, Smith; nays – none. Motion carried.

Lot 1 Water Tower Place Site Plan

Bilskemper reported that staff and commission recommend approval of the proposed site plan. No applicant was present.

Park moved, Smith seconded to approve Resolution Number 2024-47, A Resolution approving the Preliminary Site Plan for Lot 1 Water Tower Place, North Liberty, Iowa. The vote was: ayes – Sittig, Park, Wayson, Leibold, Smith; nays – none. Motion carried.

Solomon's Landing – Part Five Preliminary Plat

Bilskemper reported that staff and commission recommend approval of the proposed preliminary plat.

No applicant was present.

Smith moved, Leibold seconded to approve Resolution Number 2024-48, A Resolution approving the Preliminary Plat for Solomons Landing – Part Five, North Liberty, Iowa. The vote was: ayes – Park, Sittig, Leibold, Wayson, Smith; nays – none. Motion carried.

North Liberty Community Pantry

Wayson moved, Park seconded to approve Resolution Number 2024-49, A Resolution approving the Agreement between the City of North Liberty and the North Liberty Community Pantry. After discussion, the vote was: ayes – Park, Smith, Wayson, Leibold; nays – none; abstain – Sittig. Motion carried.

Recreation Fees

Sittig moved, Wayson seconded to approve Resolution Number 2024-50, A Resolution approving the Recreation Fee Structure. After discussion, the vote was ayes – Smith, Sittig, Leibold, Wayson, Park; nays – none. Motion carried.

TL&L Easement Agreement

Sittig moved, Park seconded to approve Resolution 2024-51, A Resolution approving the acquisition of a Permanent Utility Easement for the Forevergreen Road Signalization Project. The vote was: ayes – Smith, Wayson, Park, Sittig, Leibold; nays – none. Motion carried.

Saratoga Place

Park moved, Sittig seconded to approve Resolution Number 2024-52, A Resolution accepting public improvements for and dedication of Saratoga Place, in Solomon’s Landing Part One in North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Sittig, Wayson, Park, Leibold; nays – none. Motion carried.

Assessment Resolution

Sittig moved, Wayson seconded to approve Resolution Number 2024-53, A Resolution assessing amounts owed to the City of North Liberty, Iowa to individual property taxes. The vote was: ayes – Park, Smith, Leibold, Wayson, Sittig; nays – none. Motion carried.

2024A Bond Sale

Sittig moved, Wayson seconded to approve Resolution Number 2024-54, A Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements.

The vote was: ayes – Wayson, Leibold, Smith, Park, Sittig; nays – none. Motion carried.

Wayson moved, Park seconded to approve Resolution Number 2024-55, A Resolution to Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. The vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays – none. Motion carried.

North Ridge Part Four Rezoning

Wayson moved, Sittig seconded to approve the second consideration of Ordinance Number 2024-03, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from ID Interim Development District to RS-4 Single-Unit Residence District. The vote was: ayes – Leibold, Wayson, Smith, Sittig, Park; nays – none. Motion carried.

Old Business

Councilor Wayson reported that the Flock system was used by Indianola to find an elderly missing person.

New Business

Councilor Smith acknowledged the long-term leadership of Mayor. He is excited for staff who have waited a long time for nice space.

Adjournment

Park moved; Wayson seconded to adjourn at 6:59 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: 005
Date: May 16, 2024

OWNER: *(Name and address)*
City of North Liberty
3 Quail Creek Circle
North Liberty, Iowa 52317

ARCHITECT: *(Name and address)*
Shive-Hattery, Inc. 1207650
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.)

Duct work revisions in Training Room 101 per COR 24 – ADD \$3,312.00

Card reader access for council chambers per COR 25 – ADD \$2,099.00

Add emergency light and GFCI breaker for drinking fountain per COR 27 – ADD \$1,788.00

Provide power and data under reception area on main floor per COR 28 – ADD \$12,369.00

The original Contract Sum was	\$	9,389,509.00
The net change by previously authorized Change Orders	\$	71,879.00
The Contract Sum prior to this Change Order was	\$	9,461,388.00
The Contract Sum will be increased by this Change Order in the amount of	\$	19,568.00
The new Contract Sum including this Change Order will be	\$	9,480,956.00

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

City Construction
CONTRACTOR *(Firm name)*
Matthew Toth
SIGNATURE

City of North Liberty
OWNER *(Firm name)*
SIGNATURE

Natalie A. Oppedal, Architect
PRINTED NAME AND TITLE

Matthew Toth Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

May 16, 2023
DATE

05/16/2024
DATE

DATE

TO OWNER/CLIENT:

City of North Liberty
PO Box 77
North Liberty, Iowa 52317

PROJECT:

023-025 North Liberty Streets and Maintenance
Facility - Interior Remodel
437 South Front Street
North Liberty, Iowa 52317

APPLICATION NO: 4

INVOICE NO: 4

PERIOD: 05/01/24 - 05/31/24

PROJECT NO: 023-025

FROM CONTRACTOR:

Peak Construction Group, Inc.
660 Liberty Way Unit C
North Liberty, Iowa 52317

VIA ARCHITECT/ENGINEER:

Chris Ciccariello (Shive Hattery)

CONTRACT DATE:

CONTRACT FOR: North Liberty Streets and Maintenance Facility

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	\$608,000.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$608,000.00
4. Total completed and stored to date (Column G on detail sheet)	\$348,561.84
5. Retainage:	
a. 5.00% of completed work	\$13,448.50
b. 5.00% of stored material	\$3,979.60
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$17,428.10
6. Total earned less retainage (Line 4 less Line 5 Total)	\$331,133.74
7. Less previous certificates for payment (Line 6 from prior certificate)	\$210,143.19
8. Current payment due:	\$120,990.55
9. Balance to finish, including retainage (Line 3 less Line 6)	\$276,866.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

CONTRACTOR: Peak Construction Group, Inc.

DocuSigned by:
By: Steve Oyen Date: 5/17/2024
2C31A567B16F4EC...

State of: Iowa
County of: Johnson
Subscribed and sworn to before
me this 5/17/2024 day of

Notary Public:
My commission expires:



DocuSigned by:
Ashley Roeder
36B7E42DFEFA4B8...

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$120,990.55

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

ARCHITECT/ENGINEER:

By: Tom McDermott Date: 05/21/2024

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
LIBERTY DOORS, INC.	LD Express	(319) 626-6100		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
900 West Penn StreetPenn		North Liberty	Johnson	52317
MAILING ADDRESS	CITY	STATE	ZIP	
900 West Penn StreetPenn	North Liberty	Iowa	52317	

Contact Person

NAME	PHONE	EMAIL
Rick Streb	(319) 626-6100	rick@libertydoors.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
May 15, 2023	May 14, 2024	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Todd Streb	North Liberty	Iowa	52317	VP	48.99	Yes
Rick Streb	North Liberty	Iowa	52317	President	48.99	Yes
Thomas Streb	North Liberty	Iowa	52317	owner	1.01	Yes
Linda Streb	North Liberty	Iowa	52317	owner	1.01	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



North Liberty Police Department

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

April 12, 2023

Liquor License Check

Business: LD Express
900 W. Penn St.
North Liberty, IA 52317

Owners:

1. Rick Streb (DOB: 1960)
2. Todd Streb (DOB: 1974)
3. Thomas Streb (DOB: 1939)
4. Linda Streb (DOB: 1939)

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

I recommend the license be granted.

This record check was conducted by Sergeant Mitch Seymour.





State of Iowa ABD approval statement from the following county department

Legal Name of Applicant: _____

Name of Business (DBA): _____

Address of Business: _____

Business Phone: _____

Email: _____


State of Iowa ABD License #: _____

Johnson County Health Department:

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

Name: _____

Title: _____ **Date:** _____

Signature:  _____

North Liberty Fire Department

Occupancy: **LD Express / Liberty Doors & Hardware**

Occupancy ID: **LIBE05**

Address: **900 W Penn ST North Liberty IA 52317**

Inspection Type: **Liquor License Inspection**

Inspection Date: **5/2/2023**

By: Humston, Tina (01-2406)

Time In: **15:01**

Time Out: **15:42**

Authorized Date: **05/10/2023**

By: Hardin, Bryan E (01-1022)

Next Inspection Date: **No Inspection Scheduled**



Form: General Fire
Inspection Checklist 1.3

Inspection Description:

ORDER TO COMPLY:

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

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

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

Inspection Topics:

Fire Extinguishers

Fire Extinguisher Monthly Inspection - Initial & Date Tag

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

Status: **FAIL**

Notes: **Extinguisher near live bait needs monthly inspection.**



Fire Alarm System

Manual Pull Station Accessible & Unobstructed

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

Status: FAIL

Notes: Storage in front of emergency stop button for the gas station. Maintain clear path to and around the emergency stop & phone.



Combustible, General & Outside Storage

Oily Rags Stored in Approved Containers

304.3.1 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. Contents of such containers shall be removed and disposed of daily.

Status: FAIL

Notes: No approved disposal container on site for oily rags. Rags used for cleaning grease, cooking equipment and hood need to be stored in a non-combustible container with lid.



Additional Time Spent on Inspection:

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

Total Additional Time: 0 minutes

Inspection Time: 41 minutes

Total Time: 41 minutes

Summary:

Overall Result: Correction Notice Issued

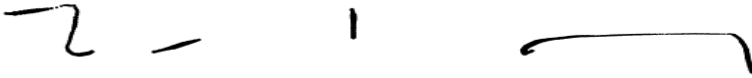
Inspector Notes: Note: Only the space associated with the liquor license was inspected.

Closing Notes:

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

Inspector:

Name: Humston, Tina
Rank: Captain
Work Phone(s): None on file
Email(s): thumston@northlibertyiowa.org
Humston, Tina:



Signed on: 05/02/2023 16:43

Signature

Date

Representative Signature:

Signature

Date



Mayor Report



PROCLAMATION

Pride Month

Whereas, Pride Month seeks to honor the history, struggles, and triumphs of the LGBTQIA+ community, celebrate the rights of every individual to live their authentic truth, and to support the rights of all people to experience equality and freedom from discrimination, prejudice, and violence; and

Whereas, the City of North Liberty is committed to supporting visibility, dignity, and equality for LGBTQIA+ youth and adults in our community; and

Whereas, while society at large increasingly supports LGBTQIA+ equality, it is essential to acknowledge that the need for compassion, empathy, education, and awareness remains vital to end discrimination, violence, inequality, hate; and

Whereas, the principles of love, acceptance, and inclusion are fundamental to building a more equitable and compassionate society; and

Whereas, celebrating Pride Month influences awareness and provides support and advocacy for North Liberty's LGBTQIA+ community, and is an opportunity to act and engage in civil dialogue and intentional actions to strengthen alliances, build acceptance, and advance equal rights; and

Whereas, the Mayor and City Council call upon the people of North Liberty to embrace this principle and work to eliminate prejudice everywhere it exists;

NOW, THEREFORE, BE IT PROCLAIMED that I, Chris Hoffman, Mayor of North Liberty, do hereby recognize June 2024, as

PRIDE MONTH

in the City of North Liberty and would encourage all residents to join in celebrating the diversity and resilience of the LGBTQ+ community, and to continue the fight for justice and human rights for every individual, regardless of sexual orientation, gender identity, or expression. Let us embrace the spirit of Pride Month with open hearts and minds, and let us work together to create a community where everyone can live authentically, without fear of discrimination or persecution.

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 28th day of May, 2024



PROCLAMATION

Gun Violence Awareness Day

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 17,000 gun homicides every year; and

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

WHEREAS, Iowa has 332 gun deaths every year, with a rate of 10.3 deaths per 100,000 people, a crisis that costs the state \$4.2 billion each year, of which \$53 million is paid by taxpayers. IOWA has the 42nd highest rate of gun deaths in the US; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence;

WHEREAS, gun-related deaths are disproportionately higher for African American Iowans, and the disparity for gun-related homicide is even greater with 17.3 per 100,000 compared to 1.1 per 100,000 for Caucasians; and

WHEREAS, the gun suicide rate in 2020 for African Americans was 7.8 per 100,000 compared to 3.2 per 100,000 for Caucasians; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2024 to recognize the 27th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to - (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and

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

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

Now, therefore, be it resolved that I, Chris Hoffman, Mayor of North Liberty, do hereby proclaim June 7, 2024, as

Gun Violence Awareness Day

in the City of North Liberty. I encourage everyone to honor and remember all victims and survivors of gun violence, to support their local communities' efforts to prevent the tragic effects of gun violence, and declare that we as a country must do more to end this public health crisis.

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 28th day of May, 2024



FY 24 Budget Amendment

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of NORTH LIBERTY
Fiscal Year July 1, 2023 - June 30, 2024

The City of NORTH LIBERTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2024

Meeting Date/Time: 5/28/2024 06:30 PM

Contact: Tracey Mulcahey

Phone: (319) 626-5700

Meeting Location: 360 N. Main Street North Liberty

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	12,611,549	0	12,611,549
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	12,611,549	0	12,611,549
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,542,907	0	4,542,907
Other City Taxes	6	912,924	25,000	937,924
Licenses & Permits	7	878,480	70,000	948,480
Use of Money & Property	8	257,100	0	257,100
Intergovernmental	9	4,358,077	314,632	4,672,709
Charges for Service	10	13,184,976	11,000	13,195,976
Special Assessments	11	0	0	0
Miscellaneous	12	10,579,600	480,210	11,059,810
Other Financing Sources	13	10,006,000	0	10,006,000
Transfers In	14	18,319,761	0	18,319,761
Total Revenues & Other Sources	15	75,651,374	900,842	76,552,216
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	5,938,539	338,464	6,277,003
Public Works	17	4,476,731	86,400	4,563,131
Health and Social Services	18	155,000	0	155,000
Culture and Recreation	19	6,086,199	425,561	6,511,760
Community and Economic Development	20	1,697,657	688,000	2,385,657
General Government	21	2,368,044	177,000	2,545,044
Debt Service	22	7,565,215	0	7,565,215
Capital Projects	23	22,798,000	1,631,500	24,429,500
Total Government Activities Expenditures	24	51,085,385	3,346,925	54,432,310
Business Type/Enterprise	25	9,588,655	298,500	9,887,155
Total Gov Activities & Business Expenditures	26	60,674,040	3,645,425	64,319,465
Transfers Out	27	18,319,761	0	18,319,761
Total Expenditures/Transfers Out	28	78,993,801	3,645,425	82,639,226
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-3,342,427	-2,744,583	-6,087,010
Beginning Fund Balance July 1, 2023	30	19,289,410	0	19,289,410
Ending Fund Balance June 30, 2024	31	15,946,983	-2,744,583	13,202,400

Explanation of Changes: Revenues - grants, donations, insurance proceeds, additional Hotel/Motel tax, funds from County for Middle Iowa WMA, miscellaneous revenues including reimbursements for projects and services.
Expenses - Insurance cost increases, siren that was reimbursed, multiple snow events, carryover projects from previous fiscal year, new projects not budgeted, repairs to equipment and facilities, repairs covered by insurance, expenses covered by grants and donations, \$400,000 - ARPA funds to HTFJC, moving city events under city funding umbrella, purchase of Lucas device with funds on hand, additional deposit refunds.

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Summary of Comments on FY 24 North Liberty Amendment - anotated.pdf

Page: 1

Number: 1 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:34:51 AM
Hotel/Motel Tax

Number: 2 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:35:17 AM
Building permit fees

Number: 3 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:35:34 AM
UIHC Fire fees

Number: 4 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:35:49 AM
Fees for programs

Number: 5 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:36:49 AM
Insurance proceeds, reimbursements

Number: 6 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:37:24 AM
Reimbursed overtime, increased insurance costs, insurance covered payments

Number: 7 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:38:04 AM
Reimbursements for items paid through road use tax

Number: 8 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:52:56 AM
Additional Recreation and Library Programming. Expenses for repairs that were not expected. Increased insurance costs.

Number: 9 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:52:08 AM
ARPA Pay to HTFJC

Number: 10 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:52:34 AM
Reconciliation costs. Credit Card fees. Increased insurance costs

Number: 11 Author: tmulcahey Subject: Sticky Note Date: 5/24/2024 9:53:09 AM
Projects that crossed over fiscal years.

Resolution No. 2024-56

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE
FISCAL YEAR ENDING JUNE 30, 2024**

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

WHEREAS, The City Council of North Liberty in Johnson County met on May 28, 2024 at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication;

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

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

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby authorize the amendment to the budget including the transfer for the fiscal year ending June 30, 2024.

APPROVED AND ADOPTED this 28th day of May, 2024.

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



2024A Bond Sale

MINUTES TO HOLD HEARING ON
LOAN AGREEMENT

421033-94

North Liberty, Iowa

May 28, 2024

The City Council of the City of North Liberty, Iowa, met on May 28, 2024, at 6:30 p.m., at the Council Chambers, 360 N. Main Street, North Liberty, Iowa. The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

This being the time and place specified for taking action on the proposal to enter into a certain Essential Purpose Loan Agreement, as defined in the attached resolution, in a principal amount not to exceed \$2,100,000, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

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

Ayes: _____

Nays: _____.

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

Resolution No, 2024-57

RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO AN ESSENTIAL PURPOSE LOAN AGREEMENT

WHEREAS, the City also proposed to enter into a General Obligation Loan Agreement (the "Essential Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$2,100,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs, to that extent, of undertaking parking lot improvements at Penn Meadows Municipal Park (the Essential Purpose Project"); and pursuant to law and duly published notice of the proposed action has held a hearing thereon on May 28, 2024; and

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

Section 1. The City Council hereby determines to enter into the Essential Purpose Loan Agreement in the future and orders that general obligation bonds be issued at such time, in evidence thereof. The City Council further declares that this constitutes the "additional action" required by Section 384.25 of the Code of Iowa.

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

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

Passed and approved May 28, 2024.

CHRIS HOFFMAN, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

....

On motion and vote, the meeting adjourned.

CHRIS HOFFMAN, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF JOHNSON
CITY OF NORTH LIBERTY

SS:

I, the undersigned, City Clerk of the City of North Liberty, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its City Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to the public hearing and additional action on a loan agreement and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this _____ day of _____, 2024.

TRACEY MULCAHEY, CITY CLERK

MINUTES TO SET DATE FOR HEARING
ON LOAN AGREEMENT

421033-94

North Liberty, Iowa

May 28, 2024

The City Council of the City of North Liberty, Iowa, met on May 28, 2024, at 6:30 p.m. at Council Chambers, 360 N. Main Street, North Liberty, Iowa.

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

Present:

Absent: _____.

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

Ayes:

Nays: _____.

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

....

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

CHRIS HOFFMAN, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

Resolution No. 2024-58

RESOLUTION SETTING THE DATE FOR PUBLIC HEARING ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION URBAN RENEWAL LOAN AGREEMENT

WHEREAS, the City of North Liberty (the "City"), in Johnson County, proposes to enter into a General Obligation Urban Renewal Loan Agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$2,700,000 pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa for the purpose of paying the costs, to that extent, of undertaking the Northside Community Park Land Acquisition Project, an urban renewal project of the City authorized by action of the City Council on June 27, 2023, as amended on May 14, 2024 (the "Urban Renewal Project" and together with the Essential Purpose Project, the "Projects"), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Urban Renewal Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This City Council shall meet on June 11, 2024, at the Council Chambers, 360 N. Main Street, in the City, at 6 o'clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreements.

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

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,700,000

(GENERAL OBLIGATION)

The City Council of the City of North Liberty, Iowa, will meet on June 11, 2024, at 6 o'clock p.m. at the Council Chambers, 360 N. Main Street, North Liberty, Iowa for the purpose of instituting proceedings and taking action to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$2,700,000 for the purpose of paying the cost, to that extent, of undertaking the Northside Community Park Land Acquisition Project, an urban renewal project of the City authorized by action of the City Council on June 27, 2023, as amended on May 14, 2024.

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

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

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

Tracey Mulcahey
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects, which are reasonably estimated to cost approximately \$2,700,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

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

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

Passed and approved May 28, 2024.

CHRIS HOFFMAN, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

ATTESTATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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

WITNESS MY HAND this ____ day of _____, 2024.

TRACEY MULCAHEY, CITY CLERK

ORGANIZATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY
CITY OF NORTH LIBERTY

SS:

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

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

Chris Hoffman, Mayor

Ryan Heiar, City Administrator

Tracey Mulcahey, Assistant City Administrator / City Clerk

Debra Hilton, City Treasurer

Brian Wayson, Council Member/Mayor Pro Tem

Brent Smith, Council Member

Erek Sittig, Council Member

Paul Park, Council Member

Brian Leibold, Council Member

WITNESS MY HAND this ____ day of _____, 2024.

TRACEY MULCAHEY, CITY CLERK

PUBLICATION CERTIFICATE

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

STATE OF IOWA
JOHNSON COUNTY
CITY OF NORTH LIBERTY

SS:

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

WITNESS MY HAND this _____ day of _____, 2024.

TRACEY MULCAHEY, CITY CLERK

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



Centennial Events Center

May 22, 2024

City of North Liberty
ATTN: Mr. Ryan Heiar, City Administrator
300 N. Main Street
North Liberty, Iowa 52317

RE: Centennial Park Event Complex Phase 1

Dear Mr. Heiar:

On May 14, 2024, at 10:00 am at the North Liberty Public Library seven bids were received and opened for the above-referenced project. The design professional's estimate was \$8,309,000 for base bid.

The apparent low base bid was received from Larson Construction in the amount of \$7,200,000.00. A mandatory Alternate Bid #1 was included for the HVAC controls. We recommend acceptance of Alternate Bid No. 1E – Diverse Controls. Awarding the mandatory Alternate Bid No. 1E, Larson Construction remains the apparent low bidder with the amount of \$7,272,000.

Subject to submitting acceptable bonds, insurance, and the Agreement, we recommend award of contract to Larson Construction based upon their lowest responsible, responsive bid for the project including the mandatory HVAC controls alternate. 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.



Jennifer Hoffman, PE

JLH/bad

Enc. Bid Tabulation

Copy: Tracey Mulcahey, Assistant City Administrator
Grant Lientz, City Attorney



**CENTENNIAL PARK EVENT COMPLEX - PHASE 1
2112301700**

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
2839 Northgate Drive
Iowa City, Iowa 52245

Bid Date: Tuesday, May 14, 2024
Time: 10:00 AM
Location: City of North Liberty - Main Library Desk
North Liberty Community Center
520 W. Cherry Street
North Liberty, Iowa 52317

NAME AND ADDRESS OF GENERAL CONTRACTORS		Tricon Construction Group	Knutzen Construction	Woodruff Construction	Peak Construction Group	City Construction	McComas-Lacina Construction	Larson Construction					
REQUIRED BIDDING DOCUMENTS		YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO
1.	Bid Form	Y	Y	Y	Y	Y	Y	Y					
2.	5% Bid Security by Certified Check or Bid Bond	Y	Y	Y	Y	Y	Y	Y					
3.	Bidder Status Form	Y	Y	Y	Y	Y	Y	Y					
4.	Receipt of Addendum No. 1	Y	Y	Y	Y	Y	Y	Y					
5.	Receipt of Addendum No. 2	Y	Y	Y	Y	Y	Y	Y					
6.	Receipt of Addendum No. 3	Y	Y	Y	Y	Y	Y	Y					
		PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE
BASE BID:		\$7,890,000.00	\$7,740,000.00	\$8,197,300.00	\$7,728,000.00	\$7,661,200.00	\$7,926,000.00	\$7,200,000.00					
ALTERNATE BID NO. 1A: <small>HVAC Controls - Woodman Controls</small>		\$86,000.00	\$90,756.00	\$78,525.00	\$83,525.00	\$82,500.00	\$82,500.00	\$85,000.00					
ALTERNATE BID NO. 1B: <small>HVAC Controls - Basepoint Building Automation</small>		\$78,000.00	\$82,735.00	\$71,900.00	\$77,000.00	\$75,700.00	\$75,500.00	\$79,000.00					
ALTERNATE BID NO. 1C: <small>HVAC Controls - Johnson Controls</small>		-	-	-	-	-	-	-					
ALTERNATE BID NO. 1D: <small>HVAC Controls - Baker Group</small>		\$155,000.00	\$169,100.00	\$146,312.00	\$156,310.00	\$154,000.00	\$153,700.00	\$158,000.00					
ALTERNATE BID NO. 1E: <small>HVAC Controls - Diverse Controls, Inc.</small>		\$70,000.00	\$74,291.00	\$64,279.00	\$70,000.00	\$68,400.00	\$67,500.00	\$72,000.00					
UNIT PRICE NO. 1: <small>Unit Price for overexcavation of unsuitable soils below the subgrade. The Lump Sum base bid price includes 300 Cubic Yards (CY) of overexcavation. The Unit Price will be used for adjusting the contract price if the actual quantity of overexcavation differs from the base bid amount, in accordance with General Conditions and Section 01 2100.</small>		\$55.00	\$63.00	-	\$60.00	\$60.00	-	\$68.00					

Resolution No. 2024-59

**RESOLUTION ACCEPTING THE BID AND AUTHORIZING EXECUTION
OF THE CONTRACT FOR THE CENTENNIAL PARK EVENTS
COMPLEX 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 Centennial Park Events Complex Project;

WHEREAS, seven contractors submitted bids for the project; and

WHEREAS, the lowest responsive, responsible bid which included the Base Bid, Alternate Bid No. 1E, and \$68 per cubic yard for over-excavation was from Larson Construction, in the amount of \$7,272,000; and

NOW, THEREFORE, BE IT RESOLVED that the Centennial Park Events Complex Project, including Alternate Bid No. 1E, is authorized, and the bid from Larson Construction for same is hereby accepted and approved for the project at an amount of \$7,272,000 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 May, 2024.

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



To **City Council**
CC **Ryan Heiar, Nick Bergus**
From **Angela Millard, Jillian Miller**
Date **May 20, 2024**
Re **Centennial Center Rental Rates**

A Park for the People

North Liberty is *connected to what matters* and Centennial Park connects residents and visitors to inclusive arts and entertainment, community events, accessible recreation, and affordable private event space.

Centennial Park is a magnetic gathering place in the heart of Eastern Iowa. The Centennial Center – an Event Hall and connected Amphitheatre – and the park’s playgrounds and future amenities will enhance quality of life, attract development, and draw visitors from around the region to Johnson County.

Our 2019 Rebranding and Visioning report identified that investing in more public gathering spaces has the most potential to increase residents’ sense of community. We now have the opportunity to answer this call with our policies for the Centennial Center and valuing access to affordable, high-quality event space over revenue; curating an attractive blend of public programming and private events that elevates North Liberty’s quality-of-life approach to economic development.

Centennial Center Pricing Structure

With the above statement in mind and to balance public and private events, staff will reserve two weekends (Friday and Saturday) per month of the first fiscal year (FY26) of Centennial Center’s operations: one for city-produced events and one for no rentals. There will likely be more than one city-produced program per month, but holding a weekend for city use ensures our ability to offer public community programming in the Event Hall and necessary flexibility to book acts for the amphitheatre. Maintaining one weekend without events each month will respect the surrounding neighborhood and not overburden the facility or staff. These guideposts will adjust in FY27 as the team and community adjust to the new venue.

The proposed rental prices for the Centennial Center were created after an extensive competitor analysis comparing the rental fees, hours of operation and discounts offered by City-owned and privately-operated event spaces. Information was compiled through online research, phone calls and email correspondence with venue staff as most privately managed event spaces do not list their pricing online.

Juxtaposing our facility to others proved difficult, as no space could be compared apples to apples. Additionally, we are comparing the current rental pricing of venues to what we are forecasting to collect nearly two years from now.

A Fresh Space in the ICR Area

Centennial Center will stand out and offer another option for local and regional gatherings for a variety of reasons:

- Compared to other city-owned facilities we'll offer:
 - A larger seating capacity of 300. Local comparisons are 100-170.
 - An updated industrial facility. Terry Trueblood opened in 2013, North Ridge Pavilion in 2003 and Ushers Ferry Lodge in 2014.
 - Existing and expanded amenities throughout the park (playgrounds, splash bad, green space)
 - A connected stage for concurrent or abutting programs.
- Unlike many private venues we'll offer:
 - Free, hard-surface parking for guests
 - Lower rental rates
 - No food or beverage minimum or catering restrictions

Rental Rates

The rates we are recommending are slightly higher than other City-owned buildings, on par with other event space weekday and hourly rentals, and significantly lower than other wedding venue prices. Items of note:

- The Event Hall and Amphitheatre will not be rented to two separate customers with events happening at the same time. This will limit indoor Event Hall rentals from May to September when the stage is available.
- We will offer year-round pricing. This is in line with other city-managed facilities in the area and differentiates our space from privately-owned venues, which charge seasonal pricing equating to as much as \$2,000 more for a wedding during peak wedding season (June-October)
- Pricing will differ for Sunday-Thursday vs. Friday and Saturday rentals. It is standard for venues to charge more on Fridays, Saturdays, and Sundays, but Centennial Center will include Sundays in our lower price offerings to make the space more accessible for groups (i.e. a family reunion).
- The City will avoid bookings at the Centennial Center on holidays, but they are possible on a case-by-case basis at a higher rate. This is in line with other city-operated venues.

The Event Hall rental fee and offerings will differ for general use vs. weddings and galas:

- General Use Event Hall Rental
 - Available in 3-hour or 6-hour blocks, a range of \$133-\$233/hour, depending on the day of the week.
 - May be booked 18 months in advance. A \$200 non-refundable down payment for booking and the balance due 7 days prior to the event.
 - Lessees will be required to set up and tear down our provided tables.
- Weddings & Galas
 - An all-day rental of 12-16 hours. These events take significantly more staff time. We will offer a \$3,000 package and a \$5,000 package.
 - May be booked 18 months in advance with a \$1,000 non-refundable down payment for booking and the balance due 30 days prior to the event.
 - These packages include standard set up and tear down of tables and chairs by City staff in advance of the rental time beginning.

Amphitheatre rental fee and offerings will differ for free and ticketed events:

- Available in a 4-hour block, ranging from \$100-\$350/hour, depending on the day of the week.
- May be booked 12 months in advance.
- A \$200 non-refundable down payment is required at booking and the balance due 7 days prior to the event.
- Tables or chairs will not be provided with the rental of the stage.

Prioritizing Affordability

North Liberty residents and business will receive \$100 Off Centennial Center rentals (Event Hall and Amphitheatre) and up to \$200 Off on Wedding & Gala packages, meaning:

- A resident could host a 3-hour family reunion on a Sunday afternoon for \$300.
- A business could host a 3-hour retirement party on a Thursday evening for \$300.
- A resident could rent the Event Hall for their wedding for \$2,800.

North Liberty and all Johnson County non-profit organizations will be extended a 20% discount on Sunday-Thursday rentals (excluding Wedding & Gala packages), meaning:

- A North Liberty non-profit could host a fundraiser in the Event Hall for \$240 (\$400 regular rate - North Liberty \$100 discount - 20% discount)
- Any Johnson County 501(c)3 could rent the space for \$320 Sunday-Thursday (\$400 regular rate - 20% discount)

Most area venues do not promote discounted rates and the majority that did do not honor discounts on weekends (i.e. Coralville's North Ridge Pavilion non-profit rate of \$40 for 2 hours Monday-Thursday only) or on all-day rentals and limit how far in advance a

non-profit can book. Other venues offered anywhere from 10% (Indian Creek Nature Center) up to 50% (North Liberty Recreation Department).

Alcohol Policy

Centennial Park's alcohol policy is currently being drafted with input from Community Relations staff, the City Attorney, the City's insurance broker Relion Insurance Solutions, the North Liberty Police Department, and City Administration. A draft will be presented to Council in a future meeting.

Projections

The combination of city-produced programs and private rentals and the variety of rental package types makes projections for Centennial Center's revenues challenging. Based on the proposed rental rates and commitment to reserving dates for city-produced programming, staff estimates that revenue in the Center's first eight months (FY26, November 2025 through June 2026) could be \$75,000 (\$50,000 to \$90,000 based on package type). This is calculated off a forecasted 90-120 paid events at various package prices. This number of events is comparable to North Ridge Pavilion's 208 rentals in 2022.

Centennial Center's has the potential of doubling revenue in FY27 with a full year of the Event Hall and Amphitheatre operations and additional hired staff.

Next Steps

Rental rates for different use cases, a summary of market analysis and revenue projections for the Centennial Center are outlined in this packet for review.

We're seeking City Council's approval to move forward with the proposed pricing so Community Relations may begin designing digital and printed materials to capture inquiries and bookings upon the Center's groundbreaking this July.

Event Hall

Centennial Center’s Event Hall offers a bright and airy industrial space for a wide range of programs and gatherings in North Liberty’s Centennial Park. Oversized windows along the ceiling and south wall let natural light into the 5,000 square-foot hall featuring tall ceilings, exposed steel beams, wood pillars and polished concrete floors.

The Centennial Center is the perfect place to hold business meetings, networking events, graduation and birthday parties, reunions, weddings, and many other special events. The Event Hall can accommodate **300 people for a meal**, up to **400 people seated in chairs** for a speaker and **500 people for a standing room only event**. The Center is equipped with modern audio-visual equipment and built-in colored accent lighting to customize every event and offers two private dressing rooms, a catering prep kitchen and attached stage which serves as an outdoor patio.

- Open year-round.
- Rentals between the **hours of 9 a.m. and 10 p.m., including setup and tear down**.
- The Event Hall may be reserved up to 18 months in advance.
- Certain dates may be reserved for City programs or special events.
- The Centennial Center is located within a public park and the use of tobacco, nicotine, vape and other electronic smoking devices are prohibited in North Liberty parks, parking lots, trails, and public recreation areas.

Event Hall	Sunday-Thursday	Friday-Saturday
<u>3-hour rental (9 am.-Noon), (1-4 p.m.), (5-8 p.m.)</u>		
Non-Residents	\$400	\$700
North Liberty Residents and Businesses	\$300	\$600
Johnson County Non-Profit	\$320	\$700
North Liberty Non-Profit	\$240	\$600
Holiday Rate	\$1,000	
<u>6-hour rental (9 a.m. – 3 p.m.), (4-10 p.m.)</u>		
Non-Residents	\$800	\$1,400
North Liberty Residents and Businesses	\$700	\$1,300
Johnson County Non-Profit	\$640	\$1,400
North Liberty Non-Profit	\$560	\$1,300
Holiday Rate	\$2,000	
<u>Add-ons</u>		
Additional Hour Event Hall, above 6hrs	\$100/Hour	
Amphitheatre	\$400	

North Liberty residents and business rates are \$100 lower.

All Johnson County non-profit organizations may receive a 20% discount on Sun-Thur bookings.

Event Hall

Rental of the hall includes:

- Tables and chairs for in the event hall
 - Setup and tear down of the chairs will be the renter's responsibility.
- Audio-visual equipment including screen and projectors, microphones, Wi-Fi and assisted listening devices,
 - Use of the Audio-Visual equipment does not include an AV Tech during the event.
 - A staff member will be onsite to assist with set up and issues but not to run the equipment for the entirety of your event.
- Access to the catering kitchen (for prep and service).
- Access to two private dressing rooms.
- Renters may bring in their own preferred caterer as the City does not offer food and beverage services.
- Free, hard surface parking is available within the park for over 280 vehicles.

For inquiries and reservation requests, simply complete a request form or call us at 319-626-5770.

A \$200 non-refundable down payment is required to guarantee the date.

Alcohol is allowed within the Event Hall with a \$250 damage deposit.

The deposit may be returned after the event.

Balance is due and payable 7 days prior to the event date.

Friday/Saturday City Building Pricing

<u>Location</u>	<u>City</u>	<u>~ \$ / hr</u>	<u>Pricing</u>	<u>Accommodates</u>	<u>Additional Hour</u>	<u>Rental Times</u>	<u>Non-Profit Discounts</u>
Ushers Ferry Lodge	Cedar Rapids	\$288	\$3,400-\$4,600	300	\$175	Wedding Pkg (8a-midnight) Fri/Sat/Sun	nothing listed on website
Centennial Center	North Liberty	\$233	\$1,400/6hrs	300	\$100	3 hrs or 6 hrs	20% discount anytime
Terry Trueblood	Iowa City	\$215	\$215/hr < 5hrs	170	\$215	< 5 hrs or all day (5+ hrs) (7a-12a)	nothing listed on website
Low Park Arts & Environment Center	Marion	\$125	\$750/6 hrs	220	\$150	6 hrs (9a-3p or 4-10p)	discount 1 per yr if non-profit w/in city of marion & form to fill out
Ellis Clubhouse & Event Center	Cedar Rapids, IA	\$120	\$240/2hrs	120	\$55	2 consecutive hrs + additional	No - rate are already low
NL Rec Center - Gerdine Center	North Liberty	\$85	\$85/hr	650	\$85/hr	pricing for non-resident, \$70/hr for residents	50% discount anytime
North Ridge Pavilion	Coralville	\$63	\$375/6hrs	100		(10a-4p or 5-11p Fri/Sat/Sun) non-resident	no discounts Fri-Sun

Weekday City Building Pricing

<u>Location</u>	<u>City</u>	<u>~ \$ / hr</u>	<u>Pricing</u>	<u>Accommodates</u>	<u>Additional Hour</u>	<u>Rental Times</u>	<u>Non-Profit Discounts</u>
Centennial Center	North Liberty	\$133	\$800/6 hours	300	\$100	3 hrs or 6 hrs	20% discount anytime
Ushers Ferry Lodge	Cedar Rapids	\$110	\$550/5 hrs	300	\$125	Corporate rentals Mon-Thur 8am-10pm	nothing listed on website
Terry Trueblood	Iowa City	\$108	\$108/hr <5hrs	170		Monday-Thursday	nothing listed on website
Ellis Clubhouse & Event Center	Cedar Rapids, IA	\$120	\$240/2hrs	120	\$55	Pricing the same regardless of day of the week	No - rate are already low
NL Rec Center - Gerdine Center	North Liberty	\$85	\$85/hr	650	\$85/hr	Pricing the same regardless of day of the week	50% Discount
North Ridge Pavilion	Coralville	\$55	\$220/4 hrs	100		4-hour block during the week (7a-11pm) non-resident	\$40/2 hr Mon-Thur only
Low Park Arts & Environment Center	Marion	\$33	\$200/6hrs	64	\$150	Mon-Thur 9a-3p or 4-10p	discount 1 per yr if non-profit w/in city of marion & form to fill out
						Entire Facility-weekends only -	

Weddings & Galas

Centennial Center’s Event Hall offers a bright and airy industrial space for a wide range of programs and gatherings in North Liberty’s Centennial Park. Oversized windows along the ceiling and south wall let natural light into the 5,000 square-foot hall featuring tall ceilings, exposed steel beams, wood pillars and polished concrete floors.

The Centennial Center is the perfect place to hold a Wedding Ceremony, Reception, rehearsal dinner or Gala’s. The Event Hall can accommodate **300 people at tables** with space for a head table or small riser stage and a dance floor. The Center is equipped with modern audio-visual equipment and built-in colored accent lighting to customize every event and offers two private dressing rooms, a catering prep kitchen and attached stage which serves as an outdoor patio.

- Open year-round.
- Rentals between the **hours of 8 a.m. and 12 p.m., including setup and tear down.**
- Events **end by 11 p.m.** with all personal property and guests out of the Event Hall by 12 a.m.
- The Event Hall may be reserved up to 18 months in advance.
- Certain dates may be reserved for City programs or special events.
- The Centennial Center is located within a public park and the use of tobacco, nicotine, vape and other electronic smoking devices are prohibited in North Liberty parks, parking lots, trails, and public recreation areas.

Wedding & Gala Packages	Non-Resident	North Liberty Resident
Wedding Package A	\$3,000	\$2,800
one day, 12 consecutive hours		
access to catering kitchen		
access to both dressing rooms		
Package A add-ons		
Additional Hour Event Hall	\$100/Hour	\$100/Hour
Amphitheatre (Ceremony)	\$400	\$400
Wedding Package B	\$5,000	\$4,800
two time blocks up to 16 hours total over two days		
access to catering kitchen		
access to both dressing rooms		
Amphitheatre both days		
One-month couples pass to NL Rec Center (~\$75 value)		
Package B add-ons		
Additional Hour Event Hall	\$100/Hour	\$100/Hour
*Additional \$1,000 if using the Centennial Center on a Holiday		

Weddings & Galas

Wedding Packages include:

- Use of tables and chairs for inside the Event Hall
- Centennial Center staff will setup tables and chairs in the Event Hall
- Audio-visual equipment including screen and projectors, microphones, Wi-Fi and assisted listening devices,
 - Use of the Audio-Visual equipment does not include AV Tech during the event.
 - A staff member will be onsite to assist with set up and issues but not to run the equipment for the entirety of your event.
- Access to the catering kitchen (for prep and service).
- Access to two private dressing rooms.
- Renters may bring in their own preferred caterer as the City does not offer food and beverage services.
- Free, hard surface parking is available within the park for over 280 vehicles.

Our two-day package is designed for those needing to get in the day before the main event for setup. The Amphitheatre stage may also be used for a Ceremony location or as a cocktail hour before the reception starts. Please note that chairs for outside are not included in the rental and the Event Hall chairs and tables may not be taken outside onto the stage or lawn.

For inquiries and reservation requests, simply complete a Wedding request form or call us at 319-626-5770.

A \$1,000 non-refundable down payment is required for Weddings at the time of contracting to guarantee the space and date.

Alcohol is allowed within the Event Hall with a \$250 damage deposit.

The deposit may be returned after the event.

Balance of rental fee is due and payable 30 days prior to event date. Any additional add-ons after initial contracting will due at this time as well.

Wedding Weekend Pricing

<u>Location</u>	<u>City</u>	<u>~ \$ / hr</u>	<u>Pricing</u>	<u>Accommodates</u>	<u>Rental Times</u>
Hotel Kirkwood	Cedar Rapids, IA	\$1,875	\$11,250	450	6pm - 12 pm
Midnight Gem	Swisher, IA	\$469	\$7,500	300	8am - 12am
Ashton Hill Farm	Cedar Rapids, IA	\$438	\$5,000 - \$7,000	300	8am - 12am
Bella Sala Event Center	Tiffin, IA	\$425	\$6,800 - \$9,000	330-650	
The Celebration Farm	Coralville, IA	\$424	\$3,000-\$7,000	450	16.5 hrs
Wilson's Orchard & Farm	Iowa City, IA	\$406	\$4,500 - \$6,500	225	8am - 12am
Copper Creek Ridge	Riverside, IA	\$375	\$4,950 - \$6,000	300	
Palmer House Stable	Solon, IA	\$357	\$2,500 - \$6,000	150	9am - 11am
Hotel Milwright	Amana, IA	\$333	\$4,000	225	
Cedar Ridge Winery & Distillery	Swisher, IA	\$321	\$4,350	200	9am - 11pm
Ushers Ferry Lodge	Cedar Rapids	\$288	\$3,400-\$4,600	300	8am - 12 am
Centennial Center and Amphitheatre	North Liberty, IA	\$250	\$3,000 - \$5,000	300	8am - 12am
Colony Acres Family Farm Barn Rental	North Liberty, IA	\$233	\$3,500	170	8am - 11 pm
Price Creek Event Center	Amana, IA	\$229	\$3,900	250	8am - 1am
Indian Creek Nature Center	Cedar Rapids, IA	\$200	\$3,200 (3 day)	120	8am - 12am
Riverside Casino & Golf Resort	Riverside, IA	\$188	\$3,000	500	8am-12am
Low Park Arts and Entertainment Center	Marion, IA	\$100	\$1,500	220	8am - 11pm
Terry Trueblood	Iowa City, IA	\$88	\$1,500	170	7am - 12am

Amphitheatre

Centennial Center’s Amphitheatre connects the community through art, offering a curated mix of free and ticketed performances produced by the City of North Liberty to provide arts access to all residents and visitors.

The Amphitheatre is also available for private and public rental for local theatre productions, dance recitals, choir performances, band concerts, award ceremonies and more.

The 2,700-square-foot south-facing stage is attached to the Center’s Event Hall, providing easy access to dressing rooms, concessions, and public and private restrooms.

- The Amphitheatre is open **May through September**, unless otherwise requested.
- Rental hours are between **8 a.m. and 10 p.m., including setup and tear down.**
- All amplified sounds are limited to between **10 a.m. and 10 p.m.**
- **Amphitheatre rentals may be reserved up to 12 months in advance.**
- Lawn to accommodate over **2,000 guests on chairs or blankets.**
- Certain dates may be reserved for City-produced programs.
- The Amphitheatre is located within a public park and the use of tobacco, nicotine, vape and other electronic smoking devices are prohibited in North Liberty parks, parking lots, trails, and public recreation areas.

Amphitheatre	Sunday-Thursday	Friday-Saturday
Free public events (4-hour rental)		
Non-Residents	\$400	\$800
North Liberty Residents and Businesses	\$300	\$700
Johnson County Non-Profit	\$320	\$800
North Liberty Non-Profit	\$240	\$700
Holiday Rate	\$1,000	
Ticketed Events (4-hour rental)		
Non-Residents	\$700	\$1,400
North Liberty Residents and Businesses	\$600	\$1,300
Johnson County Non-Profit	\$560	\$1,400
North Liberty Non-Profit	\$480	\$1,300
Holiday Rate	\$2,000	
Add-ons		
Additional Hour	\$100/Hr.	
Indoor Back stage access	\$200	
- Catering Kitchen/Service Window		
- Dressing Rooms (2 available)		
- Event Center Space as staging area only		

North Liberty residents and businesses rates are \$100 lower.

All Johnson County non-profit organizations may receive a 20% discount on Sun-Thurs bookings.

Amphitheatre

Rental of the Amphitheatre includes:

- Stage (38' x 76', with wing walls)
 - Viewable performance space between the wing walls is 38' deep by 55' wide
- Relion Lawn (18,000 square feet, measuring 80'x230', with designated, paved ADA seating). Additional Park green space beyond the designated lawn can accommodate larger crowds.
- Use of house stage lights (three zones back to front of stage)
- Use of house speakers

Use of house production does not include AV Tech to run the equipment during the event. A staff member will be onsite to assist with set up but not to run the equipment for the entirety of your event.

Additional lighting trusses, speakers and additional production equipment may be privately rented with City approval. These events are considered a High Production Show and will be charged accordingly, reach out for more information.

The Centennial Center's catering kitchen and concession window are available for an additional fee. Event organizers may bring in food trucks or vendors at no charge with City approval. Alcohol is not permitted for sale or consumption at Amphitheatre events unless produced or sponsored by the City of North Liberty.

Chairs and tables are not provided for the Amphitheatre. Renters will need to rent their own chairs or have attendees bring lawn chairs and blankets.

For inquiries and reservations, simply complete an Amphitheatre request form or call us at 319-626-5770.

A \$200 non-refundable down payment is required to guarantee the date.

Balance of rent is due and payable 7 days prior to event date.

Amphitheatre Weekend Pricing Comparison

<u>Location</u>	<u>City</u>	<u>~ \$ / hr</u>	<u>Pricing</u>	<u>Accommodates</u>	<u>Additional Hour</u>	<u>Rental Times</u>
Celebration Farms Amphitheater	Iowa City		\$900	300		Conjunction w/building rental
Centennial Center Amphitheatre	North Liberty	\$200	\$800/4hrs	1,000 +	\$100	8am - 10 pm
Ames Band Shell Park	Ames	\$160	\$160/hr	2,500		8am - 10 pm
Lowe Park Amphitheater	Marion	\$125	\$750/6hrs		\$150	9a-3p or 4-10p
Jamie Hurd Ampitheater	West Des Moines	\$125	\$124/hr min 2hr			7am - 10 pm
Riverside Festival Stage	Iowa City	\$75	\$300/4hrs	472		7am - 10:30 pm
IMU River Amphitheater	Iowa City	\$29	\$400	500		8am - 10 pm
McGrath Amphitheatre	Cedar Rapids					

Stage/Amphitheatre Weekend Pricing Comparison

<u>Location</u>	<u>City</u>	<u>~ \$ / hr</u>	<u>Pricing</u>	<u>Accommodates</u>	<u>Additional Hour</u>	<u>Rental Times</u>
Celebration Farms Amphitheater	Iowa City		\$900	300		Conjunction w/building rental
FilmScene	Iowa City	\$650	\$1,300/2hrs	120	\$200	9am - 9pm
Coralville Center for the Performing Arts	Coralville	\$357	\$1,785/5 hrs	472		8a-11p
Englert	Iowa City	\$340	\$3,400	725		10 hr rental
Surf Ballroom	Clear Lake	\$328	\$5,250	2,100		9am - 1am
Centennial Center Amphitheatre	North Liberty	\$200	\$800/4hrs	1,000 +	\$100	8am - 10 pm
Ames City Auditorium	Ames	\$170	\$170/hr	881		Profit and non-profit rates
Ames Band Shell Park	Ames	\$160		2,500		Profit and non-profit rates
Riverside Theater	Iowa City	\$150	\$1,150/12hrs max	150		12 hours max
Lowe Park Amphitheater	Marion	\$125	\$750/6hrs		\$150	9a-3p or 4-10p
Jamie Hurd Ampitheater	West Des Moines	\$125	\$124/hr min 2hr			7am - 10 pm
Riverside Festival Stage	Iowa City	\$75	\$300/4hrs	472		7am - 10:30 pm
IMU River Amphitheater	Iowa City	\$29	\$400	500		8am - 10 pm

Resolution No. 2024-60

**RESOLUTION APPROVING THE CENTENNIAL CENTER
RENTAL FEE STRUCTURE**

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

WHEREAS, the Centennial Center will begin accepting in June 2024 reservations for private use starting in November 2025; and

WHEREAS, staff has reviewed the expected cost of operations and the purpose of the facility to propose a fee structure;

NOW, THEREFORE, BE IT RESOLVED that the following Centennial Center Rental Fee Structure is approved and will go into effect immediately for rental reservations.

APPROVED AND ADOPTED this 28th day of May, 2024.

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



Centennial Park Rental Fee Structure

Adopted May 28, 2024

Event Hall Rentals		
3-hour Rental	Sunday- Thursday	Friday, Saturday
Non-residents	\$400	\$700
Residents and North Liberty Businesses	\$300	\$600
Johnson County Non-profit	\$320	\$700
North Liberty Non-profit	\$240	\$600
Holiday Rate	\$1,000	\$1,000
6-hour rental	Sunday- Thursday	Friday, Saturday
Non-Residents	\$800	\$1,400
North Liberty Residents and Businesses	\$700	\$1,300
Johnson County Non-Profit	\$640	\$1,400
North Liberty Non-Profit	\$560	\$1,300
Holiday Rate	\$2,000	\$2,000
Event Hall Rental add-ons	Sunday- Thursday	Friday, Saturday
Additional Hour, per hour above 6	\$100	\$100
Amphitheatre	\$400	\$400
Amphitheatre Rentals	Sunday- Thursday	Friday, Saturday
Free public events (4-hour rental)		
Non-Residents	\$400	\$800
North Liberty Residents and Businesses	\$300	\$700
Johnson County Non-Profit	\$320	\$800
North Liberty Non-Profit	\$240	\$700

Holiday Rate	\$1,000	\$1,000
Ticketed Events (4-hour rental)	Sunday- Thursday	Friday, Saturday
Non-Residents	\$700	\$1,400
North Liberty Residents and Businesses	\$600	\$1,300
Johnson County Non-Profit	\$560	\$1,400
North Liberty Non-Profit	\$480	\$1,300
Holiday Rate	\$2,000	\$2,000
Amphitheatre Rental add-ons	Sunday- Thursday	Friday, Saturday
Additional Hour, per hour	\$100	\$100
Indoor/backstage access	\$200	\$200
Wedding & Gala Packages	Non-resident	Resident
Wedding Package A (one-day)	\$3,000	\$2,800
Wedding Package B (two-day)	\$5,000	\$4,800
Wedding & Gala Package add-ons	Non-resident	Resident
Additional Event Hall Hour, per hour	\$100/Hour	\$100/Hour
Amphitheatre (Ceremony)	\$400	\$400



Buck Moon Villas



May 7, 2024

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

Re: Request of Buck Moon Villas, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres). The property is generally located at the northeast corner of Highway 965/Ranshaw Way and North Dubuque Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 7, 2024 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the zoning map amendment to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission

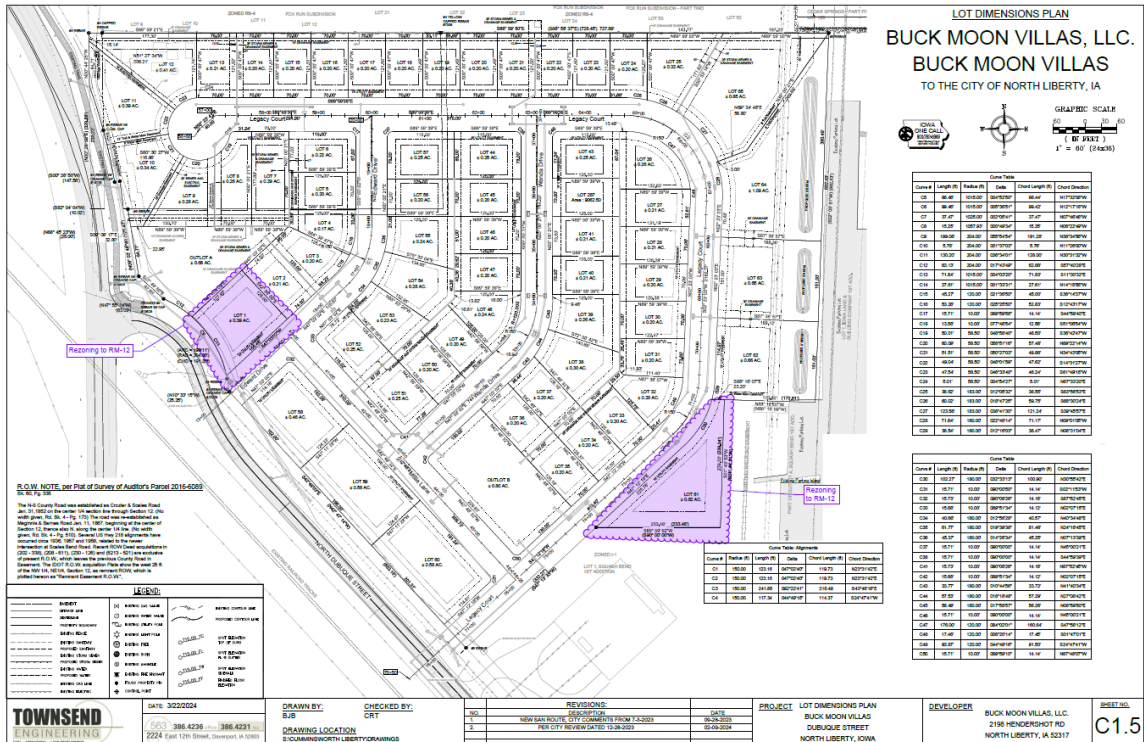


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Buck Moon Villas, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres). The property is generally located at the northeast corner of Highway 965/Ranshaw Way and North Dubuque Street.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

During design of the subdivision, it was realized that it would be more efficient to construct two-unit residences on two of the proposed lots. The approved preliminary plat depicts 61 single-unit lots and 7 multi-unit lots. This change would allow 58 single-unit lots and 9 multi-unit lots.



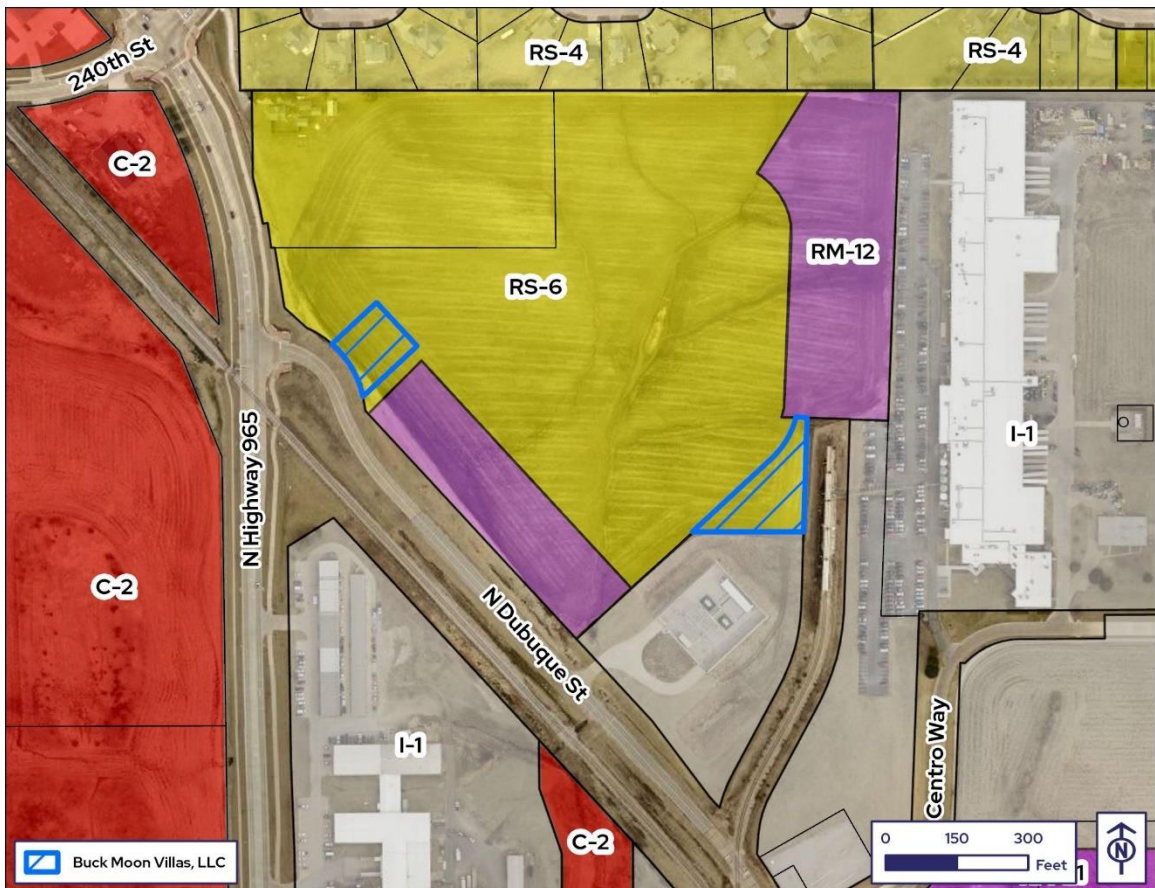
2. Current and Proposed Zoning:

Current Zoning

RS-6 Single-Unit District. The RS-6 District is intended to provide for and maintain moderate density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-6 District.

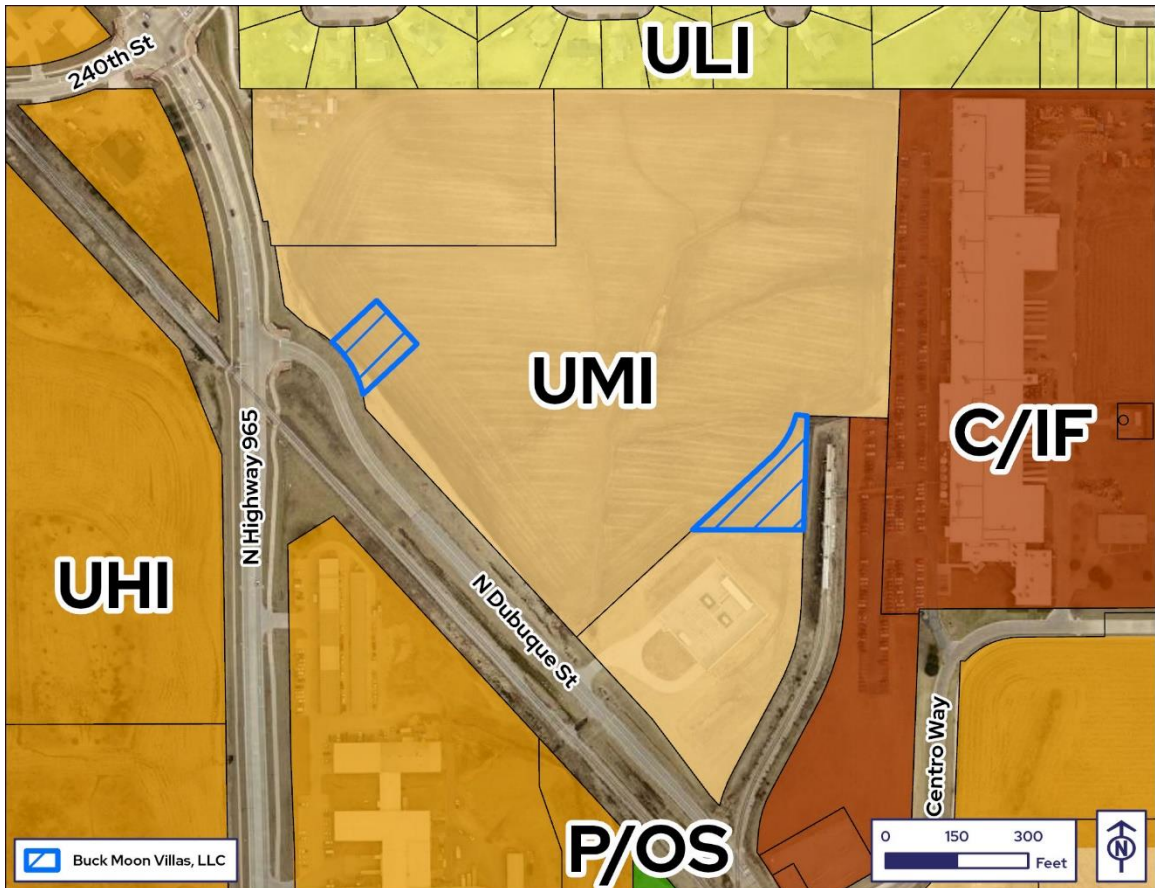
Proposed Zoning

RM-12 Multi-Unit Residence District. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Urban Medium Intensity.



Urban Medium Intensity Description

More variety in housing arrangements and more allowance for activity areas that draw people from outside the immediate area for services or recreation. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction. Medium intensity areas include mostly a horizontal mix of residential and non-residential uses at compatible moderate densities and scale, although there may be opportunities for vertical mixed-use.

Residential

Uses include a variety of housing types that may be on smaller lots. Housing mix can include single-family detached homes, duplexes, townhomes, and multifamily buildings to create integrated neighborhoods.

Form and Features

- » General aggregate development density of 7 to 14 dwelling units per acre. Innovative designs should allow more public spaces than ULI.
- » Attached housing developments maintain the identity of the individual housing units.
- » High connectivity with multiple access points into neighborhoods. As compared to ULI, UMI encourages closer proximity between transportation, housing, and commercial services.

4. Public Input:

A virtual good neighbor meeting was held on April 5, 2024. A couple of people outside of City staff and the applicant attended the meeting. Although outside the normal notification boundary, staff contacted representatives of the Fox Run Subdivision and informed them of the request and the meeting. There are no objections to the request.

5. Zoning Map Amendment Approval Standards

Section 165.09(4)(D)(1) of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

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

Map Amendments.

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

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

Figure 3.4: Land Use Compatibility

TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
Medium-density residential			●	●	○			
High-density residential				●	●	○		
Rural commercial		●		●	●			
Neighborhood commercial			○	●	●	●		
Community commercial				○	●	●		
Regional commercial					○	●		
Low/medium intensity office			○	●	●	●		
High-intensity office				○	●	●		
Limited industrial		○				●		
Heavy industrial						○		
Parks and civic uses	●	●	●	●	●	○	●	●
Major public/civic facilities					○	○	●	○
Residential density range (du/A*)	≤40	≤40	3-8	7-14	14+	14+	NA	NA

● Permitted ○ Permitted with special review
*Dwelling Units per Acre

The RM-12 District permits up to 12 units/per, which is within the allowable density of the Urban Medium Intensity Land Use designation. It is staff’s opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan and adopted land use policies.

- (b) The compatibility with the zoning of nearby property.
Portions of the development are currently zoned RM-12. It is staff’s opinion that the proposed zoning would be compatible with nearby property.

(c) The compatibility with established neighborhood character.

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

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

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

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

There are none.

7. Staff Recommendation:

Finding:

1. The rezoning request from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres) to the City Council with a recommendation for approval.

Suggested motion:

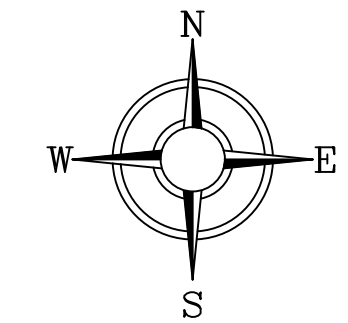
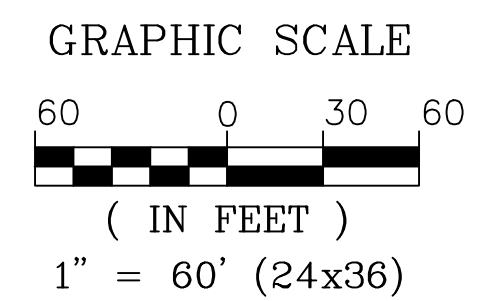
I move that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval.

LOT DIMENSIONS PLAN

BUCK MOON VILLAS, LLC.

BUCK MOON VILLAS

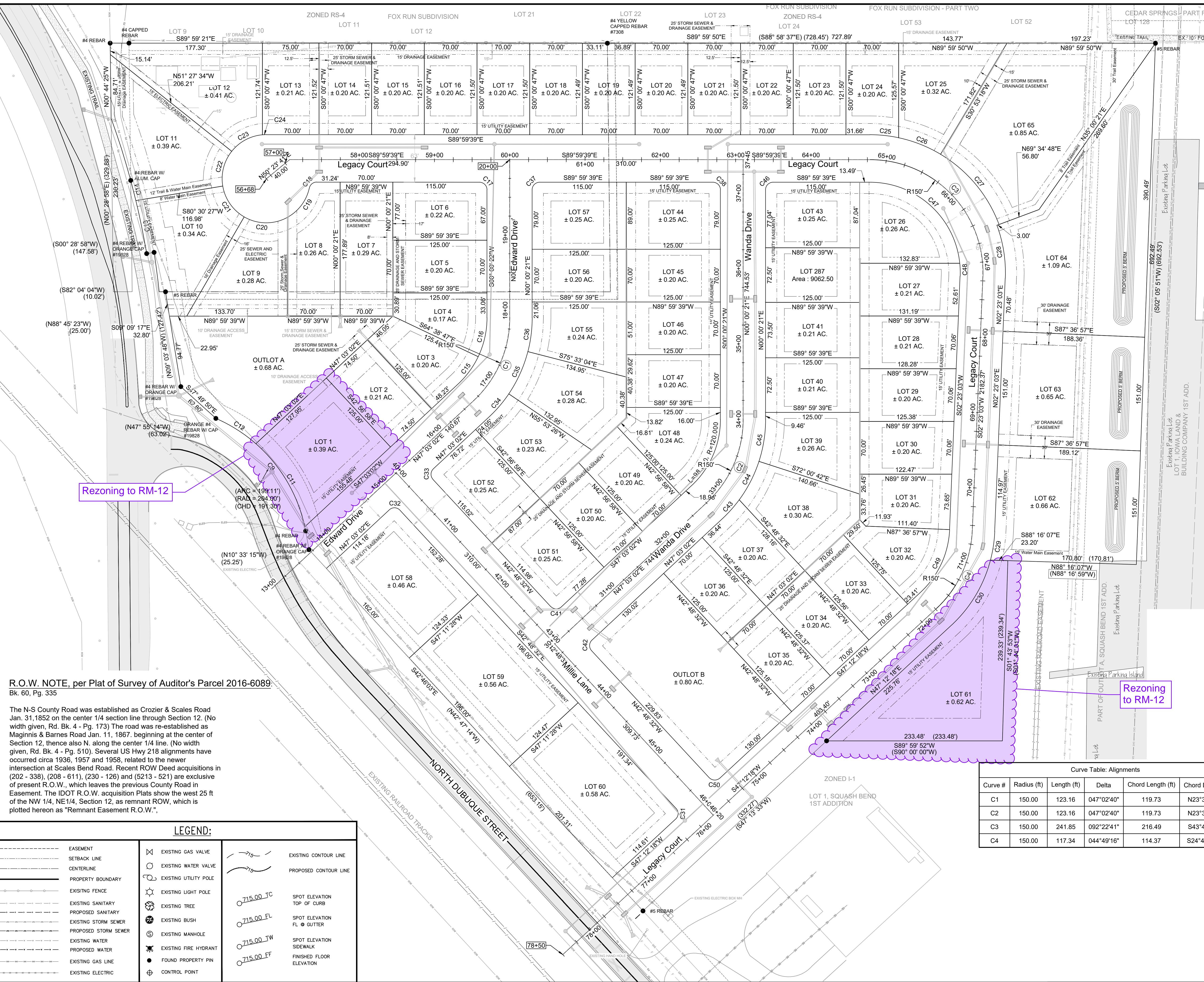
TO THE CITY OF NORTH LIBERTY, IA



Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C5	86.46'	1015.00'	004°52'50"	86.44'	N17°32'08"W
C6	99.46'	1015.00'	005°36'51"	99.42'	N12°17'18"W
C7	37.47'	1025.00'	002°05'41"	37.47'	N07°46'48"W
C8	15.25'	1057.93'	000°49'34"	15.25'	N06°22'49"W
C9	199.08'	204.00'	055°54'54"	191.28'	N38°34'56"W
C10	5.76'	204.00'	001°37'03"	5.76'	N11°26'00"W
C11	130.20'	204.00'	036°34'01"	128.00'	N30°31'32"E
C12	63.13'	204.00'	017°43'49"	62.88'	S57°40'28"E
C13	71.84'	1015.00'	004°03'20"	71.83'	S11°30'32"E
C14	27.61'	1015.00'	001°33'31"	27.61'	N14°18'58"W
C15	45.27'	120.00'	021°36'50"	45.00'	S36°14'37"W
C16	53.26'	120.00'	025°25'50"	52.83'	S12°43'17"W
C17	15.71'	10.00'	089°59'56"	14.14'	S44°59'40"E
C18	13.58'	10.00'	077°46'54"	12.56'	S51°06'54"W
C19	50.01'	58.50'	048°58'40"	48.50'	S36°42'47"W
C20	60.09'	58.50'	058°51'16"	57.48'	N89°22'14"W
C21	51.51'	58.50'	050°27'03"	49.86'	N34°43'05"W
C22	49.04'	58.50'	048°10'59"	47.62'	S14°31'27"W
C23	47.54'	58.50'	046°33'40"	46.24'	S61°49'16"W
C24	5.01'	58.50'	004°54'27"	5.01'	N87°33'20"E
C25	38.62'	183.00'	012°05'32"	38.55'	S83°56'53"E
C26	60.02'	183.00'	018°47'25"	59.75'	S68°30'24"E
C27	123.58'	183.00'	038°41'30"	121.24'	S39°45'57"E
C28	71.64'	180.00'	022°48'14"	71.17'	N09°01'05"W
C29	38.54'	180.00'	012°16'03"	38.47'	N08°31'04"E

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C30	102.27'	180.00'	032°33'13"	100.90'	N30°55'42"E
C31	15.71'	10.00'	090°00'50"	14.14'	S02°11'53"W
C32	15.73'	10.00'	090°08'26"	14.16'	S87°52'45"E
C33	15.68'	10.00'	089°51'34"	14.12'	N02°07'15"E
C34	40.66'	180.00'	012°56'28"	40.57'	N40°34'48"E
C35	61.77'	180.00'	019°39'38"	61.46'	N24°16'45"E
C36	45.37'	180.00'	014°26'34"	45.25'	N07°13'39"E
C37	15.71'	10.00'	090°00'00"	14.14'	N45°50'21"E
C38	15.71'	10.00'	090°00'00"	14.14'	S44°59'39"E
C41	15.73'	10.00'	090°08'26"	14.16'	N87°52'45"W
C42	15.68'	10.00'	089°51'34"	14.12'	N02°07'15"E
C43	33.77'	180.00'	010°44'56"	33.72'	N41°40'34"E
C44	57.53'	180.00'	018°18'48"	57.29'	N27°08'42"E
C45	56.49'	180.00'	017°58'57"	56.26'	N08°59'50"E
C46	15.71'	10.00'	090°00'00"	14.14'	N45°00'21"E
C47	176.00'	120.00'	084°02'01"	160.64'	S47°58'12"E
C48	17.46'	120.00'	008°20'14"	17.45'	S01°47'01"E
C49	93.87'	120.00'	044°49'16"	91.50'	S24°47'41"W
C50	15.71'	10.00'	089°59'10"	14.14'	N87°48'07"W

Curve #	Radius (ft)	Length (ft)	Delta	Chord Length (ft)	Chord Direction
C1	150.00'	123.16'	047°02'40"	119.73'	N23°31'42"E
C2	150.00'	123.16'	047°02'40"	119.73'	N23°31'42"E
C3	150.00'	241.85'	092°22'41"	216.49'	S43°48'18"E
C4	150.00'	117.34'	044°49'16"	114.37'	S24°47'41"W



R.O.W. NOTE, per Plat of Survey of Auditor's Parcel 2016-6089: Bk. 60, Pg. 335

The N-S County Road was established as Crozier & Scales Road Jan. 31, 1852 on the center 1/4 section line through Section 12. (No width given, Rd. Bk. 4 - Pg. 173) The road was re-established as Maginnis & Barnes Road Jan. 11, 1867, beginning at the center of Section 12, thence also N. along the center 1/4 line. (No width given, Rd. Bk. 4 - Pg. 510). Several US Hwy 218 alignments have occurred circa 1936, 1957 and 1958, related to the newer intersection at Scales Bend Road. Recent ROW Deed acquisitions in (202 - 338), (208 - 611), (230 - 126) and (5213 - 521) are exclusive of present R.O.W., which leaves the previous County Road in Easement. The IDOT R.O.W. acquisition Plats show the west 25 ft of the NW 1/4, NE1/4, Section 12, as remnant ROW, which is plotted hereon as "Remnant Easement R.O.W."

LEGEND:		
--- EASEMENT	⊗ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
--- SETBACK LINE	⊗ EXISTING WATER VALVE	--- PROPOSED CONTOUR LINE
--- CENTERLINE	⊗ EXISTING UTILITY POLE	
--- PROPERTY BOUNDARY	⊗ EXISTING LIGHT POLE	○ 715.00 JC SPOT ELEVATION TOP OF CURB
--- EXISTING FENCE	⊗ EXISTING TREE	○ 715.00 FL SPOT ELEVATION FL. @ GUTTER
--- EXISTING SANITARY	⊗ EXISTING BUSH	○ 715.00 JW SPOT ELEVATION SIDEWALK
--- PROPOSED SANITARY	⊗ EXISTING MANHOLE	○ 715.00 FF FINISHED FLOOR ELEVATION
--- EXISTING STORM SEWER	⊗ EXISTING FIRE HYDRANT	
--- PROPOSED STORM SEWER	⊗ FOUND PROPERTY PIN	
--- EXISTING WATER	⊗ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- EXISTING ELECTRIC		



DATE: 3/22/2024
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB
 CHECKED BY: CRT
 DRAWING LOCATION: S:\CUMMINS\NORTH LIBERTY\DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE
1.	NEW SAN ROUTE, CITY COMMENTS FROM 7-3-2023	09-28-2023
2.	PER CITY REVIEW DATED 12-28-2023	02-09-2024

PROJECT: LOT DIMENSIONS PLAN
 BUCK MOON VILLAS
 DUBUQUE STREET
 NORTH LIBERTY, IOWA

DEVELOPER: BUCK MOON VILLAS, LLC.
 2198 HENDERSHOT RD
 NORTH LIBERTY, IA 52317

SHEET NO. **C1.5**

Ordinance No. 2024-04

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM RS-6 SINGLE-UNIT RESIDENCE DISTRICT TO RM-12 MULTI-UNIT RESIDENCE DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended by designating the zoning district for .39 acres, more or less, and .62 acres, more or less, as RM-12 Multi-Unit Residence District for property particularly described as follows:

Part of Auditor's Parcel #2017-092, being part of Outlot "A" in Squash Bend First Addition to the City of North Liberty in the Northeast Quarter of Section 12, Township 80 North, Range 7 East of the 5th P.M., Johnson County, Iowa, more particularly described as follows: Beginning at the northeast corner of Lot 1 of Squash Bend First Addition; thence south 89° 59' 52" west along the north line of said Lot 1, a distance of 233.48 feet; thence north 47° 12' 18" east, a distance of 225.76 feet; thence 102.27 feet along a 180.00 foot radius curve, concave southeasterly and having a chord that bears north 30° 55' 42" east, a distance of 100.90 feet; thence south 88° 16' 07" east, a distance of 23.20 feet to the west line of a railroad easement; thence south 01° 43' 53" west along said west line, a distance of 239.33 feet to the point of beginning, containing 0.62 acres or 27,105 square feet more or less and subject to easements and restrictions of record. To be known as lot 61 in Buck Moon Villas in the City of North Liberty, Johnson County, Iowa.

And

Part of Auditor's Parcel #2017-092, being part of Out Lot "A" in Squash Bend First Addition to the City of North Liberty in the Northeast Quarter of Section 12, Township 80 North, Range 7 East of the 5th P.M., Johnson County, Iowa, more particularly described as follows: Commencing at the most southerly corner of Outlot "A" of Squash Bend First Addition; thence north 42° 46' 03" east along the northeasterly right of way line of North Dubuque Street, a distance of 653.25 feet; thence north 10° 10' 21" west along said westerly line, a distance of 25.15 feet; thence 5.76 feet along a 204.00 foot radius curve, concave easterly, having a chord that bears north 11° 26' 00" west, a distance of 5.76 feet to the point of beginning; thence continuing 130.20 feet along said curve to a point having a chord bearing of north 30° 31' 32" west, a distance of 128.00 feet from the point of beginning; thence north 47° 03' 02" east, a distance of 127.95 feet; thence south 42° 56' 58" east, a distance of 125.00 feet; thence south 47° 03' 02" west, a distance of 155.48 feet to the point of beginning, containing 0.39 acres or 16,831 square feet, more or less and subject to easements and restrictions of record, to be known as Lot 1 in Buck Moon Villas in the City of North Liberty, Johnson County, Iowa.

SECTION 2. CONDITIONS IMPOSED. At the May 7, 2024, meeting the Planning Commission accepted the listed finding and forwarded the request for a zoning map amendment to the City Council with a recommendation for approval with no conditions.

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

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

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

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

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

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

First reading on May 28, 2024.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2024-04 in *The Gazette* on the ____ of _____, _____.

TRACEY MULCAHEY, CITY CLERK



Primestone Residential Rezoning



May 7, 2024

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

Re: Request of Primestone Residential for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 7, 2024 meeting. The Planning Commission took the following action:

Finding:

1. The Future Land Use Map amendment request from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from ID Interim Development District to C-2 Highway Commercial District, RM-12 Multi-Unit Residence District, RM-8 Multi-Unit Residence District and to RS-6 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the two listed findings and forwards the zoning map amendment to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission

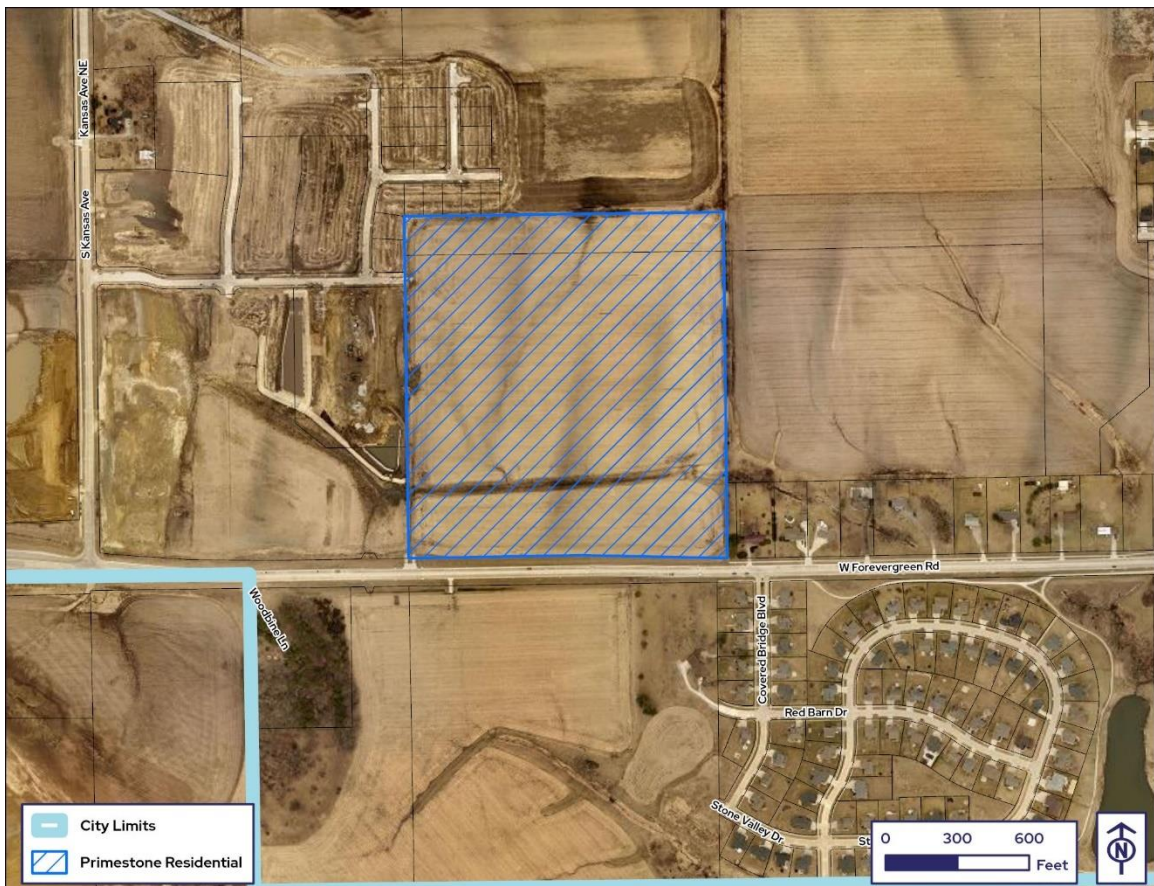


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Primestone Residential for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

This Future Land Use Amendment and rezoning would facilitate a mixture of commercial, multi-unit and single-unit zonings and uses.



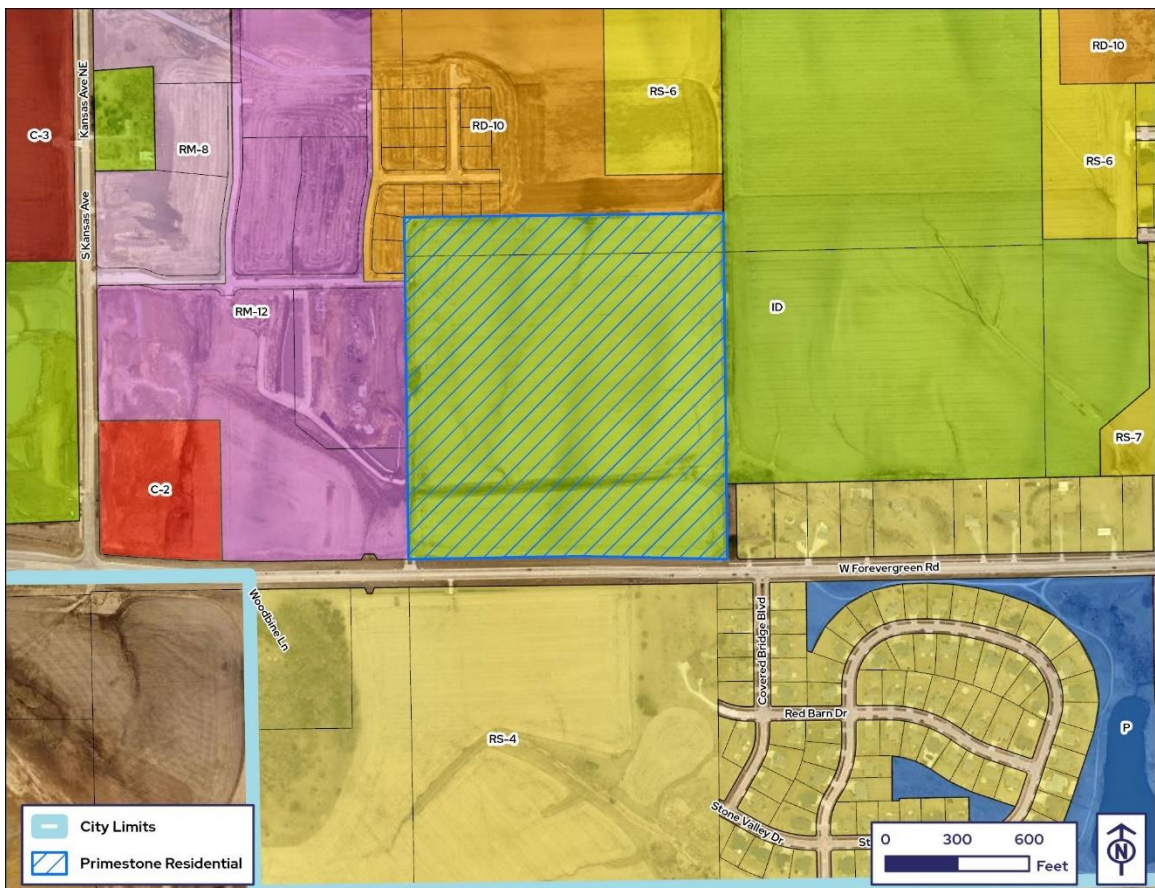
2. Current and Proposed Zoning:

Current Zoning

ID Interim Development District. The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas.

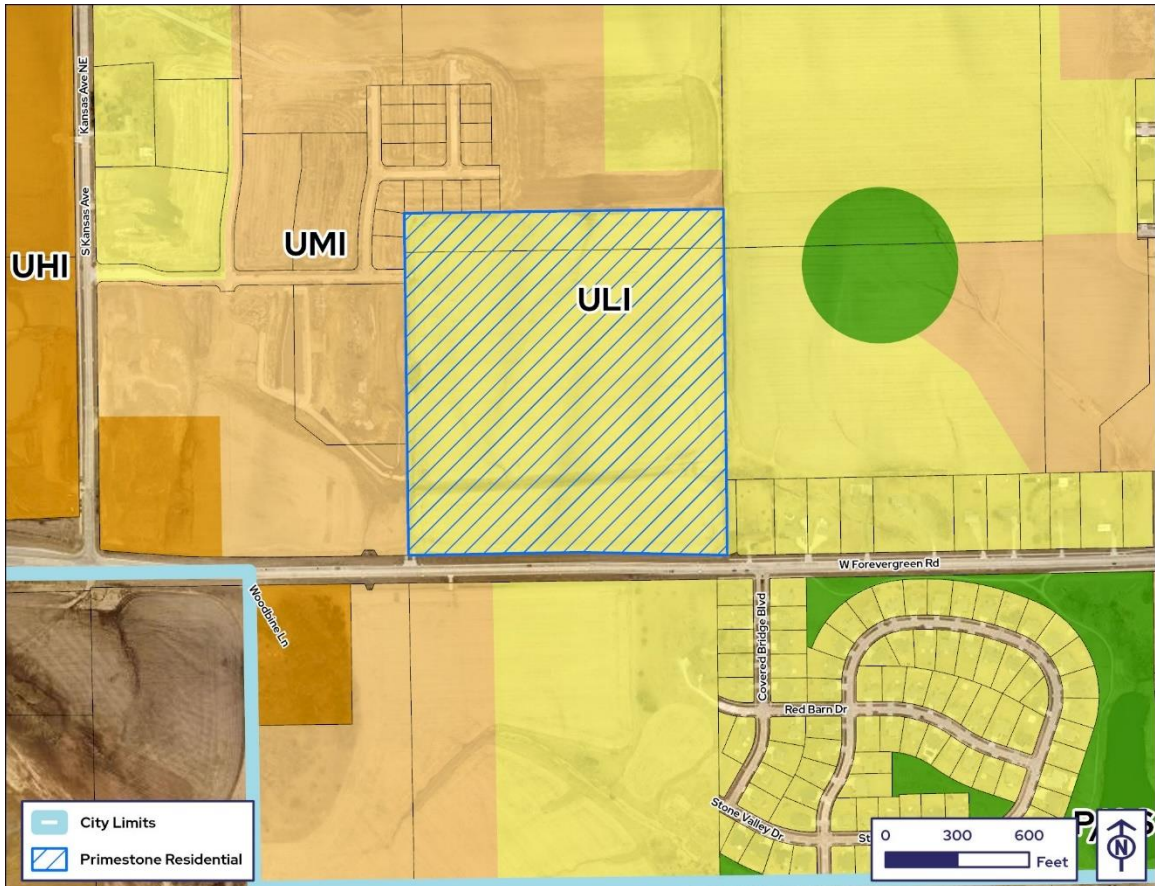
Proposed Zoning

1. C-2 Highway Commercial District. The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.
2. RM-8 & RM-12 Multi-Unit Residence District. The RM-8 & RM-12 Districts are intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.
3. RS-6 Single-Unit Residence District. The RS-6 District is intended to provide for and maintain moderate density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-6 District.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Urban Low Intensity. *There is a request for a Future Land Use Map amendment from Urban Low Intensity to Urban High Intensity on 7.65 acres.*



Urban Low Intensity Description

An efficient, walkable pattern of lower-density development. Compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low-intensity areas can include a horizontal mix of primarily residential and limited non-residential uses at compatible lower densities and scales.

Residential

Emphasis on single-family detached and attached residential developments. Attached housing projects may primarily be at transition areas between arterial or collector streets, small scale commercial uses, and higher intensity districts.

Form and Features

- » General aggregate development density of 3 to 8 units per acre. Lot sizes can vary within developments to provide different housing types.
- » A framework of streets and open space should create neighborhoods and multiple access points for all types of transportation.
- » Open spaces, streets, and trail connections integrate with the larger community.

Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

Residential

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

Form and Features

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

Non-Residential

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

4. Public Input:

A virtual good neighbor meeting was held on April 5, 2024. A couple of people outside of City staff and the applicant attended the meeting. Staff contacted representatives of the Fox Valley Subdivision and informed them of the request and the meeting. There is one formal objection to the request.

Notably, the request has changed since the initial application and good neighbor meeting. The request has changed to include RS-6 along the northern and eastern edges of the property and RM-12 along the central and western part of the property.

5. Zoning Map Amendment Approval Standards

Section 165.09(4)(D)(1) of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

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

Map Amendments.

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

Figure 3.4 within *Connected to Tomorrow* was utilized to determine which zoning district would be compatible with the Future Land Use Map.

Figure 3.4: Land Use Compatibility

TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
Medium-density residential			●	●	○			
High-density residential				●	●	○		
Rural commercial		●						
Neighborhood commercial			○	●	●	●		
Community commercial				○	●	●		
Regional commercial					○	●		
Low/medium intensity office			○	●	●	●		
High-intensity office				○	●	●		
Limited industrial		○				●		
Heavy industrial						○		
Parks and civic uses	●	●	●	●	●	○	●	●
Major public/civic facilities						○	●	○
Residential density range (du/A*)	≤40	≤40	3-8	7-14	14+	14+	NA	NA

● Permitted ○ Permitted with special review
*Dwelling Units per Acre

Urban Low Intensity (ULI)

The actual residential density must take into account the net developable area once stormwater tracts and right-of-way is removed. A draft preliminary plat shows the following number of proposed units on the residential portion of the development:

RM-12 on 15.03 acres – 180 units

RM-8 on 7.99 acres – 63 units

RS-6 on 7.97 acres – 25 units

268 units/36.09 acres (overall residential portion of the development) = 7.42 units/acre.
See attachment for draft preliminary plat.

Urban High Intensity (UHI) *as amended*

The predominant location of the Urban High Intensity Land Use Map designation is along arterial streets. Forevergreen Road is designated as an arterial street. See attachment for Future Land Use Map

It is staff’s opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan and adopted land use policies.

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

The abutting property to the west is zoned RM-12 and to the north RD-10. While higher density would be appropriate in those locations, it is staff’s opinion that the density should decrease toward the east property line. As such, the abutting property to the east would be logically developed as lower density residential, which would be compatible with the larger-lot single-unit residences along West Forevergreen Road. Considering West Forevergreen Road is an arterial roadway, Urban High Intensity Future Land Use and corresponding C-2 zoning would be appropriate in that location. It is staff’s opinion that the proposed zoning would be compatible with nearby property.

(c) The compatibility with established neighborhood character.

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

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

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

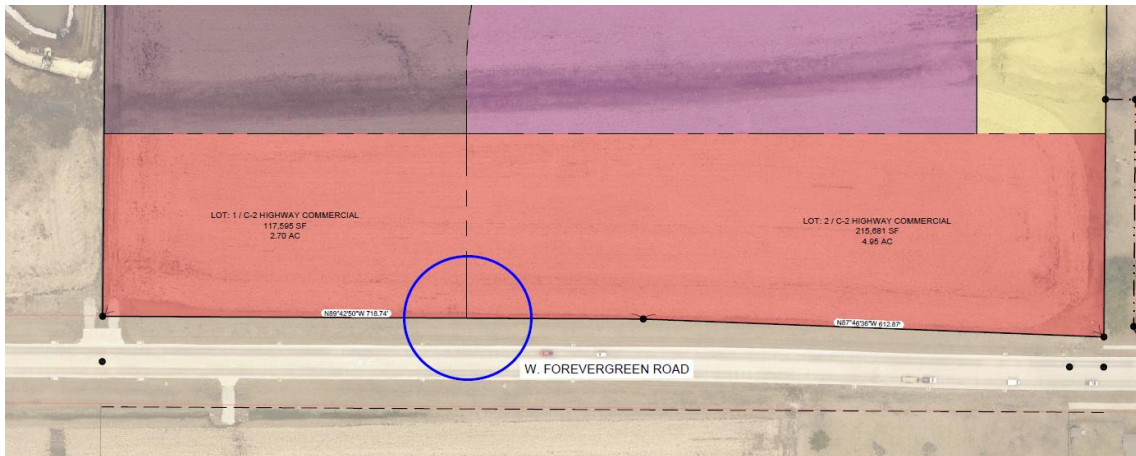
(e) The extent to which the proposed amendment creates nonconformities.

It is staff's opinion that the proposed zoning would not create any nonconformities.

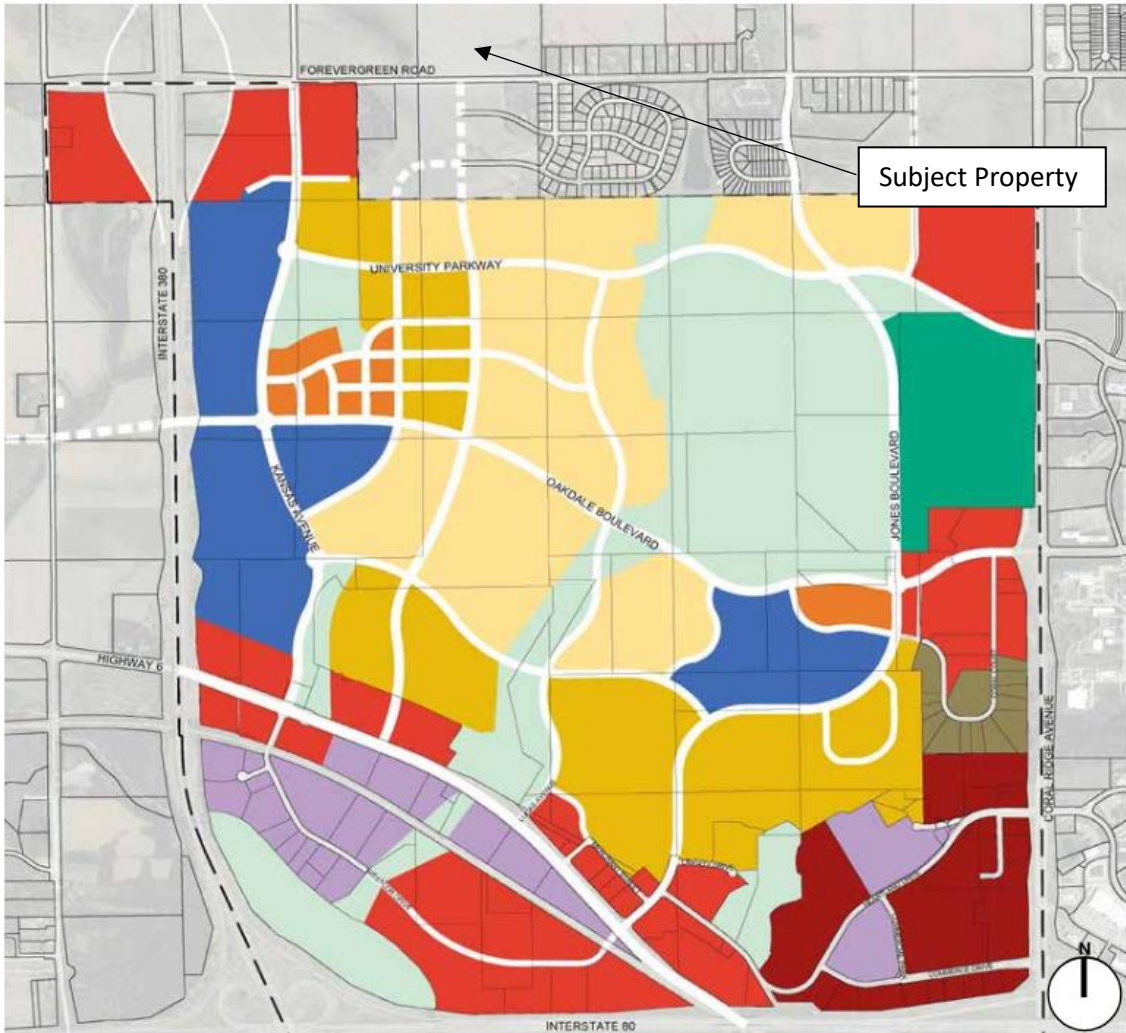
6. Additional Considerations:

Alexander Way

A primary consideration for the development of this property is the proposed location of Alexander Way, which would be a collector street. City staff examined possible locations based on sight clearances and distances to other existing and planned street intersections. Alexander Way would be extended south of Forevergreen Road and ultimately into Coralville to connect to its roadway network. North Liberty and Coralville staff met to discuss the location of this intersection and to plan in a cooperative manner. It's possible that this could be a signalized intersection at some point in the future.

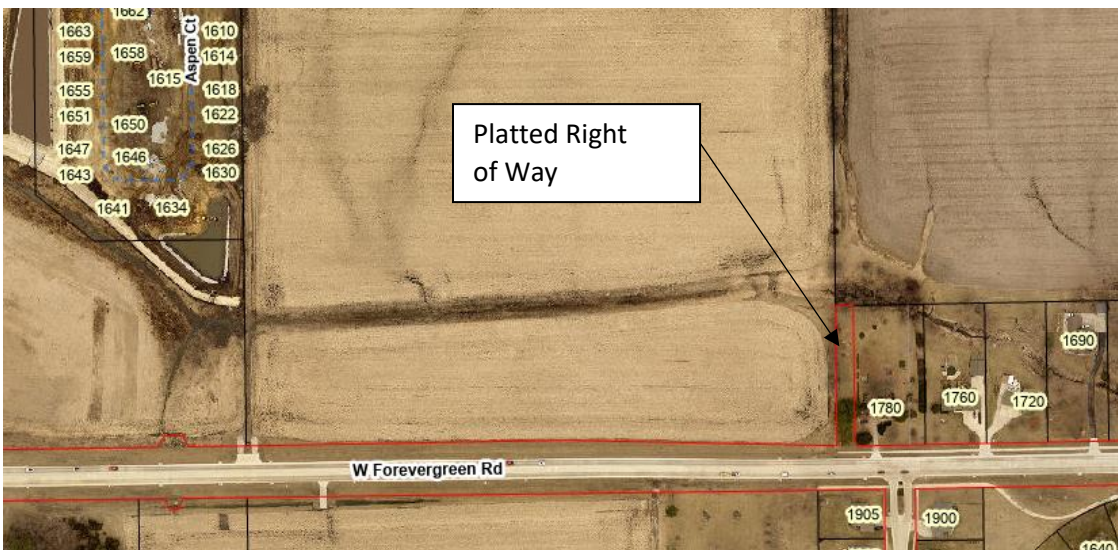


Approximate location of proposed Alexander Way and Forevergreen Road



Coralville West Land Use Area Master Plan

There is a 40' wide area platted for a future road adjacent to the southeast portion of this property. However, due to its proximity to Covered Bridge Boulevard, this would not be a suitable location for a street connection.



Considering Alexander Way would be a collector street with an 8' wide trail on one side, staff would restrict the number of driveway accesses of that street. Multi-unit residences and townhouses with rear loaded vehicle access would be acceptable for development.

Harlen Street

Another primary consideration for the development is the extension of Harlen Street from Forevergreen Estates at the west and extending the street to the east property line.

An early area-wide concept showed another public street connection south of Harlen Street, but staff doesn't deem this as necessary.

7. Staff Recommendation:

Findings:

1. The Future Land Use Map amendment request from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from ID Interim Development District to C-2 Highway Commercial District, RM-12 Multi-Unit Residence District, RM-8 Multi-Unit Residence District and to RS-6 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

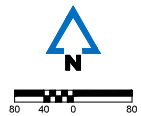
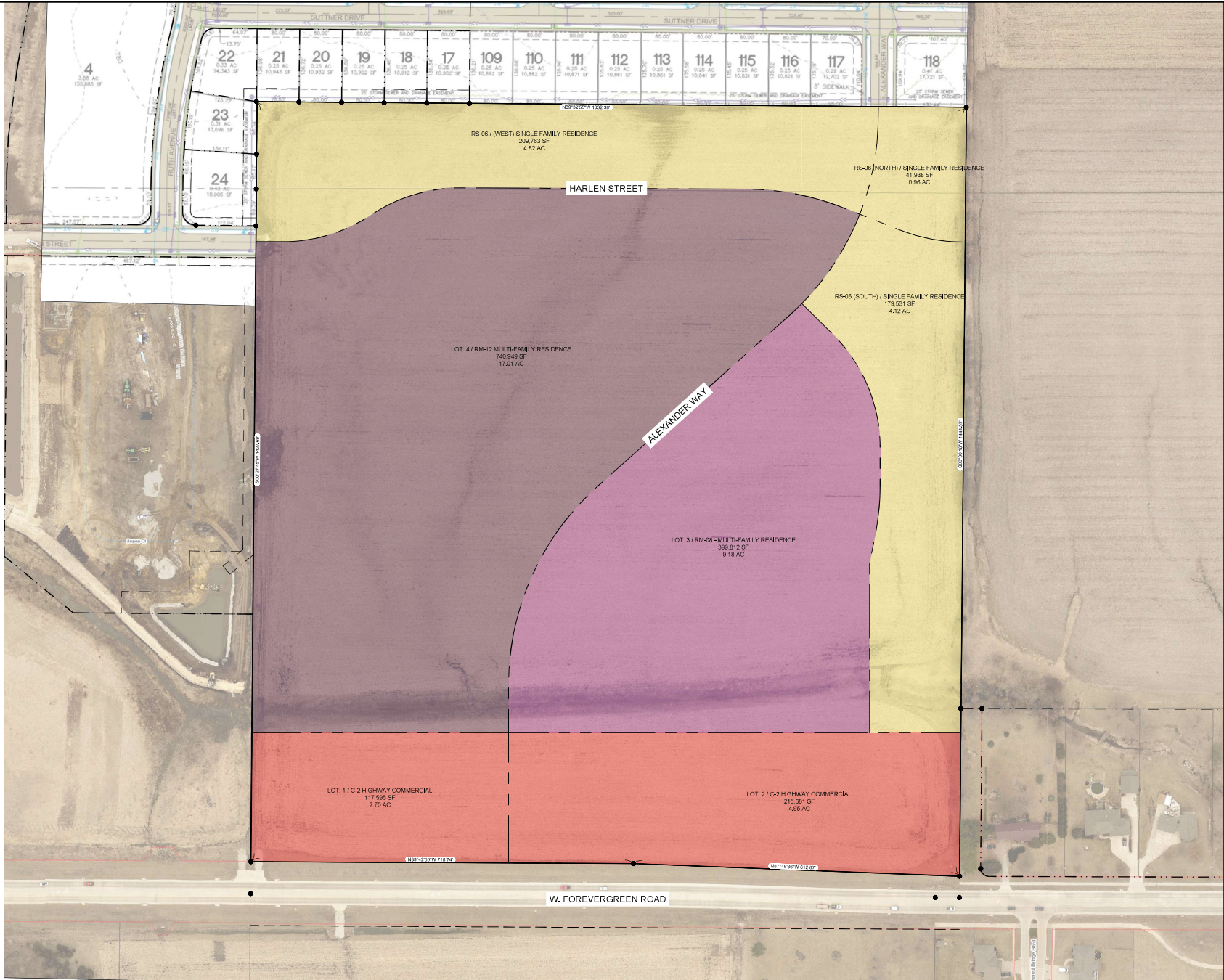
Staff recommends the Planning Commission accept the two listed findings and forward the request for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres) to the City Council with a recommendation for approval.

Suggested motion:

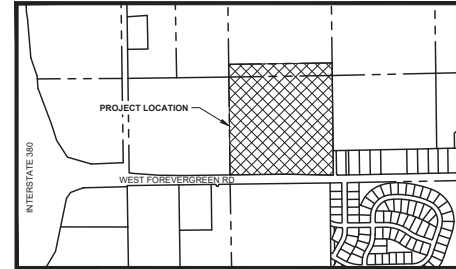
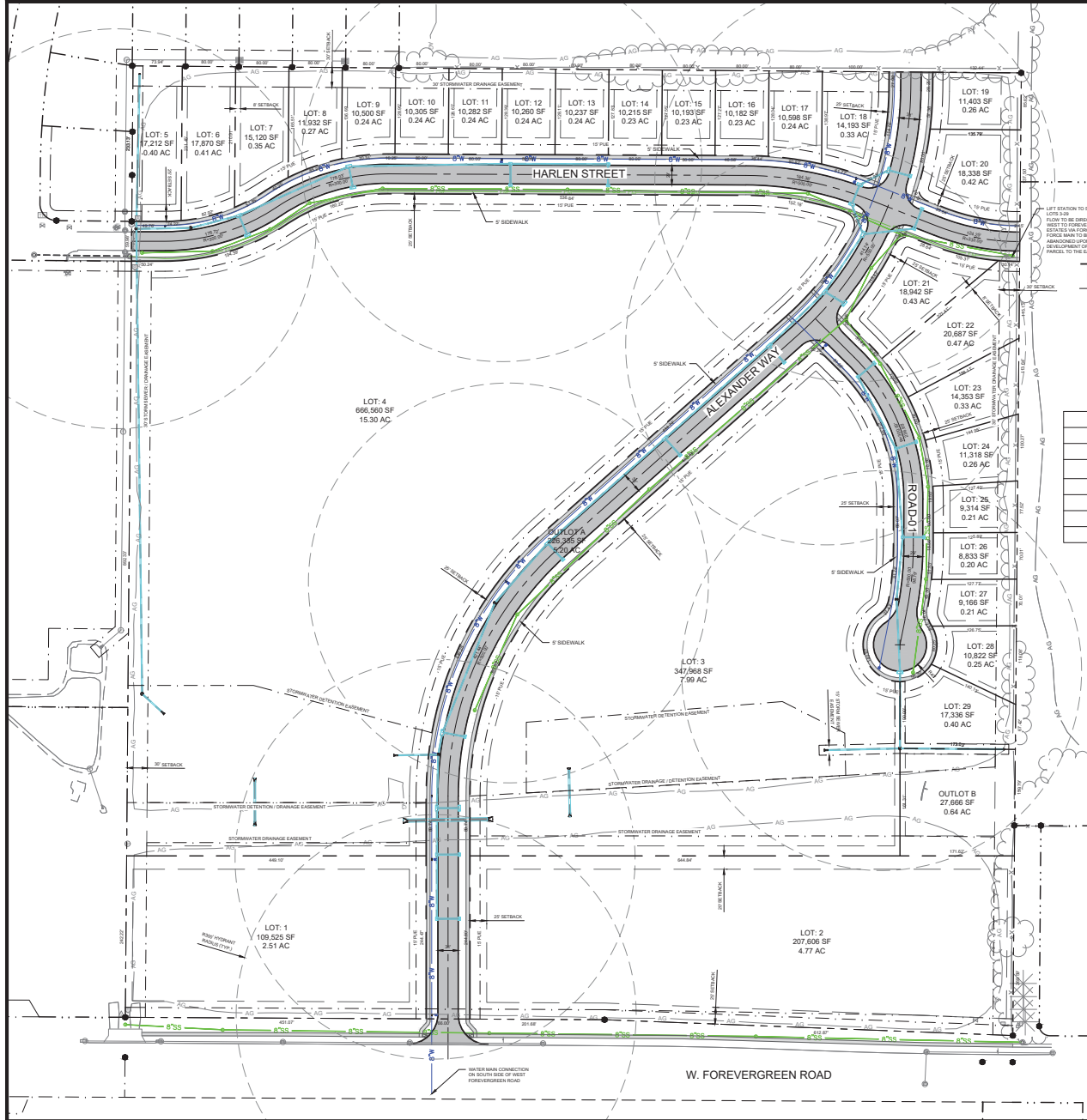
I move that the Planning Commission accept the two listed findings and forward the future land use map amendment and zoning map amendment to the City Council with a recommendation for approval.

DEVELOPMENT TOTALS

TOTAL AREA (ACRES)	43.7
TOTAL ALLOWABLE DWELLING UNITS SHOWN	302
TOTAL DWELLING UNITS PER ACRE (OVERALL)	6.9
SINGLE FAMILY (RS-6)	
TOTAL UNITS	25
MULTI-FAMILY (RM-12) - WEST OF ALEXANDER DRIVE	
TOTAL LOT SIZE (ACRES)	+/- 17.0
TOTAL ALLOWABLE DWELLING UNITS	204
MULTI-FAMILY (RM-8) - EAST OF ALEXANDER DRIVE	
TOTAL AREA SIZE (ACRES)	+/- 8.2
TOTAL ALLOWABLE DWELLING UNITS SHOWN	73
COMMERCIAL LOTS	
TOTAL 1 TOTAL SIZE (ACRES)	+/- 2.7
TOTAL 2 TOTAL SIZE (ACRES)	+/- 5.0



Concept Only (Not Final)



THE SANCTUARY AT NORTH BEND PRELIMINARY PLAT

LEGAL DESCRIPTION OF PROPERTY IS AN EXCERPT FROM WARRANTY DEED TO COLONY, INC. (MAY 26, 1961) FILED IN BOOK 248, PAGE 548 OF THE RECORDS OF JOHNSON COUNTY, IOWA - DESCRIPTION OF RECORD.
 THE SOUTH 43 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M. AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND ENCUMBRANCES OF RECORD.
 NOW EXCEPTING RIGHT OF WAY CONTAINING 1.30 ACRES AS RECORDED IN WARRANTY DEED FILED IN BOOK 573, PAGE 359 OF THE RECORDS OF JOHNSON COUNTY, IOWA.

EXISTING ZONING: ID - INTERIM DEVELOPMENT				
LOT	ZONING	PROPOSED ZONING		
		FRONT	SIDE	REAR
LOTS 1-2	C-2	25'	8'	20'
LOTS 15-29	RS-06	25'	8'	30'
LOT 3	RM-08	25'	15'	30'
LOT 4	RM-12	25'	15'	30'

DEVELOPMENT TOTALS

TOTAL AREA (ACRES) 43.7
 TOTAL ALLOWABLE DWELLING UNITS SHOWN 302
 TOTAL DWELLING UNITS PER ACRE (OVERALL) 6.9

SINGLE FAMILY (RS-6) LOT 5 - 29
 TOTAL UNITS 25

MULTI-FAMILY (RM-12) - WEST OF ALEXANDER DRIVE

TOTAL LOT SIZE (ACRES) +/- 17.0
 TOTAL ALLOWABLE DWELLING UNITS 204
 TOTAL DENSITY (DU/AC) 12.0

MULTI-FAMILY (RM-8) - EAST OF ALEXANDER DRIVE

TOTAL AREA SIZE (ACRES) +/- 9.2
 TOTAL ALLOWABLE DWELLING UNITS 73
 TOTAL DENSITY (DU/AC) 8.0

COMMERCIAL LOTS

LOT 1: TOTAL SIZE (ACRES) +/- 2.7
 LOT 2: TOTAL SIZE (ACRES) +/- 5.0

NOTES:

- ALL EASEMENTS ARE 15' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE
- NO PARKING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY CITY OF NORTH LIBERTY
- DEVELOPER SHALL BE RESPONSIBLE FOR EXPLORATORY DIGGING ALONG PERIMETER OF THE SUBDIVISION TO LOCATE EXISTING FIELD TILES, DESIGN, AND CONNECT EXISTING TILES TO THE PROPOSED STORM SEWER SYSTEM TO ENSURE THAT EXISTING FIELD TILES REMAIN IN SERVICE
- OUTLOT A TO BE DEDICATED TO THE CITY OF NORTH LIBERTY AS RIGHT-OF-WAY
- ALL WATER MAIN AND SANITARY SEWER TO BE 8"

APPLICANT:
 PRIMESTONE RESIDENTIAL, LLC
 CONTACT: DAVID TRANDEL
 ADDRESS: 120 NORTH LASALE STREET, SUITE 3200
 CHICAGO, IL 60602

ENGINEER:
 MCCLURE ENGINEERING COMPANY
 CONTACT: BRYCE ACHEN
 ADDRESS: 2229 E GRANTVIEW LANE, SUITE 2
 CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
 LAW OFFICE OF EDWIN GAUSSELIN
 CONTACT: EDWIN GAUSSELIN
 ADDRESS: 2939 LAKE SHORE DRIVE
 LONG BEACH, IN 46380

McCLURE™
 2229 E Grantview Ln Suite 2
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 Fort Dodge, IA | Sioux City, IA
 Columbia, MO | Mason, MO
 North Kansas City, MO | Springfield, MO
 Lenexa, KS
 Portsmouth, NH

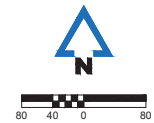
NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887

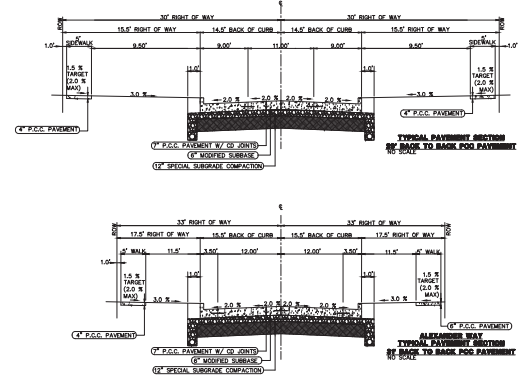
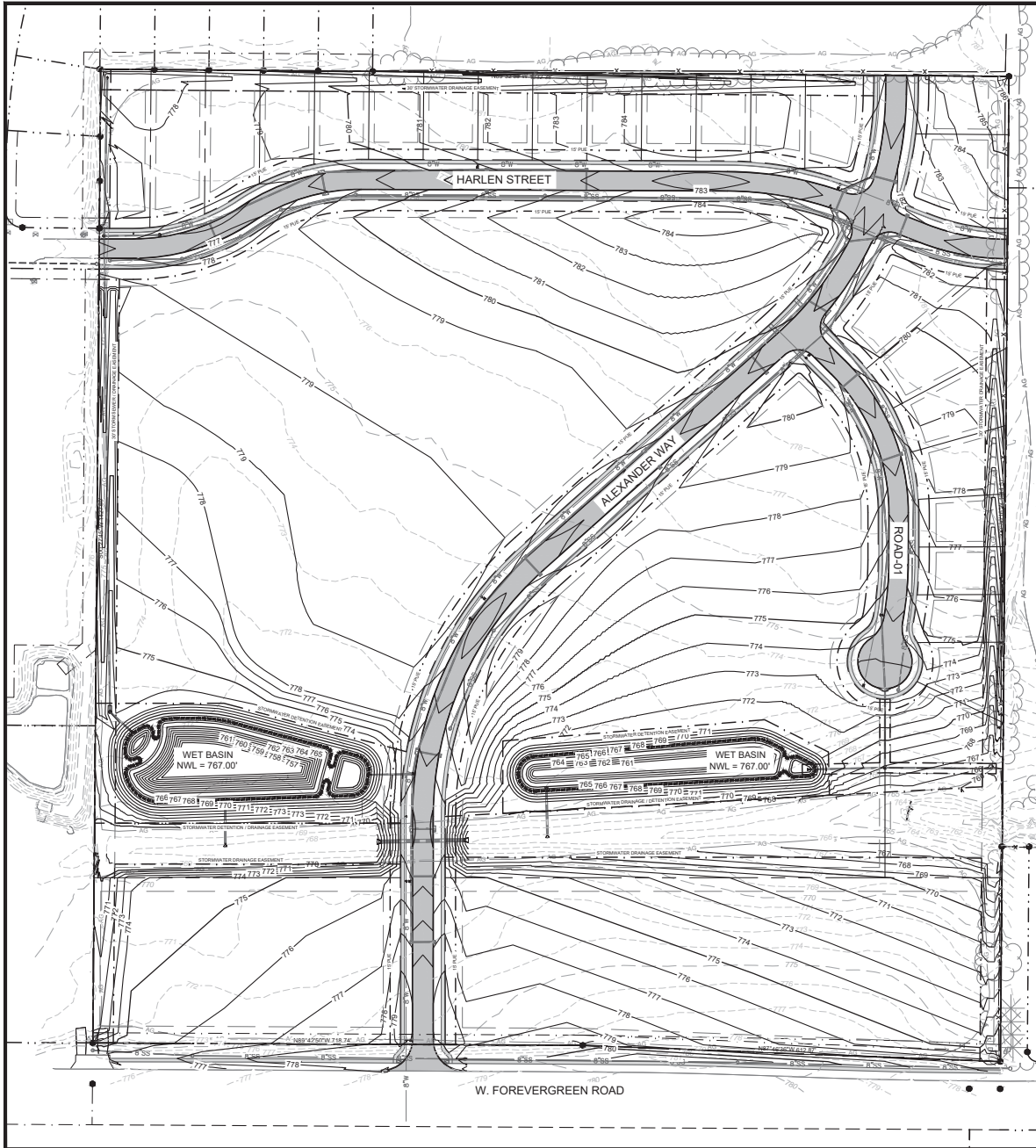
REVISIONS

ENGINEER	DRAWN BY	CHECKED BY
LL	BA	LL

THE SANCTUARY AT NORTH BEND
 PRELIMINARY PLAT
 NORTH LIBERTY, IA
 OVERALL SITE LAYOUT



Concept Only (Not Final)



EXISTING SURVEY LEGEND

- | | | | |
|----------------------------|---------------------------------|----------------------------------|--------------------------|
| ELECTRIC | MONUMENTS | TELECOMMUNICATIONS | WATER |
| BB BREAKER BOX | B BENCHMARK | TH TELECOM HANDHOLE | CS CURB STOP |
| EM ELECTRIC MANHOLE | B BENCHMARK (TEMPORARY) | FM FIBER OPTIC MARKER | CH FIRE HYDRANT |
| EM ELECTRIC METER | CP CONTROL POINT | TM TELECOM MANHOLE | IV IRRIGATION VALVE |
| EP ELECTRIC PEDESTAL | CF CUT X FOUND | TP TELEPHONE PEDESTAL | PIV POST INDICATOR VALVE |
| GAS | CS CUT X SET | TP TIVABLE PEDESTAL | WM WATER MANHOLE |
| GM GAS MARKER | MF MONUMENT FOUND (FIRST TYPE) | VEGETATION | WM WATER MARKER |
| GM GAS METER | MS MONUMENT FOUND (SECOND TYPE) | CT CONIFEROUS TREE (SIZE VARIES) | WS WATER SPIGOT |
| GV GAS VALVE | MS MONUMENT SET (FIRST TYPE) | DT DECIDUOUS TREE (SIZE VARIES) | WV WATER VALVE |
| SANITARY SEWER | MS MONUMENT SET (SECOND TYPE) | SR SHRUB (SIZE VARIES) | WVM WATER VALVE MANHOLE |
| SC SANITARY SEWER CLEANOUT | SC SECTION CORNER FOUND | TS TREE STUMP (SIZE VARIES) | YH YARD HYDRANT |
| SM SANITARY SEWER MANHOLE | SC SECTION CORNER SET | TD TREE (DEAD) | |
| | T T POST | | |
| | W WOODEN POST | | |

UTILITY LEGEND

- | | |
|--|--|
| STORM SEWER | UTILITY LEGEND |
| BS BEEHIVE INTAKE (SIZE VARIES) | SS EXISTING SANITARY SEWER FORCE MAIN |
| DC DOUBLE CURB INTAKE | ST EXISTING STORM SEWER |
| DCW DOUBLE CURB INTAKE W/MANHOLE LEFT | W EXISTING WATER LINE |
| DCWR DOUBLE CURB INTAKE W/MANHOLE RIGHT | U EXISTING UNDERGROUND ELECTRIC |
| DRAIN DRAINAGE INTAKE | UO EXISTING OVERHEAD ELECTRIC |
| FES FLARED END SECTION (SIZE VARIES) | UC EXISTING UNDERGROUND COMMUNICATIONS |
| SC SINGLE CURB INTAKE | UO EXISTING OVERHEAD COMMUNICATIONS |
| SCW SINGLE CURB INTAKE W/MANHOLE | UT EXISTING UNDERGROUND TELEPHONE |
| SP STAND PIPE | UO EXISTING OVERHEAD TELEPHONE |
| SCW STORM SEWER CLEANOUT | UF EXISTING UNDERGROUND FIBER OPTIC |
| SM STORM SEWER MANHOLE | UO EXISTING OVERHEAD FIBER OPTIC |
| OSA OPEN SIDED AREA INTAKE (SIZE VARIES) | UC EXISTING UNDERGROUND CABLE |
| | UC EXISTING OVERHEAD CABLE |
| | UG EXISTING GAS |
| | US EXISTING SUBDRAIN |
| | IC INTERMEDIATE CONTOUR |
| | IL INDEX CONTOUR |
| | SL SECTION LINE |
| | EB EASEMENT |
| | EF EXISTING FENCE |
| | ET EXISTING EDGE OF TREES |
| | NS NEW STORM SEWER LINE |
| | NSW NEW WATER SERVICE LINE |
| | NSW NEW SANITARY SEWER LINE |
| | PC PROPOSED MINOR CONTOUR |
| | PM PROPOSED MAJOR CONTOUR |

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPOSE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.



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P 319-626-9000

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Coraville, IA | Council Bluffs, IA
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Columbia, MO | Mason, MO
North Kansas City, MO | Springfield, MO
Lenexa, KS
Portsmouth, NH

NOTICE: McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFO
2023001823

ENGINEER DRAWN BY CHECKED BY
LL BA

THE SANCTUARY AT NORTH BEND
PRELIMINARY PLAN
NORTH LIBERTY, IA
GRADING PLAN

Figure 3.3: Future Land Use Map

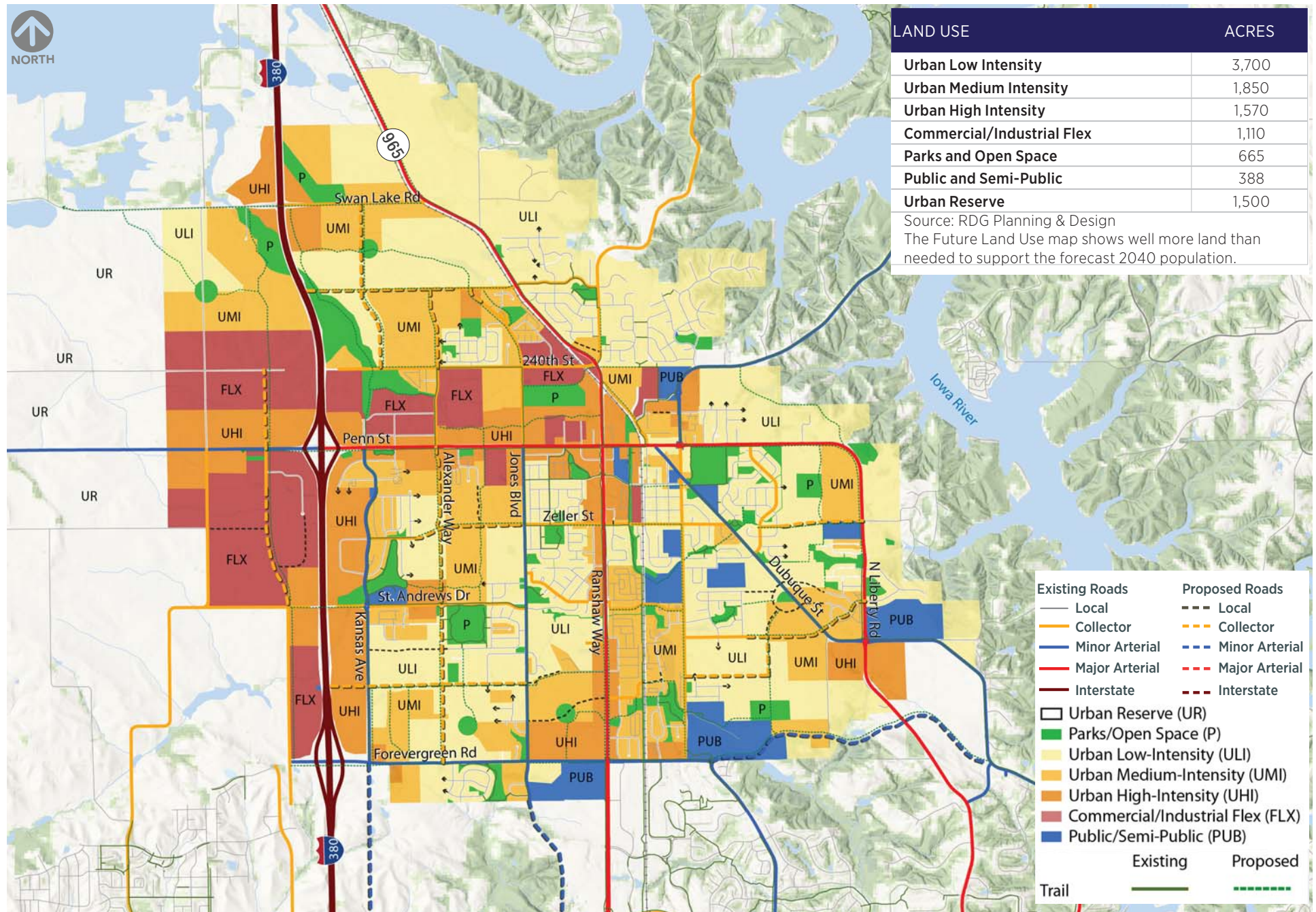


Figure 3.4: Future Land Use Designated Land

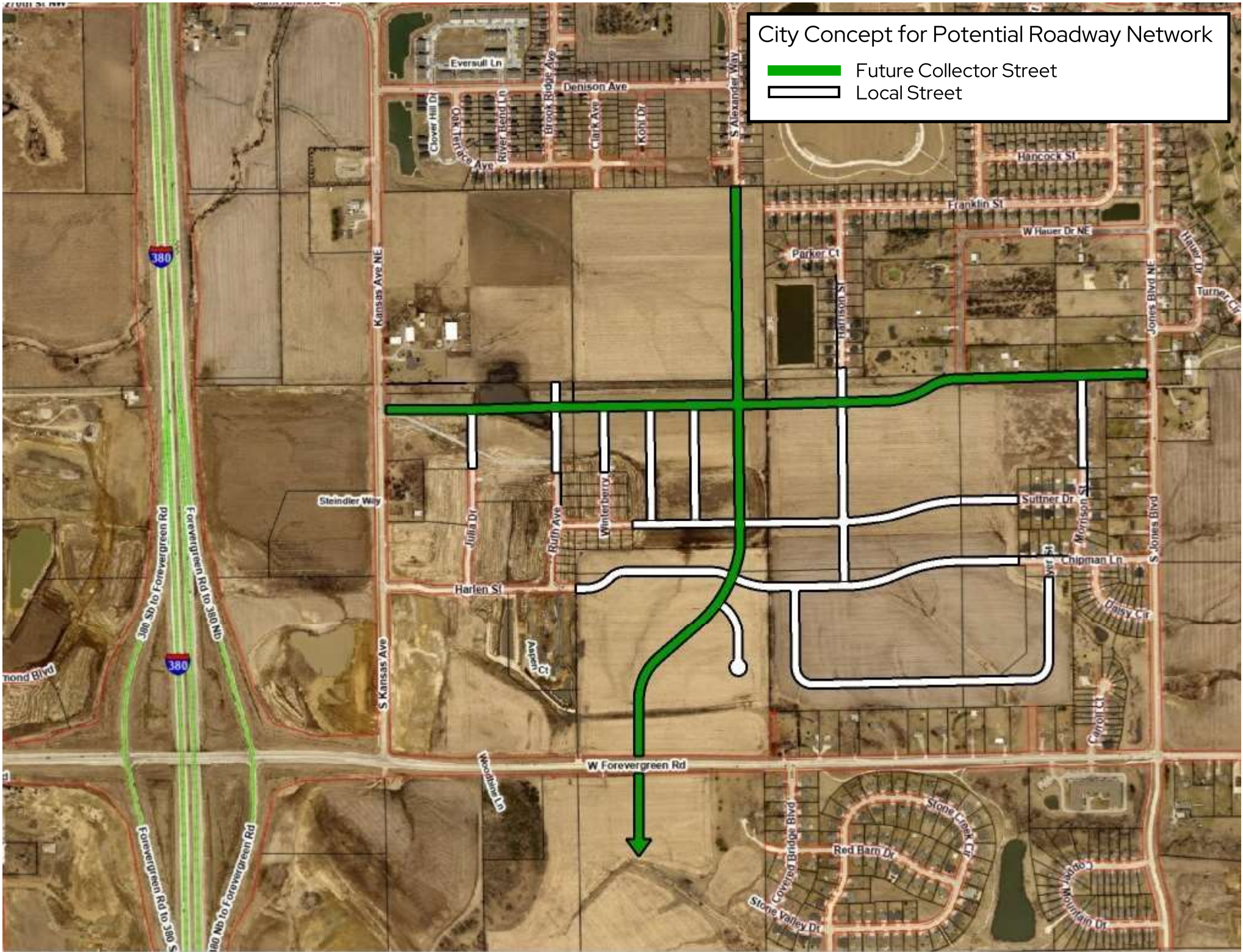
LAND USE	ACRES
Urban Low Intensity	3,700
Urban Medium Intensity	1,850
Urban High Intensity	1,570
Commercial/Industrial Flex	1,110
Parks and Open Space	665
Public and Semi-Public	388
Urban Reserve	1,500

Source: RDG Planning & Design
 The Future Land Use map shows well more land than needed to support the forecast 2040 population.

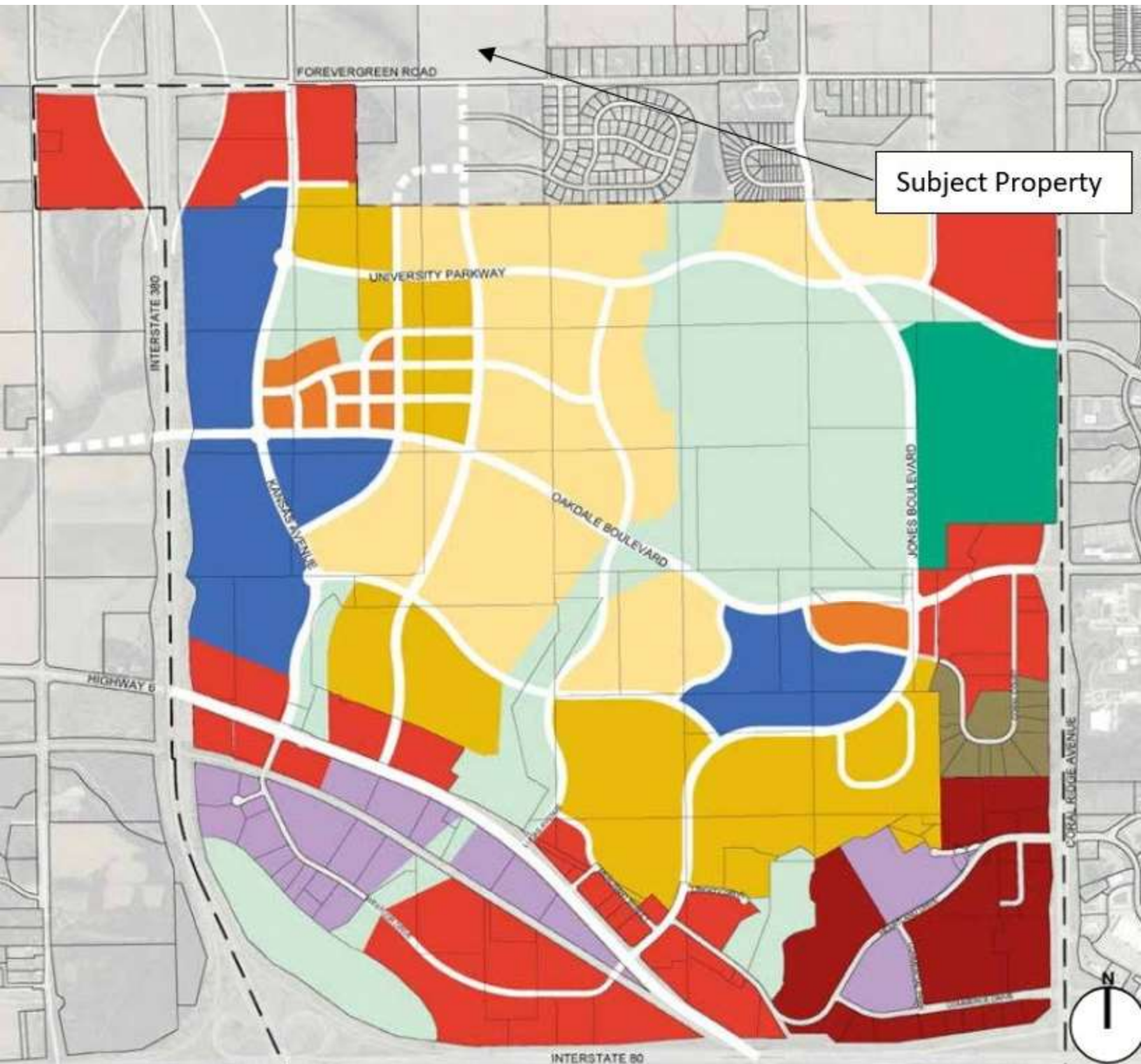
Existing Roads	Proposed Roads
Local	Local
Collector	Collector
Minor Arterial	Minor Arterial
Major Arterial	Major Arterial
Interstate	Interstate
Urban Reserve (UR)	
Parks/Open Space (P)	
Urban Low-Intensity (ULI)	
Urban Medium-Intensity (UMI)	
Urban High-Intensity (UHI)	
Commercial/Industrial Flex (FLX)	
Public/Semi-Public (PUB)	
	Existing Proposed
Trail	Existing Proposed

City Concept for Potential Roadway Network

-  Future Collector Street
-  Local Street



Coralville West Land Use Plan



Objection

4/11/2024

Ryan -

I indirectly received the notification of Good Neighbor meeting for the Primestone proposed rezoning and would like to voice my concerns as a resident who lives in the vicinity. Mainly, my objections are:

1. The proposal is totally inconsistent with the recently-adopted Comprehensive Plan, which indicates a policy of low-density residential development for all of this property. It is somewhat alarming to see how little low-density residential development is shown on the Comprehensive Plan, and this proposal would shrink even that area substantially.

2. The proposal for a huge area of multi-family zoning in this location is not consistent with good planning principles of developing higher density near corridors, transitioning to lower density with distance. I have watched with concern the amount of multi-family zoning that has been approved over the past several years, especially considering the development land within the city that is far more appropriate for large areas of multi-family development such as land across from the new hospital. I fear that North Liberty will become the low-cost starter/apartment community that people move to until they can afford to move to a nicer, single-family home in Coralville, Tiffin or Solon. At some point, someone needs to say “enough is enough,” and a 36 acre request removed from the I-380 corridor seems to be an obvious time.

3. The proposal is not consistent with the appropriate zoning established on property to the west, where commercial designation was allowed at the Kansas intersection but stopped east of that. Though Forevergreen Road carries a lot of traffic, stripping it out with commercial development as requested diminishes the value of existing commercial areas of the city, both developed and undeveloped, and may well lead to commercial areas of neglect and disinvestment. Also, residential development is already well established in the corridor to the east of the subject site and would likely be negatively impacted by the noise, lighting, and late night activity that is part of commercial development.

The most reasonable zoning for this 40 acres, in my opinion, would be for multi-family zoning along Forevergreen Road – providing a residential buffer for existing and planned low density residential; potential duplex zoning along the western boundary – stepping down in density from the property to the west; and single-family for the balance.

I don't think anyone can reasonably characterize this proposal as anything other than a plan to maximize profit without consideration for the good of the city, especially since, again, it totally ignores the City's recently-adopted Land Use Plan.

Thank you for your consideration. I will not be able to attend the electronic Good Neighbor meeting but would appreciate my comments being considered by staff and attached to the case documentation as it moves forward to the Commission and Council.

Dean Wheatley

Ryan Rusnak

From: Vincent Cook <vcook1439@gmail.com>
Sent: Thursday, April 18, 2024 12:49 PM
To: Ryan Rusnak
Subject: Re: [External] Primestone Residential plans

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

Thank you for your responses to my questions.
I'm sure I will be in touch in the future.

Vince

On Thu, Apr 18, 2024, 10:59 AM Vincent Cook <vcook1439@gmail.com> wrote:

----- Forwarded message -----

From: **Ryan Rusnak** <rrusnak@northlibertyiowa.org>
Date: Thu, Apr 18, 2024, 8:50 AM
Subject: RE: [External] Primestone Residential plans
To: Vincent Cook <vcook1439@gmail.com>

Vincent,

I'm going to try and answer things in the context of our thoughts very early in this process. These are not definitive or final and things often change throughout the zoning/development process. I encourage you check back with me.

1.What are the plans for the water runoff that runs north of my property? (It is currently a large ditch.)

The historic flow will be maintained, which is a code requirement. They would be required to provide stormwater detention, but then it would outfall into this runoff area.

2. Will the utility right of way to my immediate west change in any way?

Just to be clear, this 40' wide area is dedicated as public right-of-way, which typically means a road. It doesn't make sense to me at this point for a road to be there, particularly with the location of Covered Bridge Blvd across the street. The concepts I have seen up until now do not show any type of road in that area.

3. Where is the proposed entrance to the new development from W Forevergreen?

We have been directing a single access on Forevergreen Road, which would actually be Alexandar Way. The location is generally toward the middle of the property.

4. Where will the development exit street plans run? Will it hook up to Alexander Way to St Andrew's Dr to the north or where will it hook up to the west?

The concepts I have seen show Harlen St extending the east boundary. This would connect to Alexandar Way, which would be extended to Forevergreen Road.

5. What type of structures are planned immediately to my west? I trust I won't have a convenience store or fast food restaurant next to me.

Tough to know. Right now, they are asking for the frontage to be commercial, which would permit what you mentioned.

RYAN "RUS" RUSNAK
PLANNING DIRECTOR
(319) 626-5747 office

Messages to and from this account are subject to public disclosure unless otherwise provided by law.

From: Vincent Cook <vcook1439@gmail.com>
Sent: Wednesday, April 17, 2024 4:32 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Primestone Residential plans

You don't often get email from vcook1439@gmail.com. [Learn why this is important](#)

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

Hi Ryan;

This is Vincent Cook @1780 W Forevergreen Rd,

The last property on the right heading west on W Forevergreen.

I have to pick someone up at the CR airport at 5:08 on 4/18 and will not be able to attend the virtual meeting, I am registered to attend but I will miss the introduction depending on the length.

I have just a few basic questions for you.

1. What are the plans for the water runoff that runs north of my property? (It is currently a large ditch.)

2. Will the utility right of way to my immediate west change in any way?

3. Where is the proposed entrance to the new development from W Forevergreen?

4. Where will the development exit street plans run? Will it hook up to Alexander Way to St Andrew's Dr to the north or where will it hook up to the west?

5. What type of structures are planned immediately to my west? I trust I won't have a convenience store or fast food restaurant next to me.

I thank you for your response in my absence.

Regards;

Vincent Cook

Resolution No. 2024-61

**RESOLUTION AMENDING THE 2022 NORTH LIBERTY
COMPREHENSIVE PLAN – CONNECTED TO TOMORROW
FUTURE LAND USE MAP FOR CERTAIN PROPERTY LOCATED
IN NORTH LIBERTY, IOWA FROM URBAN LOW INTENSITY
(ULI) TO URBAN HIGH INTENSITY (UHI)**

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

WHEREAS, the City Council adopted the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow on February 28, 2023; and

WHEREAS, The Future Land Use Map provides the basis for decisions of the Planning Commission, the City Council, and private developers; and

WHEREAS, Connected to Tomorrow should be viewed as a dynamic document, it is not meant to be rigid or static but should adapt to changing conditions, resources, and opportunities; and

WHEREAS, the Future Land Use Map amendment is depicted in Exhibit A; and

WHEREAS, the Planning Commission accepted the finding that the Future Land Use Map amendment request from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use.

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow Future Land Use Map.

APPROVED AND ADOPTED this 28th day of May 2024.

CITY OF NORTH LIBERTY:

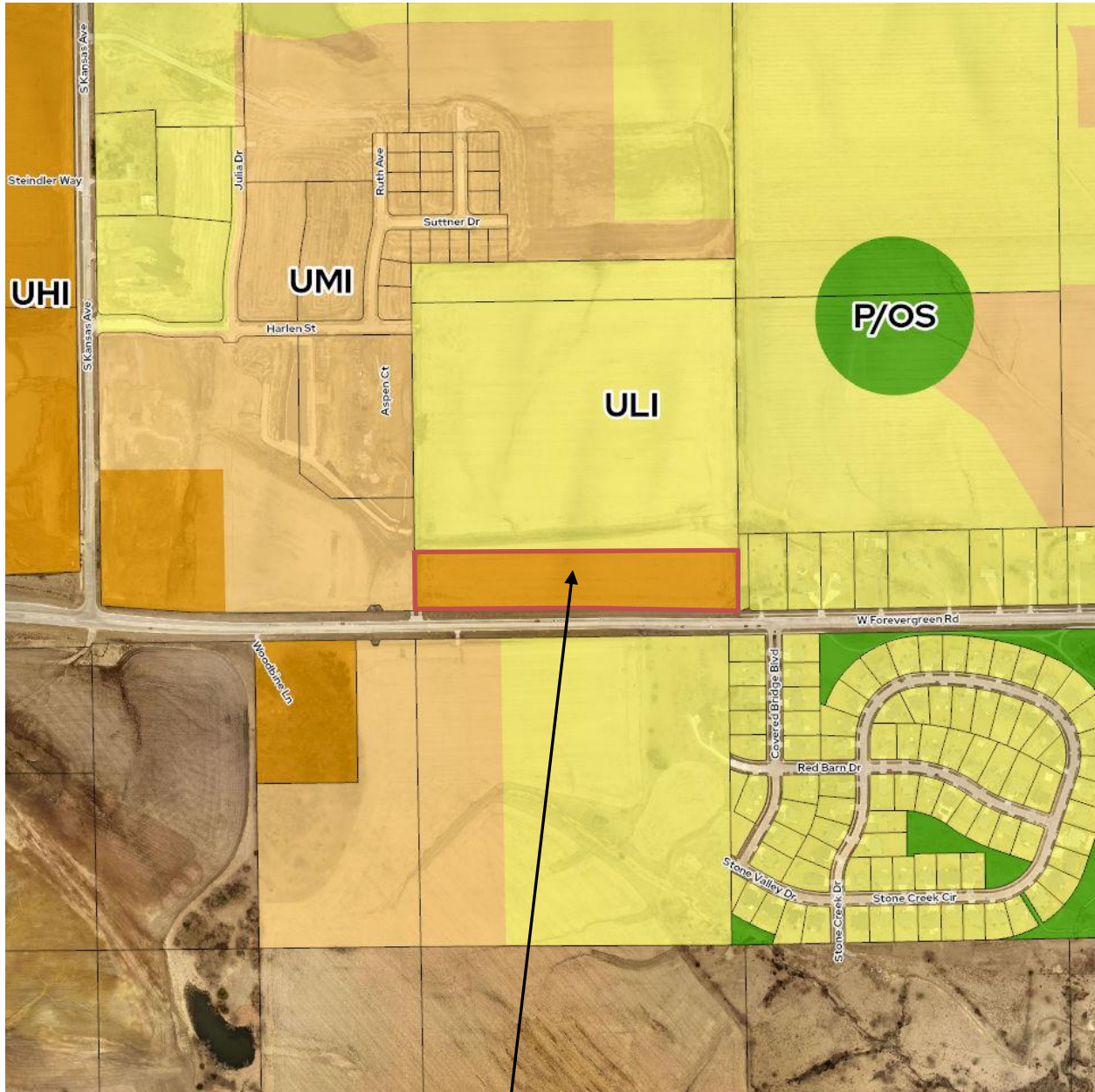
CHRIS HOFFMAN, MAYOR

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 – 2022 North Liberty Comprehensive Plan – Connected to Tomorrow Future Land Use Map



From Urban Low Intensity (ULI) to Urban High Intensity (UHI)

Ordinance No. 2024-05

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO C-2 HIGHWAY COMMERCIAL DISTRICT, RM-12 MULTI-UNIT RESIDENCE, RM-8 MULTI-UNIT RESIDENCE DISTRICT AND RS-6 SINGLE-UNIT RESIDENCE DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended the zoning as follows:

1. C-2 Highway Commercial District on 7.65 acres, more or less, on property more particularly described as follows: a part of the south 45 acres of the east half of the Northwest Quarter of Section 23, Township 80 North, Range 7 West of the 5th P.M., in the City of North Liberty, Johnson County, Iowa and being more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Northwest Quarter; thence north 00°27'45" east along the west line of the east half of said Northwest Quarter, 60.00 feet to a point on the northerly right of way line of Forevergreen Road, also being the point of beginning; thence continuing along the west line of the east half of said Northwest Quarter, north 00°27'45" east, 242.22 feet; thence north 90°00'00" east, 482.10 feet; thence south 00°00'00" west, 244.63 feet to the northerly right of way line of Forevergreen Road; thence north 89°42'50" west along said right of way line, 484.07 feet to the point of beginning; described area contains 117,595 square feet and is subject to all easements and restrictions of record.

And

A part of the south 45 acres of the east half of the Northwest Quarter of section 23, township 80 north, range 7 west of the 5th p.m., in the City of North Liberty, Johnson County, Iowa and being more particularly described as follows: commencing at the center of said Section 23; thence north 00°30'16" east along the east line of said Northwest Quarter, 40.04 feet to a point on the northerly right of way line of Forevergreen Road, also being the point of beginning; thence continuing along the east line of said Northwest Quarter, north 00°30'16" east, 269.59 feet; thence north 90°00'00" west, 849.46 feet; thence south 00°00'00" west, 244.63 feet to the northerly right of way line of Forevergreen Road; thence south 89°42'50" east along said right of way line, 234.68 feet; thence south 87°46'36" east along said right of way line, 612.87 feet to the point of beginning; described area contains 215,681 square feet and is subject to all easements and restrictions of record.

2. RM-12 Multi-Unit Residence District on 17.01 acres, more or less, on property more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Northwest Quarter; thence north 00°27'45" east along the west line of the east half of said Northwest Quarter, 302.22 feet to the point of beginning; thence continuing along the west line of the east half of said Northwest Quarter, north 00°27'45" east, 922.34 feet; thence south 90°00'00" east, 50.00 feet; thence northeasterly 176.72 feet along a curve concave northerly, with a radius of 300.00 feet and a chord of 174.17 feet bearing north 73°07'30" east; thence northeasterly 178.03 feet along a curve concave southerly, with a radius of 300.00 feet and a chord of 175.43 feet bearing north 73°15'01" east; thence south 89°44'59" east, 536.84 feet; thence southeasterly 184.38 feet along a curve concave southerly, with a radius of 500.00 feet and a chord of 183.33 feet bearing south 79°11'08" east; thence south 68°37'18" east, 35.00 feet; thence southwesterly 234.42 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 232.28 feet bearing south 34°51'37" west; thence south 48°17'30" west, 481.41 feet; thence southwesterly 421.44 feet along a curve concave easterly, with a radius of 500.00 feet and a chord of 409.07 feet bearing south 24°08'48" west; thence south 00°00'00" west, 89.74 feet; thence north 90°00'00" west, 482.10 feet to the point of beginning; described area contains 740,949 square feet and is subject to all easements and restrictions of record.

3. RM-8 Multi-Unit Residence District on 9.18 acres, more or less, on property more particularly described as follows:

A part of the south 45 acres of the east half of the northwest quarter of section 23, township 80 north, range 7 west of the 5th p.m., in the city of North Liberty, Johnson County, Iowa and being more particularly described as follows:

Commencing at the center of said Section 23; thence north 00°30'16" east along the east line of said Northwest Quarter, 309.64 feet; thence north 90°00'00" west, 171.62 feet to the point of beginning; thence north 00°00'00" east, 316.81 feet; thence north 11°19'12" east, 52.34 feet; thence northeasterly 98.79 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 98.62 feet bearing north 05°39'36" east; thence north 00°00'00" east, 69.07 feet; thence northwesterly 236.65 feet along a curve concave westerly, with a radius of 300.00 feet and a chord of 230.56 feet bearing north 22°35'54" west; thence north 45°11'48" west, 82.38 feet; thence southwesterly 33.24 feet along a curve concave northerly, with a radius of 500.00 feet and a chord of 33.24 feet bearing south 46°23'14" west; thence south 48°17'30" west, 481.41 feet; thence southwesterly 421.44 feet along a curve concave easterly, with a radius of 500.00 feet and a chord of 409.07 feet bearing south 24°08'48" west; thence south 00°00'00" west, 89.74 feet; thence north 90°00'00" east, 677.84 feet to the point of beginning; described area contains 399,812 square feet and is subject to all easements and restrictions of record.

4. RS-6 Single-Unit Residence District on 9.9 acres, more or less, on property more particularly described as follows:

A part of the south 45 acres of the east half of the Northwest Quarter of section 23, township 80 north, range 7 west of the 5th p.m., in the city of North Liberty, Johnson County, Iowa and being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Northwest Quarter; thence north 00°27'45" east along the west line of the east half of said Northwest Quarter, 1224.56 feet to the point of beginning; thence continuing along the west line of the east half of said Northwest Quarter, north 00°27'45" east, 263.13 feet; thence south 89°32'55" east, 1166.94 feet; thence south 00°45'57" west, 26.33 feet; thence southerly 180.32 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 179.34 feet bearing south 11°05'51" west; thence north 68°37'18" west, 35.00 feet; thence northwesterly 184.38 feet along a curve concave southerly, with a radius of 500.00 feet and a chord of 183.33 feet bearing north 79°11'08" west; thence north 89°44'59" west, 536.84 feet; thence southwesterly 178.03 feet along a curve concave southerly, with a radius of 300.00 feet and a chord of 175.43 feet bearing south 73°15'01" west; thence southwesterly 176.72 feet along a curve concave northerly, with a radius of 300.00 feet and a chord of 174.17 feet bearing south 73°07'30" west; thence north 90°00'00" west, 50.00 feet to the point of beginning; described area contains 209,763 square feet and is subject to all easements and restrictions of record.

And

A part of the south 45 acres of the east half of the northwest quarter of Section 23, Township 80 North, Range 7 West of the 5th P.M., in the City of North Liberty, Johnson County, Iowa and being more particularly described as follows:

Commencing at the center of said Section 23; thence north 00°30'16" east along the east line of said Northwest Quarter, 309.64 feet to the point of beginning; thence continuing along the east line of said Northwest Quarter north 00°30'16" east, 921.85 feet; thence north 89°29'44" west, 2.18 feet; thence northwesterly 124.25 feet along a curve concave northerly, with a radius of 333.00 feet and a chord of 123.53 feet bearing north 79°18'39" west; thence north 68°37'18" west, 80.02 feet; thence southwesterly 201.18 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 199.82 feet bearing south 32°57'21" west; thence south 45°11'48" east, 82.38 feet; thence southeasterly 236.65 feet along a curve concave westerly, with a radius of 300.00 feet and a chord of 230.56 feet bearing south 22°35'54" east; thence south 00°00'00" west, 69.07 feet; thence southwesterly 98.79 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 98.62 feet bearing south 05°39'36" west; thence south 11°19'12" west, 52.34 feet; thence south 00°00'00" east, 316.81 feet; thence south 90°00'00" east, 171.62 feet to the point of beginning; described area contains 179,531 square feet and is subject to all easements and restrictions of record.

And

A part of the south 45 acres of the east half of the Northwest Quarter of Section 23, Township 80 North, Range 7 West of the 5th p.m., in the City North Liberty, Johnson County, Iowa and being more particularly described as follows:

Commencing at the center of said Section 23; thence north 00°30'16" east along the east line of said Northwest Quarter, 1231.49 feet to the point of beginning; thence north 89°29'44" west, 2.18 feet; thence northwesterly 124.25 feet along a curve concave northerly, with a radius of 333.00 feet and a chord of 123.53 feet bearing north 79°18'39" west; thence north 68°37'18" west, 80.02 feet; thence northeasterly 180.32 feet along a curve concave westerly, with a radius of 500.00 feet and a chord of 179.34 feet bearing

north 11°05'51" east; thence north 00°45'57" east, 26.33 feet; thence south 89°32'55" east, 165.44' to the east line of said Northwest Quarter; thence south 00°30'16" west along said east line, 253.12 feet to the point of beginning; described area contains 41,938 square feet and is subject to all easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the May 7, 2024, meeting the Planning Commission accepted the listed finding and forwarded the request for a zoning map amendment to the City Council with a recommendation for approval with no conditions.

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

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

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

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

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

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

First reading on May 28, 2024.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2024-05 in *The Gazette* on the ____ of _____, _____.

TRACEY MULCAHEY, CITY CLERK



North Ridge Part Four Rezoning



April 2, 2024

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

Re: Request of Northridge 2-4, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-4 Single-Unit Residential District on 5.36 acres of property located at the northeast corner of North Liberty Road and Oak Lane NE

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its April 2, 2024 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from ID interim Development District to RS-4 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the zoning map amendment to the City Council with a recommendation for approval.

The vote for approval was 4-0.

Josey Bathke, Chairperson
City of North Liberty Planning Commission

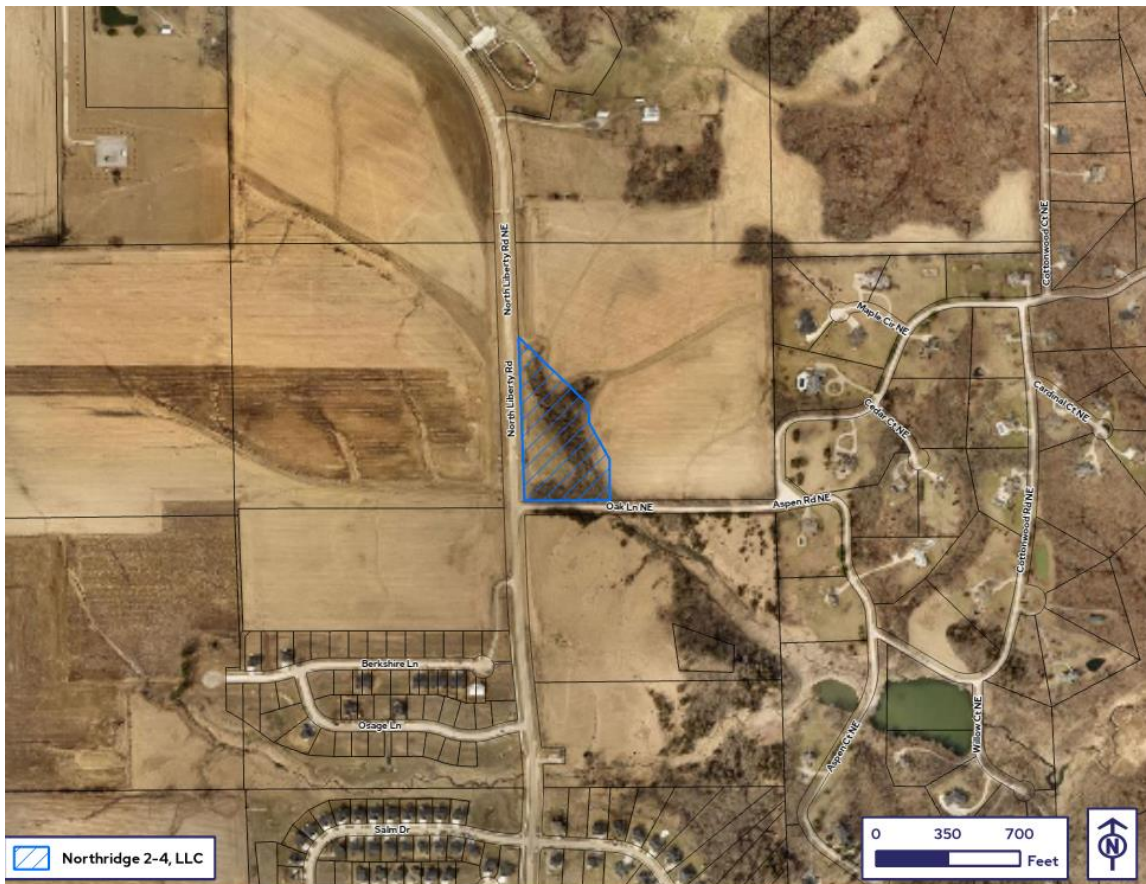


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **March 29, 2024**
 Re **Request of Northridge 2-4, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-4 Single-Unit Residential District on 5.36 acres of property located at the northeast corner of North Liberty Road and Oak Lane NE.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

This property is currently located in unincorporated Johnson County. However, the City Council has approved the annexation, and the Iowa City Development Board (CDB) will consider the annexation at its April 10, 2024. Annexations becomes effective 30 days after CDB approval. Per City code, "any territory annexed into the City is automatically, upon annexation, zoned ID Interim Development District." The request proposes a rezoning to allow 2 single-unit dwellings.



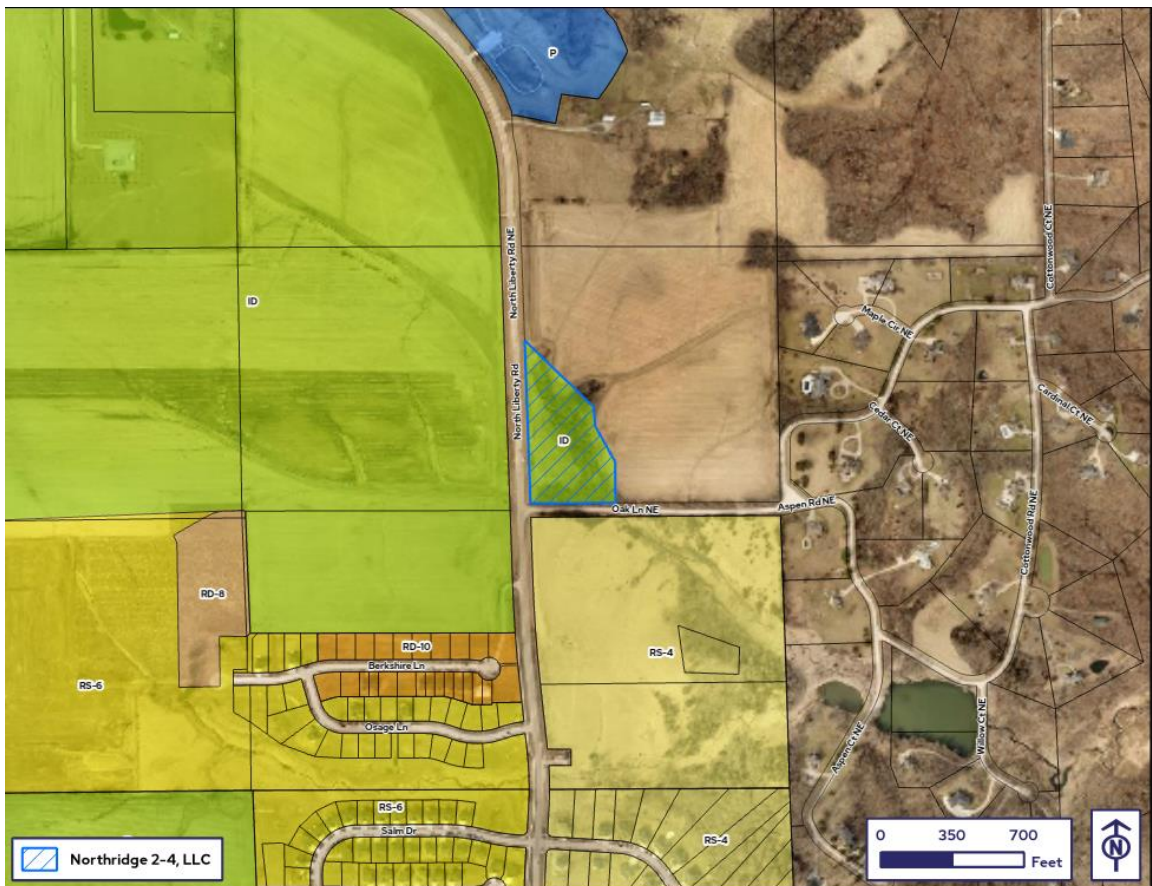
2. Current and Proposed Zoning:

Current Zoning (Effective Upon Annexation)

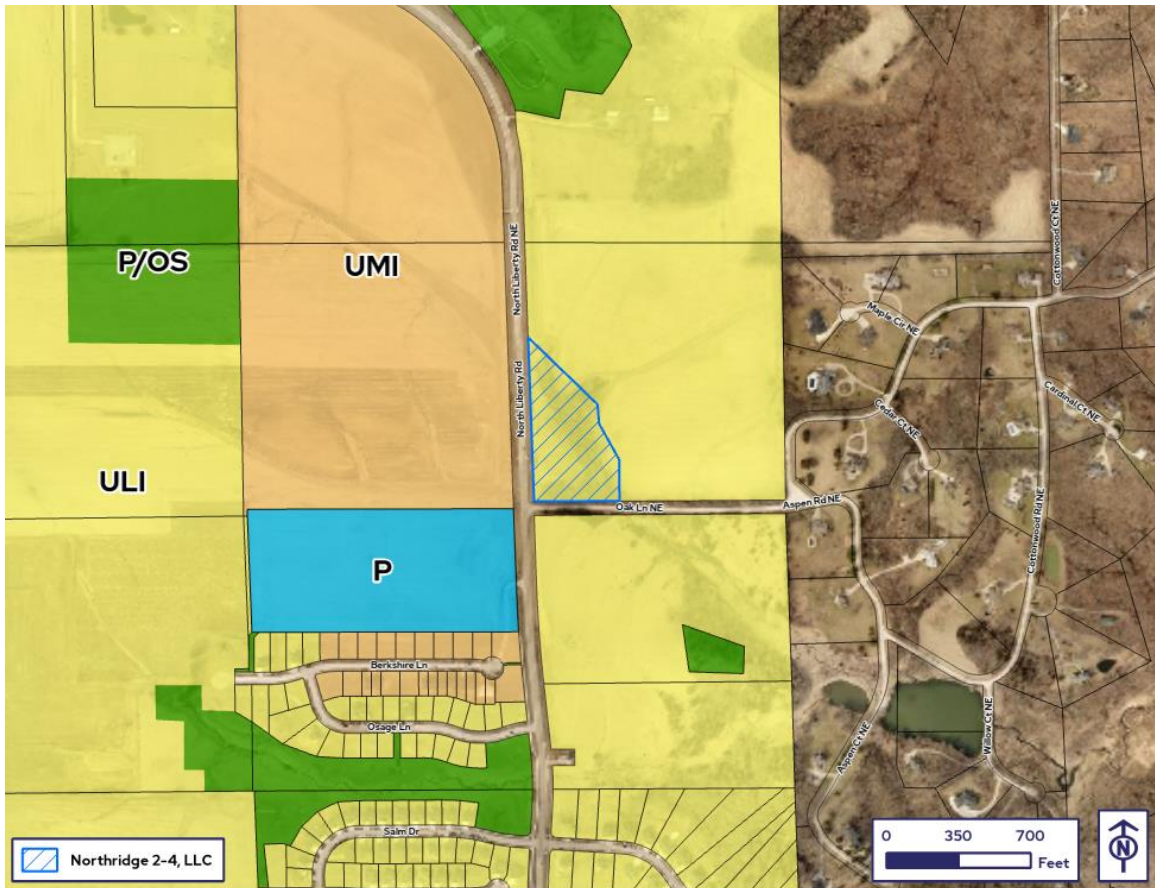
ID Interim Development District. The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas.

Proposed Zoning

RD-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District.



3. Consistency with Comprehensive Plan:
Land Use Plan designation: Urban Low Intensity.



Urban Low Intensity Description

An efficient, walkable pattern of lower-density development. Compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low-intensity areas can include a horizontal mix of primarily residential and limited non-residential uses at compatible lower densities and scales.

Residential

Emphasis on single-family detached and attached residential developments. Attached housing projects may primarily be at transition areas between arterial or collector streets, small scale commercial uses, and higher intensity districts.

Form and Features

- » General aggregate development density of 3 to 8 units per acre. Lot sizes can vary within developments to provide different housing types.
- » A framework of streets and open space should create neighborhoods and multiple access points for all types of transportation.
- » Open spaces, streets, and trail connections integrate with the larger community.

4. Public Input:

A virtual good neighbor meeting was held on March 12, 2023. No one outside of City staff and the applicant attended the meeting. Although outside the normal notification boundary, staff contacted representatives of the Fjords North Subdivision and informed them of the request and the meeting. There are no objections to the request.

5. Zoning Map Amendment Approval Standards

Section 165.09(4)(D)(1) of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

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

Map Amendments.

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

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

Figure 3.4: Land Use Compatibility

TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL/ FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
Medium-density residential			●	●	○			
High-density residential				●	●	○		
Rural commercial		●						
Neighborhood commercial			○	●	●	●		
Community commercial				○	●	●		
Regional commercial					○	●		
Low/medium intensity office			○	●	●	●		
High-intensity office				○	●	●		
Limited industrial		○				●		
Heavy industrial						○		
Parks and civic uses	●	●	●	●	●	○	●	●
Major public/civic facilities						○		○
Residential density range (du/A*)	≤40	≤40	3-8	7-14	14+	14+	NA	NA

● Permitted ○ Permitted with special review
*Dwelling Units per Acre

The RS-4 zoning allows a lot size of 10,000 square feet per dwelling unit (4.36 units/acre). It is staff's opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan and adopted land use policies.

- (b) The compatibility with the zoning of nearby property. The adjacent property to the south (across Oak Lane NE) is zoned RS-4. It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.
It is staff's opinion that the proposed zoning would be compatible with established neighborhood character.

(d) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
It is staff's opinion that the proposed zoning would promote the public health, safety, and welfare of the City.

(e) The extent to which the proposed amendment creates nonconformities.
It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

It is anticipated that the preliminary subdivision plat would be considered by the Planning Commission at its May 7, 2024 meeting. Due to access restrictions on North Liberty Rd, a single driveway access is planned for both home sites. Oak Lane NE is not planned as an access due to it being a private road, which would necessitate the granting of a waiver from the Subdivision Ordinance.

7. Staff Recommendation:

Finding:

1. The rezoning request from ID interim Development District to RS-4 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from ID interim Development District to RS-4 Single-Unit Residence District on approximately 5.36 acres to the City Council with a recommendation for approval.

Suggested motion:

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

Ordinance No. 2024-03

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO RS-4 SINGLE-UNIT RESIDENCE DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended by designating the zoning district for 5.36 acres, more or less, as RS-4 Single-Unit Residence District for property particularly described as follows:

Auditor's Parcel No. 2023083 as recorded in Book 67, Page 134 in the Office of the Johnson County, Iowa Recorder. Described parcel contains 5.36 acres

SECTION 2. CONDITIONS IMPOSED. At the April 2, 2024, meeting the Planning Commission accepted the listed finding and forwarded the request for a zoning map amendment to the City Council with a recommendation for approval with no conditions.

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

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

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

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

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

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

First reading on April 23, 2024.

Second reading on _____.

Third and final reading on _____.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

ATTEST:

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

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2024-03 in *The Gazette* on the ____ of _____, _____.

TRACEY MULCAHEY, CITY CLERK



Additional Information

To North Liberty Mayor and City Council Members
CC Ryan Heiar, City Administrator
From Brian Platz, Fire Chief
Date May 23, 2024
Re Fire Department Report to Council – May 2024

Spring has sprung and we have transitioned out of grass/field fire season. The truck that we purchased last year as a primary response unit for these types of fires is working flawlessly. Minimally, it hasn't gotten stuck in a field, as was the case on a routine basis with our old truck. Additionally, it's set up to operate in these environments much more efficiently as it holds more water and was designed with a much higher clearance and floater tires. I'd be remiss if I didn't mention that it's also a fan favorite when we take it to outreach events. The kids seem to love it and refer to it as our monster truck.

The training facility at the public works campus is coming along nicely. Much of the interior has been built out and the vendor is working on items to include a 3rd floor balcony as well as a parapet wall around the roof. These two items will aid in honing skills related to aerial ladder operations. One of the more unique features of this building is how the vendor constructed the interior stairway from the second to the third floor in a way that is adjustable. Meaning, we can close off certain aspects of the stairs to keep the layout fresh and unfamiliar. This is important as we need to be able to adapt to unfamiliar layouts when we search for fire victims in structures. Once we complete this project, I'd like to invite council members down for a tour. We'd like to do so in late summer/early fall.

Early this spring, the department started onboarding eight new paid per call candidates. Many of these candidates came to us with fire and EMS credentials, which means we can release them to respond to calls sooner. This group is currently going through orientation training every Sunday evening to ensure they are "NLFD ready". Additionally, we are currently in the process of interviewing candidates for part-time positions as we plan to expand this program in July. Adding a day shift will be a welcome step in our staffing plan. We hope to take our part-time group from 12 to 18 members to fully cover 21 weekly shifts. So far, the candidate pool is promising, and we look forward to this transition.

We recently learned that the body armor that we purchased four years ago is now part of a lawsuit, largely due to fraudulent business practices. In a nutshell, it appears that the protective plates that are in our vests are likely rated lower than what they are labeled. Unfortunately, we are one of hundreds of organizations that are dealing with this. We are researching options, and we hope to secure the proper protective equipment soon so that our personnel can be confident in the gear that we issue.

Lastly, we recently received notice that our ISO report will be coming soon. More to follow on that once we have a chance to evaluate the results.