



**City Council Meeting
Regular Session
April 22, 2025**



City Administrator Memo



To **Mayor and City Council**
From **Ryan Heiar, City Administrator**
Date **April 17, 2025**
Re **City Council Agenda April 22, 2025**

Consent Agenda

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

- City Council Minutes (04/08/25)
- Pay Application #1, North Liberty Road Trail Project, Metro Pavers, \$5,723
- Pay Application #5, Forevergreen Road Signalization Project, Eastern Iowa Excavating & Concrete, \$7,634.20
- Claims

Johnson County Aging Report

Members of the Johnson County Livable Community (JCLC) Policy Board, who are appointed by the Johnson County Board of Supervisors, will be in attendance on Tuesday to talk about the community survey they are conducting. A summary of the project can be found in the packet. North Liberty's Community Relations Team recently helped promote the survey on the City's [website](#).

FY26 Budget

The FY26 budget process is nearing the finish line with a second public hearing scheduled for Tuesday, along with a final resolution of approval. The City's budget model and state budget forms are included in the packet for reference. Staff recommends approval of the resolution and will submit the final required paperwork to the county before April 30.

Urban Renewal Plan Amendment

This agenda includes a public hearing regarding the proposed Urban Renewal Plan amendment to accommodate the Urban Central District redevelopment project. Subsequent to the hearing, the City Council will be asked to approve and establish the urban renewal area, which consists of the ~20-acre redevelopment site in the heart of North Liberty. Staff recommends approval of the plan amendment.

Relatedly, staff continues to work with Bond Counsel and the developer on an agreement that will define the terms, scope and conditions as to how the \$20 million

Meetings & Events

Monday, Apr 21 at 4:30p.m.
Joint Entities Meeting

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

Tuesday, Apr 22 at 6:00p.m.
City Council

Tuesday, May 6 at 6:30p.m.
Planning Commission

Thursday, May 8 at 7:00p.m.
Parks & Recreation Commission

Tuesday, May 13 at 6:00p.m.
City Council

incentive will be delivered. It is anticipated that the agreement will be ready for the City Council's consideration on the May 13 agenda.

2025 Bond Sales

In June, the City will hold two bond sales. The first will be in the amount of \$20 million for the economic development incentive with the Urban Central District developers (assuming an agreement is approved). The second sale is the City's annual borrowing for previously completed and on-going projects in the amount of \$8.675 million.

Tuesday's agenda includes a resolution setting the date for a public hearing on a proposal to enter into a General Obligation Corporate Purpose Loan Agreement in a principal amount not to exceed \$3,850,000. The City has previously held the necessary hearings to borrow for the Centennial Center and City Hall, as a result the proposed public hearing on May 13 is for the road projects described below. Additional proceedings will follow that will include the entire principal amount of \$8.675 million plus capitalized interest and borrowing fees.

Date	Source	Amount	Project
2nd Qrt - 2025	GO/TIF Bond	\$725,000	Centennial Park, Phase 1
		\$1,000,000	Kansas Ave, FGR to St. Andrews Dr (reimburse RISE grant)
		\$1,900,000	Forevergreen Road Signals
	GO Bond	\$450,000	W. Penn Street
		\$4,600,000	City Hall
Total		\$8,675,000	

Staff recommends approval of the resolution setting the hearing date.

Centennial Park Next Stage, Phase 2

Assuming the City Council approves the FY26 budget earlier in the meeting, staff is proposing to start designing Phase 2 of the Centennial Park Next Stage Project, which is the Watts Family Play Yard. The project includes a splash pad, mechanical building, restrooms, shade structures and an ADA playground. As part of the overall fundraising efforts, the Watts Family has pledged \$250k to the play yard project and staff is currently working with a donor to fund the playground. Staff recommends approval of the design proposal with Shive Hattery in the amount of \$450k. The total project cost is estimated at \$3.7 million.

Greenbelt Trail Parts 3 & 4

In February, the Council approved a surety agreement with Greenbelt 3-4 LLC concerning the installation of public improvements within the Greenbelt Trail Part 3 and Greenbelt Trail Part 4 subdivisions. The City Engineer has concluded that the installation

of those improvements has now been completed in accordance with applicable construction standards, and the streets, sidewalks and trails are now ready to be accepted and dedicated to public use. Staff recommends approval.

MLDC Rezoning Request

MLDC, Inc. is requesting a rezoning – west terminus of Chipman Lane and the south terminus of Mayer Street – from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District (4.10 acres), RS-6 on (1.74 acres) RS-9 Single-Unit Residence District (.42 acres) and RD-10 Two-Unit Residence District (10.34 acres). The existing RS-7 PAD zoned portion of the property included a concept plan depicting 24 single-unit dwelling lots and a secondary access to West Forevergreen Road. Staff considers the connection to West Forevergreen Road unnecessary due to desired access limitations and the location of existing driveway accesses in the area. A virtual good neighbor meeting was held on February 17, 2025. A couple people outside of City staff and the applicant attended the meeting. City staff has also talked to a few interested neighbors outside of the meeting. There are several written concerns/objections, which are contained in the background material. Notably, the applicant amended the request in attempt to address concerns from surrounding property owners and achieve consistency with the April 1 Planning Commission recommendation for approval. Staff recommends approval of the request, as amended. The Planning Commission's deliberation about this project can be found [here](#).

Cedarhurst Rezoning, Future Land Use Map & Site Plan

These requests – north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue – are to facilitate a senior housing development consisting of independent living, assisted living and memory care. The rezoning from RM-12 Multi-Unit Residence (up to 12 units/acre) to RM-21 Multi-Unit Residence District (up to 21 units/acre) is necessary because the proposed development would exceed 12 units/acre. The Future Land Use Map amendment from Urban Median Intensity (UMI) to Urban High Intensity (UHI) is for the RM-21 zoning to be consistent with the Future Land Use Map. Considering the location, it is staff's opinion that the UHI designation and higher density zoning would be appropriate in this location. The site plans depicts a total of 132 units – 65 independent living, 46 assisted living, and 21 memory care on 9.18 acres, which equates to 14.37 units/acre. This would be a large building located along a major gateway into North Liberty. Staff expressed concern and the applicant responded by proposing a higher level of masonry on the west, south and east elevations. Related subdivision construction improvements include Julia Drive, which would be extended to West Forevergreen Road.

The access would be right in/right-out only. A virtual good neighbor meeting for the rezoning was held on February 17, 2025. No one outside of City representatives (City staff, one Planning Commission member and one City Council member) and the applicant attended the meeting. There are no objections to the request. The Planning Commission unanimously recommended approval of the rezoning and Future Land Use Map amendment at its March 4 meeting and the Site Plan at its April 1 meeting. Staff recommends approval as well.



Agenda



CITY COUNCIL

Tuesday, April 22, 2025

6:00 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, Special Session, April 8, 2025
 - B. City Council Minutes, Regular Session, April 8, 2025
 - C. North Liberty Road Trail Project, Pay Application Number 1, Metro Pavers, Inc., \$5,723.00
 - D. Forevergreen Road Signal Improvement Project, Pay Application Number 5, Eastern Iowa Excavating & Concrete, \$7,634.20
 - E. Claims
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Arbor Day Proclamation
 - B. Mental Health Awareness Month Proclamation
9. Council Reports
10. Johnson County Aging Report
 - A. Presentation of JCLC Community Survey
11. FY 2025-26 Budget
 - A. Public Hearing regarding FY 2025-26 Budget and Capital Improvements Plan

- B. Resolution Number 2025-43, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2026 for the City of North Liberty, Iowa
12. Urban Renewal Plan Update
- A. Public Hearing on the proposed expansion of the North Liberty Urban Renewal Area
 - B. Resolution Number 2025-44, A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area
13. 2025A Bond Sale
- A. Resolution Number 2025-45, A Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$3,850,000
 - B. Resolution Number 2025-50, A Resolution setting the date for public hearing and additional action on proposal to enter into General Obligation Urban Renewal Loan Agreement and to borrow money thereunder
14. Centennial Park Project, Phase 2
- A. Resolution Number 2025-46, A Resolution authorizing the execution of Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Centennial Park Event Complex Project – Phase 2
15. Greenbelt Trail Part Three and Part Four
- A. Resolution Number 2025-47, A Resolution releasing surety and accepting improvements for Greenbelt Trail Part Three and Part Four in North Liberty, Iowa
16. MLDC, Inc. Rezoning
- A. Public Hearing regarding proposed rezoning
 - B. Planning Commission and staff recommendations
 - C. Applicant Presentation
 - D. First consideration of Ordinance Number 2025-07, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 Single-Unit Residence District on approximately 1.74 acres, RS-9 Single-Unit Residence District on

approximately 1.74 acres, RS-9 Single-Unit Residence District on approximately 0.42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres

17. Cedarhurst Rezoning, Land Use Map Amendment and Site Plan

- A. Third consideration and adoption of Ordinance Number 2025-06, An Ordinance amending the Zoning Map District for certain property located in North Liberty, Iowa from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District
- B. Planning Commission and staff recommendations
- C. Applicant Presentation
- D. Resolution Number 2025-48, A 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 Medium Intensity (UMI) to Urban High Intensity (UHI)
- E. Resolution Number 2025-49, A Resolution approving the Preliminary Site Plan for Cedarhurst, North Liberty, Iowa

18. Old Business

19. New Business

20. Adjournment



Consent Agenda

**City Council**

April 8, 2025

Special Session – Tax Levy Rate Hearing

Call to order

Mayor Hoffman called the April 8, 2025, Special Session of the North Liberty City Council to order at 6:00 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Dorota Staniewska, Scott Becker, Mike Mbanza, and other interested parties.

Approval of the Agenda

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

FY 26 Budget

Mayor Hoffman opened the public hearing regarding the proposed Tax Levy Hearing for the FY 2025-26 City of North Liberty Budget at 6:01 p.m. Dorota Staniewska, 240 N. Colton Drive, asked about the letter that residents received. Heiar provided information regarding the letter and the tax rate for FY 2026. Scott Becker, 240 N. Colton Drive, asked about the rate increase versus the population increase. There was discussion on how tax rates are set. Heiar offered to meet with Becker to review the model and provide additional information. Mike Mbanza, 1165 Ogden Lane, spoke regarding the FY 26 budget and the hardship of the tax rate increase on residents. He proposed the City provide funds to Bridge the Housing Gap for support of low-income property owners in the city. Steve, former firefighter, asked which takes priority, parks or the fire department. The Mayor and Heiar provided information on the question including fire department expansion and the future of the department. The public hearing was closed at 6:28 p.m.

Adjournment

Park moved; Wayson seconded to adjourn at 6:28 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk



City Council
April 8, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, April 8, 2025, Regular Session of the North Liberty City Council to order at 6:31 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson.

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

Approval of the Agenda

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

Consent Agenda

Sittig moved, Wayson seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, March 25, 2025; Liquor License Renewal for Bluebird Café, Liquor License Renewal for Aldi, Inc., Liquor License Renewal for Revitalize U; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Bilskemper reported on projects in the design phase, South Fiber Project, Forevergreen Road and Jasper Avenue Roundabout and Roadway Improvements, and Ranshaw Way Phase 6; projects under construction, North Liberty Road Trail, Fox Run Pond Trail, West Penn Street, Forevergreen Road Signal Improvements, and Centennial Events Complex. Council discussed the report with Bilskemper and staff.

City Administrator Report

City Administrator Heiar reported that negotiations continue with the Urban Central District. The agreement will be on the May 13 Council agenda. He reported on the Parks Department's refurbishment of the Old Town Park clock.

Mayor Report

Mayor Hoffman reported he attended the Steindler ribbon cutting, attended the MPOJC meeting, led the Johnson County Solar Task Force launch, and attended the Greater Iowa City Breakfast Series. He reported on the MPOJC funding awards for the city of North Liberty. Mayor Hoffman proclaimed April as Fair Housing Month. Bijou Maliabo, Johnson County Affordable Housing Coalition, spoke regarding affordable housing in North Liberty and Johnson County.

Council Reports

Councilor Wayson reported on the MPOJC meeting. He participated in the Muddy Creek Cleanup event. Council discussed the MPOJC meeting. Councilor Leibold thanked the community members for attending the council meeting. Leibold attended the Agriculture Breakfast, met with local business owners on how things are going, and welcomed the new University of Iowa men's basketball coach to our community. Councilor Smith thanked Councilor Wayson on Muddy Creek Cleanup and thanked the public for the budget session comments. He attended Steindler opening and reported that the Strategic Planning Event with Think Iowa City will be on Thursday. Councilor Park attended the Steindler event. Councilor Wayson reported that the Iowa Healthcare open house is on Saturday starting at 10 a.m. Councilor Sittig attended a meeting at City/County officials, Greater Iowa City, and the airport for a postmortem on CRANDIC transit line. He reported that there will be additional discussions going forward on how Johnson County can collaborate on public transit in the county.

Sewer and Water Facility Presentations

Jenny Ruddy, Strand Associates, presented information on the Wastewater Facility Plan updates. Council discussed the report with Ruddy and staff. Steve Troyer, Strand Associates, presented information on the Water Facility Plan updated. Council discussed the report with Troyer and staff.

Sittig moved, Wayson seconded to approve Resolution Number 2025-38, A Resolution approving the Water and Wastewater Facility Plan Updates prepared by Strand Associates. After discussion, the vote was: ayes – Smith, Leibold, Wayson, Sittig, Park; nays – none. Motion carried.

Facilities Naming Request

Park moved, Leibold seconded to approve Resolution Number 2025-39, A Resolution renaming Old Town Park to Penn Meadows Park, portions of North Liberty Recreation Trail and North Liberty Trail to North Ridge Trail and naming the City Hall Public Plaza Area Old Town Plaza. After discussion, the vote was: ayes – Wayson, Smith, Leibold, Park; nays – Sittig. Motion carried.

Enhanced Security Services Memorandum of Understanding

Smith moved, Wayson seconded to approve Resolution Number 2025-40, A Resolution approving the Memorandum of Understanding between the City of North Liberty and State of Iowa Department of Management for Enhanced Security Services. After discussion, the vote was: ayes – Smith, Park, Sittig, Leibold, Wayson; nays – none. Motion carried.

Parking Resolution

Sittig moved, Wayson seconded to approve Resolution Number 2025-41, A Resolution approving Parking Control Devices in the City of North Liberty, Iowa. The vote was: ayes – Park, Wayson, Smith, Sittig, Leibold; nays – none. Motion carried.

FY 2025-26 Budget

Wayson moved, Leibold seconded to approve Resolution Number 2025-42, A Resolution setting time and place for a Public Hearing for the purpose of considering the Fiscal Year 2025-2026 Budget. The vote was: ayes – Park, Leibold, Smith, Sittig, Wayson; nays – none. Motion carried.

Cedarhurst Rezoning

Park moved, Wayson seconded to approve the second consideration of Ordinance Number 2025-06, An Ordinance amending the Zoning Map District for certain property located in North Liberty, Iowa, from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District. The vote was: ayes – Leibold, Smith, Sittig, Park, Wayson; nays – none. Motion carried.

Old Business

Councilor Sittig thanked all for coming to tonight's meeting. Councilor Park appreciates the planning. Mayor Hoffman wished Councilor Smith a Happy Birthday.

New Business

No new business was presented.

Adjournment

Sittig moved; Park seconded to adjourn at 8:20 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of North Liberty 360 N Main St P.O. Box 77 North Liberty, Iowa 52317	PROJECT:	North Liberty Road Trail TAP-U-5557(623)-81-52	APPLICATION NO:	1	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER
FROM				PERIOD TO:	3/22/25	
CONTRACTOR:	Metro Pavers, Inc. 101 Southgate Ave #4338 Iowa City, IA 52240	VIA ENGINEER:	Shive-Hattery, Inc. 2839 Northgate Drive Iowa City, Iowa 52245	PROJECT NO.:	TAP-U-5557(623)-81-52	
				CONTRACT ID:	52-5557-623	
				LETTING DATE:	2/18/25	

CONTRACT FOR: North Liberty Road Trail

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	\$	1,082,258.81
2. Net Change by Change Orders	\$	-
3. CONTRACT SUM TO DATE	\$	1,082,258.81
4. TOTAL COMPLETED & STORED TO DATE	\$	5,900.00
5. RETAINAGE 3 % of Completed Work & Stored Material	\$	177.00
6. TOTAL EARNED LESS RETAINAGE	\$	5,723.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	-
8. CURRENT PAYMENT DUE	\$	5,723.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,076,535.81
(This amount will decrease, as Change Orders do not yet reflect items deleted or decreased in quantity - see summary sheet for est. final totals)

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

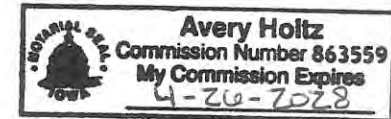
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Metro Pavers, Inc.

By: [Signature] Date: 4-15-25

State of: Iowa
County of: Johnson
Subscribed and sworn to before me this 15th day of April

Notary Public: [Signature]
My Commission expires: 4/26/2028



ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

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

ENGINEER:

By: [Signature] Date: 3/27/2025

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

\$ 5,723.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGE(S)

TO OWNER: City of North Liberty
3 Quail Creek Circle
North Liberty, IA 52317

PROJECT: Forevergreen Road
Signal Improvement

APPLICATION NO: PP#5

Distribution to:

FROM CONTRACTOR:

VIA ENGINEER: Shive Hattery

PERIOD TO: 28-Mar-25

☒ OWNER
☒ ENGINEER
☒ CONTRACTOR
☐

EASTERN IOWA EXCAVATING & CONCRETE

P.O. BOX 189
CASCADE, IA 52033

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE: 25-Jan-24

CONTRACTOR'S APPLICATION FOR PAYMENT

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

SEE ATTACHED SWORN STATEMENT FROM CONTRACTOR TO OWNER

1. ORIGINAL CONTRACT SUM	\$	1,344,361.00
2. Net change by Change Orders	\$	47,674.25
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,392,035.25
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,379,931.27
5. RETAINAGE: (Original Contract Only)		
a. 5 % of Completed Work (Column D + E on G703)	\$	68,996.56
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	68,996.56
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,310,934.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,303,300.51
8. CURRENT PAYMENT DUE	\$	7,634.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	81,100.54

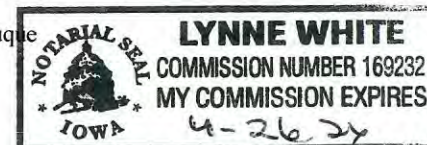
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: EASTERN IOWA EXCAVATING & CONCRETE

By: Grant Kramer

Date: 03/28/25

State of Iowa County of Dubuque
Subscribed and sworn to before me: Grant Kramer
Notary Public: Lynne White
My Commission expires: April 26, 2026



ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 7,634.20

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

ENGINEER: Shive Hattery

By: Shive Hattery

Date: April 15, 2025

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$17,510.00	\$0.00
Total approved this Month (#1)	\$30,164.25	
TOTALS	\$47,674.25	\$0.00
NET CHANGES by Change Order	\$47,674.25	\$0.00



Mayor Report



PROCLAMATION

Arbor Day

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, the City of North Liberty has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices; and

WHEREAS, each year Arbor Day is observed by the people of North Liberty, Iowa, with special attention paid to the care and planting of trees; and

WHEREAS, trees— wherever they are planted — are a source of joy and spiritual renewal;

NOW, THEREFORE, BE IT PROCLAIMED, that I, Chris Hoffman, Mayor of the City of North Liberty, Iowa, do hereby proclaim April 25, 2025, to be

ARBOR DAY

in North Liberty, Iowa, and encourage all North Liberty citizens to participate in tree planting and nurture, protect and wisely use Iowa's natural wonder of trees so that we will ensure a more beautiful city and state, promoting the well-being of this and future generations.

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 22nd day of April, 2025



PROCLAMATION

Mental Health Awareness Month

WHEREAS, the National Alliance on Mental Illness (NAMI) is the nation's largest grassroots mental health organization dedicated to building better lives for the millions of Americans affected by mental illness; and

WHEREAS, the face of mental illness isn't some stranger. It is our co-workers, our neighbors, our friends, our families, and sometimes ourselves; and

WHEREAS, mental illness does not discriminate. It affects adults, children, and people of every ethnic, socioeconomic, religious, or political background; and

WHEREAS, one of five adults in the United States experiences a diagnosable mental disorder, and one in five youth age 13 – 18 experiences a severe mental disorder in a given year; and

WHEREAS, suicide is the second leading cause of death for America's youth ages 15 – 24 and the vast majority of those who die by suicide have a mental illness that is often undiagnosed or untreated; and

WHEREAS, half of all chronic mental illness begins by age 14 and three-quarters begins by age 24; therefore treating cases early could address and reduce disability before mental illnesses become more severe; and

WHEREAS, NAMI Johnson County will hold its annual walk at 9 a.m. on Saturday, May 10, at the Terry Trueblood Recreation Area in Iowa City. The walk aims to inspire and initiate a community conversation about the impact that mental illness has on every part of our collective lives – from family systems, to primary healthcare, to the education system, to the business community and beyond.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Chris Hoffman, do hereby recognize May 2025 as

Mental Health Awareness Month

and urge all residents to increase the awareness and understanding of mental health and be informed of the treatment options available in our county for individuals with mental illness.

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 22nd day of April, 2025



Johnson County Aging Report

JCLC Community Survey – Talking Points

1. The Johnson County Livable Community (JCLC) Policy Board, appointed by the Johnson County Board of Supervisors, is surveying Johnson County residents about the county as a livable community and various factors that impact individuals' ability to age successfully.
2. A livable community is one which provides safe, walkable streets; age-friendly housing and transportation options; access to needed services; and opportunities for residents of all ages to participate in community life.
3. The survey is designed to ask county residents, aged 45 years and older, questions related to the eight American Association of Retired Persons (AARP) Domains of Livability (Outdoor Spaces and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Work and Civic Engagement, Communication and Information, Community and Health Services) and important topics pertaining to disaster planning.
4. Responses to the survey will provide valuable information about the AARP livability domains by exploring the experiences & perceptions of county residents.
5. The AARP eight Domains of Livability framework is used by many of the cities, counties and states enrolled in the AARP Network of Age-Friendly States and Communities to organize and prioritize their work to become more livable for both older residents and people of all ages. Johnson County was recognized by the AARP as an age-friendly community in August 2021.
6. The JCLC will use the survey results to assist in its strategic planning efforts in making recommendations for an action plan on how Johnson County can improve the livability for all ages. Survey results will also be made available to cities within Johnson County.
7. The survey takes approximately 15 minutes to complete and is available online and in paper format in multiple languages (English, Spanish, Arabic, French). The survey is available at livablecommunity.org.
8. Survey participants may opt into a drawing to receive one of several \$20 Amazon gift cards as an incentive for participating in the survey, just a small way to say “thank you” for their time and input in our survey. Participants may opt-in to the drawing after completing the survey.



FY 2025-26 Budget

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026

ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : NORTH LIBERTY County Name: JOHNSON COUNTY

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

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

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	City Number: 52-485 Last Official Census: 20,479
Regular	2a	1,239,341,457	2b	1,234,099,999	
DEBT SERVICE	3a	1,387,145,979	3b	1,381,904,521	
Ag Land	4a	2,435,696			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	7.86408	9,143,241	1,162,658,654	6.60
	Limitation Percentage			
	3			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	7.63503	9,462,409	3.49	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	7.63503	Consolidated General Fund			5	9,462,409	9,422,391	43	7.63503
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	341,630	340,180	52	0.27565
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465	0.00000
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	9,804,039	9,762,571		
384.1	3.00375	Ag Land			26	7,317	7,317	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	9,811,356	9,769,888		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29		0		0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	1,453,908	1,447,760		1.17313
Rules	Amt Nec	Other Employee Benefits			31	1,619,655	1,612,808		1.30687
		Subtotal Employee Benefit Levy (29,30,31)			32	3,073,563	3,060,568	65	2.48000
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	0 (B)		0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	3,073,563	3,060,568		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	1,798,083	1,791,294	70	1.29625
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	14,683,002	14,621,750	72	11.68693

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

CITY NAME: NORTH LIBERTY

NOTICE OF PUBLIC HEARING - CITY OF NORTH LIBERTY - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 52-485

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 4/8/2025 Meeting Time: 06:00 PM Meeting Location: 360 N. Main Street

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

City Website (if available)
northlibertyiowa.org

City Telephone Number
(319) 626-5700

Iowa Department of Management	Current Year Property Tax 2024 - 2025	Budget Year Property Tax 2025 - 2026	Budget Year Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	1,157,371,546	1,234,099,999	1,234,099,999
Consolidated General Fund	9,101,662	9,101,662	9,422,391
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	273,047	273,047	340,180
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	1,367,272	1,367,272	1,447,760
Other Employee Benefits	1,283,895	1,283,895	1,612,808
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	1,316,022,929	1,381,904,521	1,381,904,521
Debt Service	1,290,466	1,290,466	1,791,294
CITY REGULAR TOTAL PROPERTY TAX	13,316,342	13,316,342	14,614,433
CITY REGULAR TAX RATE	11.37126	10.67848	11.68693
Taxable Value for City Ag Land	2,293,055	2,435,696	2,435,696
Ag Land	6,888	6,888	7,317
CITY AG LAND TAX RATE	3.00375	2.82794	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year 2024/2025	Budget Year 2025/2026	Percent Change
City Regular Residential	527	610	15.75
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year 2024/2025	Budget Year 2025/2026	Percent Change
City Regular Commercial	2,326	2,725	17.15

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:
Moving from a volunteer to a hybrid paid staff fire dept. Wages and benefits continue to increase and are necessary to maintain the current level of services. Commodities and service costs continue to increase by large percentages. Planning for add'l staff & operational costs for Centennial Ctr.

FUND BALANCE

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2024									
Beginning Fund Balance July 1	1 11,864,976	5,475,583	2,715,632	2,406,061	-1,037,787	0	21,424,465	12,468,868	33,893,333
Actual Revenues Except Beg Balance	2 19,607,852	5,329,353	4,537,713	7,811,759	2,186,248	0	39,472,925	16,962,044	56,434,969
Actual Expenditures Except End Balance	3 19,618,625	5,670,174	5,262,390	7,941,430	12,691,032	0	51,183,651	15,953,525	67,137,176
Ending Fund Balance June 30	4 11,854,203	5,134,762	1,990,955	2,276,390	-11,542,571	0	9,713,739	13,477,387	23,191,126
Re-Estimated FY 2025									
Beginning Fund Balance	5 11,854,203	5,134,762	1,990,955	2,276,390	-11,542,571	0	9,713,739	13,477,387	23,191,126
Re-Est Revenues	6 20,106,461	5,346,023	4,521,808	7,092,060	17,136,067	0	54,202,419	15,726,807	69,929,226
Re-Est Expenditures	7 20,906,003	5,536,993	4,697,048	7,667,946	16,650,000	0	55,457,990	15,805,786	71,263,776
Ending Fund Balance	8 11,054,661	4,943,792	1,815,715	1,700,504	-11,056,504	0	8,458,168	13,398,408	21,856,576
Budget FY 2026									
Beginning Fund Balance	9 11,054,661	4,943,792	1,815,715	1,700,504	-11,056,504	0	8,458,168	13,398,408	21,856,576
Revenues	10 22,102,325	5,989,394	4,297,708	7,260,249	27,072,370	0	66,722,046	17,320,139	84,042,185
Expenditures	11 22,821,752	6,369,625	4,299,708	8,219,355	28,123,500	0	69,833,940	17,214,285	87,048,225
Ending Fund Balance	12 10,335,234	4,563,561	1,813,715	741,398	-12,107,634	0	5,346,274	13,504,262	18,850,536

LOCAL EMC SUPPORT

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
Support of a Local Emerg.Mgmt Comm.	0	0
TOTAL FOR FY 2026	0	0

City Name: NORTH LIBERTY
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY									
Police Department/Crime Prevention	1 3,926,215							3,926,215	3,576,278
Jail	2							0	0
Emergency Management	3 31,500							31,500	74,291
Flood Control	4							0	0
Fire Department	5 1,625,646							1,625,646	1,402,207
Ambulance	6							0	0
Building Inspections	7 564,780							564,780	507,679
Miscellaneous Protective Services	8							0	0
Animal Control	9 65,500							65,500	20,358
Other Public Safety	10							0	0
TOTAL (lines 1 - 10)	11 6,213,641	0				0		6,213,641	5,580,813
PUBLIC WORKS									
Roads, Bridges, & Sidewalks	12 267,822	1,564,399						1,832,221	1,819,961
Parking - Meter and Off-Street	13							0	0
Street Lighting	14		103,000					103,000	85,634
Traffic Control and Safety	15 32,100	134,000						166,100	156,681
Snow Removal	16		190,000					190,000	187,624
Highway Engineering	17							0	0
Street Cleaning	18							0	0
Airport (if not Enterprise)	19							0	0
Garbage (if not Enterprise)	20 2,026,000							2,026,000	1,570,783
Other Public Works	21 175,000							175,000	196,940
TOTAL (lines 12 - 21)	22 2,500,922	1,991,399				0		4,492,321	4,017,623
HEALTH & SOCIAL SERVICES									
Welfare Assistance	23							0	0
City Hospital	24							0	0
Payments to Private Hospitals	25							0	0
Health Regulation and Inspection	26							0	0
Water, Air, and Mosquito Control	27							0	0
Community Mental Health	28							0	0
Other Health and Social Services	29 170,000							170,000	152,000
TOTAL (lines 23 - 29)	30 170,000	0				0		170,000	152,000
CULTURE & RECREATION									
Library Services	31 1,462,932							1,462,932	1,292,360
Museum, Band and Theater	32							0	0
Parks	33 1,354,076							1,354,076	1,266,298
Recreation	34 2,082,689							2,082,689	1,891,523
Cemetery	35 40,000							40,000	72,304
Community Center, Zoo, & Marina	36 345,333							345,333	237,786
Other Culture and Recreation	37 1,156,240							1,156,240	936,622
TOTAL (lines 31 - 37)	38 6,441,270	0				0		6,441,270	5,696,893

City Name: NORTH LIBERTY
Fiscal Year July 1, 2024 - June 30, 2025

	GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
	COMMUNITY & ECONOMIC DEVELOPMENT									
	Community Beautification	39							0	0
	Economic Development	40	166,000						166,000	186,272
	Housing and Urban Renewal	41							0	0
	Planning & Zoning	42	568,023						568,023	456,501
	Other Com & Econ Development	43	1,007,650						1,007,650	1,094,165
	TIF Rebates	44							290,705	303,058
	TOTAL (lines 39 - 44)	45	1,741,673	0	290,705		0		2,032,378	2,039,996
	GENERAL GOVERNMENT									
	Mayor, Council, & City Manager	46	22,237						22,237	21,164
	Clerk, Treasurer, & Finance Adm.	47	2,029,851						2,029,851	2,306,822
	Elections	48							0	10,182
	Legal Services & City Attorney	49	289,589						289,589	261,456
	City Hall & General Buildings	50							0	0
	Tort Liability	51							0	0
	Other General Government	52	67,720						67,720	41,079
	TOTAL (lines 46 - 52)	53	2,409,397	0	0		0		2,409,397	2,640,703
	DEBT SERVICE									
	Gov Capital Projects	54							7,667,946	7,941,430
	TIF Capital Projects	55					16,650,000		16,650,000	12,691,032
	TOTAL CAPITAL PROJECTS	56							0	0
	TOTAL (lines 53+54+55+56)	57	0	0	0		16,650,000	0	16,650,000	12,691,032
	BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF									
	Water Utility	58	1,991,399				16,650,000	0	46,076,953	40,760,490
	Sewer Utility	59								
	Electric Utility	60						2,640,508	2,640,508	2,854,162
	Gas Utility	61						2,270,845	2,270,845	1,865,089
	Airport	62							0	0
	Landfill/Garbage	63							0	0
	Transit	64							0	0
	Cable TV, Internet & Telephone	65							0	0
	Housing Authority	66							0	0
	Storm Water Utility	67						432,137	432,137	176,591
	Other Business Type (city hosp., ISF, parking, etc.)	68							0	0
	Enterprise DEBT SERVICE	69							0	0
	Enterprise CAPITAL PROJECTS	70						3,400,834	3,400,834	3,040,070
	Enterprise TIF CAPITAL PROJECTS	71							0	0
	TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	72							0	0
	TOTAL ALL EXPENDITURES (lines 58+73)	73								
	Regular Transfers Out	74	19,476,903	1,991,399			16,650,000	0	8,744,324	8,061,921
	Internal TIF Loan Transfers Out	75	1,429,100	3,545,594					8,744,324	54,821,277
	Total ALL Transfers Out	76							7,061,462	13,355,433
	Total Expenditures and Other Fin Uses (lines 74+77)	77	1,429,100	3,545,594			0		7,061,462	4,406,343
	Ending Fund Balance June 30	78	20,906,003	5,536,993			16,650,000	0	15,805,786	67,137,176
		79	11,054,661	4,943,792	1,815,715	1,700,504	-11,056,504	0	21,856,576	23,191,126

RE-ESTIMATED REVENUES DETAIL

City Name: NORTH LIBERTY
Fiscal Year July 1, 2024 - June 30, 2025

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1	9,381,597	2,651,167		1,290,466				13,323,230	12,676,832
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	9,381,597	2,651,167		1,290,466	0			13,323,230	12,676,832
Delinquent Property Taxes	4								0	84,929
TIF Revenues	5			4,521,808					4,521,808	4,518,015
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	42,826	12,107		5,180				60,113	51,543
Utility franchise tax (Iowa Code Chapter 364.2)	7	675,000							675,000	446,391
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	25,000							25,000	19,098
Hotel/Motel Taxes	11	80,000							80,000	99,350
Other Local Option Taxes	12	400,000							400,000	435,556
Subtotal - Other City Taxes (lines 6 thru 12)	13	1,222,826	12,107		5,180	0			1,240,113	1,051,938
Licenses & Permits	14	886,580							886,580	1,039,577
Use of Money & Property	15	241,300						41,000	282,300	354,730
Intergovernmental:										
Federal Grants & Reimbursements	16	395,044							395,044	335,569
Road Use Taxes	17		2,682,749						2,682,749	2,892,712
Other State Grants & Reimbursements	18	254,204							254,204	257,052
Local Grants & Reimbursements	19	308,600							308,600	201,123
Subtotal - Intergovernmental (lines 16 thru 19)	20	957,848	2,682,749	0	0	0		0	3,640,597	3,686,456
Charges for Fees & Service:										
Water Utility	21							4,754,762	4,754,762	4,770,208
Sewer Utility	22							5,288,337	5,288,337	5,629,820
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27	2,000,000							2,000,000	1,584,596
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							335,000	335,000	260,859
Other Fees & Charges for Service	33	1,231,900							1,231,900	1,235,553
Subtotal - Charges for Service (lines 21 thru 33)	34	3,231,900	0	0	0	0	0	10,378,099	13,609,999	13,481,036
Special Assessments	35								0	0
Miscellaneous	36	216,600				7,500,000		500	7,717,100	1,226,691
Other Financing Sources:										
Regular Operating Transfers In	37	3,967,810			1,390,071	1,371,067		5,307,208	12,036,156	13,355,433
Internal TIF Loan Transfers In	38				4,406,343				4,406,343	4,959,332
Subtotal ALL Operating Transfers In	39	3,967,810	0	0	5,796,414	1,371,067	0	5,307,208	16,442,499	18,314,765
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					8,265,000			8,265,000	0
Proceeds of Capital Asset Sales	41									0
Subtotal-Other Financing Sources (lines 36 thru 38)	42	3,967,810	0	0	5,796,414	9,636,067	0	5,307,208	24,707,499	18,314,765
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	20,106,461	5,346,023	4,521,808	7,092,060	17,136,067	0	15,726,807	69,929,226	56,434,969
Beginning Fund Balance July 1	44	11,854,203	5,134,762	1,990,955	2,276,390	-11,542,571	0	13,477,387	23,191,126	33,893,333
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	31,960,664	10,480,785	6,512,763	9,368,450	5,593,496	0	29,204,194	93,120,352	90,328,302

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY										
Police Department/Crime Prevention	1 4,264,731							4,264,731	3,926,215	3,576,278
Jail	2							0	0	0
Emergency Management	3 60,700							60,700	31,500	74,291
Flood Control	4							0	0	0
Fire Department	5 1,812,229							1,812,229	1,625,646	1,402,207
Ambulance	6							0	0	0
Building Inspections	7 601,306							601,306	564,780	507,679
Miscellaneous Protective Services	8							0	0	0
Animal Control	9 69,523							69,523	65,500	20,358
Other Public Safety	10							0	0	0
TOTAL (lines 1 - 10)	11 6,808,489	0				0		6,808,489	6,213,641	5,580,813
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12 462,379	1,621,912						2,084,291	1,832,221	1,819,961
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14	108,000						108,000	103,000	85,634
Traffic Control and Safety	15 31,500	167,000						198,500	166,100	156,681
Snow Removal	16	190,000						190,000	190,000	187,624
Highway Engineering	17							0	0	0
Street Cleaning	18							0	0	0
Airport	19							0	0	0
Garbage (if not Enterprise)	20 2,028,000							2,028,000	2,026,000	1,570,783
Other Public Works	21 200,000							200,000	175,000	196,940
TOTAL (lines 12 - 21)	22 2,721,879	2,086,912				0		4,808,791	4,492,321	4,017,623
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26							0	0	0
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29 175,000							175,000	170,000	152,000
TOTAL (lines 23 - 29)	30 175,000	0				0		175,000	170,000	152,000
CULTURE & RECREATION										
Library Services	31 1,561,306							1,561,306	1,462,932	1,292,360
Museum, Band and Theater	32							0	0	0
Parks	33 1,452,701							1,452,701	1,354,076	1,266,298
Recreation	34 2,189,522							2,189,522	2,082,689	1,891,523
Cemetery	35 40,000							40,000	40,000	72,304
Community Center, Zoo, & Marina	36 250,500							250,500	345,333	237,786
Other Culture and Recreation	37 1,484,445							1,484,445	1,156,240	936,622
TOTAL (lines 31 - 37)	38 6,978,474	0				0		6,978,474	6,441,270	5,696,893

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	0
Economic Development	40	168,000						168,000	166,000	186,272
Housing and Urban Renewal	41							0	0	0
Planning & Zoning	42	594,577						594,577	568,023	456,501
Other Com & Econ Development	43	1,295,158						1,295,158	1,007,650	1,094,165
TIF Rebates	44		254,215					254,215	290,705	303,058
TOTAL (lines 39 - 44)	45	2,057,735	0	254,215		0		2,311,950	2,032,378	2,039,996
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	32,580						32,580	22,237	21,164
Clerk, Treasurer, & Finance Adm.	47	2,141,797						2,141,797	2,029,851	2,306,822
Elections	48	11,000						11,000	0	10,182
Legal Services & City Attorney	49	298,310						298,310	289,589	261,456
City Hall & General Buildings	50							0	0	0
Tort Liability	51							0	0	0
Other General Government	52	54,388						54,388	67,720	41,079
TOTAL (lines 46 - 52)	53	2,538,075	0	0		0		2,538,075	2,409,397	2,640,703
DEBT SERVICE										
Gov Capital Projects	54			8,219,355	28,123,500			8,219,355	7,667,946	7,941,430
TIF Capital Projects	55							28,123,500	16,650,000	12,691,032
TOTAL CAPITAL PROJECTS	56							0	0	0
TOTAL (lines 54 - 56)	57	0	0	0	28,123,500	0		28,123,500	16,650,000	12,691,032
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	21,279,652	2,086,912	8,219,355	28,123,500	0		59,963,634	46,076,953	40,760,490
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59						2,833,635	2,833,635	2,640,508	2,854,162
Sewer Utility	60						2,437,834	2,437,834	2,270,845	1,865,089
Electric Utility	61						0	0	0	0
Gas Utility	62						0	0	0	0
Airport	63						0	0	0	0
Landfill/Garbage	64						0	0	0	0
Transit	65						0	0	0	0
Cable TV, Internet & Telephone	66						0	0	0	0
Housing Authority	67						0	0	0	0
Storm Water Utility	68						260,739	260,739	432,137	176,591
Other Business Type (city hosp., ISF, parking, etc.)	69						0	0	0	0
Enterprise DEBT SERVICE	70						3,406,392	3,406,392	3,400,834	3,040,070
Enterprise CAPITAL PROJECTS	71						824,500	824,500	0	126,009
Enterprise TIF CAPITAL PROJECTS	72						0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73						9,763,100	9,763,100	8,744,324	8,061,921
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	21,279,652	2,086,912	254,215	28,123,500	0	9,763,100	69,726,734	54,821,277	48,822,411
Regular Transfers Out	75	1,542,100	4,282,713				7,451,185	13,275,998	12,036,156	13,355,433
Internal TIF Loan / Repayment Transfers Out	76			4,045,493			4,045,493	4,045,493	4,406,343	4,959,332
Total ALL Transfers Out	77	1,542,100	4,282,713	4,045,493	0	0	7,451,185	17,321,491	16,442,499	18,314,765
Total Expenditures & Fund Transfers Out (lines 74+77)	78	22,821,752	6,369,625	4,299,708	28,123,500	0	17,214,285	87,048,225	71,263,776	67,137,176
Ending Fund Balance June 30	79	10,335,234	4,563,561	1,813,715	-12,107,634	0	13,504,262	18,850,536	21,856,576	23,191,126

REVENUES DETAIL

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1	9,769,888	3,060,568	1,791,294	0			14,621,750	13,323,230	12,676,832
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	9,769,888	3,060,568	1,791,294	0			14,621,750	13,323,230	12,676,832
Delinquent Property Taxes	4							0	0	84,929
TIF Revenues	5		4,297,708					4,297,708	4,521,808	4,518,015
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	41,468	12,995	6,789	0			61,252	60,113	51,543
Utility franchise tax (Iowa Code Chapter 364.2)	7	681,750						681,750	675,000	446,391
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10	25,000						25,000	25,000	19,098
Hotel/Motel Taxes	11	81,600						81,600	80,000	99,350
Other Local Option Taxes	12	650,000						650,000	400,000	435,556
Subtotal - Other City Taxes (lines 6 thru 12)	13	1,479,818	12,995	6,789	0			1,499,602	1,240,113	1,051,938
Licenses & Permits	14	963,240				50000		1,013,240	886,580	1,039,577
Use of Money & Property	15	318,500				41,000		359,500	282,300	354,730
Intergovernmental:										
Federal Grants & Reimbursements	16	432,050						432,050	395,044	335,569
Road Use Taxes	17		2,867,060					2,867,060	2,682,749	2,892,712
Other State Grants & Reimbursements	18	155,568	48,771	26,382				230,721	254,204	257,052
Local Grants & Reimbursements	19	350,197			2,530,000			2,880,197	308,600	201,123
Subtotal - Intergovernmental (lines 16 thru 19)	20	937,815	2,915,831	0	2,530,000	0		6,410,028	3,640,597	3,686,456
Charges for Fees & Service:										
Water Utility	21							5,338,152	4,754,762	4,770,208
Sewer Utility	22							5,914,214	5,288,337	5,629,820
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27	2,008,300						2,008,300	2,000,000	1,584,596
Hospital	28							0	0	0
Transit	29							0	0	0
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32							0	0	0
Other Fees & Charges for Service	33	1,347,600					448,000	448,000	335,000	260,859
Subtotal - Charges for Service (lines 21 thru 33)	34	3,355,900	0	0	0	0	11,700,366	15,056,266	13,609,999	13,481,036
Special Assessments	35							0	0	0
Miscellaneous	36	539,100					6,500	545,600	7,717,100	1,226,691
Other Financing Sources:										
Regular Operating Transfers In	37	4,738,064		1,390,291	1,625,370			13,275,998	12,036,156	13,355,433
Internal TIF Loan Transfers In	38			4,045,493				4,045,493	4,406,343	4,959,332
Subtotal ALL Operating Transfers In	39	4,738,064	0	5,435,784	1,625,370	0	5,522,273	17,321,491	16,442,499	18,314,765
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				22,917,000			22,917,000	8,265,000	0
Proceeds of Capital Asset Sales	41							0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	4,738,064	0	5,435,784	24,542,370	0	5,522,273	40,238,491	24,707,499	18,314,765
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	22,102,325	5,989,394	4,297,708	27,072,370	0	17,320,139	84,042,185	69,929,226	56,434,969
Beginning Fund Balance July 1	44	11,054,661	4,943,792	1,815,715	-11,056,504	0	13,398,408	21,856,576	23,191,126	33,893,333
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	33,156,986	10,933,186	6,113,423	16,015,866	0	30,718,547	105,898,761	93,120,352	90,328,302

ADOPTED BUDGET SUMMARY

City Name: NORTH LIBERTY
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Revenues & Other Financing Sources										
Taxes Levied on Property	1 9,769,888	3,060,568		1,791,294	0			14,621,750	13,323,230	12,676,832
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0			0	0	0
Net Current Property Taxes	3 9,769,888	3,060,568		1,791,294	0			14,621,750	13,323,230	12,676,832
Delinquent Property Taxes	4 0	0		0	0			0	0	84,929
TIF Revenues	5		4,297,708					4,297,708	4,521,808	4,518,015
Other City Taxes	6 1,479,818	12,995		6,789	0			1,499,602	1,240,113	1,051,938
Licenses & Permits	7 963,240	0					50,000	1,013,240	886,580	1,039,577
Use of Money and Property	8 318,500	0		0	0	0	41,000	359,500	282,300	354,730
Intergovernmental	9 937,815	2,915,831	0	26,382	2,530,000		0	6,410,028	3,640,597	3,686,456
Charges for Fees & Service	10 3,355,900	0		0	0	0	11,700,366	15,056,266	13,609,999	13,481,036
Special Assessments	11 0	0		0	0		0	0	0	0
Miscellaneous	12 539,100	0		0	0	0	6,500	545,600	7,717,100	1,226,691
Sub-Total Revenues	13 17,364,261	5,989,394	4,297,708	1,824,465	2,530,000	0	11,797,866	43,803,694	45,221,727	38,120,204
Other Financing Sources:										
Total Transfers In	14 4,738,064	0		5,435,784	1,625,370	0	5,522,273	17,321,491	16,442,499	18,314,765
Proceeds of Debt	15 0	0		0	22,917,000		0	22,917,000	8,265,000	0
Proceeds of Capital Asset Sales	16 0	0		0	0	0	0	0	0	0
Total Revenues and Other Sources	17 22,102,325	5,989,394	4,297,708	7,260,249	27,072,370	0	17,320,139	84,042,185	69,929,226	56,434,969
Expenditures & Other Financing Uses										
Public Safety	18 6,808,489	0				0		6,808,489	6,213,641	5,580,813
Public Works	19 2,721,879	2,086,912		0		0		4,808,791	4,492,321	4,017,623
Health and Social Services	20 175,000	0		0		0		175,000	170,000	152,000
Culture and Recreation	21 6,978,474	0		0		0		6,978,474	6,441,270	5,696,893
Community and Economic Development	22 2,057,735	0	254,215			0		2,311,950	2,032,378	2,039,996
General Government	23 2,538,075	0		0		0		2,538,075	2,409,397	2,640,703
Debt Service	24 0	0		8,219,355		0		8,219,355	7,667,946	7,941,430
Capital Projects	25 0	0		0	28,123,500	0		28,123,500	16,650,000	12,691,032
Total Government Activities Expenditures	26 21,279,652	2,086,912	254,215	8,219,355	28,123,500	0		59,963,634	46,076,953	40,760,490
Business Type Proprietary: Enterprise & ISF	27						9,763,100	9,763,100	8,744,324	8,061,921
Total Gov & Bus Type Expenditures	28 21,279,652	2,086,912	254,215	8,219,355	28,123,500	0	9,763,100	69,726,734	54,821,277	48,822,411
Total Transfers Out	29 1,542,100	4,282,713	4,045,493	0	0	0	7,451,185	17,321,491	16,442,499	18,314,765
Total ALL Expenditures/Fund Transfers Out	30 22,821,752	6,369,625	4,299,708	8,219,355	28,123,500	0	17,214,285	87,048,225	71,263,776	67,137,176
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 -719,427	-380,231	-2,000	-959,106	-1,051,130	0	105,854	-3,006,040	-1,334,550	-10,702,207
Beginning Fund Balance July 1	33 11,054,661	4,943,792	1,815,715	1,700,504	-11,056,504	0	13,398,408	21,856,576	23,191,126	33,893,333
Ending Fund Balance June 30	34 10,335,234	4,563,561	1,813,715	741,398	-12,107,634	0	13,504,262	18,850,536	21,856,576	23,191,126

LONG TERM DEBT SCHEDULE - LT DEBT1

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

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
Sewer SRF 2018 CS-1920703-01 & WRR15-005	1 20,728,840	NON-GO	2016-100	661,000	197,746	858,746	41,197	0	899,943	0
Sewer SRF 2007 MC124R	2 5,271,000	NON-GO	07-88	654,000	23,258	677,258	600	0	677,858	0
Sewer SRF 2008C0074R	3 30,440,000	NON-GO	08-83	189,000	10,238	199,238	1,462	0	200,700	0
Water SRF 2017 FS-52-14-SWSRF-020	4 20,154,066	NON-GO	2017-12	1,191,000	275,678	1,466,678	39,382	0	1,506,060	0
2014B Water Revenue	5 1,210,000	NON-GO	14-31	115,000	3,508	118,508	600	0	119,108	0
2018A GO/Urban Renewal	6 4,595,000	GO	2018-129	385,000	75,033	460,033	600	0	347,070	113,563
2015A GO/Urban Renewal	7 9,965,000	GO	15-05	955,000	19,100	974,100	500	0	882,675	91,925
2017B GO/Urban Renewal	8 7,980,000	GO	2017-48	480,000	44,482	524,482	500	0	524,982	0
2017A GO/Urban Renewal	9 4,435,000	GO	2017-38	250,000	15,300	265,300	500	0	138,200	127,600
2012A RUT Revenue	10 1,815,000	NON-GO	12-22	140,000	8,410	148,410	500	0	148,910	0
2019A GO/Urban Renewal	11 8,010,000	GO	2019-81	880,000	69,000	949,000	600	0	949,600	0
2020A GO/Urban Renewal	12 10,160,000	GO	2020-50	910,000	132,100	1,042,100	600	0	555,833	486,867
2021A GO/Urban Renewal	13 7,270,000	GO	2021-71	495,000	68,608	563,608	600	0	210,036	354,172
2022A GO/Urban Renewal	14 9,135,000	GO	2022-77	695,000	233,700	928,700	600	0	916,142	13,158
2023A GO/Urban Renewal	15 9,435,000	GO	2023-50	505,000	357,800	862,800	600	0	762,339	101,061
2024A GO/Urban Renewal	16 9,195,000	GO	2024-110	650,000	417,250	1,067,250	600	0	558,113	509,737
Forevergreen Road payment to IDOT	17	NON-GO		506,983	0	506,983	0	0	506,983	0
	18	-				0				0
	19	-				0				0
	20	-				0				0
	21	-				0				0
	22	-				0				0
	23	-				0				0
	24	-				0				0
	25	-				0				0
	26	-				0				0
	27	-				0				0
	28	-				0				0
	29	-				0				0
	30	-				0				0
TOTALS				9,661,983	1,951,211	11,613,194	89,441	0	9,904,552	1,798,083

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2026	Interest Due FY 2026	Total Obligation Due FY 2026	Bond Reg./ Paying Agent Fees Due FY 2026	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	6,205,000	1,432,373	7,637,373	5,700	0	5,844,990	1,798,083
NON GO - TOTAL	3,456,983	518,838	3,975,821	83,741	0	4,059,562	0
GRAND - TOTAL	9,661,983	1,951,211	11,613,194	89,441	0	9,904,552	1,798,083

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

City of: NORTH LIBERTY

The City Council will conduct a public hearing on the proposed Budget at: 360 N. Main Street Meeting Date: 4/22/2025 Meeting Time: 06:00 PM
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

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

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				11.68693
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (319) 626-5700	City Clerk/Finance Officer's NAME Tracey Mulcahey			
		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	14,621,750	13,323,230	12,676,832
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	14,621,750	13,323,230	12,676,832
Delinquent Property Taxes	4	0	0	84,929
TIF Revenues	5	4,297,708	4,521,808	4,518,015
Other City Taxes	6	1,499,602	1,240,113	1,051,938
Licenses & Permits	7	1,013,240	886,580	1,039,577
Use of Money and Property	8	359,500	282,300	354,730
Intergovernmental	9	6,410,028	3,640,597	3,686,456
Charges for Fees & Service	10	15,056,266	13,609,999	13,481,036
Special Assessments	11	0	0	0
Miscellaneous	12	545,600	7,717,100	1,226,691
Other Financing Sources	13	22,917,000	8,265,000	0
Transfers In	14	17,321,491	16,442,499	18,314,765
Total Revenues and Other Sources	15	84,042,185	69,929,226	56,434,969
Expenditures & Other Financing Uses				
Public Safety	16	6,808,489	6,213,641	5,580,813
Public Works	17	4,808,791	4,492,321	4,017,623
Health and Social Services	18	175,000	170,000	152,000
Culture and Recreation	19	6,978,474	6,441,270	5,696,893
Community and Economic Development	20	2,311,950	2,032,378	2,039,996
General Government	21	2,538,075	2,409,397	2,640,703
Debt Service	22	8,219,355	7,667,946	7,941,430
Capital Projects	23	28,123,500	16,650,000	12,691,032
Total Government Activities Expenditures	24	59,963,634	46,076,953	40,760,490
Business Type / Enterprises	25	9,763,100	8,744,324	8,061,921
Total ALL Expenditures	26	69,726,734	54,821,277	48,822,411
Transfers Out	27	17,321,491	16,442,499	18,314,765
Total ALL Expenditures/Transfers Out	28	87,048,225	71,263,776	67,137,176
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-3,006,040	-1,334,550	-10,702,207
Beginning Fund Balance July 1	30	21,856,576	23,191,126	33,893,333
Ending Fund Balance June 30	31	18,850,536	21,856,576	23,191,126



Financial Planning Model
For Year Ending June 30, 2026
(Updated April 3, 2025)



Public Safety

	FY24 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	
Police								
Budget Inflation Rate		8.59%	8.73%	5.00%	5.00%	5.00%	5.00%	REPLACE
Personnel Services	\$ 3,101,090	\$ 3,410,629	\$ 3,593,209	\$ 3,772,869	\$ 3,961,513	\$ 4,159,589	\$ 4,367,568	two patrol vehicles
Services & Commodities	\$ 421,900	\$ 508,300	\$ 533,350	\$ 560,018	\$ 588,018	\$ 617,419	\$ 648,290	(\$135K);
Capital Outlay	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	computer
Transfers	\$ 79,418	\$ 3,700	\$ 138,700	\$ 291,200	\$ 158,700	\$ 331,700	\$ 138,700	equipment (\$3.7K)
Total	\$ 3,612,408	\$ 3,922,629	\$ 4,265,259	\$ 4,624,087	\$ 4,708,231	\$ 5,108,708	\$ 5,154,558	
Emergency Management								
Budget Inflation Rate		-57.60%	92.70%	-42.34%	4.00%	4.00%	4.00%	ACCOUNT FOR
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	relocation of
Services & Commodities	\$ 4,093	\$ 31,500	\$ 60,700	\$ 35,000	\$ 36,400	\$ 37,856	\$ 39,370	siren (\$25K)
Capital Outlay	\$ 70,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	ADD
Total	\$ 74,291	\$ 31,500	\$ 60,700	\$ 35,000	\$ 36,400	\$ 37,856	\$ 39,370	one (1) FT
Fire								
Budget Inflation Rate		21.45%	9.44%	5.00%	5.00%	5.00%	5.00%	ACCOUNT FOR
Personnel Services	\$ 985,817	\$ 1,359,026	\$ 1,467,882	\$ 1,541,276	\$ 1,618,340	\$ 1,699,257	\$ 1,784,220	additional PT shift
SAFER Grant	\$ 54,046	\$ 35,000	\$ 41,820	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	coverage (\$26K)
Services & Commodities	\$ 217,644	\$ 204,600	\$ 242,500	\$ 254,625	\$ 267,356	\$ 280,724	\$ 294,760	
Capital Outlay	\$ 32,693	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	REPLACE
Transfers	\$ 49,900	\$ 4,900	\$ 4,900	\$ 94,900	\$ 4,900	\$ 104,900	\$ 4,900	turnout gear for
Total	\$ 1,340,100	\$ 1,627,526	\$ 1,781,102	\$ 1,949,801	\$ 1,949,596	\$ 2,143,881	\$ 2,142,880	firefighters
Building Inspections								
Budget Inflation Rate		13.83%	6.46%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 419,518	\$ 482,682	\$ 519,215	\$ 545,176	\$ 572,435	\$ 601,056	\$ 631,109	
Services & Commodities	\$ 76,523	\$ 82,098	\$ 82,091	\$ 86,196	\$ 90,505	\$ 95,031	\$ 99,782	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
Total	\$ 497,041	\$ 565,780	\$ 602,306	\$ 632,371	\$ 663,940	\$ 697,087	\$ 731,891	
Animal Control								
Budget Inflation Rate		221.75%	6.14%	4.00%	4.00%	4.00%	4.00%	
Personnel Services	\$ 10,799	\$ 34,030	\$ 34,723	\$ 36,112	\$ 37,556	\$ 39,059	\$ 40,621	
Services & Commodities	\$ 9,559	\$ 31,470	\$ 34,800	\$ 36,192	\$ 37,640	\$ 39,145	\$ 40,711	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 20,358	\$ 65,500	\$ 69,523	\$ 72,304	\$ 75,196	\$ 78,204	\$ 81,332	
Traffic Safety (Crossing Guards)								
Budget Inflation Rate		6.14%	-1.87%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 30,243	\$ 31,600	\$ 31,000	\$ 32,550	\$ 34,178	\$ 35,886	\$ 37,681	
Services & Commodities	\$ -	\$ 500	\$ 500	\$ 525	\$ 551	\$ 579	\$ 608	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 30,243	\$ 32,100	\$ 31,500	\$ 33,075	\$ 34,729	\$ 36,465	\$ 38,288	
Total Expenditures	\$ 5,574,440	\$ 6,245,035	\$ 6,810,390	\$ 7,346,638	\$ 7,468,092	\$ 8,102,201	\$ 8,188,320	
A Breakdown of Public Safety								
% of General Fund Budget	32.84%	33.30%	34.18%	34.56%	33.51%	34.83%	33.80%	
Cost/Capita	\$ 246.01	\$ 269.14	\$ 286.77	\$ 302.41	\$ 300.66	\$ 319.19	\$ 315.80	
Personnel Cost in \$	\$ 4,547,467	\$ 5,317,967	\$ 5,646,029	\$ 5,927,983	\$ 6,224,021	\$ 6,534,847	\$ 6,861,199	
Personnel % of Public Safety	81.58%	85.16%	82.90%	80.69%	83.34%	80.66%	83.79%	

Public Works

	FY24 Actual		FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated
Solid Waste Collection								
Budget Inflation Rate			26.61%	0.10%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$	1,600,231	\$ 2,026,000	\$ 2,028,000	\$ 2,109,120	\$ 2,193,485	\$ 2,281,224	\$ 2,372,473
Capital Outlay	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$	1,600,231	\$ 2,026,000	\$ 2,028,000	\$ 2,109,120	\$ 2,193,485	\$ 2,281,224	\$ 2,372,473
Transit								
Budget Inflation Rate			-11.14%	14.29%	4.00%	4.00%	4.00%	4.00%
Personnel Services	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$	196,940	\$ 175,000	\$ 200,000	\$ 208,000	\$ 216,320	\$ 224,973	\$ 233,972
Capital Outlay	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$	196,940	\$ 175,000	\$ 200,000	\$ 208,000	\$ 216,320	\$ 224,973	\$ 233,972
Streets								
Budget Inflation Rate								
Personnel Services	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$	22,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$	22,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$	1,819,732	\$ 2,201,000	\$ 2,228,000	\$ 2,317,120	\$ 2,409,805	\$ 2,506,197	\$ 2,606,445

ACCOUNT FOR
increase in costs
& program
usage

A Breakdown of Public Works

% of General Fund Budget		10.72%	11.74%	11.18%	10.90%	10.81%	10.77%	10.76%
Cost/Capita	\$	80.31	\$ 94.85	\$ 93.81	\$ 95.38	\$ 97.02	\$ 98.73	\$ 100.52
Personnel Cost in \$	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Personnel % of Public Works		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Health & Social Services

	FY24 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated
Social Services							
Budget Inflation Rate		11.84%	2.94%	3.00%	3.00%	3.00%	3.00%
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Commodities	\$ 152,000	\$ 170,000	\$ 175,000	\$ 180,250	\$ 185,658	\$ 191,227	\$ 196,964
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 152,000	\$ 170,000	\$ 175,000	\$ 180,250	\$ 185,658	\$ 191,227	\$ 196,964
Total Expenditures	\$ 152,000	\$ 170,000	\$ 175,000	\$ 180,250	\$ 185,658	\$ 191,227	\$ 196,964

A Breakdown of Social Services

% of General Fund Budget		0.91%	0.88%	0.85%	0.83%	0.82%	0.81%
Cost/Capita	\$ 6.71	\$ 7.33	\$ 7.37	\$ 7.42	\$ 7.47	\$ 7.53	\$ 7.60
Personnel Cost in \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Personnel % of Social Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Social Services Grant Awardee	FY24 Award	FY25 Award
4Cs Community Coordinated Child Care	\$ 5,000	\$ 5,000
Any Given Child (ICCS)	\$ 5,000	\$ -
Arc of Southeast Iowa	\$ 2,000	\$ -
Big Brothers/Big Sisters	\$ 8,000	\$ 13,000
CommUnity Crisis Services & Food Bank	\$ 12,000	\$ 15,000
Domestic Violence Intervention Program	\$ 6,500	\$ 13,300
Families Helping Families of Iowa	\$ 750	\$ -
Friends of the Iowa City Senior Center	\$ 7,450	\$ 7,500
Girls on the Run of Eastern Iowa	\$ 3,000	\$ 3,200
Horizons, A Family Service Alliance (Meals)	\$ 10,000	\$ 10,000
Houses into Homes	\$ 7,000	\$ 10,000
Housing Trust Fund of Johnson Co	\$ 20,000	\$ 20,000
Iowa City Free Medical & Dental Clinic	\$ 5,800	\$ 10,000
Iowa LEAP	\$ 1,500	\$ 1,500
Iowa Legal Aid	\$ 5,000	\$ 5,000
NL Community Pantry	\$ 25,000	\$ 28,000
Rape Victim Advocacy Program	\$ 3,500	\$ -
Safe Families for Children*	\$ -	\$ 1,000
Shelter House Community Shelter	\$ 10,000	\$ 10,000
Sober Living	\$ 1,500	\$ 1,500
Table to Table	\$ 7,000	\$ 9,000
TRAIL of Johnson County*	\$ -	\$ 2,000
United Action for Youth	\$ 9,000	\$ 5,000
Total	\$ 155,000	\$ 170,000

*FY25 first year application

Culture & Recreation

	FY24 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	
Library								ADD one (1) FT Laborer; and one (1) FT Facilities Manager
Budget Inflation Rate		13.80%	6.99%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 979,569	\$ 1,149,611	\$ 1,215,042	\$ 1,275,794	\$ 1,339,584	\$ 1,406,563	\$ 1,476,891	
Services & Commodities	\$ 291,741	\$ 309,545	\$ 346,264	\$ 363,577	\$ 381,756	\$ 400,844	\$ 420,886	
Capital Outlay	\$ 10,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	
Total	\$ 1,284,179	\$ 1,461,356	\$ 1,563,506	\$ 1,641,571	\$ 1,723,540	\$ 1,809,607	\$ 1,899,977	
Parks, Buildings & Grounds								ADD skid steer snow removal attachment (\$12.5K)
Budget Inflation Rate		10.07%	7.28%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 807,256	\$ 948,177	\$ 1,117,302	\$ 1,173,167	\$ 1,231,825	\$ 1,293,417	\$ 1,358,088	
Services & Commodities	\$ 270,759	\$ 294,899	\$ 309,899	\$ 325,394	\$ 341,664	\$ 358,747	\$ 376,684	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 152,400	\$ 111,200	\$ 25,700	\$ 156,450	\$ 394,200	\$ 111,200	\$ 206,200	
Total	\$ 1,230,415	\$ 1,354,276	\$ 1,452,901	\$ 1,655,011	\$ 1,967,689	\$ 1,763,364	\$ 1,940,972	
Recreation								REPLACE ballfield drag tractor (\$12K); computer equipment (\$1.2K)
Budget Inflation Rate		7.65%	4.53%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 1,326,209	\$ 1,454,778	\$ 1,503,222	\$ 1,578,383	\$ 1,657,302	\$ 1,740,167	\$ 1,827,176	
Services & Commodities	\$ 561,802	\$ 551,401	\$ 611,800	\$ 642,390	\$ 674,510	\$ 708,235	\$ 743,647	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ 48,400	\$ 78,400	\$ 63,900	\$ 119,900	\$ 76,400	\$ 28,400	\$ 78,400	
Total	\$ 1,936,410	\$ 2,084,579	\$ 2,178,922	\$ 2,340,673	\$ 2,408,212	\$ 2,476,802	\$ 2,649,222	
Community Center								ACCOUNT FOR increase in program materials & supplies cost
Budget Inflation Rate		68.62%	-11.27%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Services & Commodities	\$ 167,440	\$ 250,333	\$ 250,500	\$ 263,025	\$ 276,176	\$ 289,985	\$ 304,484	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	
Total	\$ 167,440	\$ 282,333	\$ 250,500	\$ 263,025	\$ 276,176	\$ 339,985	\$ 354,484	
Cemetery								REPLACE BASP Van (\$60.5K); computer equipment (\$3.4K)
Budget Inflation Rate		-44.68%	0.00%	6.00%	6.00%	6.00%	6.00%	
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Services & Commodities	\$ 72,304	\$ 40,000	\$ 40,000	\$ 42,400	\$ 44,944	\$ 47,641	\$ 50,499	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 72,304	\$ 40,000	\$ 40,000	\$ 42,400	\$ 44,944	\$ 47,641	\$ 50,499	
Aquatic Center								ACCOUNT FOR PT Aquatics Supervisor to FT
Budget Inflation Rate		17.68%	4.75%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 679,570	\$ 693,960	\$ 786,645	\$ 825,977	\$ 867,276	\$ 910,640	\$ 956,172	
Services & Commodities	\$ 259,791	\$ 411,525	\$ 371,300	\$ 389,865	\$ 409,358	\$ 429,826	\$ 451,317	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	
Total	\$ 939,361	\$ 1,105,485	\$ 1,157,945	\$ 1,215,842	\$ 1,326,634	\$ 1,340,466	\$ 1,407,489	
Total Expenditures	\$ 5,630,109	\$ 6,328,029	\$ 6,643,774	\$ 7,158,523	\$ 7,747,195	\$ 7,777,865	\$ 8,302,644	
A Breakdown of Culture & Recreation								
% of General Fund Budget	33.17%	33.75%	33.34%	33.67%	34.76%	33.43%	34.28%	
Cost/Capita	\$ 248.47	\$ 272.71	\$ 279.75	\$ 294.66	\$ 311.90	\$ 306.41	\$ 320.21	
Personnel Cost in \$	\$ 3,792,604	\$ 4,246,526	\$ 4,622,211	\$ 4,853,322	\$ 5,095,988	\$ 5,350,787	\$ 5,618,326	
Personnel % of Culture & Rec	67.36%	67.11%	69.57%	67.80%	65.78%	68.80%	67.67%	

Community & Economic Development

	FY24		FY25		FY26		FY27		FY28		FY29		FY30		
	Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated		
Economic Development															SUPPORT Greater IC Inc. (\$96K); City Events (\$50K); UNESCO (\$10K); Iowa Entrepreneurial Development Center (\$12K)
Budget Inflation Rate			-10.88%		1.20%		3.00%		3.00%		3.00%		3.00%		
Personnel Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Services & Commodities	\$	186,272	\$	166,000	\$	168,000	\$	173,040	\$	178,231	\$	183,578	\$	189,085	
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Transfers	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Total	\$	186,272	\$	166,000	\$	168,000	\$	173,040	\$	178,231	\$	183,578	\$	189,085	
Planning & Zoning															ACCOUNT FOR FT employee shift to Centennial Fund
Budget Inflation Rate			24.36%		4.53%		5.00%		5.00%		5.00%		5.00%		
Personnel Services	\$	241,010	\$	268,812	\$	292,491	\$	307,116	\$	322,471	\$	338,595	\$	355,525	
Services & Commodities	\$	215,153	\$	298,456	\$	300,500	\$	315,525	\$	331,301	\$	347,866	\$	365,260	
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Transfers	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Total	\$	456,163	\$	567,268	\$	592,991	\$	622,641	\$	653,773	\$	686,461	\$	720,784	
Community Relations															FUND Centennial Center employee(s) (\$153K)
Budget Inflation Rate			29.46%		14.71%		5.00%		5.00%		5.00%		5.00%		
Personnel Services	\$	466,743	\$	572,843	\$	505,364	\$	530,632	\$	557,164	\$	585,022	\$	614,273	
Services & Commodities	\$	48,556	\$	94,807	\$	107,800	\$	113,190	\$	118,850	\$	124,792	\$	131,032	
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Transfers	\$	1,900	\$	1,900	\$	154,900	\$	162,645	\$	170,777	\$	179,316	\$	188,282	
Total	\$	517,199	\$	669,550	\$	768,064	\$	806,467	\$	846,791	\$	889,130	\$	933,587	
Total Expenditures															REPLACE computer equipment (\$1.9K)
A Breakdown of Community & Economic Development															
% of General Fund Budget		6.83%		7.48%		7.67%		7.54%		7.53%		7.56%		7.61%	
Cost/Capita	\$	51.18	\$	60.46	\$	64.38	\$	65.95	\$	67.59	\$	69.30	\$	71.10	
Personnel Cost in \$	\$	707,753	\$	841,655	\$	797,855	\$	837,748	\$	879,635	\$	923,617	\$	969,798	
Personnel % of Comm & Econ	61.03%		60.00%		52.18%		52.29%		52.40%		52.50%		52.61%		

General Government

	FY24		FY25		FY26		FY27		FY28		FY29		FY30	
	Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated	
Mayor & Council														
Budget Inflation Rate				5.07%		46.51%		5.00%		5.00%		5.00%		5.00%
Personnel Services	\$	19,955	\$	21,737	\$	32,080	\$	33,684	\$	35,368	\$	37,137	\$	38,993
Services & Commodities	\$	1,210	\$	500	\$	500	\$	500	\$	500	\$	500	\$	500
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfers	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total	\$	21,164	\$	22,237	\$	32,580	\$	34,184	\$	35,868	\$	37,637	\$	39,493
Administration														
Budget Inflation Rate				-12.05%		5.66%		5.00%		5.00%		5.00%		5.00%
Personnel Services	\$	1,288,995	\$	1,526,861	\$	1,566,711	\$	1,645,047	\$	1,727,299	\$	1,813,664	\$	1,904,347
Services & Commodities	\$	1,014,476	\$	498,459	\$	573,500	\$	602,175	\$	632,284	\$	663,898	\$	697,093
Capital Outlay	\$	13	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfers	\$	4,300	\$	4,300	\$	4,300	\$	4,300	\$	4,300	\$	4,300	\$	4,300
Total	\$	2,307,783	\$	2,029,620	\$	2,144,511	\$	2,251,522	\$	2,363,883	\$	2,481,862	\$	2,605,740
Elections														
Budget Inflation Rate														
Personnel Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Services & Commodities	\$	10,182	\$	-	\$	11,000	\$	-	\$	11,500	\$	-	\$	12,500
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfers	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total	\$	10,182	\$	-	\$	11,000	\$	-	\$	11,500	\$	-	\$	12,500
Legal & Tort Liability														
Budget Inflation Rate				10.85%		3.01%		5.00%		5.00%		5.00%		5.00%
Personnel Services	\$	241,808	\$	263,318	\$	273,360	\$	287,028	\$	301,379	\$	316,448	\$	332,271
Services & Commodities	\$	19,427	\$	26,271	\$	24,950	\$	26,198	\$	27,507	\$	28,883	\$	30,327
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfers	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total	\$	261,235	\$	289,589	\$	298,310	\$	313,226	\$	328,887	\$	345,331	\$	362,598
Personnel														
Budget Inflation Rate				75.67%		-15.87%		5.00%		5.00%		5.00%		5.00%
Personnel Services	\$	18,954	\$	35,000	\$	25,000	\$	26,250	\$	27,563	\$	28,941	\$	30,388
Services & Commodities	\$	16,909	\$	28,000	\$	28,000	\$	29,400	\$	30,870	\$	32,414	\$	34,034
Capital Outlay				-		-		-		-		-		-
Transfers				-		-		-		-		-		-
Total	\$	35,863	\$	63,000	\$	53,000	\$	55,650	\$	58,433	\$	61,354	\$	64,422
Total Expenditures														
Total Expenditures	\$	2,636,228	\$	2,404,446	\$	2,539,401	\$	2,654,581	\$	2,798,570	\$	2,926,184	\$	3,084,753

ACCOUNT FOR
mayor & council
salary evaluations
later in 2025

ACCOUNT FOR
increase in cleaning
fees & utility costs
of new facility;
annual software
maintenance

A Breakdown of General Government

% of General Fund Budget	15.53%	12.82%	12.74%	12.49%	12.56%	12.58%	12.74%
Cost/Capita	\$ 116.34	\$ 103.62	\$ 106.93	\$ 109.27	\$ 112.67	\$ 115.28	\$ 118.97
Personnel Cost in \$	\$ 1,569,712	\$ 1,846,916	\$ 1,897,151	\$ 1,992,009	\$ 2,091,609	\$ 2,196,189	\$ 2,305,999
Personnel % of General Govt	59.54%	76.81%	74.71%	75.04%	74.74%	75.05%	74.75%

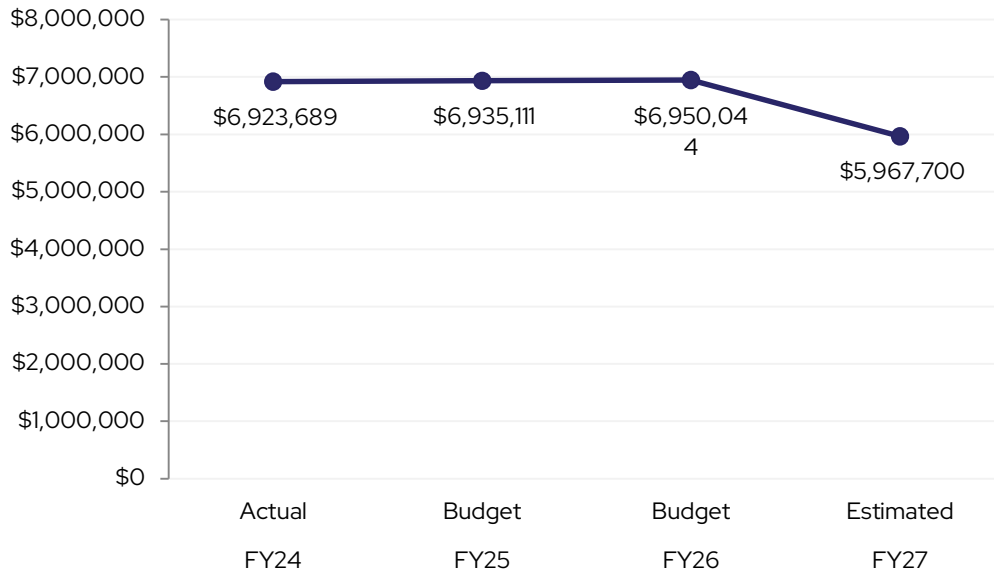
General Fund Revenues

	FY24 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated
Taxable Rate - NEW FORMULAS FOR FY25							
PYNTTV							
Previous Year Non-TIF Taxable Value, including Utility Replacement	\$ 1,051,996,465	\$ 1,089,269,453	\$ 1,162,658,654	\$ 1,239,341,457	\$ 1,301,308,530	\$ 1,340,347,786	\$ 1,380,558,219
BYNTTV							
Budget Year Non-TIF Taxable Value, including Utility Replacement	\$ 1,089,269,453	\$ 1,162,658,654	\$ 1,239,341,457	\$ 1,301,308,530	\$ 1,340,347,786	\$ 1,380,558,219	\$ 1,421,974,966
Growth Rate	3.54%	6.74%	6.60%	5.00%	3.00%	3.00%	3.00%
PYGFLL							
Previous Year General Fund Levy	\$ 8.10000	\$ 8.10000	\$ 7.86408	\$ 7.63503	\$ 7.48647	\$ 7.41998	\$ 8.10000
Adjusted PYNTTV	IF growth is less than 2.75%, THEN NO multiplier of PYNTTV	n/a	n/a	n/a	n/a	n/a	n/a
	IF growth is between 2.75% & 3.99%, THEN multiply PYNTTV by 1.01	n/a	n/a	n/a	\$ 1,314,321,615	\$ 1,353,751,264	\$ 1,394,363,802
	IF growth is between 4% & 5.99%, THEN multiply PYNTTV by 1.02	n/a	n/a	n/a	\$ 1,264,128,286	n/a	n/a
	IF growth is 6% or greater, THEN multiply PYNTTV by 1.03	n/a	\$ 1,121,947,537	\$ 1,197,538,414	n/a	n/a	n/a
PYGFPTC							
Previous Year General Fund Property Taxes Certified, including Utility Replacement Request	n/a	\$ 8,823,083	\$ 9,143,241	\$ 9,463,859	\$ 9,752,246	\$ 9,954,538	\$ 11,186,468
Taxable Value - Budget Year Non-TIF Taxable Value, excluding Utility Replacement							
Regular	\$ 1,084,298,904	\$ 1,157,371,546	\$ 1,234,099,999	\$ 1,295,804,999	\$ 1,334,679,149	\$ 1,374,719,523	\$ 1,415,961,109
Agriculture	\$ 2,422,565	\$ 2,293,055	\$ 2,435,696	\$ 2,293,055	\$ 2,293,055	\$ 2,293,055	\$ 2,293,055
Tax Rates							
ACGFL							
Adjusted City General Fund Levy							
[(PYGFPTC ÷ Adjusted PYNTTV) x 1,000]	\$ 8.10000	\$ 7.86408	\$ 7.63503	\$ 7.48647	\$ 7.41998	\$ 8.10000	\$ 8.10000
Insurance	\$ 0.00000	\$ 0.23592	\$ 0.27565	\$ 0.28221	\$ 0.29454	\$ 0.30741	\$ 0.32084
Other	\$ 0.00000	\$ 0.00000	\$ 0.00000	\$ 0.00000	\$ 0.00000	\$ 0.00000	\$ 0.00000
Trust & Agency	\$ 2.20805	\$ 2.29068	\$ 2.48000	\$ 2.48000	\$ 2.48000	\$ 2.48000	\$ 2.48000
Total Non-Ag	\$ 10.30805	\$ 10.39068	\$ 10.39068	\$ 10.24868	\$ 10.19453	\$ 10.88741	\$ 10.90084
Agriculture	\$ 3.00375	\$ 3.00375	\$ 3.00375	\$ 3.00375	\$ 3.00375	\$ 3.00375	\$ 3.00375
Property Tax Revenues & Credits							
General	\$ 9,152,479	\$ 9,101,662	\$ 9,422,391	\$ 9,701,006	\$ 9,903,298	\$ 11,135,228	\$ 11,469,285
Insurance	\$ -	\$ 274,294	\$ 340,180	\$ 365,694	\$ 393,121	\$ 422,605	\$ 454,300
Trust & Agency	\$ 2,436,641	\$ 2,721,385	\$ 3,122,334	\$ 3,227,245	\$ 3,324,063	\$ 3,423,784	\$ 3,526,498
Agriculture	\$ 6,717	\$ 6,888	\$ 7,317	\$ 6,888	\$ 6,888	\$ 6,888	\$ 6,888
Utility Excise Tax	\$ 51,543	\$ 41,579	\$ 41,468	\$ 51,240	\$ 51,240	\$ 51,240	\$ 51,240
Mobile Home Taxes	\$ 19,098	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Monies & Credits	\$ 435,556	\$ 400,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Total	\$ 12,102,035	\$ 12,570,808	\$ 13,608,690	\$ 14,027,072	\$ 14,353,609	\$ 15,714,745	\$ 16,183,211
Licenses & Permits	Inflationary Rate 8.51% \$ 934,936	-5.17% \$ 886,580	8.65% \$ 963,240	1.00% \$ 972,872	1.00% \$ 982,601	1.00% \$ 992,427	1.00% \$ 1,002,351
Use of Money	Inflationary Rate -26.47% \$ 328,169	-26.47% \$ 241,300	5.06% \$ 253,500	1.00% \$ 256,035	1.00% \$ 258,595	1.00% \$ 261,181	1.00% \$ 263,793
Intergovernmental	Inflationary Rate -38.84% \$ 524,197	-38.84% \$ 320,600	-2.22% \$ 313,475	1.00% \$ 316,610	1.00% \$ 319,776	1.00% \$ 322,974	1.00% \$ 326,203
----- SAFER Grant	\$ 134,767	\$ 395,044	\$ 432,050	\$ 241,877	\$ 241,877	\$ -	\$ -
Charges for Services	Inflationary Rate 9.46% \$ 2,938,766	9.46% \$ 3,216,900	0.16% \$ 3,221,900	3.00% \$ 3,318,557	3.00% \$ 3,418,114	3.00% \$ 3,520,657	3.00% \$ 3,626,277
Miscellaneous	Inflationary Rate -32.05% \$ 317,272	-32.05% \$ 215,600	11.36% \$ 240,100	2.00% \$ 244,902	2.00% \$ 249,800	2.00% \$ 254,796	2.00% \$ 259,892
Utility Accounting & Collection	Inflationary Rate 25.41% \$ 561,952	25.41% \$ 704,725	6.71% \$ 752,030	3.00% \$ 789,632	3.00% \$ 829,113	3.00% \$ 870,569	3.00% \$ 914,097
Commercial Prop Tax Backfill	60% of backfill \$ 72,321	40% of backfill \$ 93,506	20% of backfill \$ 46,209	\$ -	\$ -	\$ -	\$ -
Business Property Tax Credit	Inflationary Rate 0.00% \$ -	0.00% \$ 111,976	-2.34% \$ 109,359	0.00% \$ 109,359	0.00% \$ 109,359	0.00% \$ 109,359	0.00% \$ 109,359
ARPA Transfer In	\$ 155,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 18,069,415	\$ 18,757,039	\$ 19,940,553	\$ 20,035,039	\$ 20,520,967	\$ 22,046,708	\$ 22,685,183

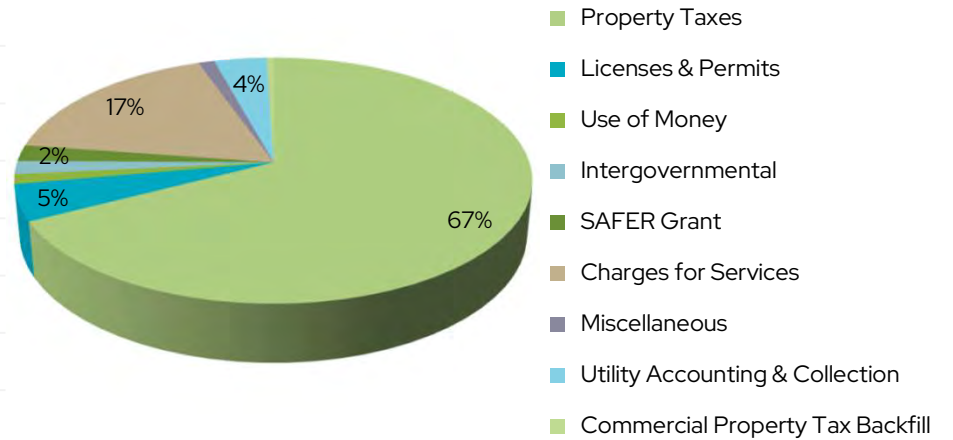
General Fund Summary

	FY24		FY25	FY26	FY27	FY28	FY29	FY30						
	Actual		Budget	Budget	Estimated	Estimated	Estimated	Estimated						
Revenues														
Property Taxes	\$	12,102,035	\$	12,570,808	\$	13,608,690	\$	14,027,072	\$	14,353,609	\$	15,714,745	\$	16,183,211
Licenses & Permits	\$	934,936	\$	886,580	\$	963,240	\$	972,872	\$	982,601	\$	992,427	\$	1,002,351
Use of Money	\$	328,169	\$	241,300	\$	253,500	\$	256,035	\$	258,595	\$	261,181	\$	263,793
Intergovernmental	\$	524,197	\$	320,600	\$	313,475	\$	316,610	\$	319,776	\$	322,974	\$	326,203
SAFER Grant	\$	134,767	\$	395,044	\$	432,050	\$	241,877	\$	241,877	\$	-	\$	-
Charges for Services	\$	2,938,766	\$	3,216,900	\$	3,221,900	\$	3,318,557	\$	3,418,114	\$	3,520,657	\$	3,626,277
Miscellaneous	\$	317,272	\$	215,600	\$	240,100	\$	244,902	\$	249,800	\$	254,796	\$	259,892
Utility Accounting & Collection	\$	561,952	\$	704,725	\$	752,030	\$	789,632	\$	829,113	\$	870,569	\$	914,097
Commercial Property Tax Backfill	\$	72,321	\$	93,506	\$	46,209	\$	-	\$	-	\$	-	\$	-
Business Property Tax Credit	\$	-	\$	111,976	\$	109,359	\$	109,359	\$	109,359	\$	109,359	\$	109,359
ARPA Transfer In	\$	155,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total General Fund Revenues	\$	18,069,415	\$	18,757,039	\$	19,940,553	\$	20,276,916	\$	20,762,844	\$	22,046,708	\$	22,685,183
Expenditures														
Public Safety	\$	5,574,440	\$	6,245,035	\$	6,810,390	\$	7,346,638	\$	7,468,092	\$	8,102,201	\$	8,188,320
Public Works	\$	1,819,732	\$	2,201,000	\$	2,228,000	\$	2,317,120	\$	2,409,805	\$	2,506,197	\$	2,606,445
Health & Social Services	\$	152,000	\$	170,000	\$	175,000	\$	180,250	\$	185,658	\$	191,227	\$	196,964
Culture & Recreation	\$	5,630,109	\$	6,328,029	\$	6,643,774	\$	7,158,523	\$	7,747,195	\$	7,777,865	\$	8,302,644
Community & Economic Dev't	\$	1,159,634	\$	1,402,818	\$	1,529,055	\$	1,602,148	\$	1,678,794	\$	1,759,169	\$	1,843,456
General Government	\$	2,636,228	\$	2,404,446	\$	2,539,401	\$	2,654,581	\$	2,798,570	\$	2,926,184	\$	3,084,753
Total General Fund Expenditures	\$	16,972,143	\$	18,751,328	\$	19,925,620	\$	21,259,260	\$	22,288,114	\$	23,262,843	\$	24,222,582
Revenues - Expenditures =	\$	1,097,272	\$	5,711	\$	14,933	\$	(982,344)	\$	(1,525,270)	\$	(1,216,135)	\$	(1,537,399)
Beginning Fund Balance	\$	5,826,417	\$	6,929,400	\$	6,935,111	\$	6,950,044	\$	5,967,700	\$	4,442,430	\$	3,226,295
Ending Fund Balance	\$	6,923,689	\$	6,935,111	\$	6,950,044	\$	5,967,700	\$	4,442,430	\$	3,226,295	\$	1,688,896
% Reserved		38.32%		36.97%		34.85%		29.43%		21.40%		14.63%		7.44%
Total Revenues/Capita	\$	797	\$	808	\$	840	\$	835	\$	836	\$	869	\$	875
Expenditures/Capita														
Public Safety	\$	246	\$	269	\$	287	\$	302	\$	301	\$	319	\$	316
Public Works	\$	80	\$	95	\$	94	\$	95	\$	97	\$	99	\$	101
Health & Social Services	\$	7	\$	7	\$	7	\$	7	\$	7	\$	8	\$	8
Culture & Recreation	\$	248	\$	273	\$	280	\$	295	\$	312	\$	306	\$	320
Community & Economic Dev't	\$	51	\$	60	\$	64	\$	66	\$	68	\$	69	\$	71
General Government	\$	116	\$	104	\$	107	\$	109	\$	113	\$	115	\$	119
Total GF Expenditures/Capita	\$	749	\$	808	\$	839	\$	875	\$	897	\$	916	\$	934
Personnel Expenditures														
Public Safety	\$	4,547,467	\$	5,317,967	\$	5,646,029	\$	5,927,983	\$	6,224,021	\$	6,534,847	\$	6,861,199
Public Works	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Health & Social Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Culture & Recreation	\$	3,792,604	\$	4,246,526	\$	4,622,211	\$	4,853,322	\$	5,095,988	\$	5,350,787	\$	5,618,326
Community & Economic Dev't	\$	707,753	\$	841,655	\$	797,855	\$	837,748	\$	879,635	\$	923,617	\$	969,798
General Government	\$	1,569,712	\$	1,846,916	\$	1,897,151	\$	1,992,009	\$	2,091,609	\$	2,196,189	\$	2,305,999
Total Personnel Expenditures	\$	10,617,535	\$	12,253,064	\$	12,963,246	\$	13,611,061	\$	14,291,253	\$	15,005,440	\$	15,755,322
% of General Fund Expenditures		62.56%		65.35%		65.06%		64.02%		64.12%		64.50%		65.04%

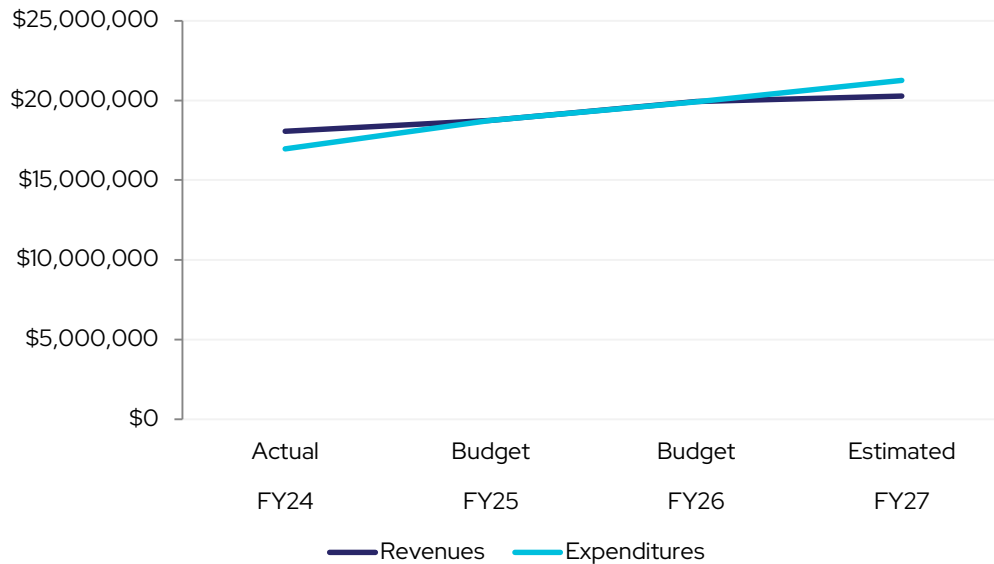
General Fund Balance Projection



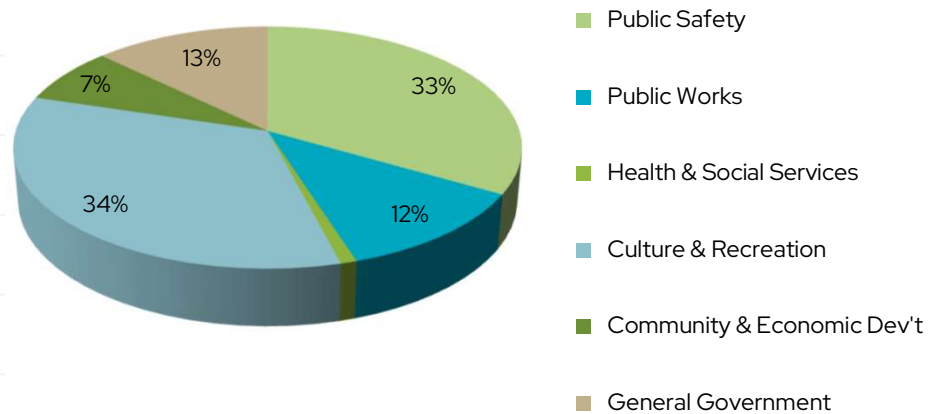
General Fund FY26 Budget Revenues



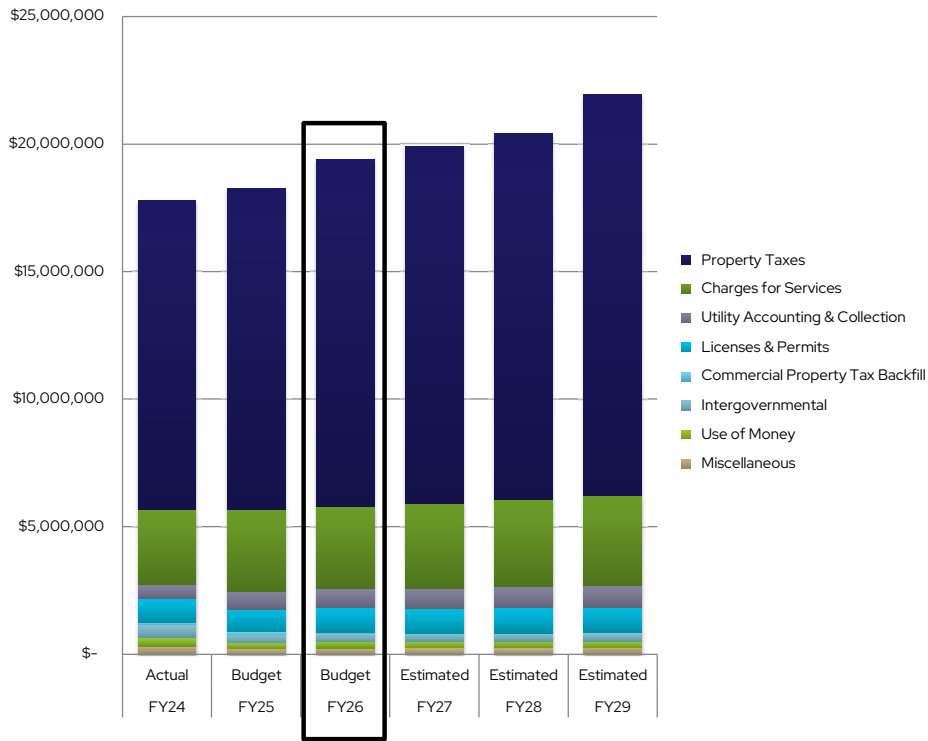
General Fund Revenue/Expense Projections



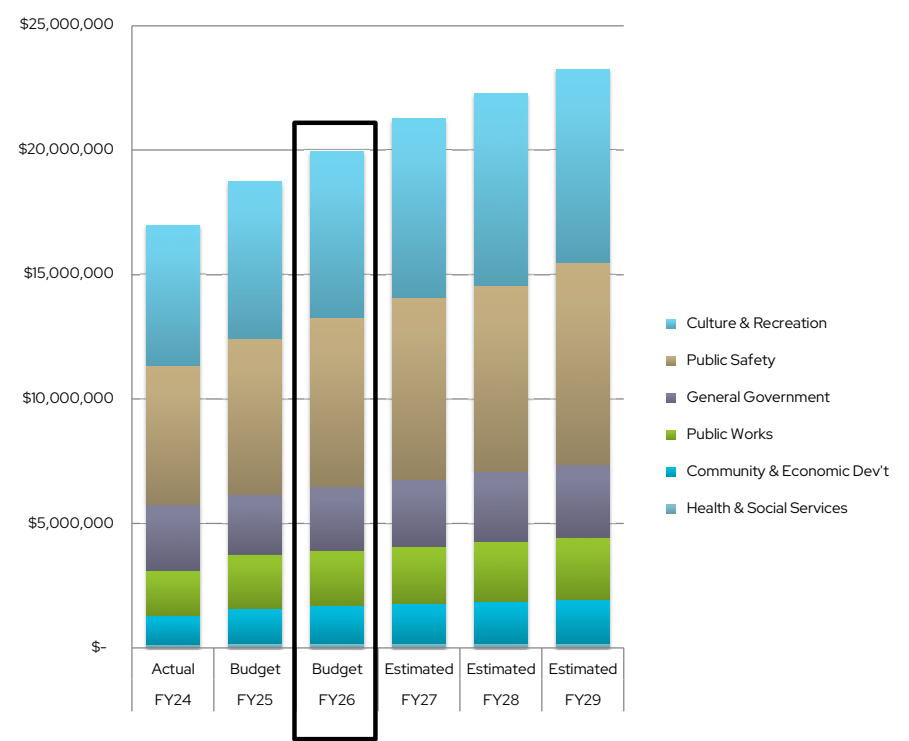
General Fund FY26 Budget Expenditures



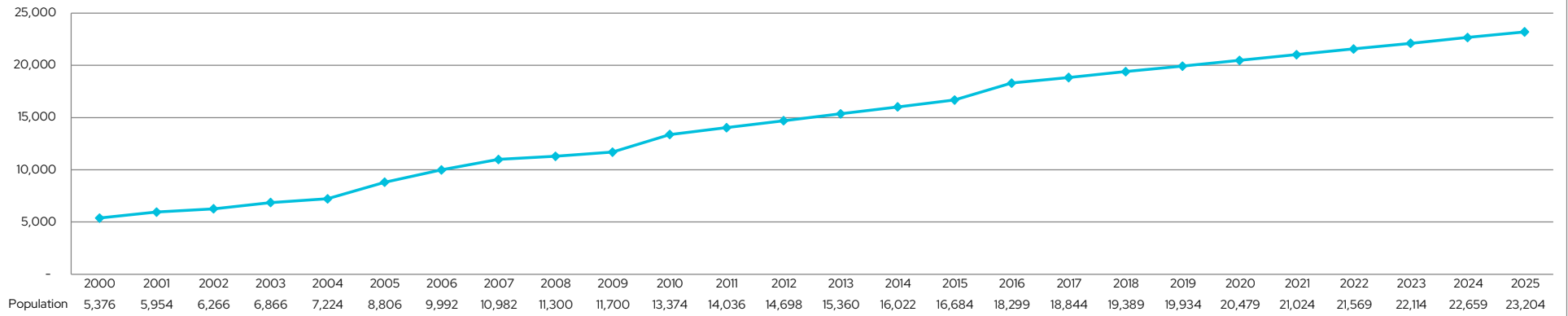
History & Forecast of General Fund Revenues



History & Forecast of General Fund Expenditures



North Liberty Census History and Forecast



American Rescue Plan Act (ARPA) Allocation

Coronavirus State & Local Fiscal Recovery Funds						AWARDED	REMAINING
						\$ 2,915,847	\$ 0
Projects Funded	FY22	FY23	FY24	FY25	TOTAL	POTENTIAL	
1. Domestic Violence Intervention Program	\$ 25,000				\$ 25,000		
2. North Liberty Community Pantry	\$ 100,000		\$ 100,000	\$ 150,000	\$ 350,000		
3. The Center for Worker Justice		\$ 35,000			\$ 35,000		
4. City Social Services Grants		\$ 150,000	\$ 155,000		\$ 305,000		
5. Storm Water GIS		\$ 200,000			\$ 200,000		
6. Centennial Park			\$ 1,000,000		\$ 1,000,000		
7. Ranshaw House Furnishings			\$ 36,819		\$ 36,819		
8. Affordable Housing Program			\$ 400,000		\$ 400,000		
9. Economic Development (Greater IC)				\$ 100,000	\$ 100,000		
10. Social Service Support (UAY)				\$ 5,000	\$ 5,000		
11. Liberty Centre Pond Repairs				\$ 132,000	\$ 132,000		
12. Leaf Vac Trailer				\$ 142,500	\$ 142,500		
13. Community Center Projects					\$ 184,528		
a. Tuckpointing & Paint				\$ 72,996			
b. Parking Lot Design				\$ 45,000			
c. HVAC Roof Top Units (RTUs)				\$ 25,920			
d. Second Floor Windows				\$ 29,178			
e. Indoor Pool Ductsox				\$ 11,434			
Total	\$ 125,000	\$ 385,000	\$ 1,691,819	\$ 714,028	\$ 2,915,847	\$ -	
General Fund Transfer	\$ -	\$ 275,000	\$ 155,000	\$ -		\$ 0	
Equipment Revolving Transfer	\$ -	\$ -	\$ -	\$ 142,500		BALANCE	
Stormwater Capital Transfer	\$ -	\$ -	\$ -	\$ 132,000			
Community Center Capital Transfer	\$ -	\$ -	\$ -	\$ 184,528			

Centennial Center Fund (016)

				FY24	FY25		FY26		FY27	FY28		FY29	FY30				
				Actual	Budget		Budget		Estimated	Estimated		Estimated	Estimated				
Revenues									5.00%	5.00%		5.00%	5.00%				
Transfer from General Fund	\$	-	\$	-		\$	153,000	\$	160,650	\$	168,683	\$	177,117	\$	185,972		
Sponsorships & Donations	\$	20,000	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Rents & Deposits	\$	-	\$	-		\$	70,000	\$	140,000	\$	147,000	\$	154,350	\$	162,068		
Other Revenue	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Bond Proceeds	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Total Revenues				\$	20,000	\$	-	\$	223,000	\$	300,650	\$	315,683	\$	331,467	\$	348,040
Expenditures																	
Budget Inflation Rate									5.00%	5.00%		5.00%	5.00%				
Personnel Services	\$	-	\$	-		\$	97,925	\$	102,821	\$	107,962	\$	113,360	\$	119,028		
Services & Commodities	\$	-	\$	-		\$	125,000	\$	131,250	\$	137,813	\$	144,703	\$	151,938		
Capital Outlay	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Transfers																	
Equipment Revolving	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Capital	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Computer Revolving	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-		
Total Expenditures				\$	-	\$	-	\$	222,925	\$	234,071	\$	245,775	\$	258,064	\$	270,967
Net Change in Fund Balance				\$	20,000	\$	-	\$	75	\$	66,579	\$	69,908	\$	73,403	\$	77,073
Beginning Fund Balance				\$	-	\$	20,000	\$	20,000	\$	20,075	\$	86,654	\$	156,561	\$	229,965
Ending Fund Balance				\$	20,000	\$	20,000	\$	20,075	\$	86,654	\$	156,561	\$	229,965	\$	307,038
% Reserved						100.00%	9.01%		37.02%		63.70%		89.11%		113.31%		
A Breakdown of Centennial Center Fund																	
Cost/Capita						\$	9.84	\$	10.09	\$	10.35	\$	10.62	\$	10.91		
Personnel Cost in \$						\$	97,925	\$	102,821	\$	107,962	\$	113,360	\$	119,028		
Personnel % of Centennial Fund							43.93%		43.93%		43.93%		43.93%		43.93%		

Community Center Capital Fund (004)

			FY24	FY25	FY26	FY27	FY28	FY29	FY30
			Actual	Budget	Budget	Estimated	Estimated	Estimated	Estimated
Revenues									
Transfer from General Fund			\$ 15,000	\$ 52,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Transfer from Hotel/Motel Tax			\$ 18,000	\$ 100,000	\$ 50,000	\$ 80,000	\$ 50,000	\$ -	\$ 50,000
Other Revenue			\$ 14,631	\$ 13,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
ARPA Funds			\$ -	\$ 184,528	\$ -	\$ -	\$ -	\$ -	\$ -
General Obligation Bond Proceeds			\$ -	\$ -	\$ 564,000	\$ 904,300	\$ 800,000	\$ 500,000	\$ -
Total Revenues			\$ 47,631	\$ 349,528	\$ 628,000	\$ 1,048,300	\$ 914,000	\$ 564,000	\$ 114,000
Expenditures									
Source	Building Area	Project*							
Fund Balance	Community Center	Roof Repairs	\$ 33,580						
Fund Balance	Community Center	Vending Expenses	\$ 7,209	\$ 13,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
General Fund	Recreation	Weight/Exercise Equip	\$ 2,810	\$ 20,000					
ARPA	Aquatic Center	Indoor Pool Ductsox		\$ 11,434					
Hotel/Motel	Aquatic Center	Play Equipment		\$ 50,000		\$ 30,000			
ARPA	Community Center	Doors & Windows		\$ 29,178					
ARPA	Community Center	HVAC Rooftop Units		\$ 25,920					
ARPA	Community Center	Parking Lot Design		\$ 45,000					
ARPA	Community Center	Tuckpointing & Paint		\$ 72,996					
Fund Balance	Aquatic Center	Acoustical Baffles/Panels			\$ 126,500				
Hotel/Motel					\$ 50,000				
Fund Balance	Aquatic Center	Pool Repairs			\$ 150,000				
GO Bond	Community Center	Parking Lot & Sidewalks			\$ 564,000		\$ 800,000		
GO Bond	Aquatic Center	Restrooms/Locker Rooms				\$ 904,300			
General Fund	Community Center	Maintenance				\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Hotel/Motel									\$ 50,000
Hotel/Motel	Recreation	Gymnasium Curtains				\$ 50,000			
Hotel/Motel	Aquatic Center	Pool Pump Repairs					\$ 50,000		
GO Bond	Recreation & Gerdin	Floor Tile & Restrooms						\$ 500,000	
Total Expenditures			\$ 43,599	\$ 267,528	\$ 904,500	\$ 1,048,300	\$ 914,000	\$ 564,000	\$ 114,000
Net Change in Fund Balance			\$ 4,033	\$ 82,000	\$ (276,500)	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance			\$ 370,092	\$ 374,124	\$ 456,124	\$ 179,624	\$ 179,624	\$ 179,624	\$ 179,624
Ending Fund Balance			\$ 374,124	\$ 456,124	\$ 179,624	\$ 179,624	\$ 179,624	\$ 179,624	\$ 179,624

* See Capital Improvements Plan (CIP) for details.

Assigned Balance (savings for future expenditures, FY balance as listed)				
Aquatics Capital	\$ 92,567	\$ 42,567	\$ -	
Aquatics HVAC & Heater Projects	\$ -	\$ -	\$ -	
Recreation Equipment	\$ 57,000	\$ 57,000	\$ -	
Community Center Boilers	\$ 90,000	\$ 90,000	\$ 90,000	
Community Center	\$ 11,224	\$ 11,224	\$ -	
Community Center Lift	\$ 15,000	\$ 15,000	\$ 15,000	
Esias Grimes Scholarship Fund	\$ 1,300	\$ 1,300	\$ 1,300	
Assigned Balance Total	\$ 267,091	\$ 217,091	\$ 106,300	
Unassigned Balance	\$ 107,033	\$ 239,033	\$ 73,324	

Fire Capital Fund (002)

		FY24		FY25		FY26		FY27		FY28		FY29		FY30		
		Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated		
Revenues																
Transfer from General Fund	\$	45,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfer from Reserves	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
UIHC Fire Protection Agreement	\$	36,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722
Other Revenue	\$	35,584	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
General Obligation Bond Proceeds	\$	-	\$	-	\$	15,000,000	\$	-	\$	1,000,000	\$	-	\$	1,000,000	\$	-
Total Revenues	\$	117,306	\$	36,722	\$	15,036,722	\$	36,722	\$	1,036,722	\$	36,722	\$	1,036,722	\$	-
Expenditures																
Project*																
Command/EMS Vehicle	\$	56,710														
Training Facility Upgrades	\$	43,544														
New Confined Space Program					\$	30,000										
Cherry Street Firehouse					\$	15,000,000										
Platform Ladder Truck									\$	1,000,000						
Heavy Rescue Truck														\$	1,000,000	
Total Expenditures	\$	100,254	\$	-	\$	15,030,000	\$	-	\$	1,000,000	\$	-	\$	1,000,000	\$	-
Net Change in Fund Balance	\$	17,052	\$	36,722	\$	6,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722	\$	36,722
Beginning Fund Balance	\$	299,652	\$	316,704	\$	353,426	\$	360,148	\$	396,870	\$	433,592	\$	470,314	\$	507,036
Ending Fund Balance	\$	316,704	\$	353,426	\$	360,148	\$	396,870	\$	433,592	\$	470,314	\$	507,036	\$	-

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

Assigned Balance (Savings for Below List of Future Expenditures, FY Balance)				
Fire Station Upgrades	\$	250,000	\$	250,000
Unassigned Balance	\$	66,704	\$	103,426

Utility Franchise Fee Fund (015)

		FY24	FY25	FY26	FY27	FY28	FY29	FY30
		Actual	Budget	Budget	Estimated	Estimated	Estimated	Estimated
Revenues								
Alliant Energy		\$ 185,711	\$ 324,736	\$ 327,984	\$ 331,264	\$ 334,576	\$ 337,922	\$ 341,301
Linn County REC		\$ 191,486	\$ 220,863	\$ 223,071	\$ 225,302	\$ 227,555	\$ 229,831	\$ 232,129
MidAmerican Energy		\$ 82,559	\$ 129,401	\$ 130,695	\$ 132,002	\$ 133,322	\$ 134,655	\$ 136,001
Total Revenues		\$ 459,756	\$ 675,000	\$ 681,750	\$ 688,568	\$ 695,453	\$ 702,408	\$ 709,432
Expenditures								
Location	Project*							
Centennial Park	Maintenance	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
Fox Run Pond Park	Playground Equipment	\$ 338,000						
Penn Meadows Park	Playground Surface		\$ 140,000					
Freedom Park	Park Walk Trail		\$ 130,000					
Koser Park	Backstop		\$ 45,000					
Penn Meadows Park	Tennis/Pickleball Court Lights			\$ 105,000				
	Ballfield			\$ 16,500				
Quail Ridge Park	Park Walk Trail			\$ 245,000				
	Parking Lot Expansion			\$ 95,000				
	Playground Surface & Sidewalk			\$ 135,000				
Community Center	Playground Equipment				\$ 155,000			
Fox Run Nbrhd Park	Playground & Park Walk Trail				\$ 120,000			
Penn Meadows Park	Tennis/Pickleball Court Parking					\$ 50,000		
Trails	Trail Lighting					\$ 50,000		
Broadmoor Pond	Park Walk Trail						\$ 326,000	
Ranshaw House	Outdoor Fitness Equipment						\$ 120,000	
Red Fern Dog Park	Agility Equipment						\$ 130,000	
Liberty Centre Park	Repainting							\$ 25,000
Total Expenditures		\$ 838,000	\$ 815,000	\$ 1,096,500	\$ 775,000	\$ 600,000	\$ 1,076,000	\$ 25,000
Net Change in Fund Balance		\$ (378,244)	\$ (140,000)	\$ (414,750)	\$ (86,433)	\$ 95,453	\$ (373,592)	\$ 684,432
Beginning Fund Balance		\$ 813,751	\$ 435,507	\$ 295,507	\$ (119,243)	\$ (205,675)	\$ (110,222)	\$ (483,814)
Ending Fund Balance		\$ 435,507	\$ 295,507	\$ (119,243)	\$ (205,675)	\$ (110,222)	\$ (483,814)	\$ 200,618

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

Hotel/Motel Tax (012)

				FY24		FY25		FY26		FY27		FY28		FY29		FY30
				Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated
Revenues																
Budget Inflation Rate						-19.48%		2.00%		2.00%		2.00%		2.00%		2.00%
Taxes Collected	\$			99,350	\$	80,000	\$	81,600	\$	83,232	\$	84,897	\$	86,595	\$	88,326
				99,350		80,000		81,600		83,232		84,897		86,595		88,326
Expenditures																
CVB Contribution	\$			25,338	\$	20,000	\$	20,400	\$	20,808	\$	21,224	\$	21,649	\$	22,082
Services & Commodities	\$			7,625	\$	14,000	\$	14,280	\$	14,566	\$	14,857	\$	15,154	\$	15,457
Project*																
Fox Run Pond Park	\$			75,000												
Transfer to Community Center Fund (004)**	\$			18,000	\$	100,000	\$	50,000	\$	80,000	\$	50,000	\$	-	\$	50,000
				125,962		134,000		84,680		115,374		86,081		36,803		87,539
Net Change in Fund Balance	\$			(26,612)	\$	(54,000)	\$	(3,080)	\$	(32,142)	\$	(1,184)	\$	49,792	\$	788
Beginning Fund Balance	\$			102,128	\$	75,516	\$	21,516	\$	18,436	\$	(13,706)	\$	(14,890)	\$	34,902
Ending Fund Balance	\$			75,516	\$	21,516	\$	18,436	\$	(13,706)	\$	(14,890)	\$	34,902	\$	35,690
% Reserved																
						16.06%		21.77%		-11.88%		-17.30%		94.84%		40.77%

* See Capital Improvements Plan (CIP) for project details.
** See Community Center Fund (004) page for project details.

Street Repair Program (301)

				FY24		FY25		FY26		FY27		FY28		FY29		FY30
				Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated
Revenues																
Transfer from RUT Fund (110)	\$			445,623	\$	456,067	\$	478,870	\$	487,400	\$	490,882	\$	490,882	\$	494,363
Other Transfers	\$			-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$			445,623	\$	456,067	\$	478,870	\$	487,400	\$	490,882	\$	490,882	\$	494,363
Expenditures																
Project*																
Ranshaw Way Shoulders	\$			234,355												
W Penn Street RR Crossing	\$			16,230	\$	205,016										
Sugar Creek Lane					\$	59,031										
N Stewart Street								\$	1,880,000							
Commercial Drive										\$	215,000					
Juniper Street Reconstruction															\$	1,900,000
Total Expenditures	\$			250,585	\$	264,047	\$	1,880,000	\$	215,000	\$	-	\$	-	\$	1,900,000
Net Change in Fund Balance	\$			195,038	\$	192,020	\$	(1,401,130)	\$	272,400	\$	490,882	\$	490,882	\$	(1,405,637)
Beginning Fund Balance	\$			507,384	\$	702,422	\$	894,442	\$	(506,688)	\$	(234,287)	\$	256,594	\$	747,476
Ending Fund Balance	\$			702,422	\$	894,442	\$	(506,688)	\$	(234,287)	\$	256,594	\$	747,476	\$	(658,161)

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

Road Use Tax (RUT) Fund (110)

	FY24		FY25		FY26		FY27		FY28		FY29		FY30	
	Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated	
Population	20,479		20,479		20,479		20,479		20,479		20,479		20,479	
RUT Formula Funding/Capita	\$	117.24	\$	108.73	\$	116.20	\$	116.20	\$	117.03	\$	117.03	\$	117.86
2015 Gas Tax Funding/Capita	\$	24.01	\$	22.27	\$	23.80	\$	23.80	\$	23.97	\$	23.97	\$	24.14
Revenues														
RUT Formula Funding/Capita	\$	2,400,951	\$	2,226,682	\$	2,379,660	\$	2,379,660	\$	2,396,657	\$	2,396,657	\$	2,413,655
2015 Gas Tax Funding/Capita	\$	491,761	\$	456,067	\$	487,400	\$	487,400	\$	490,882	\$	490,882	\$	494,363
Total Revenues	\$	2,892,712	\$	2,682,749	\$	2,867,060	\$	2,867,060	\$	2,887,539	\$	2,887,539	\$	2,908,018
Revenues/Capita	\$	141.25	\$	131.00	\$	140.00	\$	140.00	\$	141.00	\$	141.00	\$	142.00
Expenditures														
Budget Inflation Rate				-12.29%		15.33%		5.00%		5.00%		5.00%		5.00%
Personnel Services	\$	806,056	\$	1,003,999	\$	1,043,212	\$	1,095,373	\$	1,150,141	\$	1,207,648	\$	1,268,031
Services & Commodities	\$	426,876	\$	560,400	\$	578,700	\$	607,635	\$	638,017	\$	669,918	\$	703,413
Snow & Ice Removal	\$	181,664	\$	190,000	\$	190,000	\$	199,500	\$	209,475	\$	219,949	\$	230,946
Traffic Safety	\$	128,668	\$	134,000	\$	167,000	\$	175,350	\$	184,118	\$	193,323	\$	202,990
Street Lighting	\$	81,627	\$	103,000	\$	108,000	\$	113,400	\$	119,070	\$	125,024	\$	131,275
Transfers														
Equipment Revolving	\$	380,000	\$	124,000	\$	435,000	\$	265,000	\$	418,000	\$	400,000	\$	420,000
Capital	\$	600,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Debt	\$	146,170	\$	147,690	\$	148,910	\$	149,850	\$	-	\$	-	\$	-
Street Repair Program	\$	445,623	\$	456,067	\$	478,870	\$	487,400	\$	490,882	\$	490,882	\$	494,363
Computer Revolving	\$	2,300	\$	2,300	\$	2,300	\$	2,300	\$	2,300	\$	2,300	\$	2,300
Billing & Accounting	\$	11,295	\$	94,152	\$	95,299	\$	100,064	\$	105,067	\$	110,321	\$	115,837
Total Expenditures	\$	3,210,279	\$	2,815,608	\$	3,247,291	\$	3,195,872	\$	3,317,069	\$	3,419,364	\$	3,569,154
Net Change in Fund Balance	\$	(317,567)	\$	(132,859)	\$	(380,231)	\$	(328,812)	\$	(429,530)	\$	(531,825)	\$	(661,136)
Beginning Fund Balance	\$	3,102,432	\$	2,784,865	\$	2,652,005	\$	2,271,774	\$	1,942,963	\$	1,513,432	\$	981,608
Ending Fund Balance	\$	2,784,865	\$	2,652,005	\$	2,271,774	\$	1,942,963	\$	1,513,432	\$	981,608	\$	320,472
% Reserved		86.75%		94.19%		69.96%		60.80%		45.63%		28.71%		8.98%
A Breakdown of Road Use Tax (RUT) Fund														
Personnel Cost in \$	\$	817,351	\$	1,098,151	\$	1,138,511	\$	1,195,437	\$	1,255,208	\$	1,317,969	\$	1,383,867
Personnel % of RUT		25.46%		39.00%		35.06%		37.41%		37.84%		38.54%		38.77%

ADD
wheeled skid
steer (\$80K);
planer & asphalt
spreader
attachments
(\$50K);
mini stand-on
track skid steer
(\$20K RUTF +
\$25K SW);
message board
trailer (\$20K)

REPLACE
small dump truck
and plow (\$165K);
crack seal
machine (\$100K)

Utility Rate Analysis

Wastewater Rate Increase Analysis					
		FY25	FY26	Difference	
Base Rate	\$	31.24	\$ 33.11	\$	1.87
Rate/1000 gallons	\$	5.63	\$ 5.97	\$	0.34
		Cost per Month		FY26 Increase	
Consumption (in gallons)		FY25	FY26	%	\$
3,000	\$	42.50	\$ 45.05	6%	\$ 2.55
5,000	\$	53.76	\$ 56.99	6%	\$ 3.23
8,000	\$	70.65	\$ 74.89	6%	\$ 4.24
11,000	\$	87.54	\$ 92.79	6%	\$ 5.25

Water Rate Increase Analysis					
		FY25	FY26	Difference	
Base Rate	\$	17.44	\$ 18.49	\$	1.05
Rate/1000 gallons	\$	7.01	\$ 7.43	\$	0.42
		Cost per Month		FY26 Increase	
Consumption (in gallons)		FY25	FY26	%	\$
3,000	\$	31.45	\$ 33.34	6%	\$ 1.89
5,000	\$	45.47	\$ 48.20	6%	\$ 2.73
8,000	\$	66.49	\$ 70.48	6%	\$ 3.99
11,000	\$	87.51	\$ 92.77	6%	\$ 5.25

Storm Water Rate Increase Analysis					
		FY25	FY26	Difference	
Single-Unit, Two-Unit & Townhomes	\$	3.00	\$ 4.00	\$	1.00
Multi-Unit & Manufactured Homes	\$	2.50	\$ 3.00	\$	0.50
Mix Used, Residential	\$	2.25	\$ 2.50	\$	0.25
Commercial & Industrial	\$	3.00	\$ 4.00	\$	1.00
ERU Rate for non-residential	\$	0.33	\$ 0.66	\$	0.33
		Cost per Month		FY26 Increase	
Single Unit Residential Consumption (in gallons)		FY25	FY26	%	\$
3,000	\$	3.00	\$ 4.00	33%	\$ 1.00
5,000	\$	3.00	\$ 4.00	33%	\$ 1.00
8,000	\$	3.00	\$ 4.00	33%	\$ 1.00
11,000	\$	3.00	\$ 4.00	33%	\$ 1.00

Utility Rates Increase Analysis					
		Cost per Month		FY26 Increase	
Consumption (in gallons)		FY25	FY26	%	\$
3,000	\$	76.95	\$ 82.39	7%	\$ 5.44
5,000	\$	102.23	\$ 109.18	7%	\$ 6.95
8,000	\$	140.14	\$ 149.37	7%	\$ 9.23
11,000	\$	178.05	\$ 189.56	6%	\$ 11.50

Storm Water Utility Fund (740)

	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Actual	Budget	Budget	Estimated	Estimated	Estimated	Estimated
Budget Inflation Rate		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Number of Accounts	9,663	9,808	9,955	10,104	10,256	10,410	10,566
Flat Rate	\$ 2.00	n/a	n/a	n/a	n/a	n/a	n/a
New Rate Structure Adopted February 1, 2024							
Single-Unit, Two-Unit & Townhomes	\$ 3.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
Multi-Unit & Manufactured Homes	\$ 2.50	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00
Mix Used, Residential	\$ 2.25	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Commercial & Industrial	\$ 3.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
ERU Rate for non-residential	\$ 0.33	\$ 0.66	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
Revenues							
Storm Water Fees	\$ 260,859	\$ 335,000	\$ 448,000	\$ 467,000	\$ 474,005	\$ 481,115	\$ 488,332
Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connection Fees/Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Money	\$ 712	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Miscellaneous	\$ 1,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 263,511	\$ 336,000	\$ 449,000	\$ 468,000	\$ 475,005	\$ 482,115	\$ 489,332
Expenditures							
Budget Inflation Rate		0.07%	-11.05%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 104,660	\$ 124,287	\$ 136,939	\$ 143,786	\$ 235,975	\$ 247,774	\$ 260,163
Services & Commodities	\$ 83,705	\$ 121,800	\$ 123,800	\$ 129,990	\$ 136,490	\$ 143,314	\$ 150,480
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers							
Equipment Revolving	\$ 41,000	\$ 27,500	\$ 25,000	\$ 32,250	\$ 270,000	\$ 150,000	\$ -
Capital Reserve	\$ 101,000	\$ 54,050	\$ -	\$ -	\$ 60,000	\$ -	\$ -
Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Billing & Accounting	\$ 27,533	\$ 30,529	\$ 32,837	\$ 34,479	\$ 36,203	\$ 38,013	\$ 39,914
Total Expenditures	\$ 357,898	\$ 358,166	\$ 318,576	\$ 340,505	\$ 738,668	\$ 579,101	\$ 450,556
Net Change in Fund Balance	\$ (94,387)	\$ (22,166)	\$ 130,424	\$ 127,495	\$ (263,663)	\$ (96,986)	\$ 38,776
Beginning Fund Balance	\$ 18,392	\$ (75,995)	\$ (98,161)	\$ 32,263	\$ 159,758	\$ (103,905)	\$ (200,890)
Ending Fund Balance	\$ (75,995)	\$ (98,161)	\$ 32,263	\$ 159,758	\$ (103,905)	\$ (200,890)	\$ (162,115)
% Reserved	-21.23%	-27.41%	10.13%	46.92%	-14.07%	-34.69%	-35.98%

ADD
one (1) new FT
Water Collection
System employee
(shared with WW)

ADD
mini stand-on
track skid steer
(\$20K RUTF +
\$25K SW)

A Breakdown of Storm Water Utility

Personnel Cost in \$	\$ 132,193	\$ 154,816	\$ 169,776	\$ 178,265	\$ 272,178	\$ 285,787	\$ 300,076
Personnel % of Storm Water	36.94%	43.22%	53.29%	52.35%	36.85%	49.35%	66.60%

Storm Water Capital Fund Summary (741)

Beginning Fund Balance	\$ 85,683	\$ 177,912	\$ 168,962	\$ 168,962	\$ 168,962	\$ 8,962	\$ 8,962
Transfer from Storm Water	\$ 101,000	\$ 54,050	\$ -	\$ -	\$ 60,000	\$ -	\$ -
Transfer from ARPA		\$ 132,000					
Projects Funded/Projected							
Goose Lake				\$ 45,000			
Liberty Centre		\$ 132,000					
Muddy Creek	\$ 8,771	\$ 63,000		\$ 115,000			
West Lake				\$ 60,000			
Ending Fund Balance	\$ 177,912	\$ 168,962	\$ 168,962	\$ 168,962	\$ 8,962	\$ 8,962	\$ 8,962

Water Utility Fund (600) Budget & Forecast

	FY24 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 Estimated	FY31 Estimated	FY32 Estimated	FY33 Estimated	FY34 Estimated	FY35 Estimated	FY36 Estimated
Budget Inflation Rate		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Number of Accounts	9,836	9,758	9,904	10,053	10,204	10,357	10,512	10,670	10,830	10,992	11,157	11,325	11,494
Gallons Sold	446,336,000	434,826,000	475,000,000	482,125,000	489,356,875	496,697,228	504,147,687	511,709,902	519,385,550	527,176,334	535,083,979	543,110,238	551,256,892
Proposed Rate Increase	0%	0%	6%	5%	5%	5%	4%	4%	4%	3%	3%	3%	2%
Base Rate	\$ 17.44	\$ 17.44	\$ 18.49	\$ 19.41	\$ 20.38	\$ 21.40	\$ 22.26	\$ 23.15	\$ 24.07	\$ 24.79	\$ 25.54	\$ 26.30	\$ 26.83
Rate/1000 Gallons	\$ 7.01	\$ 7.01	\$ 7.43	\$ 7.80	\$ 8.19	\$ 8.60	\$ 8.94	\$ 9.30	\$ 9.67	\$ 9.96	\$ 10.26	\$ 10.57	\$ 10.78
Revenues													
Water Sales	\$ 4,324,304	\$ 4,268,643	\$ 4,842,596	\$ 5,160,997	\$ 5,500,332	\$ 5,861,979	\$ 6,187,905	\$ 6,531,953	\$ 6,895,129	\$ 7,208,513	\$ 7,536,140	\$ 7,878,657	\$ 8,156,774
Sales Tax	\$ 269,555	\$ 256,119	\$ 290,556	\$ 309,660	\$ 330,020	\$ 351,719	\$ 371,274	\$ 391,917	\$ 413,708	\$ 432,511	\$ 452,168	\$ 472,719	\$ 489,406
Connection Fees/Permits	\$ 71,145	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000
Use of Money	\$ 29,494	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Miscellaneous	\$ 4,439	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable/Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,698,937	\$ 4,650,262	\$ 5,258,652	\$ 5,596,157	\$ 5,955,852	\$ 6,339,198	\$ 6,684,680	\$ 7,049,370	\$ 7,434,337	\$ 7,766,524	\$ 8,113,808	\$ 8,476,877	\$ 8,771,680
Expenditures													
Budget Inflation Rate		3.31%	8.19%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 794,913	\$ 853,578	\$ 896,815	\$ 941,656	\$ 988,739	\$ 1,038,175	\$ 1,090,084	\$ 1,144,588	\$ 1,201,818	\$ 1,261,909	\$ 1,325,004	\$ 1,391,254	\$ 1,460,817
Services & Commodities	\$ 1,810,708	\$ 1,631,930	\$ 1,761,820	\$ 1,849,911	\$ 1,942,407	\$ 2,039,527	\$ 2,141,503	\$ 2,248,578	\$ 2,361,007	\$ 2,479,058	\$ 2,603,011	\$ 2,733,161	\$ 2,869,819
Capital	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Transfers													
Equipment Revolving	\$ -	\$ 30,000	\$ 50,000	\$ 210,000	\$ 125,000	\$ 176,000	\$ 190,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Computer Revolving	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,800
Capital Reserve	\$ 215,000	\$ 80,000	\$ 255,000	\$ 200,000	\$ 180,000	\$ 80,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000
Revenue Debt	\$ 1,274,841	\$ 1,626,025	\$ 1,625,168	\$ 1,503,240	\$ 1,500,000	\$ 1,497,340	\$ 1,494,240	\$ 1,490,700	\$ 1,487,720	\$ 1,484,280	\$ 1,480,380	\$ 1,477,020	\$ 1,474,180
GO Debt	\$ 292,478	\$ 291,878	\$ 296,153	\$ 45,078	\$ 44,028	\$ 42,978	\$ 41,928	\$ 40,878	\$ 44,828	\$ 43,628	\$ 42,428	\$ 41,228	\$ -
Billing & Accounting	\$ 261,562	\$ 290,022	\$ 311,947	\$ 327,544	\$ 343,922	\$ 361,118	\$ 379,174	\$ 398,132	\$ 418,039	\$ 438,941	\$ 460,888	\$ 483,932	\$ 508,129
Upcoming Projects													
Plant Expansion & Tower 3 Rehab	\$ -	\$ -	\$ -	\$ -	\$ 426,496	\$ 426,354	\$ 428,225	\$ 429,585	\$ 430,425	\$ 426,651	\$ 426,609	\$ 430,187	\$ 428,992
Water Facilities Expansion, Phase 1A & 2 (part)	\$ -	\$ -	\$ -	\$ -		\$ 774,758	\$ 844,006	\$ 844,452	\$ 844,452	\$ 844,006	\$ 844,353	\$ 844,217	\$ 844,837
Water Facilities Expansion, Phase 2 (remainder)	\$ -	\$ -	\$ -	\$ -				\$ 524,836	\$ 571,746	\$ 572,048	\$ 572,048	\$ 572,048	\$ 571,746
Total Expenditures	\$ 4,651,002	\$ 4,804,933	\$ 5,198,403	\$ 5,153,929	\$ 5,627,091	\$ 6,487,750	\$ 6,810,660	\$ 6,898,564	\$ 7,614,776	\$ 7,851,868	\$ 8,106,371	\$ 8,324,698	\$ 8,510,319
Net Change in Fund Balance	\$ 47,935	\$ (154,671)	\$ 60,249	\$ 442,227	\$ 328,761	\$ (148,552)	\$ (125,981)	\$ 150,805	\$ (180,439)	\$ (85,345)	\$ 7,437	\$ 152,179	\$ 261,361
Beginning Fund Balance	\$ 2,042,376	\$ 2,090,311	\$ 1,935,639	\$ 1,995,888	\$ 2,438,116	\$ 2,766,877	\$ 2,618,324	\$ 2,492,344	\$ 2,643,149	\$ 2,462,710	\$ 2,377,366	\$ 2,384,803	\$ 2,536,981
Ending Fund Balance	\$ 2,090,311	\$ 1,935,639	\$ 1,995,888	\$ 2,438,116	\$ 2,766,877	\$ 2,618,324	\$ 2,492,344	\$ 2,643,149	\$ 2,462,710	\$ 2,377,366	\$ 2,384,803	\$ 2,536,981	\$ 2,798,343
% Reserved	44.94%	40.28%	38.39%	47.31%	49.17%	40.36%	36.59%	38.31%	32.34%	30.28%	29.42%	30.48%	32.88%
Personnel Cost in \$	\$ 1,056,475	\$ 1,143,600	\$ 1,208,762	\$ 1,269,200	\$ 1,332,660	\$ 1,399,293	\$ 1,469,258	\$ 1,542,721	\$ 1,619,857	\$ 1,700,850	\$ 1,785,892	\$ 1,875,187	\$ 1,968,946
Personnel % of Water	22.72%	23.80%	23.25%	24.63%	23.68%	21.57%	21.57%	22.36%	21.27%	21.66%	22.03%	22.53%	23.14%
Debt Service Coverage													
Net Revenue/All Revenue Debt	1.44	1.15	1.41	1.65	1.79	1.28	1.31	1.40	1.21	1.24	1.29	1.34	1.36
Required Coverage	1.25	1.25	1.25	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Difference (Actual vs. Required)	0.19	(0.10)	0.16	0.55	0.69	0.18	0.21	0.30	0.11	0.14	0.19	0.24	0.26

ADD tank
cleaning drone
(\$50K)

MAINTAIN
Jordan Wells
(\$175K)

SET ASIDE FOR
membrane train
modules (\$80K)

Anticipated
Bond Payment
for Plant
Expansion

Water Capital Funds

	FY24		FY25		FY26		FY27		FY28		FY29		FY30		FY31		FY32		FY33		FY34		FY35		FY36					
	Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated					
Water Capital Reserve Fund Summary (602)																														
Beginning Balance	\$	555,881	\$	720,071			\$	800,071	\$	880,071	\$	960,071	\$	1,040,071	\$	1,120,071	\$	1,270,071	\$	1,420,071	\$	1,570,071	\$	1,720,071	\$	1,920,071	\$	2,120,071		
Developer Fees	\$	16,503	\$	-			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Transfer from Water Utility Fund	\$	215,000	\$	110,000			\$	305,000	\$	410,000	\$	305,000	\$	256,000	\$	340,000	\$	250,000	\$	250,000	\$	250,000	\$	300,000	\$	300,000	\$	300,000		
Projects Funded/Projected																														
Fleet/Attachments	\$	59,756	\$	30,000			\$	210,000	\$	125,000	\$	160,000	\$												190,000					
Equipment	\$	7,557	\$	50,000			\$	16,000																						
Facilities/System (wells, plant, hydrants)							\$	175,000	\$	120,000	\$	100,000																		
Membrane Replacement																														
TBD																														
Ending Balance	\$	720,071	\$	800,071	\$	880,071	\$	960,071	\$	1,040,071	\$	1,120,071	\$	1,270,071	\$	1,420,071	\$	1,570,071	\$	1,720,071	\$	1,920,071	\$	2,120,071	\$	2,320,071				
Water Capital Projects Fund Summary (605)																														
Beginning Balance	\$	87,841	\$	87,841			\$	87,841	\$	87,841	\$	162,841	\$	237,841	\$	287,841	\$	337,841	\$	387,841	\$	437,841	\$	487,841	\$	537,841	\$	587,841		
Transfer from Water Utility Fund	\$	-	\$	-			\$	-	\$	75,000	\$	75,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000		
Projects Funded/Projected																														
TBD																														
Ending Balance	\$	87,841	\$	87,841	\$	87,841	\$	162,841	\$	237,841	\$	287,841	\$	337,841	\$	387,841	\$	437,841	\$	487,841	\$	537,841	\$	587,841	\$	637,841				
Total Capital Reserve Fund Balance					\$	807,912	\$	887,912	\$	967,912	\$	1,122,912	\$	1,277,912	\$	1,407,912	\$	1,607,912	\$	1,807,912	\$	2,007,912	\$	2,207,912	\$	2,457,912	\$	2,707,912	\$	2,957,912
Assigned Balance (savings for future expenditures, FY balance as listed)																														
Membrane Replacement	\$	240,000	\$	320,000			\$	400,000	\$	480,000	\$	560,000	\$	640,000	\$	790,000	\$	940,000	\$	1,090,000	\$	1,240,000	\$	1,440,000	\$	1,640,000	\$	1,840,000		
Total Unassigned Balance	\$	567,912	\$	567,912			\$	567,912	\$	642,912	\$	717,912	\$	767,912	\$	817,912	\$	867,912	\$	917,912	\$	967,912	\$	1,017,912	\$	1,067,912	\$	1,117,912		

Water Utility Budget & Forecast

Water Rate Increase Analysis																											
Consumption in Gallons	Monthly Water Costs Based on Usage																										
			FY24		FY25		FY26		FY27		FY28		FY29		FY30		FY31		FY32		FY33		FY34		FY35		FY36
	3,000	\$	31.45	\$	31.45	\$	33.34	\$	35.01	\$	36.76	\$	38.60	\$	40.14	\$	41.75	\$	43.42	\$	44.72	\$	46.06	\$	47.44	\$	48.39
	5,000	\$	45.47	\$	45.47	\$	48.20	\$	50.61	\$	53.14	\$	55.80	\$	58.03	\$	60.35	\$	62.76	\$	64.65	\$	66.58	\$	68.58	\$	69.95
	8,000	\$	66.49	\$	66.49	\$	70.48	\$	74.01	\$	77.71	\$	81.59	\$	84.86	\$	88.25	\$	91.78	\$	94.53	\$	97.37	\$	100.29	\$	102.30
	11,000	\$	87.51	\$	87.51	\$	92.77	\$	97.40	\$	102.27	\$	107.39	\$	111.68	\$	116.15	\$	120.80	\$	124.42	\$	128.15	\$	132.00	\$	134.64
	15,000	\$	115.54	\$	115.54	\$	122.48	\$	128.60	\$	135.03	\$	141.78	\$	147.45	\$	153.35	\$	159.49	\$	164.27	\$	169.20	\$	174.28	\$	177.76
	3,000	Additional Water Cost/Month	\$	-	\$	1.89	\$	1.67	\$	1.75	\$	1.84	\$	1.54	\$	1.61	\$	1.67	\$	1.30	\$	1.34	\$	1.38	\$	0.95	
	5,000		\$	-	\$	2.73	\$	2.41	\$	2.53	\$	2.66	\$	2.23	\$	2.32	\$	2.41	\$	1.88	\$	1.94	\$	2.00	\$	1.37	
	8,000		\$	-	\$	3.99	\$	3.52	\$	3.70	\$	3.89	\$	3.26	\$	3.39	\$	3.53	\$	2.75	\$	2.84	\$	2.92	\$	2.01	
	11,000		\$	-	\$	5.25	\$	4.64	\$	4.87	\$	5.11	\$	4.30	\$	4.47	\$	4.65	\$	3.62	\$	3.73	\$	3.84	\$	2.64	
	15,000		\$	-	\$	6.93	\$	6.12	\$	6.43	\$	6.75	\$	5.67	\$	5.90	\$	6.13	\$	4.78	\$	4.93	\$	5.08	\$	3.49	
3,000	Additional Water Cost/Year	\$	-	\$	22.65	\$	20.01	\$	21.01	\$	22.06	\$	18.53	\$	19.27	\$	20.04	\$	15.63	\$	16.10	\$	16.58	\$	11.39		
5,000		\$	-	\$	32.74	\$	28.92	\$	30.36	\$	31.88	\$	26.78	\$	27.85	\$	28.97	\$	22.59	\$	23.27	\$	23.97	\$	16.46		
8,000		\$	-	\$	47.87	\$	42.29	\$	44.40	\$	46.62	\$	39.16	\$	40.73	\$	42.36	\$	33.04	\$	34.03	\$	35.05	\$	24.07		
11,000		\$	-	\$	63.01	\$	55.66	\$	58.44	\$	61.36	\$	51.55	\$	53.61	\$	55.75	\$	43.49	\$	44.79	\$	46.14	\$	31.68		
15,000		\$	-	\$	83.19	\$	73.49	\$	77.16	\$	81.02	\$	68.06	\$	70.78	\$	73.61	\$	57.42	\$	59.14	\$	60.91	\$	41.83		

Wastewater Utility Fund (610) Budget & Forecast

	FY24		FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	
	Actual		Budget	Budget	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
Budget Inflation Rate					1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	
Number of Accounts	9,460		9,505	9,800	9,947	10,096	10,248	10,401	10,557	10,716	10,876	11,040	11,205	11,373	
Gallons Sold	445,183,000		424,473,000	460,000,000	466,900,000	473,903,500	481,012,053	488,227,233	495,550,642	502,983,901	510,528,660	518,186,590	525,959,389	533,848,780	
Proposed Rate Increase	0%		0%	6%	6%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Base Rate	\$ 31.24	\$	31.24	\$ 33.11	\$ 35.10	\$ 36.86	\$ 38.70	\$ 40.63	\$ 42.67	\$ 44.80	\$ 47.04	\$ 49.39	\$ 51.86	\$ 54.45	
Rate/1000 Gallons	\$ 5.63	\$	5.63	\$ 5.97	\$ 6.33	\$ 6.64	\$ 6.97	\$ 7.32	\$ 7.69	\$ 8.07	\$ 8.48	\$ 8.90	\$ 9.35	\$ 9.81	
Revenues															ADD one (1) new FT Water Collection System employee (shared with SW)
Wastewater Sales	\$ 5,345,791	\$	5,257,337	\$ 5,879,214	\$ 6,325,447	\$ 6,741,345	\$ 7,184,588	\$ 7,656,975	\$ 8,160,421	\$ 8,696,969	\$ 9,268,794	\$ 9,878,218	\$ 10,527,710	\$ 11,219,907	
Sales Tax	\$ 8,181	\$	-	\$ 35,000	\$ 35,350	\$ 35,704	\$ 36,061	\$ 36,421	\$ 36,785	\$ 37,153	\$ 37,525	\$ 37,900	\$ 38,279	\$ 38,662	
Connection Fees/Permits	\$ 15,000	\$	25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
Use of Money	\$ 55,198	\$	20,000	\$ 20,000	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	
Miscellaneous	\$ 260,848	\$	6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
Transfers	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Accounts Receivable/Payable	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenues	\$ 5,685,018	\$	5,308,337	\$ 5,965,214	\$ 6,392,097	\$ 6,808,348	\$ 7,251,949	\$ 7,724,696	\$ 8,228,506	\$ 8,765,422	\$ 9,337,619	\$ 9,947,418	\$ 10,597,289	\$ 11,289,869	
Expenditures															ADD spare return pump (\$34.5K); scissor lift (\$20K)
Budget Inflation Rate			8.32%	7.79%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Personnel Services	\$ 779,766	\$	899,295	\$ 934,384	\$ 981,103	\$ 1,115,158	\$ 1,170,916	\$ 1,229,462	\$ 1,290,935	\$ 1,355,482	\$ 1,423,256	\$ 1,494,419	\$ 1,569,140	\$ 1,647,597	
Services & Commodities	\$ 1,059,409	\$	1,323,550	\$ 1,503,450	\$ 1,578,623	\$ 1,657,554	\$ 1,740,431	\$ 1,827,453	\$ 1,918,826	\$ 2,014,767	\$ 2,115,505	\$ 2,221,280	\$ 2,332,344	\$ 2,448,962	
Capital	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers															SET ASIDE future membrane replacement (\$220K)
Equipment Revolving	\$ 58,000	\$	50,000	\$ 54,500	\$ -	\$ 158,000	\$ 450,000	\$ 75,000	\$ 120,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	
Computer Revolving	\$ 4,300	\$	4,300	\$ 4,300	\$ 4,300	\$ 4,300	\$ 4,300	\$ 4,300	\$ 4,730	\$ 4,730	\$ 4,730	\$ 4,730	\$ 4,730	\$ 5,160	
Capital Reserve	\$ 295,000	\$	318,000	\$ 515,000	\$ 670,000	\$ 250,000	\$ 290,000	\$ 345,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	
Revenue Debt	\$ 1,627,769	\$	1,773,352	\$ 1,778,501	\$ 1,792,779	\$ 1,858,475	\$ 1,650,824	\$ 1,646,770	\$ 1,643,470	\$ 1,639,908	\$ 1,636,086	\$ 1,632,002	\$ 1,628,658	\$ 1,624,038	
GO Debt	\$ 1,093,563	\$	951,903	\$ 945,228	\$ 609,453	\$ 474,753	\$ 468,953	\$ 468,003	\$ 471,753	\$ 470,103	\$ 388,106	\$ 387,456	\$ 386,506	\$ -	
Billing & Accounting	\$ 261,562	\$	290,022	\$ 311,947	\$ 327,544	\$ 343,922	\$ 361,118	\$ 379,174	\$ 398,132	\$ 418,039	\$ 438,941	\$ 460,888	\$ 483,932	\$ 508,129	
Upcoming Projects															MAINTENANCE OF 230th St Lift Station (\$125K)
Sewer Main Capacity Improvements	\$ -	\$	-	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	
Plant Expansion Phase 2C	\$ -	\$	-	\$ -	\$ -	\$ 134,400	\$ 134,355	\$ 134,945	\$ 135,373	\$ 135,638	\$ 134,449	\$ 134,436	\$ 135,563	\$ 135,186	
Plant Expansion Phase 3	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,373,947	\$ 3,675,510	\$ 3,677,454	\$ 3,677,454	\$ 3,675,510	\$ 3,677,022	
Total Expenditures	\$ 5,179,369	\$	5,610,422	\$ 6,047,310	\$ 5,963,802	\$ 6,221,562	\$ 6,495,898	\$ 6,335,107	\$ 9,902,166	\$ 10,429,177	\$ 10,533,526	\$ 10,727,664	\$ 10,931,383	\$ 10,761,093	
Net Change in Fund Balance	\$ 505,650	\$	(302,085)	\$ (82,096)	\$ 428,295	\$ 586,786	\$ 756,051	\$ 1,389,589	\$ (1,673,660)	\$ (1,663,755)	\$ (1,195,907)	\$ (780,247)	\$ (334,093)	\$ 528,776	
Beginning Fund Balance	\$ 5,176,091	\$	5,681,740	\$ 5,379,655	\$ 5,297,559	\$ 5,725,854	\$ 6,312,640	\$ 7,068,691	\$ 8,458,280	\$ 6,784,621	\$ 5,120,865	\$ 3,924,959	\$ 3,144,712	\$ 2,810,618	
Ending Fund Balance	\$ 5,681,740	\$	5,379,655	\$ 5,297,559	\$ 5,725,854	\$ 6,312,640	\$ 7,068,691	\$ 8,458,280	\$ 6,784,621	\$ 5,120,865	\$ 3,924,959	\$ 3,144,712	\$ 2,810,618	\$ 3,339,394	
% Reserved	109.70%		95.89%	87.60%	96.01%	101.46%	108.82%	133.51%	68.52%	49.10%	37.26%	29.31%	25.71%	31.03%	
Personnel Cost in \$	\$ 1,041,328	\$	1,189,317	\$ 1,246,331	\$ 1,308,648	\$ 1,459,080	\$ 1,532,034	\$ 1,608,636	\$ 1,689,067	\$ 1,773,521	\$ 1,862,197	\$ 1,955,307	\$ 2,053,072	\$ 2,155,726	
Personnel % of Wastewater	20.11%		21.20%	20.61%	21.94%	23.45%	23.58%	25.39%	17.06%	17.01%	17.68%	18.23%	18.78%	20.03%	
Debt Service Coverage															Anticipated Bond Payment for Plant Expansion
Net Revenue/All Revenue Debt	2.20		1.58	1.81	1.95	1.85	2.23	2.41	0.90	0.91	0.98	1.06	1.14	1.23	
Required Coverage	1.20		1.20	1.20	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	
Difference (Actual vs. Required)	1.00		0.38	0.61	0.85	0.75	1.13	1.31	(0.20)	(0.19)	(0.12)	(0.04)	0.04	0.13	

Wastewater Capital Funds

	FY24		FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36												
	Actual		Budget	Budget	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated												
Wastewater Capital Fund Summary (611)																										
Beginning Balance	\$	3,206,041	\$	2,230,350	\$	2,450,350	\$	2,370,350	\$	2,590,350	\$	2,810,350	\$	3,030,350	\$	3,250,350	\$	3,570,350	\$	3,890,350	\$	4,210,350	\$	4,530,350	\$	4,850,350
Developer Fees	\$	151,043																								
Transfer from Wastewater Utility Fund	\$	353,000	\$	368,000	\$	569,500	\$	670,000	\$	408,000	\$	740,000	\$	420,000	\$	440,000	\$	490,000	\$	490,000	\$	490,000	\$	490,000	\$	490,000
Projects Funded/Projected																										
Fleet/Attachments	\$	4,880			\$	20,000			\$	158,000	\$	450,000	\$	75,000												
Equipment	\$	45,045	\$	50,000	\$	34,500																				
Facilities/System (lift stations, plant, manholes)			\$	98,000	\$	295,000	\$	450,000	\$	30,000	\$	70,000	\$	125,000												
Membranes	\$	341,194			\$	300,000																				
TBD																										
Transfer to WW Capital Projects Fund	\$	1,088,615											\$	120,000	\$	170,000	\$	170,000	\$	170,000	\$	170,000	\$	170,000	\$	170,000
Ending Balance	\$	2,230,350	\$	2,450,350	\$	2,370,350	\$	2,590,350	\$	2,810,350	\$	3,030,350	\$	3,250,350	\$	3,570,350	\$	3,890,350	\$	4,210,350	\$	4,530,350	\$	4,850,350	\$	5,170,350
Wastewater Capital Projects Fund Summary (613)																										
Beginning Balance	\$	(1,088,615)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Transfer from Wastewater Capital Fund	\$	1,088,615	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Projects Funded/Projected																										
TBD																										
Ending Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Capital Reserve Fund Balance																										
Assigned Balance (savings for future expenditures, FY balance as listed)																										
Membrane Replacement	\$	1,126,128	\$	1,346,128	\$	1,266,128	\$	1,486,128	\$	1,706,128	\$	1,926,128	\$	2,146,128	\$	2,466,128	\$	2,786,128	\$	3,106,128	\$	3,426,128	\$	3,746,128	\$	4,066,128
Total Unassigned Balance	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222

10% down payment for future membrane replacements per the agreement; paid out of Assigned Capital Fund Balance. Membranes will be replaced in each of the four trains as their 12-15 year lifecycle is completed.

Wastewater Utility Budget & Forecast

Wastewater Rate Increase Analysis																			
Consumption in Gallons	Monthly Wastewater Costs Based on Usage																		
			FY24		FY25		FY26		FY27		FY28		FY29		FY30		FY31		FY32
	3,000	\$	42.50	\$	42.50	\$	45.05	\$	47.75	\$	50.14	\$	52.65	\$	55.28	\$	58.04	\$	60.95
	5,000	\$	53.76	\$	53.76	\$	56.99	\$	60.40	\$	63.42	\$	66.60	\$	69.93	\$	73.42	\$	77.09
	8,000	\$	70.65	\$	70.65	\$	74.89	\$	79.38	\$	83.35	\$	87.52	\$	91.89	\$	96.49	\$	101.31
	11,000	\$	87.54	\$	87.54	\$	92.79	\$	98.36	\$	103.28	\$	108.44	\$	113.86	\$	119.56	\$	125.53
	15,000	\$	110.06	\$	110.06	\$	116.66	\$	123.66	\$	129.85	\$	136.34	\$	143.16	\$	150.31	\$	157.83
	3,000																		
	5,000	Additional																	
	8,000	Wastewater																	
	11,000	Cost/Month																	
	15,000																		
	3,000																		
	5,000																		
	8,000																		
	11,000																		
	15,000																		
	3,000	Additional																	
	5,000	Wastewater																	
	8,000	Cost/Year																	
	11,000																		
	15,000																		

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

Current TIF Bond Payments																Upcoming						Total Debt Transfers	Cash On Hand	Beginning Cash	Surplus/ (Deficit)	Ending Cash		
Fiscal Year	TIF Valuation	TIF Revenue	TIF Rebates	Repayment of Fund	2013C	2014C	2015A	2017A	2017B	2018A	2019A	2020A	2021A	2022A	2023A	2024A	2025	2026	2027	2028	2029						2030	
2024	\$ 163,539,779	\$ 4,537,713	\$ 303,058	\$ 431,922	\$ 410,100	\$ 343,800	\$ 297,325	\$ 139,217	\$ 523,581	\$ 348,870	\$ 948,900	\$ 481,585	\$ 213,836	\$ 480,858	\$ 339,339								\$ 5,262,390	\$ 2,715,631	\$ (724,677)	\$ 1,990,954		
2025	\$ 158,651,383	\$ 4,516,281	\$ 109,938			\$ 342,200	\$ 296,725		\$ 524,381	\$ 350,620	\$ 957,000	\$ 478,485	\$ 211,936	\$ 480,658	\$ 764,339								\$ 4,516,281	\$ -	\$ 1,990,954	\$ -	\$ 1,990,954	
2026	\$ 147,971,666	\$ 4,299,708	\$ 254,215				\$ 301,025		\$ 524,981	\$ 347,070	\$ 949,600	\$ 475,285	\$ 210,036	\$ 475,158	\$ 762,339								\$ 4,299,708	\$ -	\$ 1,990,954	\$ -	\$ 1,990,954	
2027	\$ 170,635,546	\$ 4,692,478	\$ 750,000						\$ 530,381	\$ 348,370	\$ 462,000	\$ 466,985	\$ 208,136	\$ 474,508	\$ 764,739	\$ 661,276	\$ 276,083							\$ 4,942,478	\$ 250,000	\$ 1,990,954	\$ (250,000)	\$ 1,740,954
2028	\$ 191,133,749	\$ 5,256,178	\$1,250,000						\$ 529,863	\$ 344,370	\$ 458,800	\$ 463,685	\$ 211,236	\$ 468,558	\$ 761,339	\$ 551,113	\$ 275,349	\$ 341,866						\$ 5,656,178	\$ 400,000	\$ 1,740,954	\$ (400,000)	\$ 1,340,954
2029	\$ 199,659,408	\$ 5,490,634	\$1,250,000						\$ 533,500	\$ 345,220	\$ 460,500	\$ 465,285	\$ 209,286	\$ 467,458	\$ 762,339	\$ 538,613	\$ 275,610	\$ 340,958	\$ 341,866					\$ 5,990,634	\$ 500,000	\$ 1,340,954	\$ (500,000)	\$ 840,954
2030	\$ 207,239,247	\$ 5,699,079	\$1,250,000							\$ 345,770	\$ 457,000	\$ 461,685	\$ 212,336	\$ 466,058	\$ 762,539	\$ 530,863	\$ 275,592	\$ 341,280	\$ 340,958	\$ 605,000				\$ 6,049,079	\$ 350,000	\$ 840,954	\$ (350,000)	\$ 490,954
2031	\$ 218,159,083	\$ 5,999,375	\$1,250,000							\$ 340,695	\$ 458,400	\$ 457,985	\$ 215,336	\$ 469,358	\$ 761,939	\$ 527,613	\$ 277,479	\$ 341,258	\$ 341,280	\$ 603,392	\$ 304,640			\$ 6,349,375	\$ 350,000	\$ 490,954	\$ (350,000)	\$ 140,954
2032	\$ 212,851,573	\$ 5,853,418	\$1,250,000								\$ 459,600	\$ 454,185	\$ 213,081	\$ 467,208	\$ 760,539	\$ 518,613	\$ 276,839	\$ 343,596	\$ 341,258	\$ 603,962	\$ 304,538	\$ 182,784		\$ 5,993,418	\$ 140,000	\$ 140,954	\$ (140,000)	\$ 954
2033	\$ 184,546,792	\$ 5,075,037	\$1,250,000										\$ 215,723	\$ 464,758	\$ 763,339	\$ 509,113	\$ 275,908	\$ 342,802	\$ 343,596	\$ 603,923	\$ 305,875	\$ 182,723		\$ 5,075,037	\$ -	\$ 954	\$ -	\$ 954
2034	\$ 171,840,342	\$ 4,725,609	\$ 900,000										\$ 218,098	\$ 467,008	\$ 760,139	\$ 504,113	\$ 276,894	\$ 341,650	\$ 342,802	\$ 608,060	\$ 306,846	\$ 183,525		\$ 4,725,609	\$ -	\$ 954	\$ -	\$ 954
2035	\$ 163,797,155	\$ 4,504,422	\$ 900,000											\$ 466,808	\$ 761,139	\$ 502,513	\$ 275,340	\$ 342,870	\$ 341,650	\$ 606,656	\$ 307,446	\$ 184,108		\$ 4,504,422	\$ -	\$ 954	\$ -	\$ 954
2036	\$ 146,373,119	\$ 4,025,261	\$ 900,000												\$ 761,139	\$ 495,313	\$ 275,626	\$ 340,946	\$ 342,870	\$ 604,616	\$ 304,751	\$ 184,468		\$ 4,025,261	\$ -	\$ 954	\$ -	\$ 954
2037	\$ 146,437,164	\$ 4,027,022	\$ 900,000												\$ 760,139	\$ 497,713	\$ 275,427	\$ 341,300	\$ 340,946	\$ 606,776	\$ 304,721	\$ 182,850		\$ 4,027,022	\$ -	\$ 954	\$ -	\$ 954
2038	\$ 146,450,017	\$ 4,027,375	\$ 900,000												\$ 763,139	\$ 494,313	\$ 276,921	\$ 341,054	\$ 341,300	\$ 603,372	\$ 307,276	\$ 182,832		\$ 4,027,375	\$ -	\$ 954	\$ -	\$ 954
2039	\$ 118,520,626	\$ 3,259,317	\$ 900,000												\$ 764,939			\$ 342,904	\$ 341,054	\$ 603,997	\$ 306,423	\$ 184,366		\$ 3,259,317	\$ -	\$ 954	\$ -	\$ 954
2040	\$ 78,239,411	\$ 2,151,584	\$ 900,000																\$ 342,904	\$ 603,563	\$ 305,117	\$ 183,854		\$ 2,151,584	\$ -	\$ 954	\$ -	\$ 954
2041	\$ 22,066,742	\$ 606,835																		\$ 606,836		\$ 183,070		\$ 606,836	\$ 1	\$ 954	\$ (1)	\$ 953
Projects completed, money borrowed & actual payment schedule finalized.																Project completed or in progress, money not borrowed & payment schedule estimated.		Projects not completed, money not borrowed & payment schedule estimated.				Summary of Proposed Debt						
																						Amount		Term				
																						2025	\$	2,625,000	15			
																						2026	\$	3,250,000	12			
																						2027	\$	3,250,000	12			
																						2028	\$	5,750,000	15			
																						2029	\$	2,500,000	10			
																						2030	\$	1,500,000	10			
																						TOTAL	\$	18,875,000				
																For additional information about projects, refer to CIP.												

General Obligation (GO) Summary of Existing & Forecasted Debt

Current GO Bond Payments											Upcoming										Total Payments	Cash on Hand	Tax Rate	Increase
Fiscal Year	Debt Service Valuation	Valuation Growth	2013B	2015A	2017A	2018A	2020A	2021A	2022A	2023A	2024A	2025	2026	2027	2028	2029	2030							
2024	\$ 1,247,838,683		\$ 164,340	\$ 90,425	\$ 201,517	\$ 113,963	\$ 493,567	\$ 355,222	\$ 13,758	\$ 38,661								\$ 1,471,453	\$ 5,685	\$ 1.17				
2025	\$ 1,316,022,929	5.46%		\$ 93,725	\$ 126,050	\$ 111,263	\$ 490,267	\$ 357,222	\$ 13,458	\$ 103,661								\$ 1,295,646	\$ 5,180	\$ 0.98	\$ (0.19)			
2026	\$ 1,387,145,979	5.40%		\$ 91,925	\$ 127,600	\$ 113,563	\$ 486,867	\$ 354,172	\$ 13,158	\$ 101,061	\$ 509,737							\$ 1,798,083	\$ -	\$ 1.30	\$ 0.32			
2027	\$ 1,428,760,358	3.00%			\$ 129,000	\$ 110,713	\$ 483,367	\$ 356,122	\$ 12,858	\$ 103,461	\$ 504,237	\$ 531,447						\$ 2,231,205	\$ -	\$ 1.56	\$ 0.27			
2028	\$ 1,471,623,169	3.00%				\$ 112,863	\$ 479,767	\$ 358,022	\$ 12,558	\$ 100,661	\$ 498,237	\$ 530,034	\$ 237,739					\$ 2,329,881	\$ -	\$ 1.58	\$ 0.02			
2029	\$ 1,515,771,864	3.00%				\$ 109,863	\$ 476,067	\$ 359,872	\$ 12,258	\$ 102,861	\$ 486,737	\$ 530,536	\$ 237,659	\$ 806,127				\$ 3,121,980	\$ -	\$ 2.06	\$ 0.48			
2030	\$ 1,561,245,020	3.00%				\$ 111,863	\$ 472,267	\$ 356,672	\$ 11,958	\$ 104,861	\$ 479,987	\$ 530,501	\$ 238,703	\$ 806,872	\$ 739,023			\$ 3,852,707	\$ -	\$ 2.47	\$ 0.41			
2031	\$ 1,608,082,371	3.00%				\$ 108,608	\$ 468,367	\$ 363,472	\$ 11,658	\$ 101,661	\$ 472,737	\$ 534,135	\$ 239,460	\$ 805,449	\$ 739,706	\$ 198,315		\$ 4,043,568	\$ -	\$ 2.51	\$ 0.05			
2032	\$ 1,656,324,842	3.00%					\$ 464,367	\$ 364,842	\$ 11,358	\$ 103,461	\$ 469,987	\$ 532,902	\$ 239,929	\$ 803,367	\$ 738,401	\$ 198,248	\$ 182,784	\$ 4,109,647	\$ -	\$ 2.48	\$ (0.03)			
2033	\$ 1,706,014,587	3.00%						\$ 365,989	\$ 11,058	\$ 105,061	\$ 461,487	\$ 531,110	\$ 237,825	\$ 805,649	\$ 736,493	\$ 199,119	\$ 182,723	\$ 3,636,515	\$ -	\$ 2.13	\$ (0.35)			
2034	\$ 1,757,195,025	3.00%						\$ 366,739	\$ 10,758	\$ 101,461	\$ 456,287	\$ 533,007	\$ 237,802	\$ 807,136	\$ 738,585	\$ 199,751	\$ 183,525	\$ 3,635,051	\$ -	\$ 2.07	\$ (0.06)			
2035	\$ 1,809,910,875	3.00%						\$ 367,082	\$ 15,458	\$ 102,861	\$ 455,687	\$ 530,017	\$ 239,796	\$ 807,764	\$ 739,948	\$ 200,142	\$ 184,108	\$ 3,642,862	\$ -	\$ 2.01	\$ (0.06)			
2036	\$ 1,864,208,202	3.00%						\$ 372,007		\$ 104,061	\$ 454,487	\$ 530,566	\$ 239,130	\$ 807,579	\$ 740,523	\$ 198,387	\$ 184,468	\$ 3,631,208	\$ -	\$ 1.95	\$ (0.06)			
2037	\$ 1,920,134,448	3.00%						\$ 371,427			\$ 452,687	\$ 530,185	\$ 238,111	\$ 806,573	\$ 740,354	\$ 198,367	\$ 182,850	\$ 3,520,553	\$ -	\$ 1.83	\$ (0.11)			
2038	\$ 1,977,738,481	3.00%										\$ 533,060		\$ 804,551	\$ 739,431	\$ 200,031	\$ 182,832	\$ 2,459,905	\$ -	\$ 1.24	\$ (0.59)			
2039	\$ 2,037,070,636	3.00%												\$ 806,394	\$ 737,578	\$ 199,475	\$ 184,366	\$ 1,927,812	\$ -	\$ 0.95	\$ (0.30)			
2040	\$ 2,098,182,755	3.00%												\$ 806,858	\$ 739,267	\$ 198,625	\$ 183,854	\$ 1,928,604	\$ -	\$ 0.92	\$ (0.03)			
2041	\$ 2,161,128,237	3.00%												\$ 806,047	\$ 739,693		\$ 183,070	\$ 1,728,810	\$ 1	\$ 0.80	\$ (0.12)			
2042	\$ 2,225,962,084	3.00%												\$ 803,864	\$ 738,950			\$ 1,542,813	\$ 2	\$ 0.69	\$ (0.11)			
2043	\$ 2,292,740,947	3.00%												\$ 805,234	\$ 736,948			\$ 1,542,182	\$ 3	\$ 0.67	\$ (0.02)			
2044	\$ 2,361,523,175	3.00%													\$ 738,204			\$ 738,204	\$ 4	\$ 0.31	\$ (0.36)			
Projects completed, money borrowed & actual payment schedule finalized.											Projects completed or in progress, money not borrowed & payment schedule estimated.		Projects not completed, money not borrowed & payment schedule estimated.											

Property Tax Rate Analysis

Annual Property Tax Rate Projections & Comparisons														
		FY24		FY25	FY26		FY27		FY28		FY29		FY30	
General Fund	\$	8.10	\$	7.86	\$	7.64	\$	7.49	\$	7.42	\$	8.10	\$	8.10
Trust & Agency	\$	2.21	\$	2.29	\$	2.48	\$	2.48	\$	2.48	\$	2.48	\$	2.48
Insurance	\$	-	\$	0.24	\$	0.28	\$	0.28	\$	0.29	\$	0.31	\$	0.32
Debt Service	\$	1.17	\$	0.98	\$	1.30	\$	1.56	\$	1.58	\$	2.06	\$	2.47
Total	\$	11.48	\$	11.37	\$	11.69	\$	11.81	\$	11.78	\$	12.95	\$	13.37
\$ Adjustment			\$	(0.11)	\$	0.32	\$	0.12	\$	(0.03)	\$	1.17	\$	0.42
% Adjustment				-0.97%		2.78%		1.06%		-0.28%		9.93%		3.26%

Residential Property Tax Projections & Comparisons													Annual Average Increase
Home Value													
Median = \$232,000		FY24	FY25	FY26		FY27	FY28	FY29	FY30				
\$150,000	\$	941	\$ 790	\$ 831	\$	840	\$ 838	\$ 921	\$ 951				
Annual Adjustment			\$ (150.83)	\$ 41.03	\$	8.78	\$ (2.32)	\$ 83.20	\$ 29.99	\$			1.64
\$250,000	\$	1,569	\$ 1,317	\$ 1,386	\$	1,400	\$ 1,397	\$ 1,535	\$ 1,585				
Annual Adjustment			\$ (251.38)	\$ 68.38	\$	14.63	\$ (3.86)	\$ 138.66	\$ 49.98	\$			2.73
\$400,000	\$	2,510	\$ 2,108	\$ 2,217	\$	2,241	\$ 2,235	\$ 2,456	\$ 2,536				
Annual Adjustment			\$ (402.21)	\$ 109.41	\$	23.41	\$ (6.18)	\$ 221.86	\$ 79.97	\$			4.38
Rollback		54.65%	46.34%	47.43%		47.43%	47.43%	47.43%	47.43%				

Commercial Property Tax Projections & Comparisons												Annual Average Increase		
Building Value	FY24		FY25		FY26		FY27		FY28		FY29		FY30	
\$500,000	\$	4,558	\$	4,372	\$	4,513	\$	4,561	\$	4,548	\$	4,999	\$	5,162
Annual Adjustment			\$	(185.93)	\$	140.47	\$	47.65	\$	(12.58)	\$	451.54	\$	162.75
\$750,000	\$	7,142	\$	6,931	\$	7,142	\$	7,218	\$	7,198	\$	7,913	\$	8,170
Annual Adjustment			\$	(211.01)	\$	211.49	\$	75.41	\$	(19.92)	\$	714.64	\$	257.59
\$1,500,000	\$	14,893	\$	14,607	\$	15,031	\$	15,190	\$	15,148	\$	16,652	\$	17,194
Annual Adjustment			\$	(286.23)	\$	424.57	\$	158.70	\$	(41.91)	\$	1,503.95	\$	542.09
Rollback (up to \$150,000)		54.65%		46.34%		47.43%		47.43%		47.43%		47.43%		47.43%
Rollback (over \$150,000)		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%		90.00%



FY 2026 - FY 2030

updated April 3, 2025

City of North Liberty, Iowa

Five-Year Capital Improvements Plan FY26-FY30 (July 1, 2025 - June 30, 2030)

PROJECT SCHEDULE FOR FY26: JULY 1, 2025 - JUNE 30, 2026

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources	
									\$ 31,314,500	\$ 220,000	\$ 869,500	\$ 25,000	\$ 305,000	\$ 16,167,000	\$ 7,730,000	\$ -	\$ 50,000	\$ 435,000	\$ 596,500	\$ 1,880,000	\$ -	\$ 3,036,500	
Community Center	26CCTR01	FACILITY	Improvement	Indoor Pool - Acoustical Baffles/Panels	One-Time	Shive Facility Assessment	Priority 2	Replace aquatic noise reduction baffles/panels in Indoor Pool and add additional.	\$ 176,500								\$ 50,000					\$ 126,500 Community Center Capital Fund (004)	
	26CCTR02	FACILITY	Maintenance/Cleaning	Outdoor Pool	Phased Project		Phase 2 of 2	Perform necessary repairs to outdoor pool walls, including caulking and repainting.	\$ 150,000													\$ 150,000 Community Center Capital Fund (004)	
	26CCTR03	FACILITY	Improvement	Parking Lot & Sidewalks - West and East Sides	Phased Project	Shive Facility Assessment	Priority 3; Phase 1 of 2	Complete parking lot improvements, with Phase 1 being the West & East Parking Lots (while planning for Phase 2 South Lot and Phase 3 North Lot).	\$ 564,000					\$ 564,000									
	26CCTR04	FLEET	Replacement	Before & After School Program - Transport Van	Phased Project	Fleet Management	Phase 1 of 4; Rec704	Replace Before & After School Program (BASP) van, per fleet management replacement plan.	\$ 60,500	\$ 60,500													
Fire	26FIRE01	EQUIPMENT	New Purchase	High Angle & Confined Space Rescue Program	Phased Project	Fire Strategic Plan		Equip and launch a new high angle and confined space rescue program.	\$ 30,000													\$ 30,000 Fire Capital Fund (002)	
	26FIRE02	FACILITY	New Construction	Cherry Street Firehouse	One-Time	Fire Strategic Plan		Expand & rehabilitate the Cherry Street Firehouse.	\$ 15,000,000					\$ 15,000,000									
Parks	26PARK01	EQUIPMENT	Replacement	Flail Mower Attachment (Tractor)	Lifecycle Schedule	Fleet Management	Parks606-3	Replace 2015 flail mower attachment for tractor, used primarily for detention pond management.	\$ 35,000													\$ 35,000 Park Improvement Fund (305)	
	26PARK02	EQUIPMENT	New Purchase	Snow Removal Attachment (Skid Steer)	One-Time			Add a skid steer mount snow removal attachment for parking lots; this specialized equipment allows for Parks staff to expand their snow removal capabilities.	\$ 12,500	\$ 12,500													
	26PARK03	FLEET	Replacement	Ballfield Drag Tractor	Lifecycle Schedule	Fleet Management	Parks623-1	Replace 2012 John Deere X748 Tractor.	\$ 12,000	\$ 12,000													
	26PARK04	FLEET	Replacement	Tractor	Lifecycle Schedule	Fleet Management	Parks606-1	Replace 2015 Aebi Terratrac TT280 tractor.	\$ 165,000													\$ 165,000 Park Improvement Fund (305)	
	26PARK05	PARK	New Construction	Centennial Park - Splash Pad, Shelter & Playground	One-Time	Park Plan	Phase 2	Add a splash pad, restrooms, mechanical/storage building, picnic shelter, and playground.	\$ 2,500,000						\$ 2,500,000								
	26PARK06	PARK	Improvement	Penn Meadows Park - Tennis/Pickleball Court LED Lighting	One-Time	Park Plan		Improve the lights on the courts by replacing the existing HPS lights with LED. Add mechanism that allows court users to operate the lights on-demand with a push button. This new system comes with a new 20-year maintenance service agreement.	\$ 105,000										\$ 105,000				
	26PARK07	PARK	Improvement	Quail Ridge Park - Ballfield	One-Time	Park Plan		Improve ballfield.	\$ 16,500										\$ 16,500				
	26PARK08	PARK	Improvement	Quail Ridge Park - Parking	One-Time	Park Plan		Expand the existing parking lot.	\$ 95,000										\$ 95,000				
	26PARK09	PARK & TRAIL	Improvement	Fox Valley Pond - Trail & Drainage	One-Time	Trails Plan	Priority 3	Improve the trail around Fox Valley Pond and repair trail drainage issues during the Fox Valley Lift Station Decommissioning.	\$ 160,000					\$ 160,000									
	26PARK10	PARK & TRAIL	Improvement	Quail Ridge Park - Playground Surface & Surrounding Sidewalk	One-Time	Park Plan		Add 6' sidewalk around playground and improve playground surface to rubber, which is safer.	\$ 135,000										\$ 135,000				
	26PARK11	TRAIL	New Construction	Forevergreen Road (Jones Blvd to UIHC) - Trail Segment	One-Time	Trails Plan	Priority 2	Complete the missing trail connection between Jones Blvd and the new UIHC frontage trail on Forevergreen Road.	\$ 299,000					\$ 299,000									
	26PARK12	TRAIL	Improvement	Penn Street - Widen Trail Segment	One-Time	Trails Plan	Priority 1	Widen trail segment to 8' on the south side of Penn Street from Community Drive to North Liberty Trail.	\$ 144,000					\$ 144,000									
	26PARK13	TRAIL	New Construction	Quail Ridge Park - Park Walk Trail	One-Time	Trails Plan	Priority 5	Add a 6' wide park walk at Quail Ridge Park.	\$ 245,000										\$ 245,000				
Police	26POLC01	FLEET	Replacement	Patrol Car 201	Lifecycle Schedule	Fleet Management	Police201	Replace patrol car (201), including related equipment.	\$ 67,500	\$ 67,500													
	26POLC02	FLEET	Replacement	Patrol Car 207	Lifecycle Schedule	Fleet Management	Police207	Replace patrol car (207), including related equipment.	\$ 67,500	\$ 67,500													
Streets	26STRE01	EQUIPMENT	Replacement	Crack Seal Machine	Lifecycle Schedule	Fleet Management	Streets530	Replace 2010 crack seal machine.	\$ 100,000									\$ 100,000					
	26STRE02	EQUIPMENT	New Purchase	Message Board Trailer 2 of 2	One-Time			Add a second message board, which aids in road projects and events.	\$ 20,000									\$ 20,000					
	26STRE03	EQUIPMENT	New Purchase	Planer & Asphalt Spreader Attachments (Skid Steer)	One-Time			Add new street planer and asphalt spreader attachments for the skid steer.	\$ 50,000									\$ 50,000					
	26STRE04	FLEET	Replacement	Dump Truck (Small) & Plow	Lifecycle Schedule	Fleet Management	Streets504	Replace 2014 Ford F-550 dump truck & snow equipment.	\$ 165,000									\$ 165,000					
	26STRE05	FLEET	New Purchase	Wheeled Skid Steer	One-Time			Add wheeled skid steer.	\$ 80,000									\$ 80,000					
	26STRE06	STREET	Improvement	North Stewart Street	Phased Project	Old Town Projects	OT3	Reconstruct North Stewart Street from Penn Street to Cherry Street.	\$ 1,880,000											\$ 1,880,000			
	26STRE07	STREET	New Construction	West Forevergreen Road/South Jasper Ave/North Park Road Roundabout	One-Time	Trails Plan	Priorities 11 & 12	Enter joint project with Tiffin to construct a roundabout and related improvements where the cities intersect, including new trail segments from Covered Bridge Blvd to Tiffin. North Liberty to reconstruct Jasper Avenue from West Forevergreen Road north to lift station.	\$ 7,760,000						\$ 5,230,000						\$ 2,530,000 Developer Fees & Cost Sharing with Tiffin		

PROJECT SCHEDULE FOR FY26: JULY 1, 2025 - JUNE 30, 2026

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources
									\$ 31,314,500	\$ 220,000	\$ 869,500	\$ 25,000	\$ 305,000	\$ 16,167,000	\$ 7,730,000	\$ -	\$ 50,000	\$ 435,000	\$ 596,500	\$ 1,880,000	\$ -	\$ 3,036,500
Wastewater	26WAST01	EQUIPMENT	New Purchase	Return Pump (spare) for Anoxic Zones	One-Time			Purchase one spare return pump for the anoxic zones, to replace if needed.	\$ 34,500		\$ 34,500											
	26WAST02	FLEET	New Purchase	Scissor Lift	One-Time			Add new scissor lift for use in and around Wastewater treatment facility.	\$ 20,000		\$ 20,000											
	26WAST03	SYSTEM	Maintenance/Cleaning	230th St Lift Station - Piping Replacements	One-Time		High	Replace pump bases and piping inside wet well, also install one new pump. Possibly replace piping and valve inside of the valve pit as well.	\$ 125,000		\$ 125,000											
	26WAST04	SYSTEM	Improvement	Dewatering Equipment	One-Time			Install used dewatering equipment, purchased from the City of Clinton.	\$ 120,000		\$ 120,000											
	26WAST05	SYSTEM	Improvement	Fox Valley Lift Station - Decommission	One-Time			Hire contractor to remove piping and valves from Fox Valley Lift Station pit and wet well. Staff to refill with earth, compact to final grade, and seed topsoil up to remaining concrete pad. Remove part of lower concrete pad for station decommissioning.	\$ 50,000		\$ 50,000											
	26WAST06	SYSTEM	Replacement	Membrane Full Replacement	Phased Project	Membrane Replacement Schedule		This is the cost for a 10% down payment for membrane proposal agreement for future replacements. Next replacement years: T-4 FY28-31, T-3 FY33-35, T-2 FY34-36, and T-1 FY35-38. Membranes will be replaced in each of the four trains as their 12-15 year lifecycle is completed; this will be the second full lifecycle membrane replacement for the current Wastewater Treatment Plant. Replacing membranes increases treatment capacity, which is beneficial for a city experiencing rapid growth and will extend the life of the current plant until capacity needs to be added.	\$ 300,000		\$ 300,000											
	26WAST07	SYSTEM	Replacement	Membrane Train Cassettes	Lifecycle Schedule	Membrane Replacement Schedule		Savings set aside for future membrane cassette/module replacements.	\$ 220,000		\$ 220,000											
Water	26WATR01	EQUIPMENT	New Purchase	Tank Cleaning Drone	One-Time			Add new specialized drone equipment for cleaning and inspecting water tanks.	\$ 50,000				\$ 50,000									
	26WATR02	SYSTEM	Maintenance/Cleaning	Jordan Well Cleaning	One-Time			Acidize wells #6 & #9.	\$ 175,000				\$ 175,000									
	26WATR03	SYSTEM	Replacement	Membrane Train Modules	Lifecycle Schedule	Membrane Replacement Schedule		Annual designation of funds to replace the Harn membrane train modules in the water plant.	\$ 80,000				\$ 80,000									
Combination Public Works	26WORK01	FLEET	New Purchase	Mini Stand-On Track Skid Steer	One-Time			Add new mini stand-on track skid steer.	\$ 45,000			\$ 25,000						\$ 20,000				

City of North Liberty, Iowa

Five-Year Capital Improvements Plan FY26-FY30 (July 1, 2025 - June 30, 2030)

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

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources	
									\$ 28,175,800	\$ 649,250	\$ 670,000	\$ 32,250	\$ 410,000	\$ 1,269,300	\$ 11,910,000	\$ 5,290,000	\$ 80,000	\$ 265,000	\$ 275,000	\$ 215,000	\$ 5,400,000	\$ 1,710,000	
Community Center	27CCTR01	FACILITY	Improvement	Aquatic Center - Locker Rooms	One-Time	Shive Facility Assessment	Priority 3	Remodel Aquatic locker rooms.	\$ 904,300					\$ 904,300									
	27CCTR02	FACILITY	Replacement	Building Maintenance - Gymnasium Dividers	Ongoing			Annual transfer to Community Center Fund (004), to replace ADA, exercise, or play equipment; for necessary building maintenance, such as HVAC, aquatic filters, or boiler; and/or to save for larger projects. Replacement gym dividers (\$50K) are scheduled in this FY.	\$ 100,000	\$ 50,000							\$ 50,000						
	27CCTR03	FACILITY	Maintenance/Cleaning	Outdoor Pool - Waterslides	One-Time			Refurbish outdoor waterslides.	\$ 30,000								\$ 30,000						
	27CCTR04	FLEET	Replacement	Before & After School Program - Transport Van	Phased Project	Fleet Management	Phase 2 of 4 Rec700	Replace Before & After School Program (BASP) van, per fleet management replacement plan.	\$ 66,500	\$ 66,500													
Fire	27FIRE01	FLEET	Replacement	Staff Vehicle - Fire Marshal	Lifecycle Schedule	Fleet Management	Fire401	Replace one (1) staff vehicle (Fire Marshal), including related equipment.	\$ 90,000	\$ 90,000													
Parks	27PARK01	EQUIPMENT	Replacement	Snow Blower	Lifecycle Schedule	Fleet Management	Parks622-2	Replace the 2010 Erskine 2410 snow blower.	\$ 15,000	\$ 15,000													
	27PARK02	FACILITY	New Construction	Parks Shop	One-Time	Park Plan	Priority 3	Construct addition to west side of current Parks Shop and improve access with a concrete driveway connection.	\$ 460,000												\$ 460,000	Park Improvement Fund (305)	
	27PARK03	FLEET	Replacement	Pickup Truck	Lifecycle Schedule	Fleet Management	Parks633	Replace 2016 Chevy Silverado 1500 pickup truck with new pickup.	\$ 39,000	\$ 39,000													
	27PARK04	FLEET	Replacement	Zero-Turn Mower & Stand-On Zero-Turn Mower (Gravelly)	Lifecycle Schedule	Fleet Management	Parks614, Parks613	Replace 2015 Gravelly Pro-Turn 260 zero-turn mower & 2015 Gravelly Pro-Stance 48 stand-on zero-turn mower with new mowers.	\$ 19,500	\$ 12,250	\$ 7,250												
	27PARK05	FLEET	Replacement	Zero-Turn Mowers (2) (John Deere)	Lifecycle Schedule	Fleet Management	Parks637, Parks639	Replace two (2) 2020 John Deere Z997R zero-turn mowers with two (2) new zero-turn mowers. (1) 72" deck and (1) 104" deck.	\$ 50,000	\$ 50,000													
	27PARK06	FLEET	Replacement	Zero-Turn Mower (Toro)	Lifecycle Schedule	Fleet Management	Parks640	Replace the 2019 Toro Z-Master 7500D 96" zero turn mower.	\$ 39,000	\$ 39,000													
	27PARK07	PARK	Replacement	Community Center - Playground Equipment	One-Time	Park Plan		Replace the outdoor playground adjacent to the Library; current structure was built in 1999.	\$ 155,000										\$ 155,000				
	27PARK08	PARK & TRAIL	Improvement	Fox Run Neighborhood Park - Playground Equipment, Surrounding Sidewalk & Park Walk	One-Time	Park Plan	Priority 2	Add a 6' wide park walk, replace playground equipment, and add a sidewalk around playground with ADA-accessible ramp.	\$ 120,000										\$ 120,000				
	27PARK09	TRAIL	New Construction	N Dubuque Street (Centro Way to Ranshaw Way) - Trail Segment	One-Time	Trails Plan	Priority 4	Remove existing walks and drives; add an 8' trail on NE side.	\$ 365,000					\$ 365,000									
Police	27POLC01	EQUIPMENT	Replacement	Records Management, In-Car Mobiles & Dispatch (CAD) Software	One-Time			Johnson County's shared CAD (Computer Automated Dispatch) system is nearing the end of it's useful life. Set aside funds for the City of North Liberty's cost share.	\$ 75,000	\$ 75,000													
	27POLC02	FACILITY	Replacement	Appliances & Gym Equipment	Lifecycle Schedule			Replace kitchen, laundry, gym, and galley appliances as needed.	\$ 10,000	\$ 10,000													
	27POLC03	FLEET	Replacement	Patrol Car 202	Lifecycle Schedule	Fleet Management	Police202	Replace patrol car (202), including related equipment.	\$ 67,500	\$ 67,500													
	27POLC04	FLEET	Replacement	Patrol Car 204	Lifecycle Schedule	Fleet Management	Police204	Replace patrol car (204), including related equipment.	\$ 67,500	\$ 67,500													
	27POLC05	FLEET	Replacement	Patrol Car 206	Lifecycle Schedule	Fleet Management	Police206	Replace patrol car (206), including related equipment.	\$ 67,500	\$ 67,500													
Storm Water	27STOR01	EQUIPMENT	New Purchase	Forestry Attachment (Mini Excavator)	One-Time			Add Bobcat mini-hoe attachment which removes/manages vegetation along steep slope drainage locations.	\$ 25,000		\$ 25,000												
Streets	27STRE01	EQUIPMENT	New Purchase	Patch Machine	One-Time			Add new patching machine for potholes and large cracks.	\$ 100,000								\$ 100,000						
	27STRE02	FLEET	Replacement	Dump Truck (Small) and Plow	Lifecycle Schedule	Fleet Management	Streets505	Replace 2015 Ford F-550 dump truck and snow equipment.	\$ 165,000								\$ 165,000						
	27STRE03	STREET	New Construction	E Forevergreen Road - City Limits	One-Time			Extend E Forevergreen Road from the roundabout to the east city limits. Work with the County and Coralville to join with North Liberty Road.	\$ 5,000,000					\$ 1,250,000					\$ 2,500,000	\$ 1,250,000	City of Coralville		
	27STRE04	STREET	Improvement	Ranshaw Way (HWY 965)	Phased Project		Phase 6	Widen Ranshaw Way (HWY 965) with full build out between Hawkeye Drive & Forevergreen Road, including trails, curb/gutter & landscaping.	\$ 13,560,000					\$ 10,660,000					\$ 2,900,000				
	27STRE05	STREET	New Construction	Commercial Drive	One-Time			Construct Commercial Drive extension (a local street) from the terminus of current Commercial Drive to West Zeller Street.	\$ 215,000										\$ 215,000				

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

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources
									\$ 28,175,800	\$ 649,250	\$ 670,000	\$ 32,250	\$ 410,000	\$ 1,269,300	\$ 11,910,000	\$ 5,290,000	\$ 80,000	\$ 265,000	\$ 275,000	\$ 215,000	\$ 5,400,000	\$ 1,710,000
Wastewater	27WAST01	SYSTEM	Improvement	Cedar Springs Lift Station	One-Time			Upgrade lift station controls and install pre-cast building for all electrical.	\$ 450,000		\$ 450,000											
	27WAST02	SYSTEM	Improvement	Gravity Sanitary Sewer	Phased Project	Sewer Main Upgrades	Phase 1	Upsize 2600' of 12" sanitary sewer main along Jordon St and Ashley Ct to match upstream capacity in size and flow.	\$ 2,370,000						\$ 2,370,000							
	27WAST03	SYSTEM	Replacement	Membrane Train Cassettes	Lifecycle Schedule	Membrane Replacement Schedule		Savings set aside for future membrane cassette/module replacements.	\$ 220,000		\$ 220,000											
Water	27WATR01	FACILITY	New Construction	Water Treatment Facility Addition	One-Time			Add four (4) bays to Water Treatment Facility	\$ 1,320,000						\$ 1,320,000							
	27WATR02	FLEET	Replacement	Dump Truck	Lifecycle Schedule	Fleet Management	Water307	Replace 2003 International dump truck.	\$ 210,000			\$ 210,000										
	27WATR03	SYSTEM	Replacement	Fire Hydrant Replacement	One-Time			Replace 20 fire hydrants.	\$ 120,000			\$ 120,000										
	27WATR04	SYSTEM	Replacement	Membrane Train Modules	Lifecycle Schedule	Membrane Replacement Schedule		Annual designation of funds to replace the Ham membrane train modules in the water plant.	\$ 80,000			\$ 80,000										
	27WATR05	SYSTEM	Maintenance/Cleaning	Water Tower #3	One-Time			Sandblast & paint Water Tower #3.	\$ 1,600,000						\$ 1,600,000							

City of North Liberty, Iowa

Five-Year Capital Improvements Plan FY26-FY30 (July 1, 2025 - June 30, 2030)

PROJECT SCHEDULE FOR FY28: JULY 1, 2027 - JUNE 30, 2028

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources
									\$ 8,192,630	\$ 671,000	\$ 408,000	\$ 522,400	\$ 305,000	\$ 2,408,230	\$ 2,410,000	\$ -	\$ 50,000	\$ 418,000	\$ 100,000	\$ -	\$ 900,000	\$ -
Community Center	28CCTR01	FACILITY	Maintenance/Cleaning	Building Maintenance - Outdoor Pool Pumps	Ongoing			Annual transfer to Community Center Fund (004), to replace ADA, exercise, or play equipment; for necessary building maintenance, such as HVAC, aquatic filters, or boiler; and/or to save for larger projects. Outdoor pool pump replacements are scheduled for this FY.	\$ 100,000	\$ 50,000							\$ 50,000					
	28CCTR02	FACILITY	Improvement	Parking Lot & Sidewalks - North and South Side	Phased Project	Shive Facility Assessment	Priority 3; Phase 2 of 2	Complete parking lot improvements to north and south lots.	\$ 800,000					\$ 800,000								
	28CCTR03	FLEET	Replacement	Before & After School Program - Transport Van	Phased Project	Fleet Management	Phase 3 of 4 Rec701	Replace Before & After School Program (BASP) van, per fleet management replacement plan.	\$ 73,000	\$ 73,000												
Fire	28FIRE01	FLEET	Replacement	Platform Ladder Truck	Lifecycle Schedule	Fire Strategic Plan	Fire415	Replace 2003 75' aerial with a used 100' (or longer) platform ladder truck.	\$ 1,000,000					\$ 1,000,000								
Parks	28PARK01	EQUIPMENT	Replacement	Sprayer/Fertilizer	Lifecycle Schedule	Fleet Management	Parks009	Replace the 2006 PermaGreen sprayer/fertilizer machine with a new Spray Master - spray/fertilizer machine.	\$ 20,000	\$ 20,000												
	28PARK02	FACILITY	Improvement	Meade Barn	One-Time	Park Plan	Priority 4	Remodel inside of Meade Barn, including refurbish concrete floor, remove loft, & reconfigure dividing walls.	\$ 70,000	\$ 70,000												
	28PARK03	FLEET	Replacement	Pickup Truck	Lifecycle Schedule	Fleet Management	Parks601	Replace 2007 Nissan Titan pickup truck with new pickup.	\$ 45,000	\$ 45,000												
	28PARK04	FLEET	Replacement	Pickup Truck	Lifecycle Schedule	Fleet Management	Parks634	Replace 2010 Nissan Titan pickup truck with new pickup.	\$ 45,000	\$ 45,000												
	28PARK05	FLEET	Replacement	Track Skid Steer	Lifecycle Schedule	Fleet Management	Parks605	Replace 2018 Case TR340 track skid steer loader.	\$ 75,000	\$ 75,000												
	28PARK06	FLEET	Replacement	Wide-Area Mower	Lifecycle Schedule	Fleet Management	Parks612	Replace 2020 Jacobsen HR800 (or HR700) wide-area mower with new Jacobsen HR800 (or HR700) wide-area mower.	\$ 99,000	\$ 99,000												
	28PARK07	FLEET	Replacement	Zero-Turn Mower	Lifecycle Schedule	Fleet Management	Parks641	Replace the 2023 Toro Z-Master 7500D 96" zero turn mower.	\$ 39,000	\$ 39,000												
	28PARK08	PARK	New Construction	Penn Meadows Park - Tennis/Pickleball Court Parking	One-Time	Park Plan		Add new off-street parking on the south side of the tennis courts.	\$ 50,000									\$ 50,000				
	28PARK09	TRAIL	New Construction	Penn Street (Dubuque Street to Front Street) - Trail Segment	One-Time	Trails Plan	Priority 6	Remove existing walks and drives; add an 8' PCC trail on the north side of Penn Street from Dubuque Street to Front Street.	\$ 251,730					\$ 251,730								
	28PARK10	TRAIL	New Construction	Trail Lighting	Ongoing	Park Plan	Priority 1	Install LED trail lighting at various locations.	\$ 50,000									\$ 50,000				
	28PARK11	TRAIL	New Construction	West Zeller Street - Trail Segment	One-Time	Trails Plan	Priority 7	Construct trail on south side of West Zeller Street from Quail Ridge Park east to Ranshaw Way/HWY 965.	\$ 356,500					\$ 356,500								
Police	28POLC01	EQUIPMENT	Replacement	Tasers (10)	Lifecycle Schedule			Replace ten (10) tasers.	\$ 20,000	\$ 20,000												
	28POLC02	FLEET	Replacement	Patrol Car 203	Lifecycle Schedule	Fleet Management	Police203	Replace patrol car (203), including related equipment.	\$ 67,500	\$ 67,500												
	28POLC03	FLEET	Replacement	Patrol Car 213	Lifecycle Schedule	Fleet Management	Police213	Replace patrol car (213), including related equipment.	\$ 67,500	\$ 67,500												
Storm Water	28STOR01	CREEK/POND	Maintenance/Cleaning	Goose Lake Flood Control - Alexander	Phased Project	Goose Lake Restoration	Section 6	Remove silted-in debris & vegetation under-and-around Alexander Way Bridge.	\$ 45,000		\$ 45,000											
	28STOR02	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control - Cherry	Phased Project	Muddy Creek Restoration	Section 5	Remove silted-in debris & vegetation under-and-around West Cherry Street Bridge.	\$ 24,000		\$ 24,000											
	28STOR03	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control - Penn	Phased Project	Muddy Creek Restoration	Section 7	Remove silted-in debris & vegetation under-and-around Penn Street Bridge.	\$ 22,000		\$ 22,000											
	28STOR04	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control - Rachael	Phased Project	Muddy Creek Restoration	Section 3	Remove silted-in debris & vegetation under-and-around Rachael Street Bridge.	\$ 77,400		\$ 77,400											
	28STOR05	CREEK/POND	Maintenance/Cleaning	Muddy Creek Flood Control - Zeller	Phased Project	Muddy Creek Restoration	Section 4	Remove silted-in debris & vegetation under-and-around West Zeller Street Bridge.	\$ 24,000		\$ 24,000											
	28STOR06	CREEK/POND	Improvement	West Lake Wetland Restoration	One-Time			Restore stream & vegetative buffer.	\$ 60,000		\$ 60,000											
Streets	28STRE01	EQUIPMENT	New Purchase	Flatbed Equipment Trailer	One-Time			Add new trailer to haul JLG lift.	\$ 80,000								\$ 80,000					
	28STRE02	FLEET	Replacement	Backhoe	Lifecycle Schedule	Fleet Management	Streets526-1	Replace 2013 backhoe.	\$ 138,000								\$ 138,000					
	28STRE03	FLEET	Replacement	Street Sweeper	Lifecycle Schedule	Fleet Management	Streets517-1 Streets517-2	Replace 2014 street sweeper with double-sided gutter broom model.	\$ 400,000		\$ 200,000						\$ 200,000					
	28STRE04	STREET	Improvement	Dubuque Street (Zeller Street to North Liberty Road)	Phased Project	Dubuque Street Project	Phase 2A and 2B	Reconstruct South Dubuque Street from Zeller Street to North Liberty Road including roundabout at Juniper St.	\$ 3,310,000					\$ 2,410,000				\$ 900,000				

PROJECT SCHEDULE FOR FY28: JULY 1, 2027 - JUNE 30, 2028

[illegible]

City of North Liberty, Iowa
Five-Year Capital Improvements Plan FY26-FY30 (July 1, 2025 - June 30, 2030)

PROJECT SCHEDULE FOR FY29: JULY 1, 2028 - JUNE 30, 2029

Department	CIP Project ID#	Category	Project Type	Project Name	Phase or Frequency	Referenced Plan	Priority, Phase, or Fleet Item	Project Description	TOTALS	General Fund	Sewer Fund	Storm Water Fund	Water Fund	General Obligation (GO) Bond	Tax Increment Financing (TIF) Bond	Revenue Bond	Hotel/Motel Fund	Road Use Tax Fund	Franchise Fees	Street Repair Program Fund	Federal Funds	Other Sources
									\$ 5,060,450	\$ 613,000	\$ 740,000	\$ 150,000	\$ 256,000	\$ 825,450	\$ 1,500,000	\$ -	\$ -	\$ 400,000	\$ 576,000	\$ -	\$ -	\$ -
Community Center	29CCTR01	FACILITY	Maintenance/Cleaning	Building Maintenance	Ongoing			Annual transfer to Community Center Fund (004), to replace ADA, exercise, or play equipment; for necessary building maintenance, such as HVAC, aquatic filters, or boiler; and/or to save for larger projects.	\$ 50,000	\$ 50,000												
	29CCTR02	FACILITY	Improvement	Recreation & Gerdin - Restrooms & Flooring	One-Time			Remodel and improve the recreation and Gerdin restrooms. Upgrade the main floor heavy use, commercial vinyl tiles to a more contemporary style.	\$ 500,000					\$ 500,000								
	29CCTR03	FLEET	Replacement	General Use Staff Vehicle	Lifecycle Schedule	Fleet Management	Rec705	Replace department staff vehicle, per fleet management.	\$ 25,000	\$ 25,000												
Fire	29FIRE01	FLEET	Replacement	EMS (Medical) Response/Tow Vehicle	Lifecycle Schedule	Fire Strategic Plan	Fire419	Replace the 3/4 ton pickup used for EMS response and towing all department trailers.	\$ 100,000	\$ 100,000												
Parks	29PARK01	FLEET	Replacement	Zero-Turn Mower	Lifecycle Schedule	Fleet Management	Parks642	Replace 2024 Toro Z-Master 7500D 144" zero-turn mower.	\$ 70,000	\$ 70,000												
	29PARK02	FLEET	Replacement	Pickup Truck	Lifecycle Schedule	Fleet Management	Parks602	Replace 2015 Ford F-250 pickup truck with new pickup.	\$ 40,000	\$ 40,000												
	29PARK03	PARK	New Construction	Ranshaw House - Fitness Equipment	One-Time	Park Plan		Install senior outdoor fitness equipment.	\$ 120,000									\$ 120,000				
	29PARK04	PARK	New Construction	Red Fern Dog Park - Agility Equipment	One-Time	Park Plan		Install dog equipment & obstacles in northeastern yard.	\$ 130,000									\$ 130,000				
	29PARK05	TRAIL	New Construction	Broadmoor Pond - Park Walk Trail	One-Time	Trails Plan	Priority 8	Add new 6' park walk connecting to existing neighborhood sidewalk.	\$ 326,000									\$ 326,000				
	29PARK06	TRAIL	Improvement	Scales Bend Road - Widen Trail Segment	One-Time	Trails Plan	Priority 9	Widen trail segment to 8' on east side of Scales Bend Road from Fox Run Neighborhood Park to Fox Run Drive.	\$ 325,450					\$ 325,450								
Police	29POLC01	EQUIPMENT	Replacement	Body Worn Cameras	Lifecycle Schedule			Replace cameras and set aside funds for accompanying new five-year contract.	\$ 88,000	\$ 88,000												
	29POLC02	EQUIPMENT	Replacement	In-Car Camera Systems	Lifecycle Schedule			Replace hardware for in-car camera systems.	\$ 50,000	\$ 50,000												
	29POLC03	EQUIPMENT	Replacement	JFACT Computer	Lifecycle Schedule			Replace JFACT computer; done every 5 years.	\$ 15,000	\$ 15,000												
	29POLC04	FLEET	Replacement	Patrol Car 204	Lifecycle Schedule	Fleet Management	Police204	Replace patrol car (204), including related equipment.	\$ 67,500	\$ 67,500												
	29POLC05	FLEET	Replacement	Administrative Vehicle 212	Lifecycle Schedule	Fleet Management	Police212	Replace admin vehicle (212), including related equipment.	\$ 40,000	\$ 40,000												
	29POLC06	FLEET	Replacement	Patrol Car 215	Lifecycle Schedule	Fleet Management	PoliceUN215	Replace patrol car (215), including related equipment.	\$ 67,500	\$ 67,500												
Streets	29STRE01	EQUIPMENT	Replacement	Tree Chipper Trailer	Lifecycle Schedule	Fleet Management	Streets512	Replace 2007 woodchipper trailer machine.	\$ 80,000									\$ 80,000				
	29STRE02	FLEET	Replacement	Dump Truck and Snow Equipment	Lifecycle Schedule	Fleet Management	Streets525	Replace 2016 single axle dump truck (525) and snow equipment.	\$ 320,000									\$ 320,000				
	29STRE03	STREET	Improvement	I-380 Penn Street Bridge - Enhancements	Phased Project	Penn Street Project	Phase 5A	After the bridge replacement (IDOT project) is complete, enhance this entrance to the City with input from the Comprehensive Plan and Visioning Report.	\$ 1,500,000						\$ 1,500,000							
Wastewater	29WAST01	SYSTEM	Replacement	Membrane Train Cassettes	Lifecycle Schedule	Membrane Replacement Schedule		Savings set aside for future membrane cassette/module replacements	\$ 220,000		\$ 220,000											
	29WAST02	SYSTEM	Improvement	Progress Park Lift Station	Phased Project		2 of 2	Replace piping and valving in wet well and valve vault as needed. Install new pump base elbows.	\$ 70,000		\$ 70,000											
Water	29WATR01	EQUIPMENT	New Purchase	Light Tower & Portable Generator	One-Time			Purchase light tower and power supply for use at excavation sites.	\$ 16,000				\$ 16,000									
	29WATR02	FLEET	Replacement	Excavator	Lifecycle Schedule	Fleet Management	Water351-1	Replace 2017 John Deere 75G Excavator.	\$ 160,000				\$ 160,000									
	29WATR03	SYSTEM	Replacement	Membrane Train Modules	Lifecycle Schedule	Membrane Replacement Schedule		Annual designation of funds to replace the Harn membrane train modules in the water plant.	\$ 80,000				\$ 80,000									
Combination Public Works	29WORK01	FLEET	Replacement	Jet/Vac Truck	Lifecycle Schedule	Fleet Management	Streets528	Replace 2016 Jet/Vac truck with new tandem axle truck with hydraulic snorkel outfitted on Vac system.	\$ 600,000		\$ 450,000	\$ 150,000										

City of North Liberty, Iowa

Five-Year Capital Improvements Plan FY26-FY30 (July 1, 2025 - June 30, 2030)

SUMMARY TOTALS

				Storm Water		General	Tax Increment									
	Total	General Fund	Sewer Fund	Fund	Water Fund	Obligation	Financing (TIF)	Revenue Bond	Hotel/Motel	Road Use Tax	Franchise Fees	Street Repair	Federal Funds	Fundraising &		
						(GO) Bond	Bond		Fund	Fund		Program Fund		Grants	Other Sources	
FY26	\$ 31,314,500	\$ 220,000	\$ 869,500	\$ 25,000	\$ 305,000	\$ 16,167,000	\$ 7,730,000	\$ -	\$ 50,000	\$ 435,000	\$ 596,500	\$ 1,880,000	\$ -	\$ -	\$ 3,036,500	
FY27	\$ 28,175,800	\$ 649,250	\$ 670,000	\$ 32,250	\$ 410,000	\$ 1,269,300	\$ 11,910,000	\$ 5,290,000	\$ 80,000	\$ 265,000	\$ 275,000	\$ 215,000	\$ 5,400,000	\$ -	\$ 1,710,000	
FY28	\$ 8,192,630	\$ 671,000	\$ 408,000	\$ 522,400	\$ 305,000	\$ 2,408,230	\$ 2,410,000	\$ -	\$ 50,000	\$ 418,000	\$ 100,000	\$ -	\$ 900,000	\$ -	\$ -	
FY29	\$ 5,060,450	\$ 613,000	\$ 740,000	\$ 150,000	\$ 256,000	\$ 825,450	\$ 1,500,000	\$ -	\$ -	\$ 400,000	\$ 576,000	\$ -	\$ -	\$ -	\$ -	
FY30	\$ 5,237,200	\$ 465,000	\$ 420,000	\$ -	\$ 290,000	\$ 1,667,200	\$ -	\$ -	\$ 50,000	\$ 420,000	\$ 25,000	\$ 1,900,000	\$ -	\$ -	\$ -	
Five Year Total	\$ 77,980,580	\$ 2,618,250	\$ 3,107,500	\$ 729,650	\$ 1,566,000	\$ 22,337,180	\$ 23,550,000	\$ 5,290,000	\$ 230,000	\$ 1,938,000	\$ 1,572,500	\$ 3,995,000	\$ 6,300,000	\$ -	\$ 4,746,500	

	Community Center	Fire	Parks	Police	Storm Water	Streets	Wastewater	Water
FY26	\$ 951,000	\$ 15,030,000	\$ 3,924,000	\$ 135,000	\$ 25,000	\$ 10,075,000	\$ 869,500	\$ 305,000
FY27	\$ 1,100,800	\$ 90,000	\$ 1,262,500	\$ 287,500	\$ 25,000	\$ 19,040,000	\$ 3,040,000	\$ 3,330,000
FY28	\$ 973,000	\$ 1,000,000	\$ 1,101,230	\$ 155,000	\$ 322,400	\$ 3,928,000	\$ 408,000	\$ 305,000
FY29	\$ 575,000	\$ 100,000	\$ 1,011,450	\$ 328,000	\$ 150,000	\$ 1,900,000	\$ 740,000	\$ 256,000
FY30	\$ 175,000	\$ 1,000,000	\$ 897,200	\$ 135,000	\$ -	\$ 2,320,000	\$ 420,000	\$ 290,000
Five Year Total	\$ 3,774,800	\$ 17,220,000	\$ 8,196,380	\$ 1,040,500	\$ 522,400	\$ 37,263,000	\$ 5,477,500	\$ 4,486,000

Resolution No. 2025-43

RESOLUTION ADOPTING THE ANNUAL BUDGET AND CAPITAL IMPROVEMENTS PLAN FOR THE FISCAL YEAR ENDING JUNE 30, 2026 FOR THE CITY OF NORTH LIBERTY, IOWA

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

WHEREAS, the North Liberty City Council has reviewed the proposed budget for the fiscal year ending June 30, 2026, as set forth in the Resources Detail and Requirements schedules and the detailed worksheets in support of those documents;

WHEREAS, the North Liberty City Council has reviewed the proposed Capital Improvements Plan for the fiscal year ending June 30, 2026;

WHEREAS, the proposed Budget Estimate was published in *The Gazette* on April 9, 2025, along with a Notice of Public Hearing;

WHEREAS, a Public Hearing was held on the proposed budget and Capital Improvements Plan on April 22, 2025;

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

From Fund		To Fund	Description	Amount
General		Computer Revolving	Computer Purchases	22,600
General		Equipment Revolving	Police Vehicles	135,000
General		Equipment Revolving	BASP Van	60,500
General		Equipment Revolving	Park Equipment	24,500
General		Centennial Center	Centennial Center Operating Costs	153,000
Hotel/Motel Tax		Recreation Capital	Indoor Pool Purchases	50,000
Utility Fees	Franchise	Trail Projects	Trail Projects	245,000
Utility Fees	Franchise	Park Capital	Park Projects	851,500
Road Use Tax		General	General Fund employee wage reimbursement	95,299

Road Use Tax	Equipment Revolving	Equipment Purchases	435,000
Road Use Tax	Debt Service	Bond Payments	148,910
Road Use Tax	Capital Projects	Set aside for street projects	478,870
Road Use Tax	Computer Revolving	Computer Purchases	2,300
Trust & Agency	General	Employee benefits and fringe levy	3,122,334
TIF	Debt Service	TIF Bond payments	4,045,493
Water Operating	General Fund	General Fund employee wage reimbursement	311,947
Water Operating	Equipment Revolving	Equipment Purchases	80,000
Water Operating	Water Capital	Reserve for membranes & capital projects	225,000
Water Operating	Water Sinking	Debt service	1,921,321
Water Operating	Computer Revolving	Computer Purchases	1,500
Water Sinking	Debt Service	Water debt paid from general debt fund	296,153
Wastewater Operating	General	General Fund employee wage reimbursement	311,947
Wastewater Operating	Equipment Revolving	Equipment Purchases	274,500
Wastewater Operating	Wastewater Capital	Reserve for membranes and capital projects	295,000
Wastewater Operating	Wastewater Sinking	Debt service	2,726,452
Wastewater Operating	Computer Revolving	Computer Purchases	4,300
Wastewater Sinking	Debt Service	Wastewater debt paid from general debt fund	945,228
Stormwater Utility	General	General Fund employee wage reimbursement	32,837
Stormwater Utility	Equipment Revolving	Equipment Purchases	25,000
Stormwater Utility	Capital Projects	Storm water practice maintenance	54,050

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

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

APPROVED AND ADOPTED this 22nd day of April, 2025.

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



Urban Renewal Plan Update

PUBLIC HEARING ON AND APPROVAL OF
THE APRIL, 2025 ADDITION TO THE
NORTH LIBERTY URBAN RENEWAL AREA
AND URBAN RENEWAL PLAN
AMENDMENT

421033-98

North Liberty, Iowa

April 22, 2025

The City Council of the City of North Liberty, Iowa, met on April 22, 2025, at 6:00 p.m., at the Council Chambers, North Liberty, Iowa for the purpose of conducting a public hearing on the designation of the expanded North Liberty Urban Renewal Area and on urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

Resolution No. 2025-44

RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND APPROVE URBAN RENEWAL PLAN AMENDMENT FOR THE NORTH LIBERTY URBAN RENEWAL AREA

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of North Liberty, Iowa (the "City") has previously created the North Liberty Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development and blighted area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing financial support to a private developer (the "Developer") in connection with the undertaking by the Developer of the Urban Central District Revitalization Project including the acquisition of the Property and the redevelopment thereof including site preparation and the construction of public infrastructure improvements; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on April 22, 2025; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Johnson County, the Iowa City Community School District, and the Clear Creek Amana Community School District; the consultation meeting was held on April 3, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment;

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

Section 1. An economic development and blighted area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa and is hereby designated the April, 2025 Addition to the North Liberty Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development project described in the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and

C. The proposed blight alleviation and prevention project described in the Amendment is necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area; and

D. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

APPROVED AND ADOPTED this 22nd day of April, 2025.

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

(Attach copy of the urban renewal plan amendment to this resolution.)

CITY OF NORTH LIBERTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
NORTH LIBERTY URBAN RENEWAL AREA

April, 2025

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) of the City of North Liberty, Iowa (the “City”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") generally described on Exhibit A hereto is, by virtue of this Amendment, being added as the April, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development and blighted area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, deterioration of site improvements, and deteriorating public infrastructure (the “Blighted Conditions”).

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Urban Central District Revitalization Project

Date of Council Approval of Project: April 22, 2025

Description of the Project: The Urban Central District Revitalization Project (the “Redevelopment Project”) will consist of the redevelopment of a twenty-acre site on the Property (as defined in Section 1 above) situated in the heart of the City. A private developer (the “Developer”) will undertake the acquisition of the Property and the redevelopment thereof including site preparation and the construction of public infrastructure improvements. The Redevelopment Project will be aimed at promoting the highest and best commercial and/or residential uses of the Property. including

The Redevelopment Project will alleviate the Blighted Conditions, prevent the spread of blighted conditions in the Urban Renewal Area and facilitate significant economic development initiatives therein.

It has been requested that the City provide financial assistance to the Developer in support of the efforts to complete the Redevelopment Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$40,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the Redevelopment Project and to provide an economic development forgivable loan (the “Forgivable Loan”) to the Developer thereunder. The Forgivable Loan will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues to repay the Obligations will not exceed \$20,000,000, plus the Admin Fees and any interest expense incurred on the Obligations.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$131,893,600</u>
Outstanding general obligation debt of the City:	<u>\$ 47,905,227</u>
Proposed debt to be incurred in connection with this April, 2025 Amendment*:	<u>\$ 20,040,000</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
NORTH LIBERTY URBAN RENEWAL AREA
APRIL, 2025 ADDITION

Certain real property situated in the City of North Liberty, Johnson County, State of Iowa, bounded by the following rights-of-way:

Beginning at the west right-of-way line of Ranshaw Way at the point at which it intersects the north right-of-way line of Cherry Street; thence easterly along said north right-of-way line of Cherry Street to a point at which it intersects the east right-of-way line of Stewart Street; thence southerly along said east right-of-way line of Stewart Street to a point at which it intersects with the south right-of-way line of Zeller Street; thence westerly along said south right-of-way line of Zeller Street to the point at which it intersects the west right-of-way line Ranshaw Way; thence northerly along said west right-of-way line of Ranshaw Way to the place of beginning, and including the full public rights-of-way said boundary streets.

EXHIBIT A
Legal Description
April, 2025 Addition to the North Liberty Urban Renewal Area

Beginning at the west right-of-way line of Ranshaw Way at the point at which it intersects the north right-of-way line of Cherry Street; thence easterly along said north right-of-way line of Cherry Street to a point at which it intersects the east right-of-way line of Stewart Street; thence southerly along said east right-of-way line of Stewart Street to a point at which it intersects with the south right-of-way line of Zeller Street; thence westerly along said south right-of-way line of Zeller Street to the point at which it intersects the west right-of-way line Ranshaw Way; thence northerly along said west right-of-way line of Ranshaw Way to the place of beginning, and including the full public rights-of-way said boundary streets.

• • • •

Upon motion and vote, the meeting adjourned.

CHRIS HOFFMAN, MAYOR

Attest:

TRACEY MULCAHEY, CITY CLERK

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of North Liberty, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the North Liberty Urban Renewal Area in the City.

WITNESS MY HAND this ____ day of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



2025A Bond Sale

April __, 2025

Via Email

Ryan Heiar
City Administrator/City Hall
North Liberty, Iowa

Re: General Obligation Corporate Purpose Loan Agreement
Our File No. 421033-101

Dear Ryan:

We have prepared and attached proceedings to be used at the April 22, 2025, City Council meeting to enable the City Council to set May 13, 2025, as the date for the hearing on the General Obligation Corporate Purpose Loan Agreement (the "Loan Agreement").

The documents attached include the following items:

1. Resolution fixing the date, time and place of the meeting at which it is proposed to hold the hearing and take action to enter into the Loan Agreement.

The form of notice of hearing is set out in Section 2 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.

2. Attestation Certificate with respect to the validity of the transcript.

3. Organization Certificate.

4. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with the clipping of the notice as published.

The notice of hearing on the Loan Agreement must be published at least once, not less than four (4) and not more than twenty (20) days before the May 13th meeting date set for the hearing, in a legal newspaper which has a general circulation in North Liberty. **The last date on which this notice can be effectively published is Friday, May 9, 2025.**

Please scan and email a copy of the published notice to lemke.susan@dorsey.com as soon as it appears in the newspaper. As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings.

If you have any questions, please contact Erin Regan, Megan Newell or me.

Best regards,

John P. Danos

Attachments

cc: Tracey Mulcahey
Tionna Pooler
Natalie Lawless

MINUTES TO SET DATE FOR HEARING
ON PROPOSAL TO ENTER INTO LOAN
AGREEMENT

421033-101

North Liberty, Iowa

April 22, 2025

The City Council of the City of North Liberty, Iowa, met on April 22, 2025, at _____
o'clock __.m., at the _____, 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.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$3,850,000

WHEREAS, the City of North Liberty (the “City”), in Johnson County, State of Iowa, proposes to enter into a General Obligation Corporate Purpose Loan Agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$3,850,000 for the purpose of paying the costs, to that extent, of (a) constructing street, storm water drainage, sidewalk, water utility system and sanitary sewer utility system improvements; and (b) acquiring and installing street lighting, signage and signalization improvements (the “Projects”), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the 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 May 13, 2025, at the _____, North Liberty, Iowa, at _____ o'clock ____m., at which time and place hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the 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 four (4) 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 \$3,850,000

(GENERAL OBLIGATION)

The City Council of the City of North Liberty, Iowa (the “City”), will meet on May 13, 2025, at the _____, North Liberty, Iowa, at _____ o’clock ____m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$3,850,000 for the purpose of paying the costs, to that extent, of (a) constructing street, storm water drainage, sidewalk, water utility system and sanitary sewer utility system improvements; and (b) acquiring and installing street lighting, signage and signalization improvements.

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

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$14.75, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that 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.

Ryan Heiar
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 \$3,850,000, (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 April 22, 2025.

Mayor

Attest:

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 additional action on the City's proposal to enter into a certain loan agreement, as referred to therein.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

ORGANIZATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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:

_____, Mayor
_____, City Administrator
_____, Assistant City Administrator/City Clerk
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

WITNESS MY HAND this ____ day of _____, 2025.

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 SS:
CITY OF NORTH LIBERTY

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 is a true and complete copy, was 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 _____, 2025.

City Clerk

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

MINUTES TO SET DATE FOR HEARING ON
PROPOSAL TO ENTER INTO LOAN
AGREEMENT

North Liberty, Iowa

421033-100

April 22, 2025

The City Council of the City of North Liberty, Iowa, met on April 22, 2025, at 6:00 p.m., at the Council Chambers, 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. 2025-50

**RESOLUTION SETTING THE DATE FOR PUBLIC HEARING AND
ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO GENERAL
OBLIGATION URBAN RENEWAL LOAN AGREEMENT AND TO BORROW
MONEY THEREUNDER**

WHEREAS, the City of North Liberty (the "City"), in Johnson County, proposes to enter into a loan agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$22,000,000, 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 Urban Central District Revitalization Project, an urban renewal project in the North Liberty Urban Renewal Area which was authorized by action of the City Council on April 22, 2025 (the "Urban Renewal Project"), 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 May 13, 2025, at the Council Chambers, North Liberty, Iowa, at 6:00 p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Urban Renewal Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the 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 \$22,000,000

(GENERAL OBLIGATION)

The City Council of the City of North Liberty, Iowa (the "City"), will meet on May 13, 2025, at the Council Chambers, North Liberty, Iowa, at 6:00 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$22,000,000 for the purpose of paying the costs, to that extent, of undertaking the Urban Central District Revitalization Project, an urban renewal project in the North Liberty Urban Renewal Area, which was authorized by action of the City Council on May 13, 2025.

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.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$69.00 per year, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

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 Urban Renewal Project set forth in the preamble hereof, which is reasonably estimated to cost approximately \$22,000,000, (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.

APPROVED AND ADOPTED this 22nd day of April, 2025.

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

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 additional action on the City's proposals to enter into a certain loan agreement, as referred to therein.

WITNESS MY HAND this ____ day of _____, 2025.

TRACEY MULCAHEY, CITY CLERK

ORGANIZATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY SS:
CITY OF NORTH LIBERTY

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

Brian Wayson, Council Member/Mayor Pro Tem

Brian Leibold, Council Member

Paul Park, Council Member

Erek Sittig, Council Member

Brent Smith, Council Member

WITNESS MY HAND this ____ day of _____, 2025.

TRACEY MULCAHEY, CITY CLERK

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavits 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 is a true and complete copy, was 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 _____, 2025.

TRACEY MULCAHEY, CITY CLERK

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



Centennial Park Project Phase 2

PROFESSIONAL SERVICES AGREEMENT

ATTN: Ryan Heiar
CLIENT: City of North Liberty, IA
360 N. Main Street
PO Box 77
North Liberty, IA 52317

PROJECT: NL Centennial Park Event Complex – Phase 2

PROJECT LOCATION: North Liberty, IA

DATE OF AGREEMENT: April 15, 2025

PROJECT DESCRIPTION

The City of North Liberty is looking to continue the development of Centennial Park by constructing Phase 2 of the 2023 Master Plan. The Phase 2 improvements include a splash pad with recirculating filtration system, a restroom building with picnic shelter overhang, and a mechanical room serving the restrooms and splash pad. The plan also includes prefabricated shade canopies around the splash pad, associated grading, new pavement surrounds and access walkways, utility services, and approximate 60-stall parking bay expansion utilizing permeable paver surfacing.

SCOPE OF SERVICES

We will provide the following services for the project:

Architecture, Landscape Architecture, Civil Engineering, Mechanical Engineering, Electrical Engineering, Structural Engineering, and Splash Pad Design.

These services will consist of the following tasks:

SCHEMATIC DESIGN (~10 Weeks): Based on Phase 2 of the 2023 Master Plan, we will review overall design and associated features to confirm the scope is still appropriate for the project and provide an updated opinion of probable cost for Owner review and approval.

- 1. Owner Meetings:** This phase includes one in-person meeting and one virtual Owner meeting to review progress, collaborate, and receive input on details and construction phasing.
 - a. Owner Kick-Off Meeting: We will attend an in-person Owner Kick-Off meeting to establish goals, expectations, and guiding principles. The core design team will conduct a site visit to review and document existing conditions.
 - b. Owner SD Review Meeting: We will attend a virtual Owner SD review meeting.
 - c. City Council Meeting: We will attend a City Council meeting if requested by the Owner.
- 2. Deliverables:** This phase includes preparing the following documents for Owner review.
 - a. Surveying and Base Mapping: We will provide a topographical survey of the Phase 2 project



site to capture any updates and changes since the original survey was completed, including any changes within the Phase 2 site resulting from the current Phase 1 construction project. The field survey will be used as the base map for the design plans.

- b. Site Plan: Show overall site design, dimensions, materials, and utilities.
- c. Architecture: Schematic floor plans, elevations, and 3D views of building designs.
- d. Structural: Narrative describing structural design intent.
- e. Mechanical and Plumbing: Narrative describing mechanical and plumbing design intent.
- f. Electrical: Narrative describing electrical design intent.
- g. Splash Pad: Review and update the previous schematic design from the 2023 Master Plan to account for current water feature options and design standards.
- h. Opinion of Probable Costs: We will prepare an updated ballpark estimate of probable costs based on adjustments to the schematic design and current bidding climate.

DESIGN DEVELOPMENT (~16 Weeks): Based on the approved schematic design, we will provide additional design development for all project features.

1. **Owner Meetings**: This phase includes two virtual Owner meetings. An Owner coordination meeting to review progress, collaborate, and receive input on details and construction phasing, and an Owner review meeting to gather comments on the DD submittal.
2. **Deliverables**: This phase includes preparing the following documents for Owner review.
 - a. Updated Renderings for Fundraising: We will provide two updated renderings of the Owner's choice. Anticipated to be an overview image showing the splash pad, building, and parking areas. Renderings could show day or night images.
 - b. Civil Site Plans: We will provide the following drawings:
 - i. Existing Conditions and Removals: Provide construction access and staging area, removals, and existing site information.
 - ii. Site Plan: Layout and options for pavement surfacing, including PCC paving, decorative concrete, stained concrete, concrete pavers, or other surfacing components. Include design details of any proposed retaining walls or freestanding walls if applicable. Coordinate walkway widths, radii, and pathway connections within the project site.
 - iii. Grading Plan: Proposed grading contours, slopes, and spot elevations.
 - iv. Utility Plan: Layouts addressing site drainage, water supply piping, sanitary sewer, and coordination of existing utilities and new underground electrical services.

- v. **Erosion Control and SWPPP Plan:** Locating erosion control measures
- vi. **Site Details:** Provide supporting details for paving and utility installation.
- c. **Landscaping:** Layouts showing proposed plant locations, botanic schedule and common names, plant sizes and special notes. Provide design for ground cover and turf restoration. Provide the mature sizes of plants, drawn to scale and called out on the plan. Provide calculations comparing plant material provided to the amount of plant material required by City standards.
- d. **Site Amenities:** Layouts showing exterior site furniture selections by vendor with type, location, and quantity. Shive-Hattery to assist Owner in selection of exterior chairs, tables, benches, shade canopies, trash receptacles, and other features.
- e. **Architectural:** Provide floor plans, life safety egress and code review plans, and elevations of the new restroom, mechanical room, and picnic shelter overhang canopy.
- f. **Structural:** Provide documents including foundation and framing plans and details for single building structure that includes a new restroom, mechanical, and large overhang canopy. Provide foundation verification for three prefabricated shade canopies (to be designed and specified by others).
- g. **Mechanical and Plumbing:** Provide drawings of mechanical room, restroom, and splash pad.
- h. **Electrical:** Provide electrical site plans and details with a fixture schedule for the restroom and mechanical space within the new building. Provide site lighting plan for the Phase 2 project site (parking areas, walkways, splash pad).
- i. **Splash Pad:** Provide splash pad layout with water features, details, photos, schedules, and design calculations. Splash pad design will be performed by an aquatic design subconsultant (Water's Edge Aquatic Design).
 - i. Provide initial drawings, presuming a recirculation system with pumps, filters, and chemical systems in a building (not a single-pass system), and spray ground plan with piping layout.
 - ii. Provide preliminary code research with Iowa Department of Inspections, Appeals and Licensing (DIAL).
- 3. **Opinion of Probable Costs:** We will prepare an updated opinion of probable costs that reflect the design development documents.

CONSTRUCTION DOCUMENTS (~14 Weeks): We will prepare one bid package of construction documents for public bidding and construction consisting of plans, technical specifications, bidding documents, and construction contract for the project.

1. **Owner Meetings:** This phase includes two virtual Owner meetings. An Owner coordination meeting to review progress, collaborate, and receive input on details and construction phasing, and an Owner review meeting to gather comments on the CD submittal.

2. **Construction Documents:** We will provide complete plans to include the following:

- a. Cover Sheet, Existing Conditions and Utility Notes
- b. Civil Engineering:
 - i. Existing Conditions and Removals: Provide construction access and staging area, removals, and existing site information.
 - ii. Site Plan: Layout and options for pavement surfacing, including PCC paving, decorative concrete, stained concrete, concrete pavers, or other surfacing components. Include design details of any proposed retaining walls or freestanding walls if applicable. Coordinate walkway widths, radii, and pathway connections within the project site.
 - iii. Grading Plan: Proposed grading contours, slopes, and spot elevations.
 - iv. Utility Plan: Layouts addressing site drainage, water supply piping, sanitary sewer, and coordination of existing utilities and new underground electrical services.
 - v. Erosion Control and SWPPP Plan: Locating erosion control measures
 - vi. Site Details: Provide supporting details for paving and utility installation.
- c. Landscaping: Plans showing proposed plant locations, botanic schedule and common names, plant sizes and special notes. Provide design for ground cover and turf restoration. Provide the mature sizes of plants, drawn to scale and called out on the plan. Provide calculations comparing plant material provided to the amount of plant material required by City standards.
- d. Site Amenities: Plans that show callouts of exterior site furniture selections by vendor and indicate location and quantity types. Shive-Hattery will assist Owner in selection of exterior chairs, tables, benches, shade canopies, trash receptacles, and other features.
- e. Architectural: Provide floor plans, life safety egress and code review plans, elevations, and details of the new restroom, mechanical room, and picnic shelter canopy building, including door and door hardware information.
- f. Structural: Provide documents including foundation and framing plans and details for single building structure that includes a new restroom, mechanical, and large overhang canopy. Provide foundation verification for three prefabricated shade canopies (to be designed and specified by others).
- g. Mechanical and Plumbing: Provide drawings of mechanical room, restroom, and splash pad.
- h. Electrical: Provide electrical site plans and details with a fixture schedule for the restroom and mechanical space within the new building. Provide site lighting plan for the Phase 2 project site (parking areas, walkways, splash pad).

- i. **Splash Pad:** Provide splash pad layout with all features, details, photos, schedules, and calculations needed for the design, and coordination with DIAL for permit application. Splash pad design and permit coordination will be performed by an aquatic design subconsultant (Water's Edge Aquatic Design). Technical plans and specifications will be prepared for the following:
 - i. Subgrade at spray ground concrete slab
 - ii. Piping supply to and drain from the spray ground
 - iii. Water features and feature control
 - iv. Concrete slab for spray ground
 - v. Filter area mechanical system
- 3. **Specifications:** We will provide technical specifications necessary for the design features referenced in the project scope. We will provide bidding documents, project manual, and construction contract for the project.

BIDDING (~ 4 Weeks): We will assist the Owner in bidding the project by:

- 1. Procuring the reproduction of the Bidding Documents for distribution to prospective bidders utilizing an electronic method with an online document portal.
- 2. Organizing and conducting a pre-bid conference for prospective bidders.
- 3. Preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda.
- 4. Assisting Owner in conducting the opening of the bids and subsequently documenting and distributing the bidding results as directed by the Owner.
- 5. If the Bidding documents permit substitutions, the Architect will consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

CONSTRUCTION ADMINISTRATION (~ 10 Months): Shive-Hattery will advise and consult with the Owner during the Construction Phase Services. These tasks will include:

- 1. Prepare and distribute construction contract and Notice to Proceed.
- 2. Review form of contract, bonds, and insurance.
- 3. Schedule and facilitate a preconstruction meeting to communicate schedule and the administrative details of the project.

4. Provide construction staking.
5. Provide construction testing including subgrade compaction and concrete testing.
6. Provide up to one site visit per week throughout a 10-month construction period from groundbreaking and provide observation reports and photos.
 - a. Weekly site visits may be adjusted based on the level of construction activity but not to exceed 40 site visits within the 10-month period.
 - b. The 10-month construction period is anticipated to occur during 6 to 8 months of the first construction year, and 2 to 4 months the following year to reach Final Completion.
 - c. Personnel for each site visit will be determined based on the tasks being completed that week.
 - d. Punchlists will be prepared per discipline to review work, provide a report and track any outstanding work to be corrected.
7. Provide construction submittals review such as RFI's, change order requests, product submittals and shop drawings.
8. Issue clarifications and authorize changes to the contract documents.
9. Provide review of contractor pay applications.
10. A Shive-Hattery representative will attend a Construction Progress Meeting every 2 weeks to discuss progress, schedules, and submittal status throughout the 10-month construction period.
11. Prepare Record Drawings as provided by the Contractor and submit them to the Owner.
12. In addition to the 40 site visits, the aquatic design subconsultant (Water's Edge Aquatic Design) will provide the following Construction Administration:
 - a. Answer questions submitted during construction
 - b. Review shop drawings during construction
 - c. Provide two site visits during construction
 - d. Provide one site visit near substantial completion
 - e. Coordinate with DIAL for registration and inspection
 - f. Prepare a punchlist of items to be completed and corrected for final completion

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.
3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
4. Unless specifically included in the Scope of Services to be provided by Shive-Hattery, the Client shall furnish tests, inspections, permits and reports required by law, regulation or code including but not limited to hazardous materials, structural, mechanical, chemical, air pollution and water pollution tests.
5. Provide daily construction observation services to monitor progress of the project and provide on-site communications with the Contractor, Engineer, and adjacent property owners.
6. Provide Shive-Hattery personnel access to the site as required.
7. Provide funding for the project.

SCHEDULE

We will begin our services upon receipt of this executed Agreement executed which will serve as a notice to proceed. Services will be performed generally in accordance with the attached schedule.

COMPENSATION

Description	Fee Type	Estimated Expenses	Fee
Design, Construction Documents, and Bidding	Fixed	\$18,000	\$270,000
Water's Edge Construction Administration	Fixed	Included	\$18,000
Shive-Hattery Construction Administration	Hourly	\$2,000	\$90,500
Shive-Hattery Construction Testing and Staking	Hourly	\$1,000	\$50,500
Subtotal		\$21,000	\$429,000
Grand Total		\$450,000	

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.
- Hourly - We will provide the Scope of Services for the Hourly Not to Exceed amounts listed above. We will not exceed this amount without prior authorization.

Expenses:

- For Fixed and Hourly Fee Types, expenses will be reimbursed in accordance with our Reimbursable Expense Fee Schedule in effect at the time that the expense is incurred.

See attached Standard Hourly and Expense Fee Schedule.

The terms of this proposal are valid for 30 days from the date of this proposal.

ADDITIONAL SERVICES

Unless specifically stated in the Scope of Services, any resilient design related services including areas of resistance, reliability, and redundancy (i.e., flood protection, storm/tornado shelter, emergency generators, utility backup, etc.) are not included in this proposal.

The following are additional services you may require for your project. We can provide these services, but they are not part of this proposal at this time.

- Owner requested meetings beyond those listed in the Scope of Services
- Owner requested design concepts or additional rounds of revisions beyond those listed in the Scope of Services
- Custom designed small shade structures
- Signage design: Wayfinding, Identity, and Donor signage (not included in current scope)
- Grant assistance
- Acquisitions, easements, and plat preparation
- Environmental site assessments
- 3D Renderings in addition to the number identified in the Scope of Services
- Irrigation design
- Playground expansion design and construction documents
- Reconfiguration or modification of sidewalks, streets, or utilities outside the project scope.

OTHER TERMS**STANDARD TERMS AND CONDITIONS**

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PARTIES

"S-H" or "Shive-Hattery" shall mean Shive-Hattery, Inc., Shive-Hattery A/E Services, P.C., Helix Design Group, a Division of Shive-Hattery, Inc., Shive-Hattery New Jersey, Inc., WSM, a Division of Shive-Hattery, Inc., or KdG, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed *five million dollars (\$5,000,000)*. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and

hold harmless the CLIENT, its officers, directors, shareholders, and employees against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible or liable to CLIENT or CLIENT's contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H's services, additional costs and expenses in S-H's performance of its services, or other effects in S-H's services, stemming in whole or part from such events and circumstances (collectively, "Excusable Events" or, singularly, an "Excusable Event"): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT's contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT's contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H. When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state that the project is located.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

HARASSMENT

If either party becomes aware of any form of harassing conduct by the other party's employees, agents, contractors, consultants, vendors, or affiliated companies, the party receiving the harassing conduct will promptly investigate the reported conduct and take appropriate action that may include termination of this Agreement by providing written notice to the other party. Prior to the written notice to terminate, all applicable obligations contained in this Agreement by either party remain in effect. Harassment conduct

includes any verbal, physical, and visual or pictorial content that creates an intimidating, offensive, obscene, or hostile working environment, unwanted and unsolicited verbal comments, sexual advances or innuendo, unwelcome jokes or banter, threats, or derogatory comments.

COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

ACCEPTANCE

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



Garret Munch, Project Manager
gmunch@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of North Liberty, IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____

Enc.: Standard Hourly and Expense Fee Schedule
Preliminary Project Schedule
Phase 2 Concept Drawing (2023 Master Plan)
Phase 2 Concept Cost Estimate (2023 Master Plan)

CC: Tracey Mulcahey, City of North Liberty

STANDARD HOURLY and REIMBURSABLE EXPENSE FEES SCHEDULES

Effective January 1, 2025 to December 31, 2025

STANDARD HOURLY FEES

PROFESSIONAL STAFF:

Grade 1	\$111.00
Grade 2	\$133.00
Grade 3	\$148.00
Grade 4	\$166.00
Grade 5	\$184.00
Grade 6	\$199.00
Grade 7	\$216.00
Grade 8	\$235.00
Grade 9	\$255.00

SURVEY STAFF:

One Person	\$170.00
Two Person	\$263.00
One Person with ATV	\$195.00
Two Person with ATV	\$288.00

TECHNICAL STAFF:

Grade 1	\$ 78.00
Grade 2	\$ 95.00
Grade 3	\$109.00
Grade 4	\$118.00
Grade 5	\$131.00
Grade 6	\$151.00
Grade 7	\$168.00

ADMIN STAFF:

\$ 75.00

REIMBURSABLE EXPENSE FEES

TRAVEL:

Mileage- Car/Truck	\$0.70/ Mile
Mileage- Survey Trucks	\$0.80/ Mile
Lodging, Meals	Cost + 10%
Airfare	Cost + 10%
Car Rental	Cost + 10%

OUTSIDE SERVICES:

Aerial Photogrammetry	Cost + 10%
Professional Services	Cost + 10%
Prints/Plots/Photos	Cost + 10%
Deliveries	Cost + 10%

IN-HOUSE SERVICES:

Drawings/Prints/Plots:

Bond	\$.30/ Sq.Ft.
Mylar	\$.75/ Sq.Ft.
Photogloss	\$.90/ Sq.Ft.
Color Bond	\$.60/ Sq.Ft.
Foam Core Mounting	\$13.00

Color Prints:

Letter Size	\$ 1.00
Legal and 11x17 Size	\$ 2.00

NL Centennial Park Event Complex – Phase 2

Preliminary Project Schedule (April 15, 2025)

<u>MILESTONES</u>	<u>DATE</u>
Approved Contract	April 22, 2025
Owner Kickoff Meeting	April 30 +/-, 2025
As-Built Survey, Topo, Base Map	May 2025
SCHEMATIC DESIGN (20% Plans / Narrative / Costs)	May – June 2025
SD Internal Review Deadline	June 16, 2025
QA / QC (Internal Review Phase)	June 17-20, 2025
SD Submittal	June 27, 2025
Owner SD Review Meeting	July 1, 2025
City Council SD Update	July 8, 2025
DESIGN DEVELOPMENT (60% Plans / Costs)	July – October 2025
DD Owner Coordination Meeting	September 9, 2025
DD Internal Review Deadline	October 9, 2025
QA / QC (Internal Review Phase)	October 13-17, 2025
DD Submittal	October 27, 2025
DD Owner Review Meeting	October 30, 2025
CONSTRUCTION DOCUMENTS (95% Plans / Specs / Costs)	November '25 – January '26
CD Owner Coordination Meeting	December 15, 2025
CD Spec Deadline	January 16, 2026
CD Internal Review Deadline	January 16, 2026
QA / QC (Internal Review Phase)	January 19-21, 2026
CD Submittal	January 28, 2026
CD Owner Review Meeting	February 2, 2026
BIDDING	February – March 2026
Issue Bid Documents	February 10, 2026
Advertisement for Bid	February 12, 2026
Pre-Bid Meeting in North Liberty	February 19, 2026
Public Hearing	March 10, 2026 (City Council)
Bid Opening	March 17, 2026
Award Construction Contract	March 24, 2026 (City Council)
CONSTRUCTION	April 2026 – May 2027
Mobilize On-Site / Begin Construction	April 15 +/-, 2026
Partial Completion (2025 splash pad use not anticipated)	December 1, 2026
Final Completion (Plants / Turf / Testing / Complete Punchlist)	April – May 2027
Grand Opening	Late May 2027

*Specific dates are subject to change based on owner's availability and project milestones.



**CITY OF NORTH LIBERTY
CENTENNIAL PARK EVENTS COMPLEX - PHASE 2
OPINION OF PROBABLE COST**

May 16, 2023

#	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Construction Survey	1	LS	\$ 7,000	\$ 7,000
2	Earthwork	2,100	CY	\$ 20	\$ 42,000
3	Erosion Control	1	LS	\$ 5,000	\$ 5,000
4	PCC Path for Emergency Access (7-Inch)	1,000	SY	\$ 75	\$ 75,000
5	PCC Sidewalk (5-Inch)	800	SY	\$ 50	\$ 40,000
6	Colored PCC Sidewalk (5-Inch)	570	SY	\$ 70	\$ 39,900
7	Utility Upgrades - Sanitary	0	LS	\$ -	\$ -
8	Utility Upgrades - Electric	1	LS	\$ 20,000	\$ 20,000
9	Utility Upgrades - Water	1	LS	\$ 10,000	\$ 10,000
10	Utility Upgrades - Storm	1	LS	\$ 10,000	\$ 10,000
11	Light Poles with Conduit / Conductors	18	EA	\$ 5,000	\$ 90,000
12	Restroom / Mechanical Building with Picnic Shelter	1	LS	\$ 775,000	\$ 775,000
13	Splashpad Shade Structures	3	EA	\$ 20,000	\$ 60,000
14	Shade Sails	2	EA	\$ 20,000	\$ 40,000
15	Splashpad	1	LS	\$ 560,000	\$ 560,000
16	Splashpad PCC	200	SY	\$ 70	\$ 14,000
17	East Parking Expansion - Permeable Pavers	11,000	SF	\$ 20	\$ 220,000
18	Site Restoration and Turf Seeding	2	AC	\$ 3,500	\$ 7,000
19	Shrub and Perennial Planting Beds	1	LS	\$ 20,000	\$ 20,000
20	Trees	15	EA	\$ 500	\$ 7,500
21	Concept Phase Design Contingency (20%)	1	LS	\$ 408,480	\$ 408,000
22	Mobilization and General Conditions (8%)	1	LS	\$ 196,032	\$ 197,000

CONSTRUCTION SUBTOTAL - 2023 \$ 2,648,000

*** CONSTRUCTION SUBTOTAL - 2026 \$ 3,065,000**

* Professional Services - Design, Bid, Construction, Staking, Testing \$ 450,000

Playground ADA Expansion (By Owner) \$ 200,000

*** TOTAL PROJECT COST \$ 3,715,000**

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ARCHITECT'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ARCHITECT'S BEST JUDGMENT. HOWEVER, THE ARCHITECT CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS COST OPINION IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS COST OPINION.

Resolution No. 2025-46

**AUTHORIZING THE EXECUTION OF SERVICES AGREEMENT
BETWEEN THE CITY OF NORTH LIBERTY AND SHIVE-
HATTERY, INC. FOR THE CENTENNIAL PARK EVENT
COMPLEX PROJECT - PHASE 2**

WHEREAS, the City of North Liberty desires to construct Phase 2 of the Centennial Park Event Complex including a splash pad, restroom building and associated accessories and improvements; and

WHEREAS, Shive-Hattery, Inc. has presented a proposal for services relating to this project; and

NOW, THEREFORE, BE IT RESOLVED that the agreement presented by Shive-Hattery is approved for services relating to the Centennial Park Event Complex Project – Phase 2 in amounts as follows: Design & Bidding \$270,000; Construction Phase \$108,500; Testing and Staking \$50,500, and Reimbursable Expenses \$21,000; for a total of \$450,000 are hereby approved as set forth therein.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and ordered to execute the agreement with said engineering firm for the scope of work.

APPROVED AND ADOPTED this 22nd day of April, 2025.

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



Greenbelt Trail Part Three and Part Four

Resolution No. 2025-47

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND RELEASING
SURETY FOR GREENBELT TRAIL PART 3 AND GREENBELT TRAIL PART
4 IN NORTH LIBERTY, IOWA**

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

WHEREAS, on February 11, 2025, the City Council of North Liberty approved the final plats for the Greenbelt Trail Part 3 and Greenbelt Trail Part 4 Subdivisions pursuant to the owner and developer of the properties, Greenbelt 3-4, LLC, having provided for the installation of public improvements thereon in accordance with the provisions of City Code Section 180.11(8)(A)(2); and

WHEREAS, Greenbelt 3-4, LLC entered into a Surety Agreement with the City of North Liberty to guarantee the installation of certain public improvements required by the approved construction plans for the subdivision and set forth in said Surety Agreement; and

WHEREAS, the installation of public improvements has been completed in accordance with the requirements of Chapter 180.11 of the City Code, and as contemplated by said Surety Agreement.

NOW, THEREFORE, BE IT RESOLVED that the public improvements contemplated by the Surety Agreement for Greenbelt Trail Part Three and Greenbelt Trail Part Four Subdivisions and the Owner's Certificate and Dedication for said subdivisions are hereby approved and accepted, and the City hereby relinquishes any further claim to the letter of credit issued for the benefit of the City pursuant to said Surety Agreement.

APPROVED AND ADOPTED this 22nd day of April, 2025.

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



MLDC, Inc. Rezoning



April 1, 2025

Chris Hoffman, Mayor
City of North Liberty
360 North Main Street
North Liberty IA 52317

Re: Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-9 Single-Unit Residence District on approximately 2.16 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres. The property is located at the west terminus of Chipman Lane and the south terminus of Mayer Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its April 1, 2025 meeting. The Planning Commission took the following action:

Finding (Incorporates a change in the applicant's request):

1. The rezoning request from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation (Incorporates a change in the applicant's request):

The Planning Commission accepted the listed finding and forwards the request of MLDC, Inc. for zoning map amendment (rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres to the City Council with a recommendation for approval.

The vote for approval was 6-0.

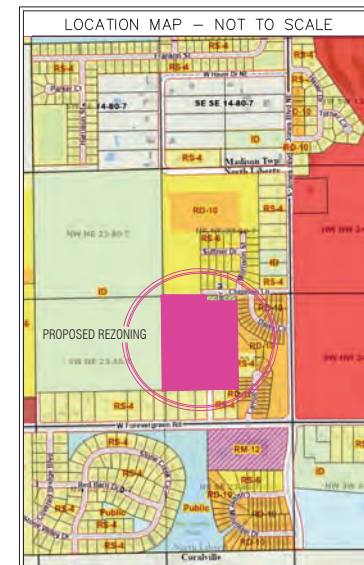
Amy Yotty, Chairperson
City of North Liberty Planning Commission

REZONING EXHIBIT

NORTH LIBERTY, JOHNSON COUNTY, IOWA

LOCATION:	APPLICANT:
PORTIONS OF AUDITOR'S PARCEL 2015006, AND AUDITOR'S PARCEL 2017115, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, IOWA	MDC INC 711 S GILBERT STREET IOWA CITY IA 52240
LAND SURVEYOR:	PROPRIETOR OR OWNER:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MDC INC 711 S GILBERT STREET IOWA CITY IA 52240

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNER(S) SET
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



Date	Revision
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REZONING EXHIBIT

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 03-27-2025

Designed by: JDM Field Book No:

Drawn by: RLW Scale: 1"=100'

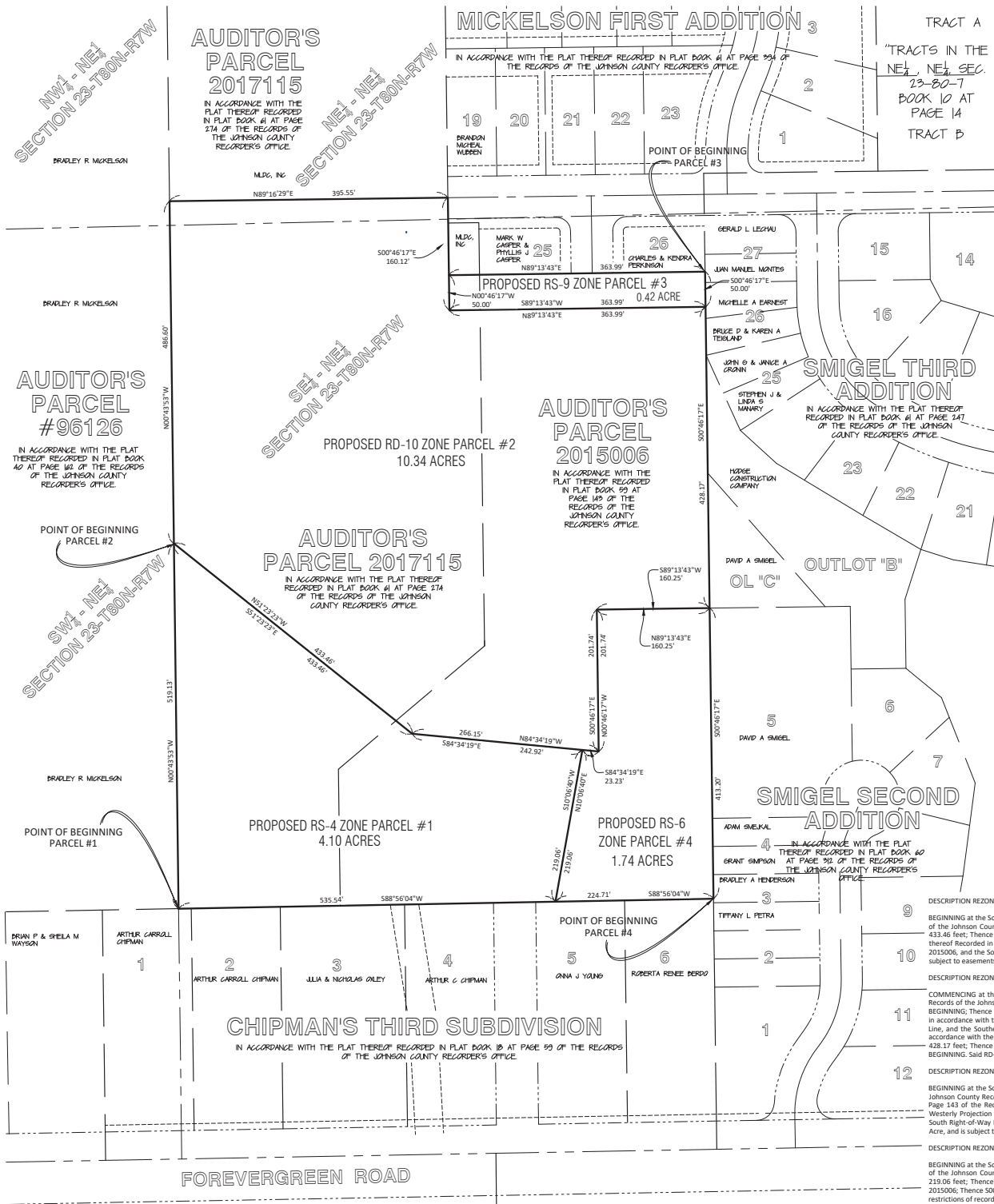
Checked by: RRR Sheet No:

Project No: IOWA CITY

10493-002 of: 1



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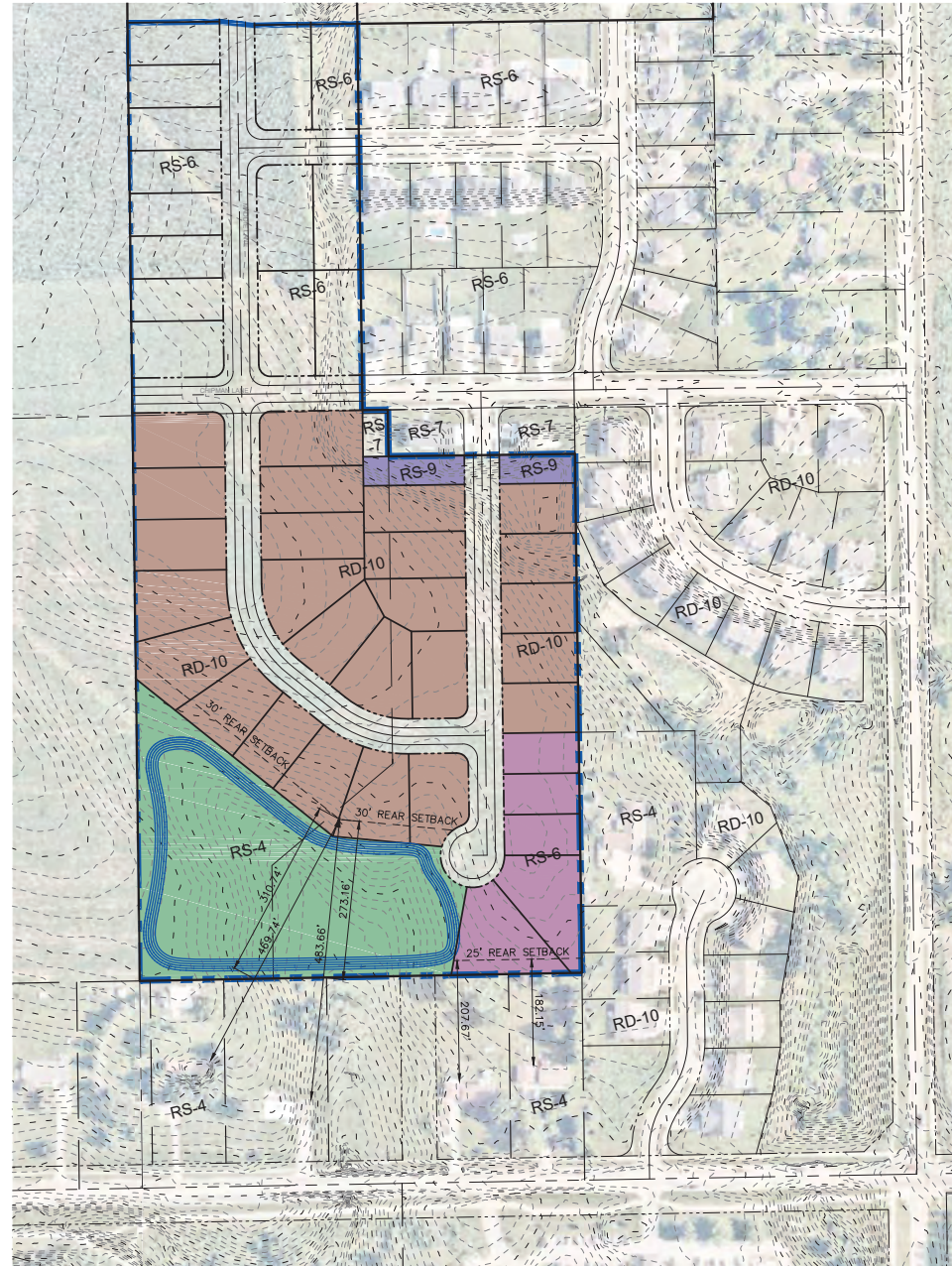
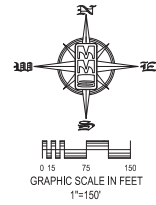


DESCRIPTION REZONING PARCEL #1 (RS-4)
BEGINNING at the Southwest Corner of Auditor's Parcel 2017115 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 274 of the Records of the Johnson County Recorder's Office; Thence N00°43'53"W, along the West Line of said Auditor's Parcel 2017115, a distance of 519.13 feet; Thence S51°23'23"E, 433.46 feet; Thence N84°34'19"E, 242.92 feet; Thence S10°06'40"W, 219.06 feet, to a Point on the South Line of Auditor's Parcel 2015006, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S88°56'04"W, along the South Line of said Auditor's Parcel 2015006, and the South Line of said Auditor's Parcel 2017115, a distance of 535.54 feet, to the POINT OF BEGINNING. Said RS-4 Zoning Parcel contains 4.10 Acres, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #2 (RD-10)
COMMENCING at the Southwest Corner of Auditor's Parcel 2017115 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 274 of the Records of the Johnson County Recorder's Office; Thence N00°43'53"W, along the West Line of said Auditor's Parcel 2017115, a distance of 519.13 feet, to the POINT OF BEGINNING; Thence continuing N00°43'53"W, along said West Line, 486.60 feet; Thence N87°16'29"E, 395.55 feet, to a Point on the West Line of Mickelson First Addition, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 394 of the Records of the Johnson County Recorder's Office; Thence S00°46'17"E, along said West Line, and the Southerly Projection thereof, 160.12 feet; Thence N89°13'43"E, 363.99 feet, to a Point on the East Line of Auditor's Parcel 2015006 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S00°46'17"E, along said East Line, 428.17 feet; Thence S89°13'43"W, 160.25 feet; Thence S00°46'17"E, 201.74 feet; Thence N84°34'19"W, 265.15 feet; Thence N51°23'23"W, 433.46 feet, to the POINT OF BEGINNING. Said RD-10 Zoning Parcel contains 10.34 Acres, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #3 (RS-9)
BEGINNING at the Southeast Corner of Lot 26 of Mickelson First Addition, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 394 of the Records of the Johnson County Recorder's Office; Thence S00°46'17"E, along the East Line of Auditor's Parcel 2015006, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S88°56'04"W, along the South Line of said Auditor's Parcel 2015006, a distance of 224.71 feet; Thence N107°00'40"E, 219.06 feet; Thence S84°34'19"E, 23.23 feet; Thence N89°13'43"E, 160.25 feet, to a Point on the East Line of said Auditor's Parcel 2015006; Thence S00°46'17"E, along said East Line, 413.20 feet, to the POINT OF BEGINNING. Said RS-9 Zoning Parcel contains 1.74 Acres, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #4 (RS-6)
BEGINNING at the Southeast Corner of Auditor's Parcel 2015006 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S88°56'04"W, along the South Line of said Auditor's Parcel 2015006, a distance of 224.71 feet; Thence N107°00'40"E, 219.06 feet; Thence S84°34'19"E, 23.23 feet; Thence N89°13'43"E, 160.25 feet, to a Point on the East Line of said Auditor's Parcel 2015006; Thence S00°46'17"E, along said East Line, 413.20 feet, to the POINT OF BEGINNING. Said RS-6 Zoning Parcel contains 1.74 Acres, and is subject to easements and restrictions of record.



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Date	Revision
04-09-25	Revised per client - jdm

SITE CONCEPT

MICKELSON 3RD ADDITION

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-31-25

Designed by: JDM Field Book No:

Drawn by: JDM Scale: 1"=150'

Checked by: Sheet No:

Project No:

10493-002 of 1

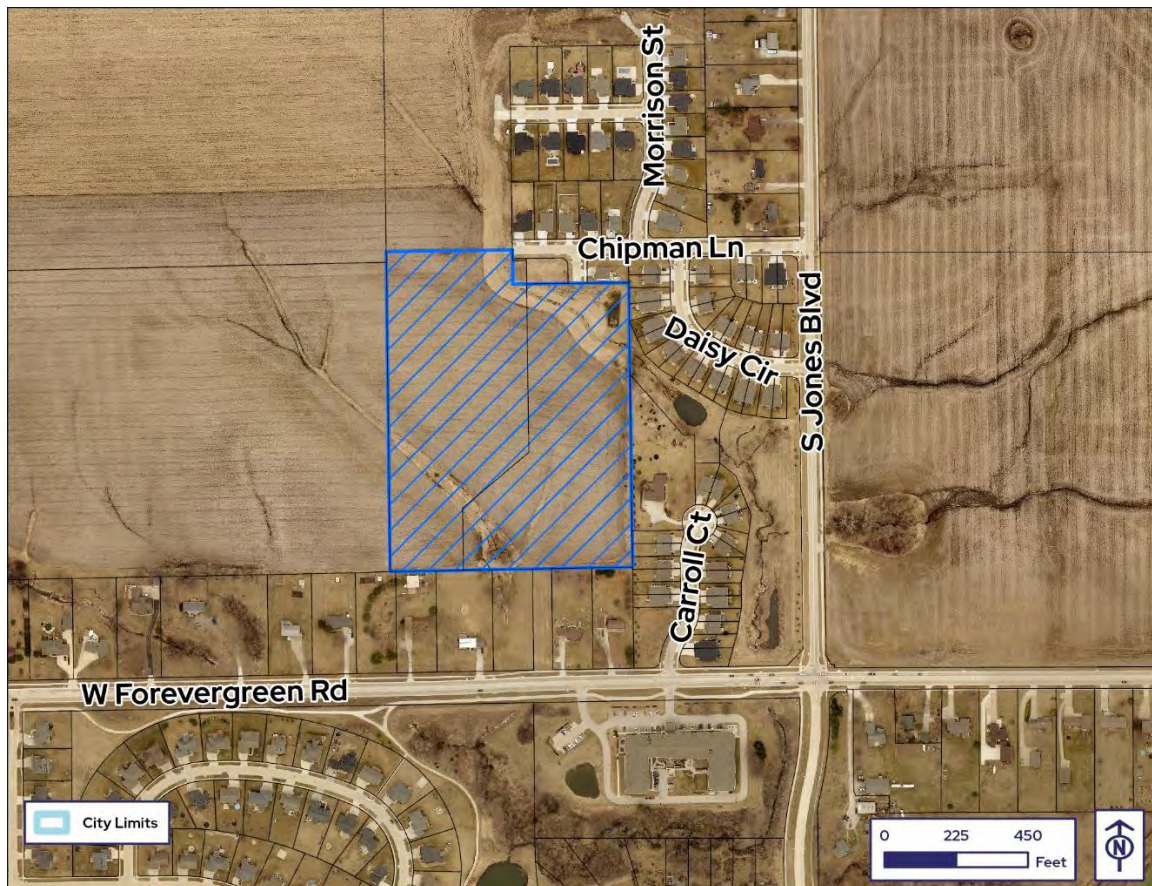


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **Revised March 31, 2025**
Re **Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-9 Single-Unit Residence District on approximately 2.16 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres. The property is located at the west terminus of Chipman Lane and the south terminus of Mayer Street.**

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

1. Request Summary:

The purpose of the request is to develop the property with a mix of single-unit and two-unit residences and related infrastructure.



Below is a conceptual site plan for proposed development. As proposed, there would be a total of 9 single-unit dwelling lots and 25 single-unit zero lot line dwelling lots (50 total units). As combined, it depicts a total of 59 units.

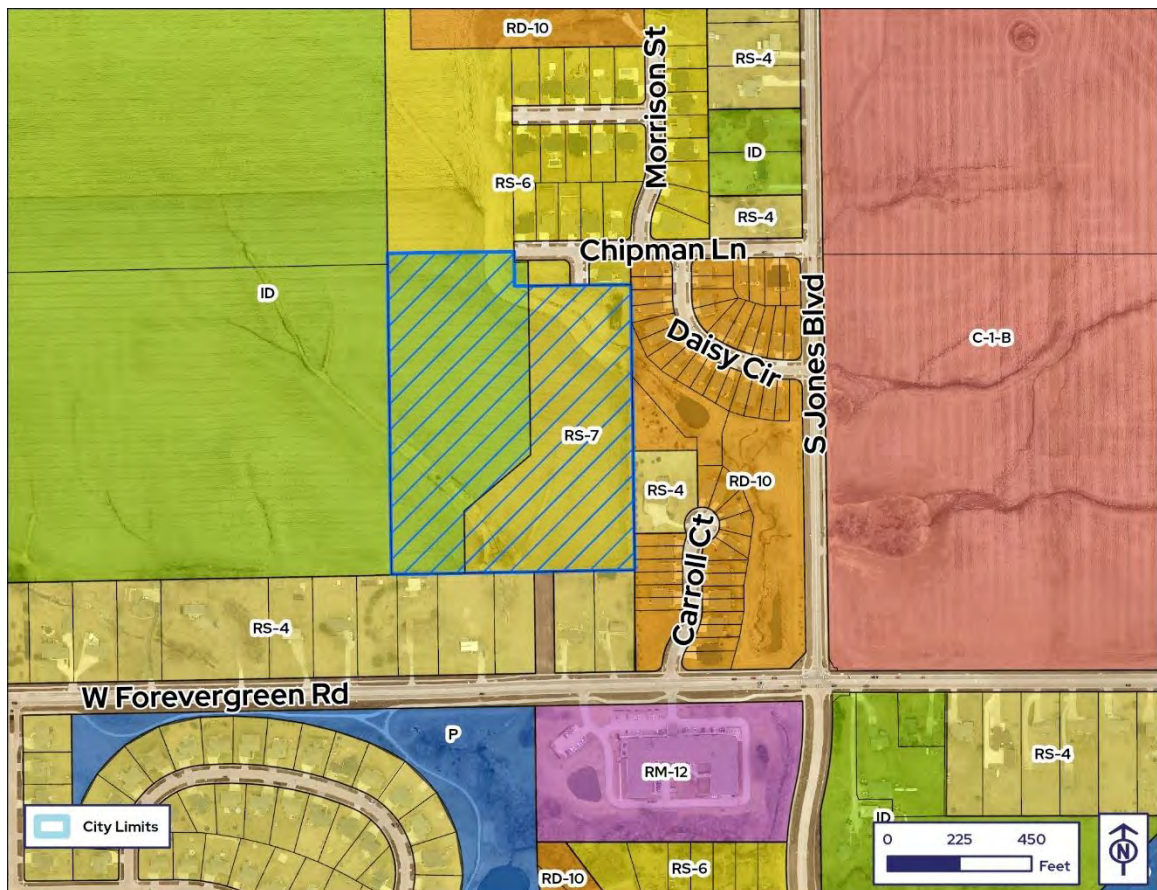


2. Current and Proposed Zoning:

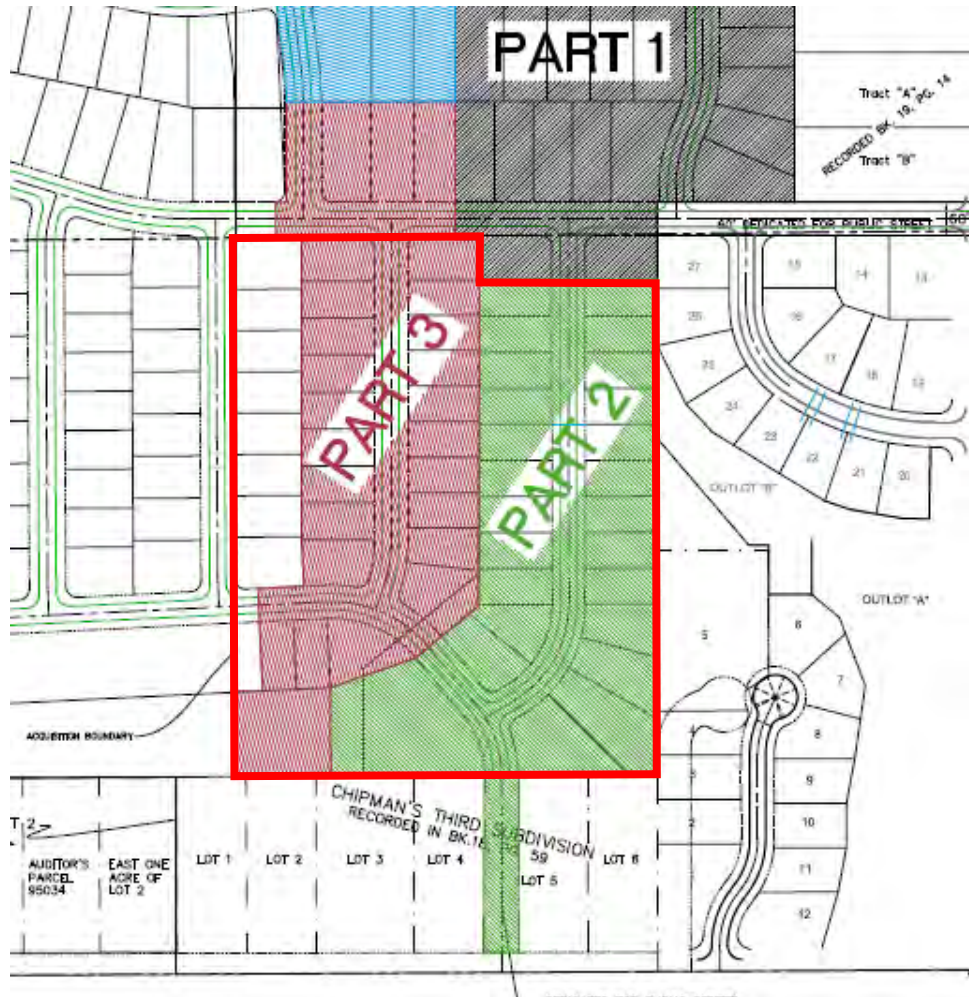
Current Zoning

RS-7 PAD. The RS-7 District is intended to provide for and maintain moderate to high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-7 District. The Planned Area Development pertained to providing variation in housing types.

ID. 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.



This is a concept at the time the RS-7 zoning was approved. The RS-7 zoned portion is shown in green and depicts 24 single-unit dwelling lots. It appears that the red and white areas (future development) depict 30 future single-unit dwelling lots. As combined, it depicts a total of 54 units.



Proposed Zoning

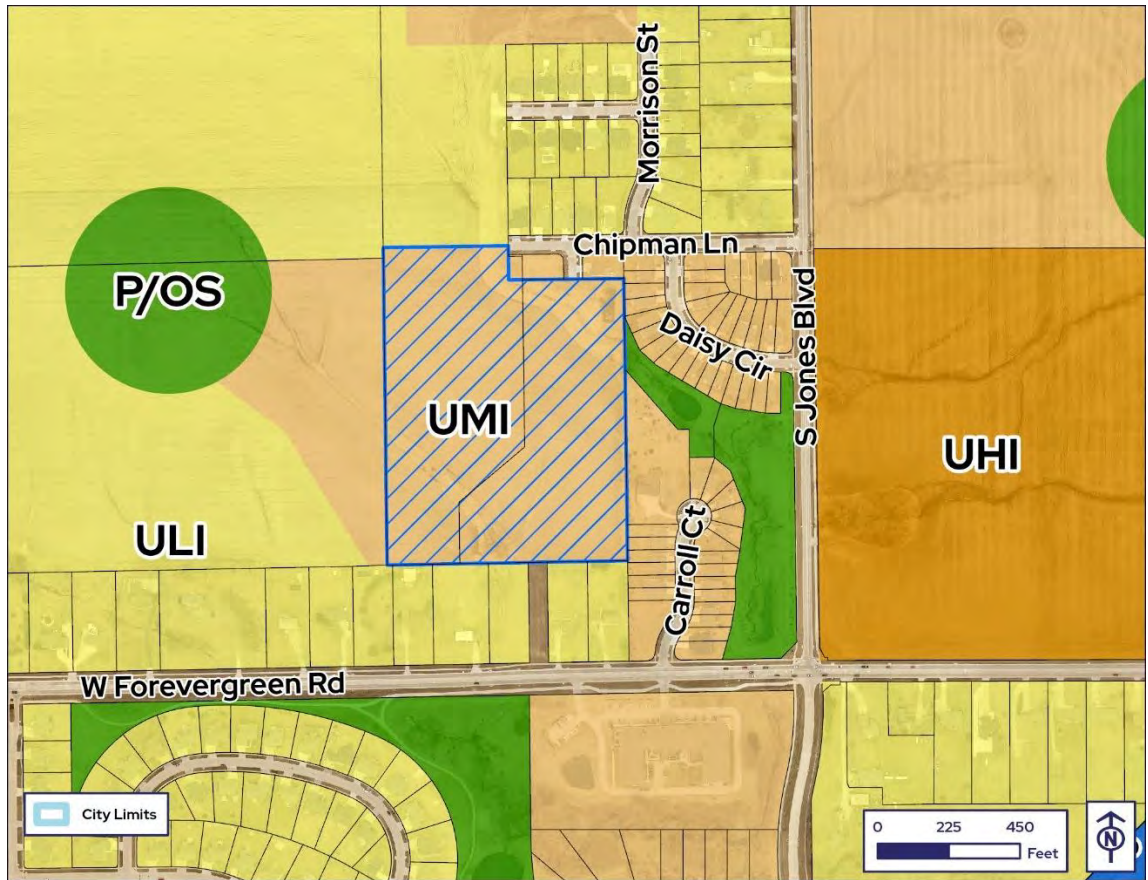
RS-4. RS-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District.

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

RD-10. The RD-10 District is intended to allow for attached single-unit dwellings joined together on a common boundary line with a common wall between the units. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RD-10 District.

3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) 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 February 17, 2025. A couple people outside of City staff and the applicant attended the meeting. City staff has also talked to a few interested neighbors outside of the meeting. Staff has received concerns/objections from the following property owners (see attached correspondence):

- 1340 West Forevergreen Road (Thomas and Roberta Berdo)
- 1420 West Forevergreen Road (Thomas and Julia Oxley)
- 1410 and 1490 West Forevergreen Road (Arthur and Colleen Chipman)
- 1835 Carroll Court (David and Holly Smigel)
- 1345 Chipman Lane (Mark and Phyllis Casper)

Notably, the applicant has amended the request in an attempt to address the stated concerns/objections. Objections have been filed regarding the amended 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 (ordinance language in *italics* and staff analysis in **bold**).

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

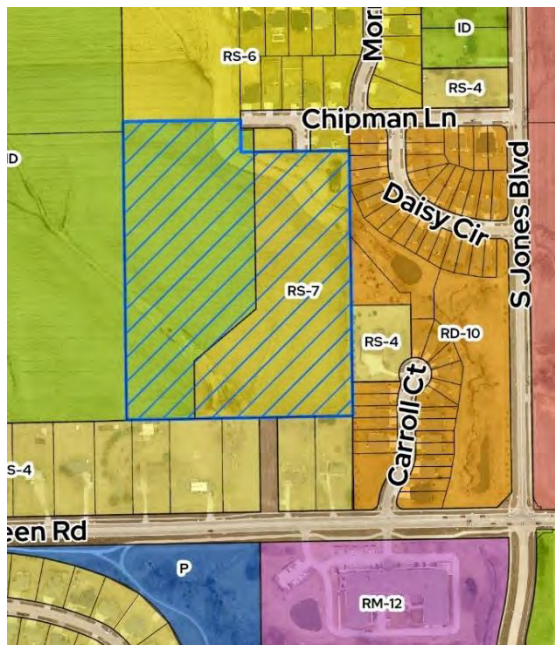
TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
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

RS-4 Districts permit 10,000 square foot lots, which equates to 4.356 units/acre. RS-9 Districts permit 4,500 square foot lots, which equates to 9.68 units/acre. The RD-10 District permits 4,500 square foot lots, which equates to 9.68 units/acre. The RS-4, RS-9 and RD-10 would be compatible with the Urban Medium Intensity designation.

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

Considering the properties to the south are zoned RS-4 Single-Unit Residence District, the applicant is proposing RS-4 in the location of proposed detention area. Also proposed is RS-9 Single-Unit Residence District along the southeastern portion of the development and directly south of 1345 Chipman Lane and 1500 Mayer Street, both of which are zoned RS-7 PAD Single-Unit Residence Planned Area Development. It is staff's opinion that RS-9 zoning would balance compatibility concerns with the RS-7 PAD and RD-10 Two-Unit Residence District properties in the area. However, RS-6 Single-Unit Residence District zoning in the location of the RS-9 in the southeastern portion of the property would be more compatible. The rest of the property would be zoned RD-10, which would be compatible as the majority of the properties to the east are zoned RD-10.



Staff is recommending this portion be amended to RS-6

(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.*

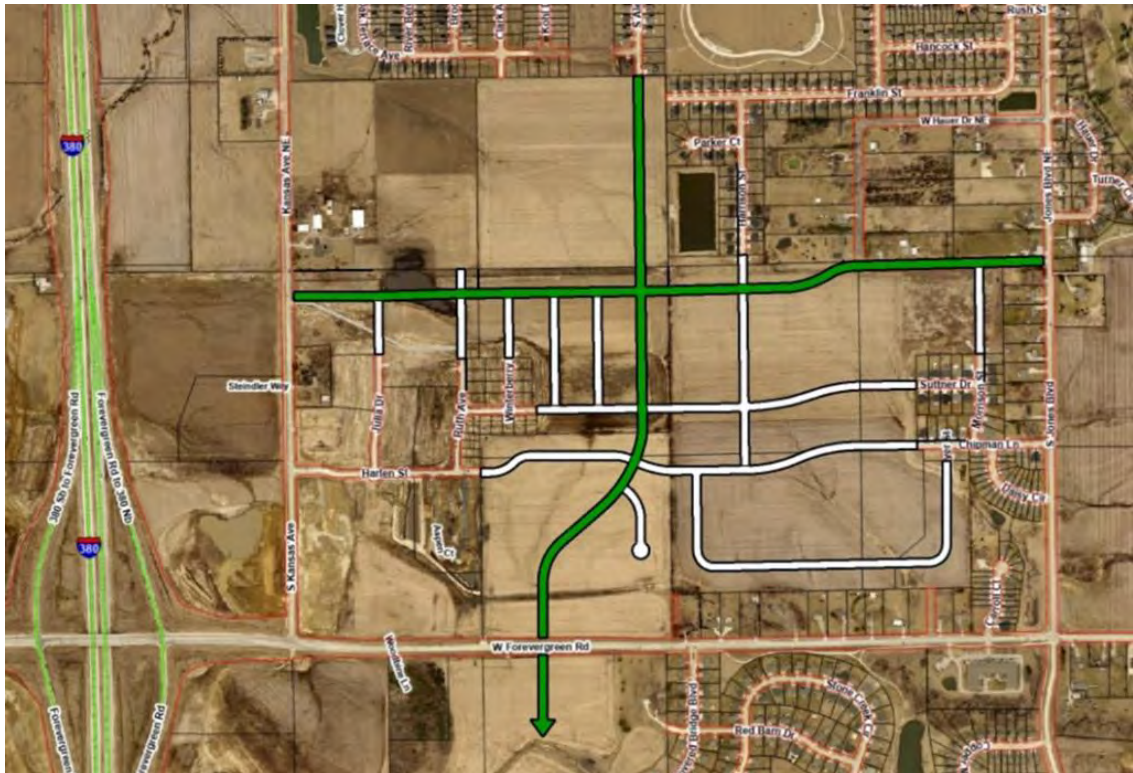
It is staff's opinion that the proposed zoning would promote the public health, safety, and welfare of the City.

(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:

Anticipated development pattern in this area:

Streets. This is a staff generated concept showing the anticipated roadway network. Green lines would be collector streets and white lines would be local streets. Not all proposed local streets are shown.

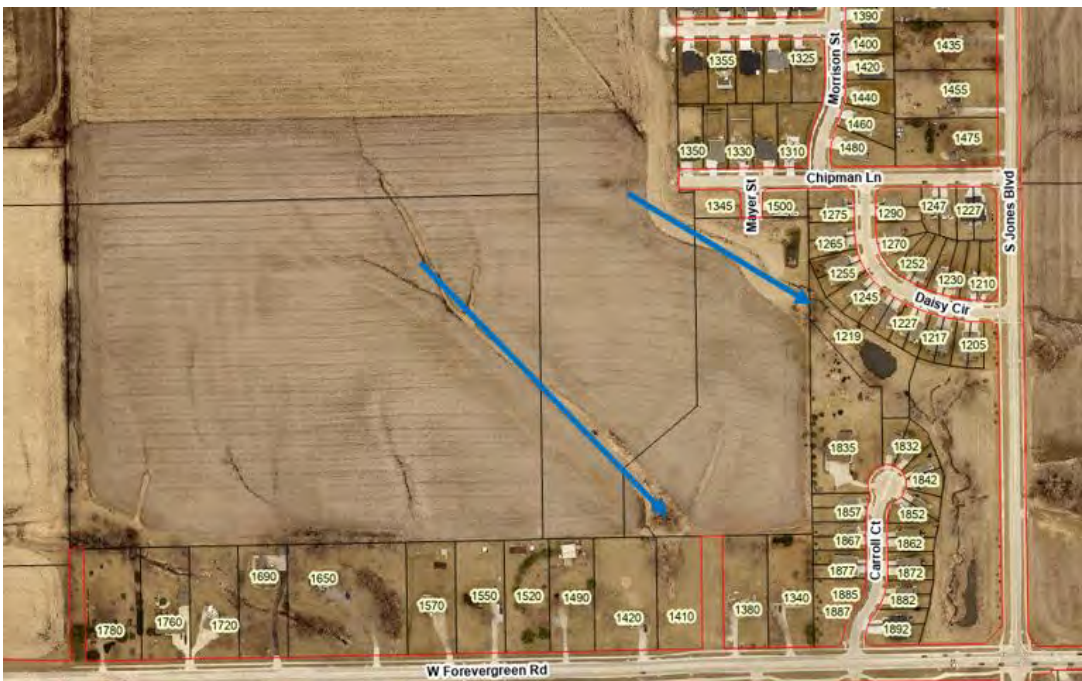


It is staff's opinion that the roadway connection to West Forevergreen Road is not necessary. First, West Forevergreen Road is an arterial roadway, and the number and location of accesses should be limited. Additionally, the City permitted a driveway access into Keystone North Liberty toward the west end of its development, so a new street intersection would be close to this driveway. Last, the property at 1380 West Forevergreen Road has a driveway entrance toward the end of their lot, so a new street intersection would be close to this driveway.



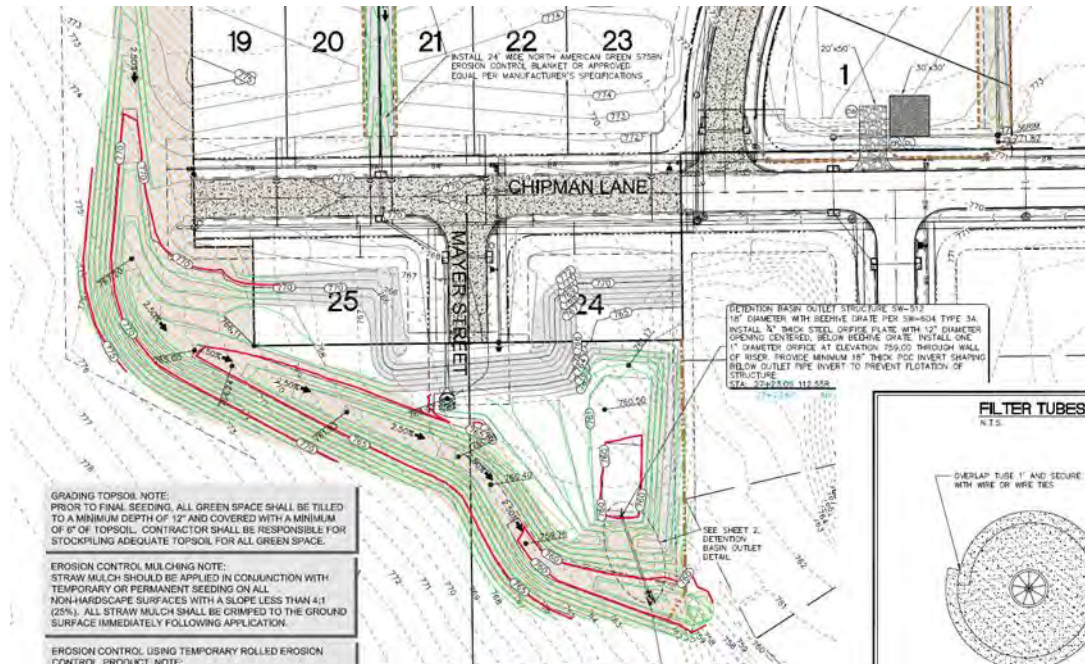
Stormwater Drainage:

City staff understands the common concern about stormwater management, but this is a design related concern. The blue arrows depict the route of overland flow of stormwater.



The area at the terminus of Mayer Street was a temporary drainage solution until this property was developed.

This image is from the sheet of approved construction plans for Mickelson 1st.



Current estimate by housing type (updated 2/21/2025):

Another common concern is the perceived imbalance of housing types in North Liberty.

Total		3434	1783	1231	2150	243	470	9311
Percentage		36.88%	11.74%	9.18%	17.66%	2.42%	4.81%	9311
		SFR	2FR	TH	MFR	MFR w/comm	MH	Total
Total Housing Units	9311							
Household Size	2.59							
Occupied Housing Percentage	96.40%							
Population Estimate	23276.3634							

7. Staff Recommendation (Different from Applicant's Request):

Finding:

1. The rezoning request from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres 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-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 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.

Ryan Rusnak
City of North Liberty
North Liberty, IA

March 30, 2025

Dear Ryan,

I am opposed to the updated ,new proposed development request of MLDC, INC. for the rezoning of ID interim development to RD-10 and especially the RS-9. I am OK with putting RS-6 (which was a part of the original proposal and now deleted) around the perimeter of the development that would be more consistent with the current existing housing which is RS-4. The RS-9 would be extremely small, single housing units. Where else does North Liberty have RS-9 housing units? Even the development that MLDC completed to the north of the proposed development has RS-6 housing.

Thank you for your consideration,

Donna Young
1380 W Forevergreen Rd
North Liberty, IA 52317

From: iccoleen@southslope.net
Sent: Sunday, March 30, 2025 7:26 PM
To: Ryan Rusnak
Subject: Re: [External] objection to the rezoning proposed by MLDC north of our property

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.

Ryan, I am still opposed to the latest rezoning request of MLDC. They are putting in single RS-9 units that are just as bad or worse than the RD-10.

Thank you,

Coleen Chipman

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Thursday, March 27, 2025 12:03 PM
To: iccoleen@southslope.net <iccoleen@southslope.net>
Subject: RE: [External] objection to the rezoning proposed by MLDC north of our property

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you for me maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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: iccoleen@southslope.net <iccoleen@southslope.net>
Sent: Thursday, March 27, 2025 11:25 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: Re: [External] objection to the rezoning proposed by MLDC north of our property

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.

Will this item be on the agenda for April?

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Thursday, March 27, 2025 11:10 AM
To: iccoleen@southslope.net <iccoleen@southslope.net>
Subject: RE: [External] objection to the rezoning proposed by MLDC north of our property

Hi Roberta,

They are working on some changes based on the feedback they received.

They are making the portion along the south side all single-family.

Also making a portion along the east side single-family as well.

I will send you the updated exhibit when I receive it.

Thanks,



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: iccoleen@southslope.net <iccoleen@southslope.net>
Sent: Thursday, March 27, 2025 10:53 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] objection to the rezoning proposed by MLDC north of our property

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.

Ryan, I have attached a letter explaining our opposition to the proposed development by MLDC.

I will try to attend the meeting but due to a family issue, I may not be able to attend.

Thank you ,
Roberta Berdo

From: David Smigel <dsmigs@gmail.com>
Sent: Sunday, March 30, 2025 8:56 PM
To: hsmigs@southslope.net; Ryan Rusnak
Subject: Re: RE: [External] proposed rezoning

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,

Thank you for sending this over. I did receive a call from Kevin Digman on Thursday regarding the new plan and he stated that we would really like it. So after Holly and I reviewed it we are not very happy with it and think there are much better ways to rezone this. Putting RS9 right next to RS4 doesn't make sense especially since we were told there would be similar single family lots behind us as we were concerned at the time about the original purchase from Carolyn Matousek.

Considering that they have a lot of RS 6 to the north it would make sense that they would keep RS 6 all the way around the development and they could do RD10 in the middle.

I will be there Tuesday with some more information and questions. If there is anything else I should be reviewing please let me know.

Again thank you for sending this to us.

David & Holly Smigel
319.440.7122

On Thu, Mar 27, 2025 at 12:40 PM <hsmigs@southslope.net> wrote:

----- Original Message -----

Subject: RE: [External] proposed rezoning
Date: 2025-03-27 12:06
From: Ryan Rusnak <rrusnak@northlibertyiowa.org>

To: "hsmigs@southslope.net" <hsmigs@southslope.net>

David and Holly,

I received this today after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you want me to maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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: hsmigs@southslope.net <hsmigs@southslope.net>

Sent: Wednesday, February 26, 2025 3:19 PM

To: Ryan Rusnak <rrusnak@northlibertyiowa.org>

Subject: [External] proposed rezoning

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

Please see attached. We also mailed the letter today.

From: Mark Casper <mark.w.casper@gmail.com>
Sent: Thursday, March 27, 2025 8:22 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: Re: [External] zoning for Hodge

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.

Can you explain, for me, the plan(s) for the lot directly to the south of our property.

On Mar 27, 2025, at 12:08 PM, Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hi Mark,

I wanted to let you know that I received this after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

I recognize this doesn't affect your concerns about drainage, but I wanted to let know.

Based on your previous email, I plan on included what you wrote in the background material.

However, I wanted to let you know about the change.

Thanks,

<image001.png>

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

otherwise provided by law.

From: Mark Casper <mark.w.casper@gmail.com>
Sent: Tuesday, February 25, 2025 5:41 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] zoning for Hodge

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.

Dear Mr. Rusnak:

I own lot 25 (1345 Chipman Lane) and am responding to the proposed Zoning District for development by Hodge Construction. There is a run-off slough or creek that runs to the West and South of my lot. Beyond that as we look south and west, the land/ field beyond the depressed area is quite a bit higher than our lot. If the slough/ creek is graded out I fear that the slope of the land on the south and west to us will drain or threaten to drain into our property. I ask that for future development of these lots the zoning commission take this into consideration and require these lots remain undeveloped. The city has taken great pains to account for the ground water problems. In addition I request they factor in the threat from surface run-off complications.

Prior to purchasing the lot in 2021 I checked with building inspector, Tom Palmer, to check for run-off threats to lot 25. He shared that NL's records of flooding threat went back to 1990 and they did not indicate any flooding threats. I specifically asked about 1993 and 2008 as those were the two flooding threats that were pertinent to North Liberty. He responded that neither of those years posed credible threat to the property we were considering. I am concerned that if these run-off creeks are graded out it will provide future threat to my property. Thus I hope that the zoning department not allow these creeks to be graded out in future development.

Thank you,
Mark Casper

<Rezoning Exhibit - 3-27-2025.pdf>

From: Ryan Rusnak
Sent: Thursday, March 27, 2025 12:05 PM
To: Julia Oxley; Colleen Chipman; Nick Oxley
Subject: RE: [External] Rezoning for property north of Forevergreen rd.
Attachments: [Rezoning Exhibit - 3-27-2025.pdf](#)

Julia, Nick and Colleen,

I received this today after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you want me to maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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: Julia Oxley <jules2013@yahoo.com>
Sent: Thursday, March 27, 2025 11:48 AM
To: Colleen Chipman <iccoleen@southslope.net>; Nick Oxley <oxley77@msn.com>; Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Rezoning for property north of Forevergreen rd.

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.

Dear Ryan,

My husband and I own the property located at 1420 W Forevergreen Rd.

I am writing to express my concerns regarding the proposed rezoning and development plans. I appreciate the opportunity to provide feedback and request consideration of the following points:

- I would like to see the inclusion of more single-family dwellings along the entire perimeter, replacing the proposed RD10 zoning.
- What measures will be taken to address watershed runoff from the undeveloped land northwest of the site? This area generates significant runoff that must be managed.
- The feasibility of a pond in the south end of the development is concerning due to significant elevation changes. How will this pond function effectively without negatively impacting adjacent properties?
- We appreciate that no road is proposed on the existing easement toward Forevergreen Rd., as additional traffic in this area would be problematic.
- We support a permanent drainage solution directing runoff to the existing culvert under Forevergreen Rd., provided it does not create maintenance obligations for adjacent property owners. Additionally, if it disrupts our septic field, we request city or developer-funded access to the city sewer.

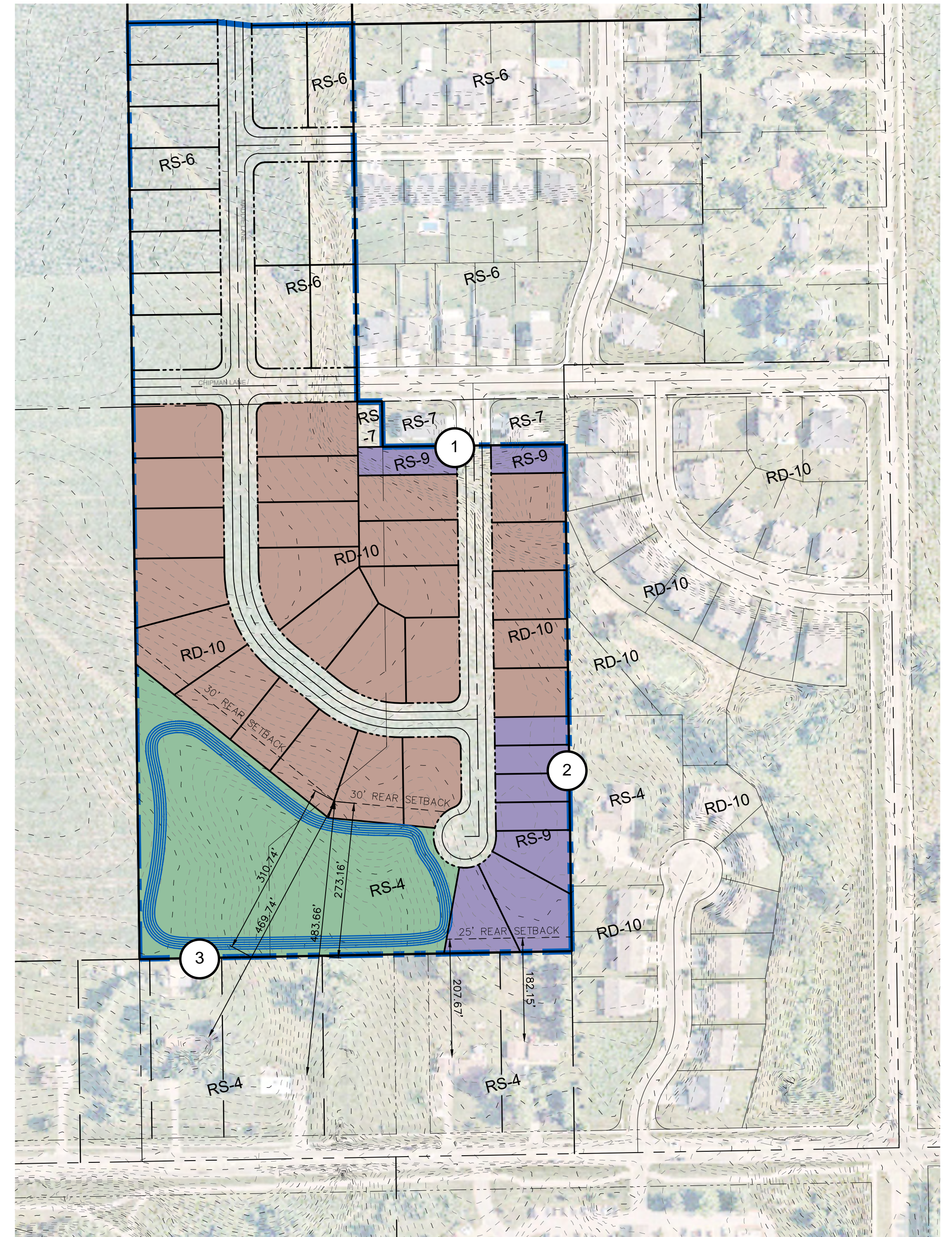
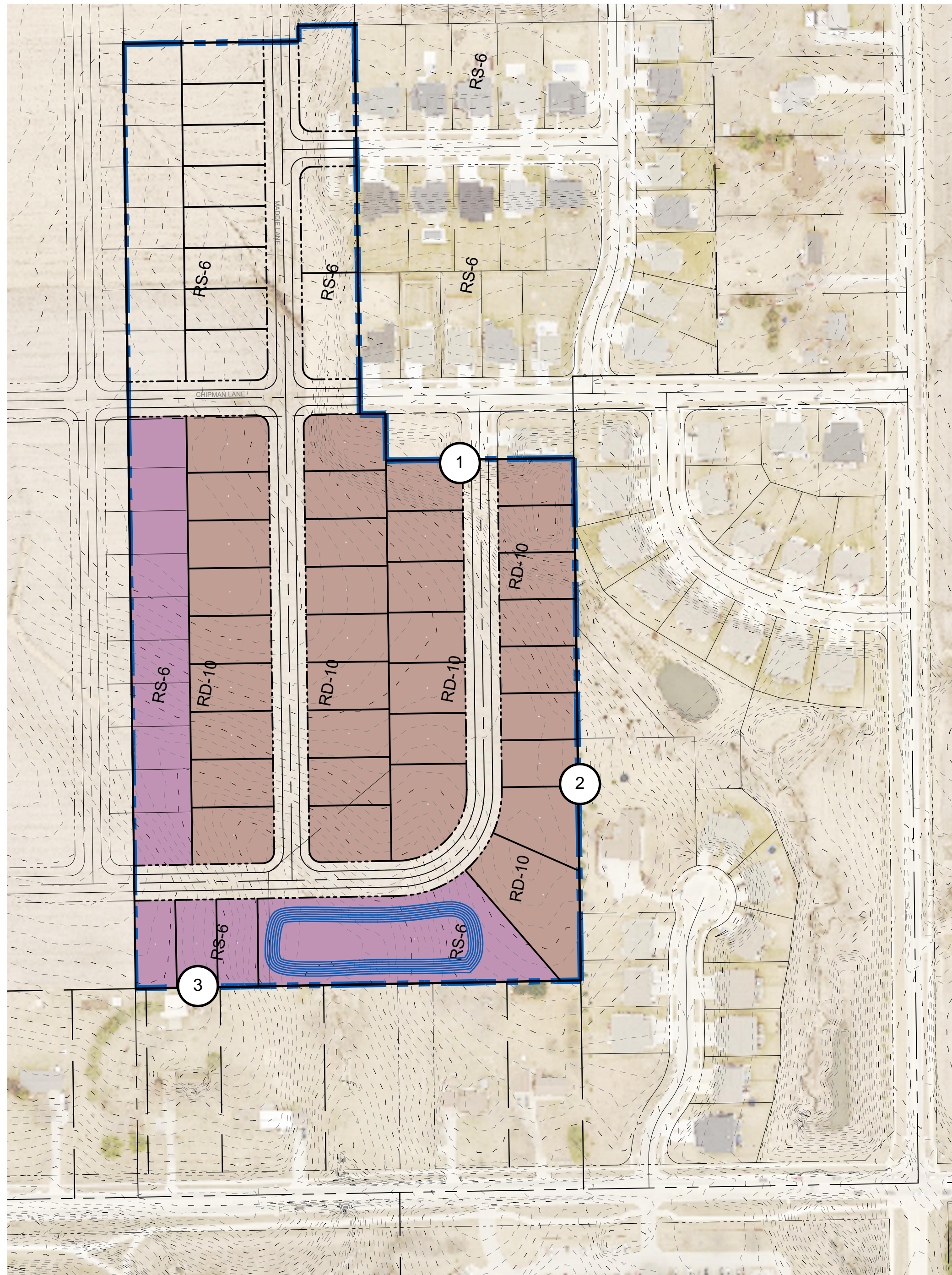
I would appreciate any updates on the project's status and next steps. Thank you for your time and consideration.

Sincerely,
Julia Oxley

1 Provided single family RS-9 as a transition from existing RS-7 homes to proposed RD-10 zone.

2 Provided single family RS-9 zone adjacent to existing RS-4 single family lots on East and South.

3 Removed proposed RS-6 lots to provide additional green space and detention area on site to increase the separation from adjacent existing RS-4 lots and the proposed RD-10 zone.



Ryan Rusnak
City of North Liberty
North Liberty, IA

March 27, 2025

Dear Ryan,

We are opposed to the zoning of the RD-10 two unit residence zoning butting up to our RS-4 single family residences. If the developer wants the RD-10 units, those units should be in the middle of the development instead of the perimeter of the development. The majority of the existing housing abutting the proposed development are RS-4 so the statement that this development is compatible with existing housing is not correct.

We have owned our property for 40 years and we are not opposed to development ,but please make it consistent with the surrounding properties.

Thank you for your consideration,

Tom and Roberta Berdo
1340 W Forevergreen Rd
North Liberty, IA 52317

From: Coleen Chipman <iccoleen@southslope.net>
Sent: Thursday, February 27, 2025 8:09 AM
To: Ryan Rusnak
Subject: [External] reagarding the rezoning request on property located at the west terminus of Chipman Lane and the south terminus of Mayer Street

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.

I am submitting my concerns with the proposed rezoning. I would like to see more single-family dwellings around the entire perimeter replacing the RD10 that is proposed on the east side of the development. My niece (Holly Smigel) was told by Hodge, at the time her mother (Carolyn Matousek) sold her property to Hodge Development, that single-family housing would be put on the west side of their property.

I am also going to list the other concerns that I have with the development that I hope will be addressed at the time when the preliminary plat is drawn up.

- What is the plan for the watershed from the undeveloped land to the northwest of the west of the proposed development? There is a lot of run-off from the land to the west that will have to be addressed before approving the preliminary plat. The city in the past approved a development, but the watershed issue was not addressed, and the homes were flooded when there was a large rain event. Who is liable for the flooding?
- Is the pond going to be a wet or dry pond? Who will do the maintenance on the pond? The pond area at the north-west corner of Jones Blvd and Forevergreen Rd is poorly maintained and is mostly noxious weeds and scrub trees. We do not want that along our back properties. We are also concerned about the elevations with the pond extending from the Young lot to the Oxley lot. When the preliminary plot is proposed, we would like to meet with the city so it can be explained to us how this pond is viable and operational.
- Will there be a barrier, trees, bushes, or a fence along the back property to prevent people from walking through our lot to get to Forevergreen? We do not want the liability of people using our property as a walkway to Forevergreen Rd.
- Easements - We are not willing to sell any of our property to benefit this development. We would grant a temporary easement if needed.
- If the road is vacated between the Young's and our undeveloped lot, we would like the land back. As per my husband, the road was requested as an afterthought by the city after the plots were laid out. The Chipman family has been maintaining the property ever since it was platted for a road.

- We would allow the development to connect a culvert to the existing culvert that goes under Forevergreen Rd, but there is a problem that the earth for the Oxley septic field could not be disturbed. If the septic field is compromised, then the Oxleys would need the developer or city to cover the costs of hook up to the city sewer. They also have their own well, but that well is shared with us, so hooking up to city water may be a problem.

Due to a family situation, I will be flying back to Iowa this Saturday so I will be coming to the planning and zoning meeting.

Thank you for your time.

Coleen Chipman

Ryan Rusnak, Planning Director

City of North Liberty

North Liberty, IA

February 25, 2025

Dear Ryan:

We would like to introduce ourselves; we are David and Holly Smigel and we reside at 1835 Carroll Court in North Liberty. We are writing to you regarding a letter we received for the proposed rezoning at Chipman Lane and Mayer Street. We own the home and land, 1.5 acres, that backs up to this property.

We built our house here in 1999 on a plot behind Holly's mother's home; (Carolyn Matousek) part of the 18 acres that she owned along Forevergreen Rd. and Jones Blvd. Carolyn Matousek (Chipman) decided to sell in 2015 which involved rezoning by Hodge Construction. We were involved in these discussions with Kevin Digman, and it was agreed upon that the land behind us would only be zoned for single family homes. We made it very clear that we did not want or approve of multi-family units backing up to our home.

We are in strong opposition to this proposed re-zoning. It will impact our quality of living by increasing noise, obstructing our view, lowering our property value and causing potential drainage issues. If this is approved, we will be surrounded by multi-family units which we never would have agreed to years ago when the sale occurred. We have already lost much of the quiet and serene landscape that we once had and allowing this to be approved will destroy that for us.

We can have Carolyn Matousek verify the stipulations that were made at the time of the sale which included single family homes behind us on larger lots to protect the integrity of our property. Her number is 319-400-6285.

We ask you to please consider the points we have made and block this re-zoning request.

Sincerely,

David and Holly Smigel

319-440-7122 or 319-541-7253

Ordinance No. 2025-07

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM RS-7 PAD SINGLE-UNIT RESIDENCE DISTRICT PLANNED AREA DEVELOPMENT AND ID INTERIM DEVELOPMENT DISTRICT TO RS-4 SINGLE-UNIT RESIDENCE DISTRICT ON APPROXIMATELY 4.10 ACRES, RS-6 SINGLE-UNIT RESIDENCE DISTRICT ON APPROXIMATELY 1.74 ACRES, RS-9 SINGLE-UNIT RESIDENCE DISTRICT ON .42 ACRES AND RD-10 TWO-UNIT RESIDENCE DISTRICT ON APPROXIMATELY 10.34 ACRES

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 such that the below-described property (the "Property") is assigned a zoning designation as specified with each legal description:

DESCRIPTION REZONING PARCEL #1 (RS-4)

BEGINNING at the Southwest Corner of Auditor's Parcel 2017115 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 274 of the Records of the Johnson County Recorder's Office; Thence N00°43'53"W, along the West Line of said Auditor's Parcel 2017115, a distance of 519.13 feet; Thence S51°23'23"E, 433.46 feet; Thence S84°34'19"E, 242.92 feet; Thence S10°06'40"W, 219.06 feet, to a Point on the South Line of Auditor's Parcel 2015006, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S88°56'04"W, along the South Line of said Auditor's Parcel 2015006, and the South Line of said Auditor's Parcel 2017115, a distance of 535.54 feet, to the POINT OF BEGINNING. Said RS-4 Zoning Parcel contains 4.10 Acres, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #4 (RS-6)

BEGINNING at the Southeast Corner of Auditor's Parcel 2015006 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S88°56'04"W, along the South Line of said Auditor's Parcel 2015006, a distance of 224.71 feet; Thence N10°06'40"E, 219.06 feet; Thence S84°34'19"E, 23.23 feet; Thence N00°46'17"W, 201.74 feet; Thence N89°13'43"E, 160.25 feet, to a Point on the East Line of said Auditor's Parcel 2015006; Thence S00°46'17"E, along said East Line, 413.20 feet, to the POINT OF BEGINNING. Said RS-9 Zoning Parcel contains 1.74 Acres, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #3 (RS-9)

BEGINNING at the Southeast Corner of Lot 26 of Mickelson First Addition, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 394 of the Records of the Johnson

County Recorder's Office; Thence S00°46'17"E, along the East Line of Auditor's Parcel 2015006, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office, 50.00 feet; Thence S89°13'43"W, 363.99 feet; Thence N00°46'17"W, 50.00 feet, to a Point on the Westerly Projection of the South Line of Lot 25 of said Mickelson First Addition; Thence N89°13'43"E, along said Westerly Projection, the South Line of said Lot 26, the South Right-of-Way Line of Mayer Street, and the South Line of said Lot 26, a distance of 363.99 feet, to the POINT OF BEGINNING. Said RS-9 Zoning Parcel contains 0.42 Acre, and is subject to easements and restrictions of record.

DESCRIPTION REZONING PARCEL #2 (RD-10)

COMMENCING at the Southwest Corner of Auditor's Parcel 2017115 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 274 of the Records of the Johnson County Recorder's Office; Thence N00°43'53"W, along the West Line of said Auditor's Parcel 2017115, a distance of 519.13 feet, to the POINT OF BEGINNING; Thence continuing N00°43'53"W, along said West Line, 486.60 feet; Thence N89°16'29"E, 395.55 feet, to a Point on the West Line of Mickelson First Addition, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 394 of the Records of the Johnson County Recorder's Office; Thence S00°46'17"E, along said West Line, and the Southerly Projection thereof, 160.12 feet; Thence N89°13'43"E, 363.99 feet, to a Point on the East Line of Auditor's Parcel 2015006 to North Liberty, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office; Thence S00°46'17"E, along said East Line, 428.17 feet; Thence S89°13'43"W, 160.25 feet; Thence S00°46'17"E, 201.74 feet; Thence N84°34'19"W, 266.15 feet; Thence N51°23'23"W, 433.46 feet, to the POINT OF BEGINNING. Said RD-10 Zoning Parcel contains 10.34 Acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the April 1, 2025, 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. RECORDATION. The City Clerk is hereby authorized and directed to record this ordinance at the Johnson County Recorder's office upon final passage and approval.

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

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

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

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

First reading on

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. 2025-07 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



**Cedarhurst Rezoning,
Land Use Map
Amendment, and Site Plan**



March 4, 2025

Chris Hoffman, Mayor
City of North Liberty
360 North Main Street
North Liberty IA 52317

Re: Request of Dover Development for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its March 4, 2025 meeting. The Planning Commission took the following action:

Findings:

1. The Future Land Use Map amendment request from Urban Medium Intensity (ULI) to Urban High Intensity (UHI) on approximately 9.18 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from RM-12 Multi-Unit Residence District to RM-21 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 findings and forwards the request of Dover Development for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Amy Yotty, Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 28, 2025**
Re **Request of Dover Development for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.**

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

1. Request Summary:

The purpose of the request is to facilitate a senior housing development consisting of independent living, assisted living and memory care.



The conceptual site plan for proposed development depicts a total of 133 units - 65 independent living, 47 assisted living, 21 memory care. The preliminary site plan is planned to be considered by the Planning Commission on April 1 and by the City Council on April 22, which would be the third reading on the proposed rezoning.

2. Current and Proposed Zoning:

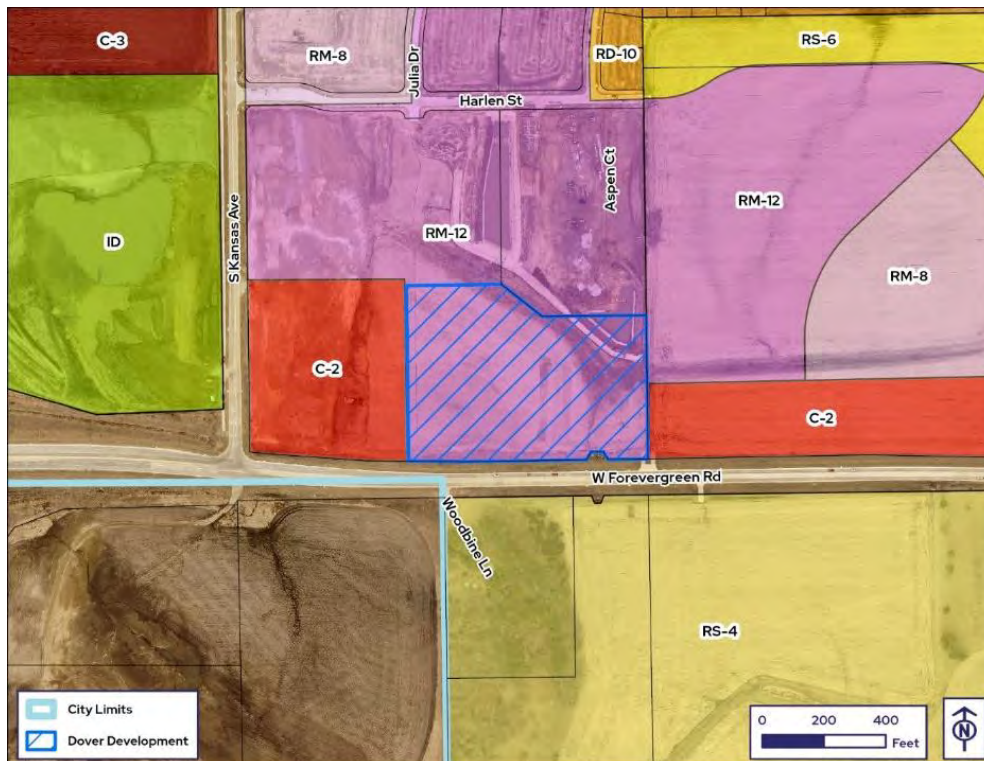
Current Zoning

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.

Proposed Zoning

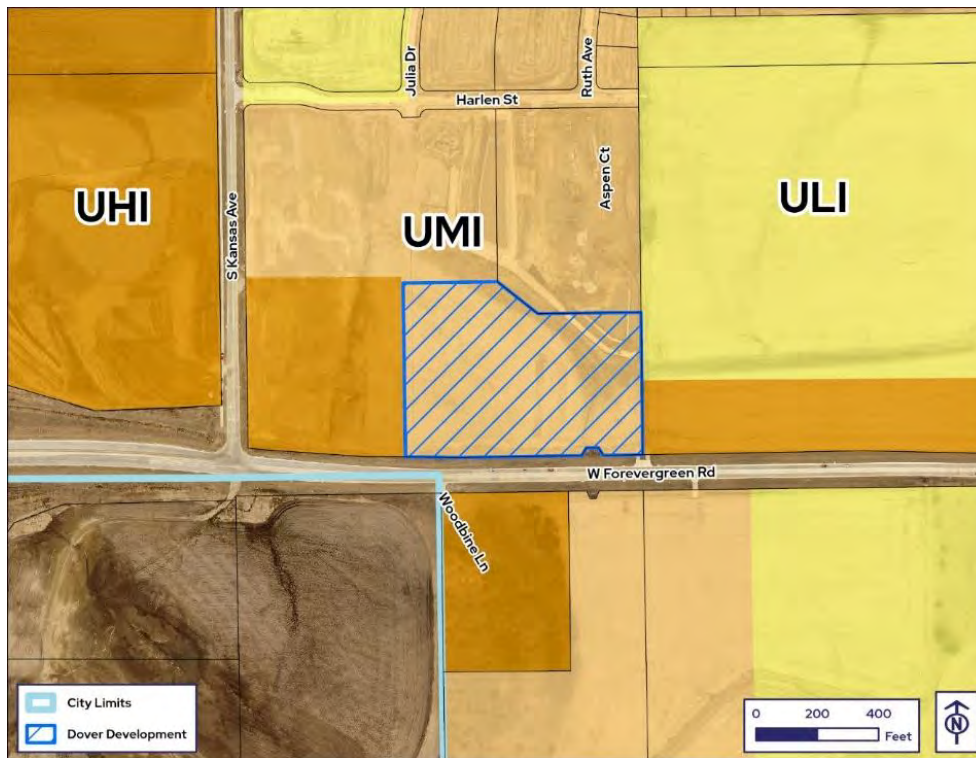
RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

Unfortunately, there isn't an RM district between RM-12 and RM-21. The development proposes 133 units on 9.18 acres, which equates to 14.49 units/acre. It is staff's opinion that an RM-15 District would be appropriate in the Zoning Code, but staff has not proposed the amendment.



3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designation: Urban Medium Intensity. There is a separate request to amend the FLUM to Urban High 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.

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 February 17, 2025. No one outside of City representatives (City staff, one Planning Commission member and one City Council member) and the applicant attended 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 (ordinance language in *italics* and staff analysis in **bold**).

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 Comprehensive Plan 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

Unfortunately, there isn't an RM district between RM-12 and RM-21. The development proposes 133 units on 9.18 acres, which equates to 14.49 units/acre. It is staff's opinion that an RM-15 District would be appropriate in the Zoning Code, but staff has not proposed the amendment.

Considering the location, it is staff's opinion that the Urban High Intensity (UHI) Future Land Use designation and higher density zoning would be appropriate in this location.

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

Considering the properties to the east and west are zoned C-2 Highway Commercial District, 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:

This would be a large building located along a major gateway into North Liberty. Staff has expressed and has been working with the applicant regarding the building design to ensure a higher-quality building design.

Related subdivision construction improvements include Julia Drive, which would be extended to West Forevergreen Road. The access would be right in/right-out only.



7. Staff Recommendation:

Findings:

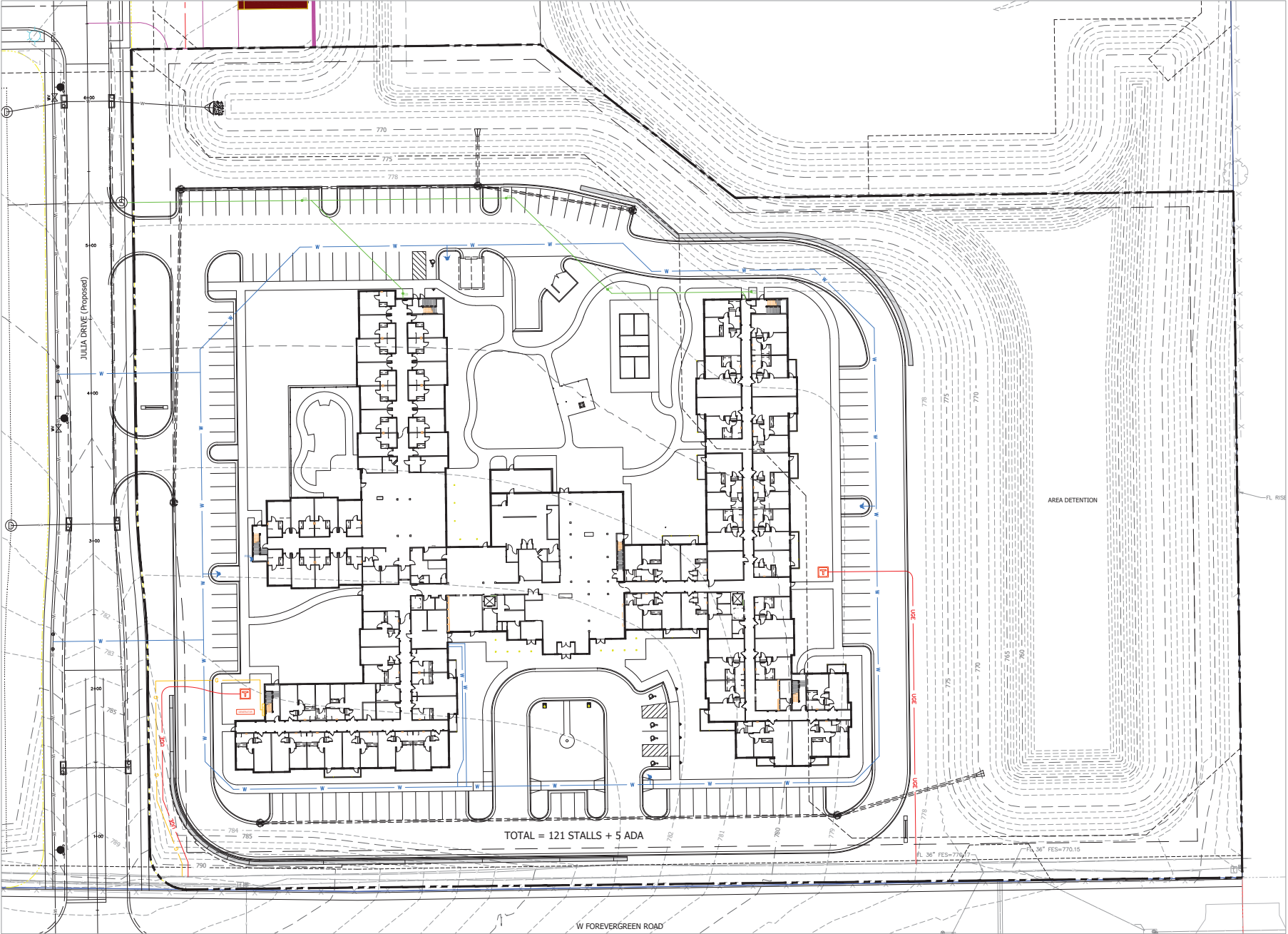
1. The Future Land Use Map amendment request from Urban Medium Intensity (ULI) to Urban High Intensity (UHI) on approximately 9.18 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from RM-12 Multi-Unit Residence District to RM-21 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 findings and forward the request for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres to the City Council with a recommendation for approval.

Suggested motion:

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





FRONT ELEVATION



SIDE ELEVATION - TWO STORY



REAR ELEVATION



SIDE ELEVATION - THREE STORY



AERIAL PERSPECTIVE





Ordinance No. 2025-06

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM RM-12 MULTI-UNIT RESIDENCE DISTRICT TO RM-21 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 such that the below-described property (the "Property") is assigned a zoning designation of RM-21 Multi-Unit Residence District:

Auditor's Parcel 2024099, to North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 68, Page 161 of the Records of the Johnson County Recorder's Office. Said rezoning parcel contains 9.18 acres and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the March 4, 2025, 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. RECORDATION. The City Clerk is hereby authorized and directed to record this ordinance at the Johnson County Recorder's office upon final passage and approval.

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

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

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

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

First reading on March 25, 2025.

Second reading on April 8, 2025.

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. 2025-06 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



April 1, 2025

Chris Hoffman, Mayor
City of North Liberty
360 North Main Street
North Liberty IA 52317

Re: Request of Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.
Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its April 1, 2025 meeting. The Planning Commission took the following action:

Finding:

1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request of Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres to the City Council with a recommendation for approval.

The vote for approval was 6-0.

Amy Yotty, Chairperson
City of North Liberty Planning Commission



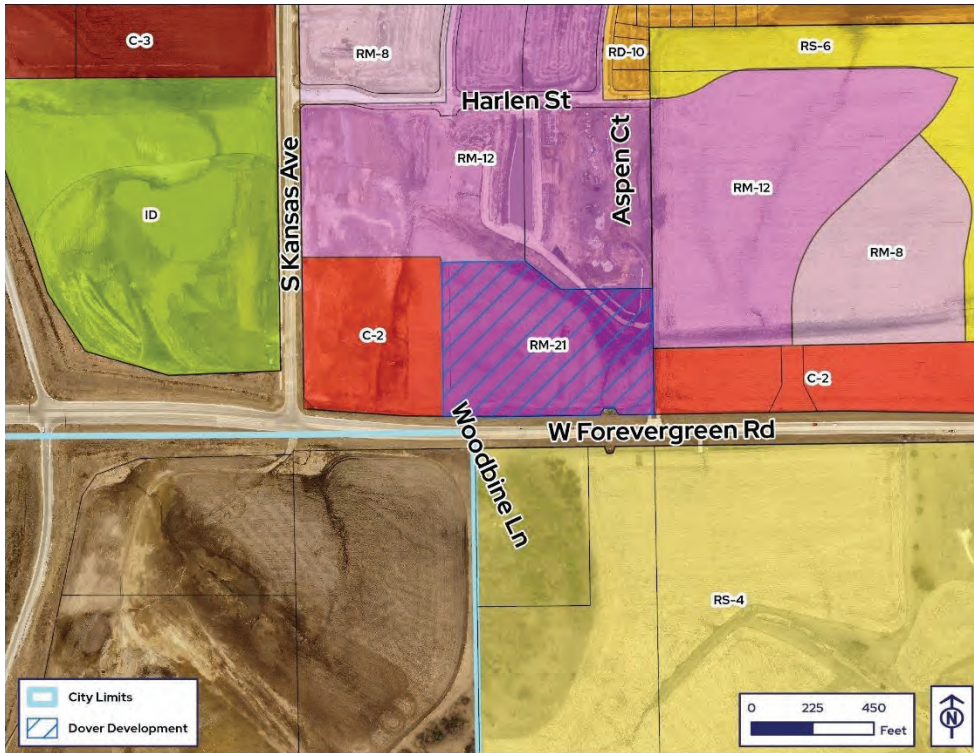
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **March 28, 2025**
Re **Request of Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.**

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

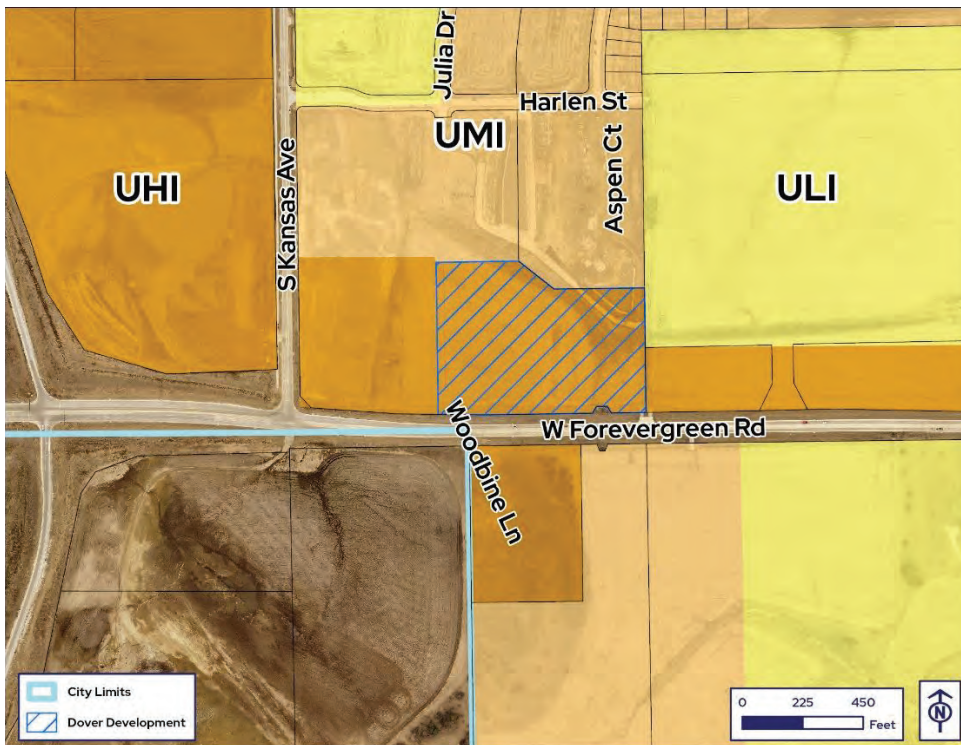
- 1. Request Summary:** The site plan proposes a two and three-story, 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres.



2. **Current Zoning:** RM-21 Multi-Unit Residence District*.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban High Intensity*.



*Rezoning from RM-12 to RM-21 and Future Land Use Map amendment from UMI to UHI anticipated to be approved at the April 22, 2025 City Council meeting.

4. Site Plan Approval Standards:

Section 165.05(2)(E) of the North Liberty Code of Ordinances sets forth the approval standards (ordinance language in *italics* and staff analysis in **bold**).

E. *Approval Standards. The Planning Commission's recommendation to the City Council and the City Council's decision to approve or disapprove a preliminary site plan shall be informed by the preliminary site plan's adherence to the following standards:*

(1) *The consistency of the preliminary site plan with all adopted ordinances and regulations.*

See analysis below.

(2) *The consistency of the proposed land use with the Comprehensive Plan and any adopted land use policies. The submission of a preliminary site plan which proposes one or more uses inconsistent with the City's Future Land Use Map creates a rebuttable presumption that said use or uses are inharmonious with surrounding properties and incompatible with orderly development and redevelopment.*

The RM-21 District is consistent with the UHI Land Use Map designation.

Analysis of adopted ordinances and regulations.

Section 168.07 of the North Liberty Code of Ordinances defines uses and use standards for particular uses of the property.

Residential Care Facility.

- A. Defined. Residential care facility means a licensed establishment that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. This includes institutions that are located in one or more buildings on contiguous property with one administrative body. Residential care facility does not include a residential drug/alcohol treatment facility.
- B. Use Standards. None.

Section 165.05(2)(D) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the submission requirements (ordinance language in *italics* and staff analysis in **bold**).

- *Date, north arrow and graphic scale. **Provided.***
- *The property owner's name and description of proposed development. **Provided.***
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it. **Provided.***
- *Property boundary lines, dimensions, and total area. **Provided.***

- *Contour lines at intervals of not more than five feet, City datum. If substantial topographic change is proposed, the existing topography shall be illustrated on a separate map and the proposed finished topography shown on the site plan.*
Provided.
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.*
Provided.
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**
- *Off-street parking areas, ingress and egress to the property, number of parking spaces proposed, number of parking spaces required by this code and type of surfacing.*
Provided.
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**
- *Trash and refuse enclosures.* **Provided.**
- *The general drainage pattern and location of storm water detention features.*
Provided.
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

North Liberty Code of Ordinances Section 169.10 entitled, "Design Standards" sets forth certain design standards.

Requirements for All Districts (ordinance language in *italics* and staff analysis in **bold**).

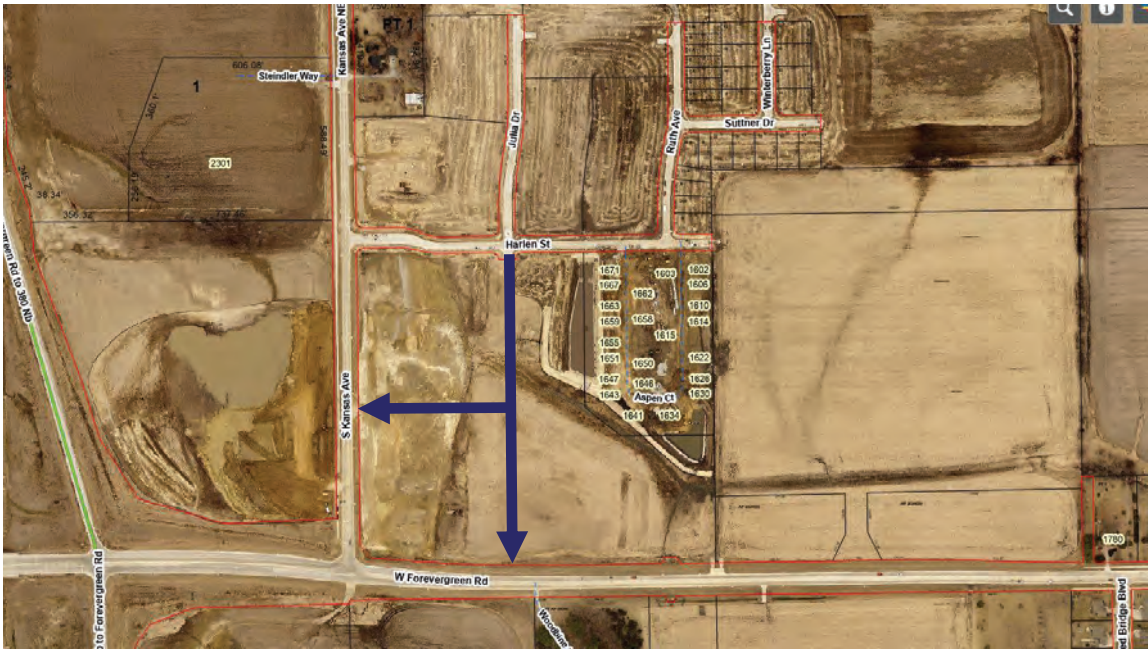
- *Building design shall be visually harmonious and compatible with the neighborhood character.*
- *Buildings located on property with double frontages shall have similar wall design facing both streets.*
- *Except for RS RD, R-MH and ID districts, color schemes shall be primarily based on earth tones. Earth tone colors include colors from the palette of browns, tans, greys, greens, and red. Earth tone colors shall be flat or muted. Building trim and accent areas may feature non-earth tone and brighter colors. In any district, the use of high intensity colors, neon or fluorescent color and neon tubing is prohibited.*
- *Except in the R-MH district, a minimum roof pitch of 5:12 shall apply to gable, hip, or shed roofs and there shall be a minimum roof overhang at the eaves of 12 inches. This does not apply to portions of a roof that are separate from the structure's primary roof. Metal roofs shall not be corrugated or similar appearance. The color of the roof shall be visually harmonious and compatible with the building color scheme.*

It is staff's opinion that the site plan achieves consistency with this section.

5. Additional information:

This would be a large building located along a major gateway into North Liberty. Staff has expressed and the applicant is proposing a higher-level of building design.

Related subdivision construction improvements include Julia Drive (north/south street), which would be extended to West Forevergreen Road and Cora Drive (east/west street), which would be extended to South Kansas Avenue. Julia Drive at West Forevergreen Road would be right in/right-out only and Cora Drive at South Kansas Avenue would be a full access.



6. Staff Recommendation:

Finding:

1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 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 Preliminary Site Plan to the City Council with a recommendation for approval.

PRELIMINARY SITE PLAN

FOR

CEDARHURST OF NORTH LIBERTY

W FOREVERGREEN RD. & JULIA DRIVE (Proposed)

UTILITY CONTACTS:

WATER

CITY OF NORTH LIBERTY
PH: (319) 626-5719
GREG METTERNICH, SUPERINTENDENT
gmetternich@northlibertyiowa.org

WASTEWATER

CITY OF NORTH LIBERTY
PH: (319) 626-5700

ELECTRIC

LINN COUNTY R.E.C.
PH: (800) 332-5420
ALLIANT ENERGY
PH: (800) 255-4268

NATURAL GAS

MID-AMERICAN ENERGY
PH: (800) 329-6261

TELEPHONE

SOUTH SLOPE COOPERATIVE COMMUNICATIONS
PH: (319) 626-2211

CABLE & INTERNET

SOUTH SLOPE COOPERATIVE COMMUNICATIONS
PH: (319) 626-2211

MEDIA

MEDIACOM
PH: (855) 633-4226



VICINITY MAP
NOT TO SCALE



PROJECT CONTACTS:

DEVELOPER
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MO 63124
PROJECT CONTACT: NICK DWYER
EMAIL: NICK@DOVER-DEVELOPMENT.COM
PHONE: 314-884-8968

CIVIL ENGINEER
KARIN LANG, P.E.
BARTLETT & WEST, INC.
EMAIL: KARINLANG@BARTLETTWEST.COM
PHONE: 605-373-5836

SHEET INDEX

C100	COVER SHEET
C200	EXISTING CONDITIONS & BOUNDARY
C300	GENERAL LAYOUT
C301 - C302	LAYOUT AND UTILITY PLAN
C401 - C401	DIMENSION PLAN
C500 - C501	GRADING AND STORM SEWER PLAN
L100 - L101	LANDSCAPE PLAN



CITY OF NORTH LIBERTY SITE PLAN APPROVAL

RYAN RUSNAK, PLANNING DIRECTOR DATE

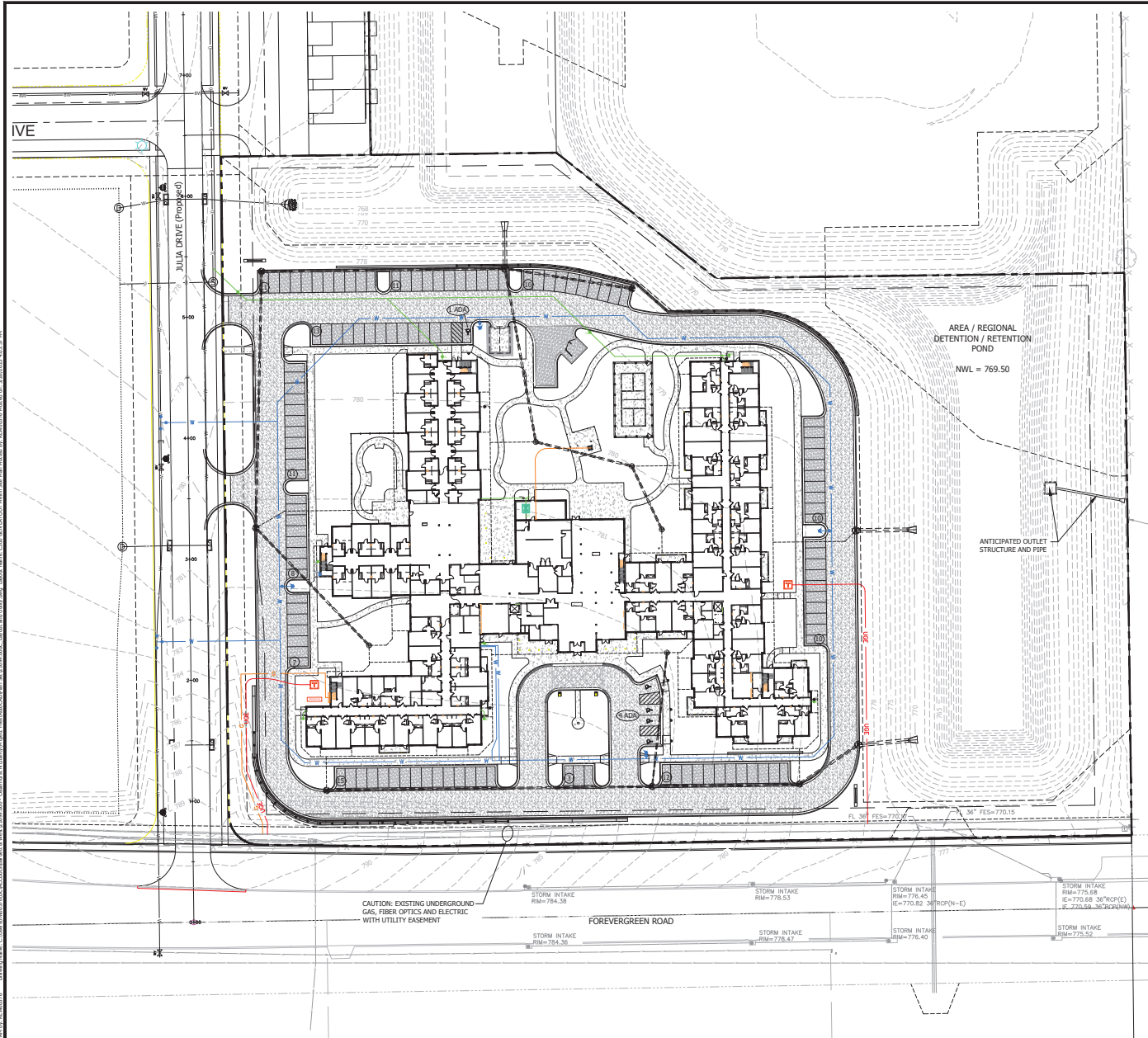
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO SERVE AS A PERMIT FOR CONSTRUCTION, OR AS APPROVAL OF ANY ACT IN VIOLATION OF ANY PROVISION OF THE CITY OF NORTH LIBERTY CODE OF ORDINANCES.

Bartlett & West

SITE PLAN
COVER SHEET
CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C100
SHEET NO:	1 of 11



GENERAL NOTES

- Existing Zoning: ID (Interim Development)
Proposed Zoning: RM-21 (Multi-Unit Residence District)
- Lot 126, Forevergreen Estates Part Two (Future Plat)
- Topographic information provided by MMS Consultants, Inc.
- Current Owners: Bosman Property, LLC
2800 University Ave., Suite 420-193
West Des Moines, IA 50266-1258
- Developer: Dover Development, LLC
Nick Dwyer 300 Hunter Ave. #200 St. Louis, MO 63124
Patrick Anthon 300 Hunter Ave. #200 St. Louis, MO 63124
- Building Information:
Proposed Assisted Living / Memory Care
First Floor Breakdown:
Memory Care (21 beds) - Studio = 21 units
Assisted Living (14 beds) - Studio = 3 units, 1BR = 9 units, 2BR = 1 unit
Independent Living (20 beds) - Studio = 3 units, 1BR = 11 units, 2BR = 8 units
Second Floor Breakdown:
Assisted Living (27 beds) - Studio = 4 units, 1BR = 25 units, 2BR = 4 units
Independent Living (31 beds) - Studio = 4 units, 1BR = 11 units, 2BR = 8 units
Third Floor Breakdown:
Independent Living (26 beds) - 1BR = 14 units, 2BR = 6 units
Total bed count = 159
Staff Count = 53 Administrative, Doctor, Staff (20 employees on largest shift)
- Parking Information:
Existing Parking = 0
Required Parking:
Independent Living Facility (0.75 per Dwelling Unit): 65 units X 0.75 = 49
Assisted Living Facility (0.50 per Dwelling Unit): 46 units X 0.50 = 23
Nursing Home or Hospice (0.50 per Patient Room): 21 units X 0.50 = 11
Total Required Parking: 83 stalls
Proposed Parking: 121 stalls + 5 ada stalls = 126 total stalls provided
- Setbacks:
Front yard = 25'
Corner Side yard = 25'
Side yard = 10'
Rear yard = 30'
- Utility Connections:
Sanitary - From Northwest, proposed sanitary manhole along proposed Julia Drive
Water - From West, proposed water main extension to be brought from extension of Julia Drive
Electric - From South, to be coordinated and finalized with utility provider
Gas - From South, to be coordinated and finalized with utility provider
Cable/Telephone - To be field evaluated
- All street and/or drive aisle dimensions are to back of curb.
- All eaves, canopies and other building projections may extend over the building envelope lines but not the lot lines.
- The building footprint and parking spaces shown are conceptual and are subject to adjustment provided that such footprints stay within the building envelope and are in general conformance with the approved plan.

SITE SUMMARY

EXISTING SITE SUMMARY:		
EXISTING BUILDINGS:	0 SF	(0.00 AC.)
EXISTING PAVEMENT:	0 SF	(0.00 AC.)
TOTAL IMPERVIOUS:	0 SF	(0.00 AC.)
EXISTING PERVIOUS:	380,428.98 SF	(8.73 AC.)
TOTAL SITE AREA:	380,428.98 SF	(8.73 AC.)

PROPOSED SITE SUMMARY:		
PROPOSED BUILDINGS:	139,836.00 SF	(3.21 AC.)
PROPOSED PAVEMENT:	98,760.12 SF	(2.26 AC.)
PROPOSED IMPERVIOUS:	238,596.12 SF	(5.47 AC.) (63%)
PROPOSED PERVIOUS:	141,832.86 SF	(3.26 AC.) (37%)
TOTAL SITE AREA:	380,428.98 SF	(8.73 AC.)



ANTICIPATE USING AN ALUMINUM FENCE STYLE SIMILAR TO IMAGE

EXAMPLE FENCE OPTION FOR RETAINING WALL



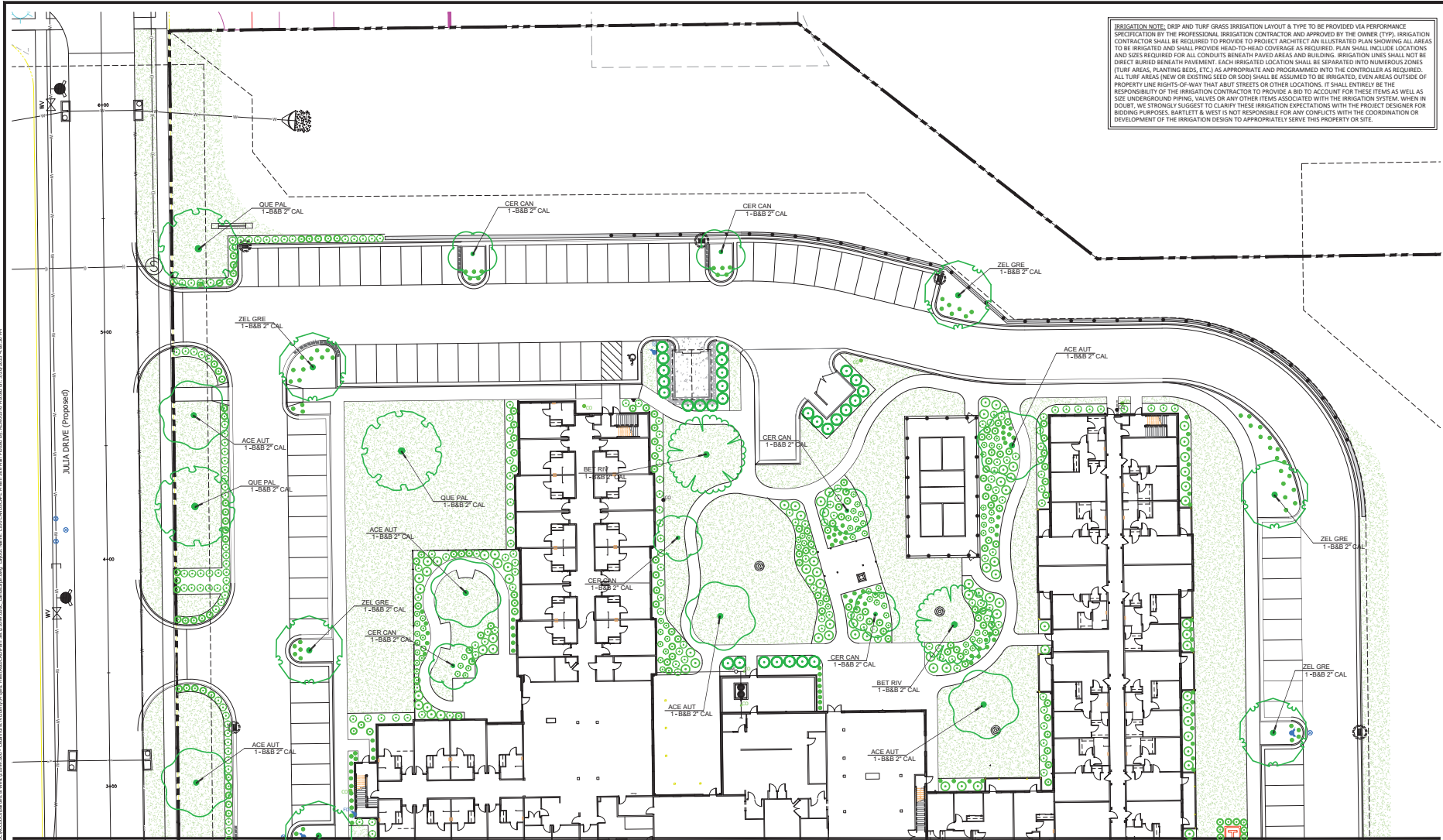
Bartlett & West

**SITE PLAN
GENERAL LAYOUT**

CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY: RLW
DRAWN BY: RLW
APPROVED BY: KEV
DESIGN PROJ: 21699.100
SCALE: AS NOTED
DATE: MARCH 3, 2025
C300
SHEET NO: 3 OF 11



MATCHLINE: SEE SHEET L101

LANDSCAPE NOTES:

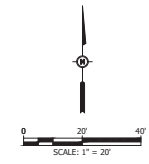
1. GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
2. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1995) PLUS UPDATES.
3. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
5. ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DEPENDENT TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
6. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
8. ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING OR SODDING.

9. PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
10. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH 1.5" ROCK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
11. ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESICCANT AGENT DESIGNED TO PERMIT TRANSPARATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESICCANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
12. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE (SEEDING OR SODDING) WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SEEDING OR SODDING, MOISTEN PREPARED TOPSOIL. IF GROUND IS DRY, AFTER ONE MONTH FOLLOWING (SEEDING OR SODDING), APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING (SEEDING OR SODDING), APPLY OPTIMUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, RESEEDING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
13. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.

LEGEND:



14. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF (SEED OR SOD) NEEDED FOR OPTIMUM COVERAGE.
15. ALL EDGING IS TO BE COL-MET STEEL EDGING OR APPROVED EQUAL. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
16. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
17. SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
18. CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERFORMANCE SPECIFICATIONS FOR DESIGN AND LAYOUT OF IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER.



IRRIGATION NOTE: DRIP AND TURF GRASS IRRIGATION LAYOUT AND TYPE TO BE PROVIDED VIA PERFORMANCE SPECIFICATION BY THE PROFESSIONAL IRRIGATION CONTRACTOR AND APPROVED BY THE OWNER (TYP). IRRIGATION CONTRACTOR SHALL BE REQUIRED TO PROVIDE TO PROJECT ARCHITECT AN ILLUSTRATED PLAN SHOWING ALL AREAS TO BE IRRIGATED AND SHALL PROVIDE HEAD-TO-HEAD COVERAGE AS REQUIRED. PLAN SHALL INCLUDE LOCATIONS AND SIZES REQUIRED FOR ALL CONDUITS BENEATH PAVED AREAS AND BUILDING. IRRIGATION LINES SHALL NOT BE DIRECT BURIED BENEATH PAVEMENT. EACH IRRIGATED LOCATION SHALL BE SEPARATED INTO NUMEROUS ZONES (TURF AREAS, PLANTING BEDS, ETC.) AS APPROPRIATE AND PROGRAMMED INTO THE CONTROLLER AS REQUIRED. ALL TURF AREAS (NEW OR EXISTING SEED OR SOD) SHALL BE ASSUMED TO BE IRRIGATED, EVEN AREAS OUTSIDE OF PROPERTY LINE RIGHTS-OF-WAY THAT ADJUT STREETS OR OTHER LOCATIONS. IT SHALL ENTIRELY BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROVIDE A BID TO ACCOUNT FOR THESE ITEMS AS WELL AS SIZE UNDERGROUND PIPING, VALVES OR ANY OTHER ITEMS ASSOCIATED WITH THE IRRIGATION SYSTEM. WHEN IN DOUBT, WE STRONGLY SUGGEST TO CLARIFY THESE IRRIGATION EXPECTATIONS WITH THE PROJECT DESIGNER FOR BIDDING PURPOSES. BARTLETT & WEST IS NOT RESPONSIBLE FOR ANY CONFLICTS WITH THE COORDINATION OR DEVELOPMENT OF THE IRRIGATION DESIGN TO APPROPRIATELY SERVE THIS PROPERTY OR SITE.

Bartlett & West

**SITE PLAN
LANDSCAPE PLAN**

**CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA**

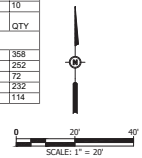
NOT FOR CONST.

DESIGNED BY:	---
DRAWN BY:	KEL
DESIGN PROJ:	21699.100
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	L100
SHEET NO:	10 of 11



L101

NO: 11 of 11





FRONT ELEVATION



SIDE ELEVATION - TWO STORY



REAR ELEVATION



SIDE ELEVATION - THREE STORY



AERIAL PERSPECTIVE

CEDARHURST SENIOR LIVING COMMUNITY

NORTH LIBERTY, IOWA



FEBRUARY 27, 2025

Resolution No. 2025-48

**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 MEDIUM INTENSITY
(UMI) 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 Medium Intensity (ULI) to Urban High Intensity (UHI) on approximately 9.18 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 22nd day of April, 2025.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

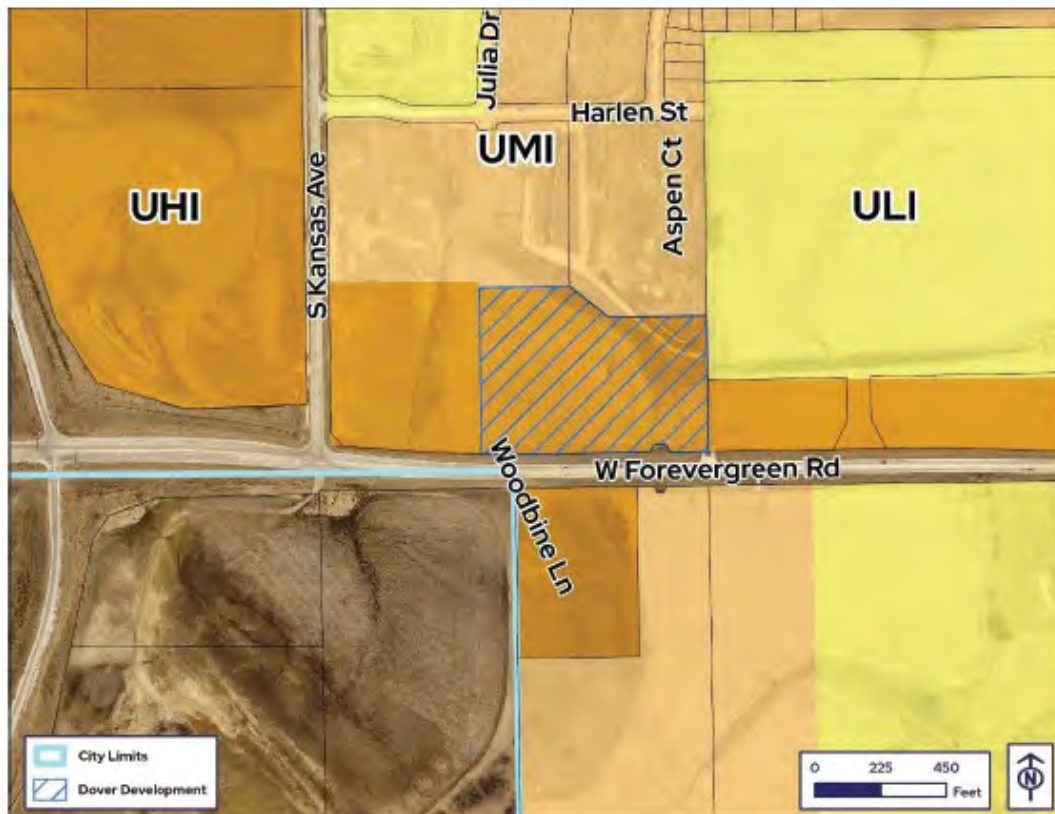
ATTEST:

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 Medium Intensity (ULI) to Urban High Intensity (UHI)



Resolution No. 2025-49

**RESOLUTION APPROVING THE PRELIMINARY SITE PLAN
FOR CEDARHURST, NORTH LIBERTY, IOWA**

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

WHEREAS, the owner and applicant, Dover Development, has filed with the City Clerk a preliminary site plan;

WHEREAS, the property is described as:

Auditor's Parcel 2024099, to North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 68, Page 161 of the Records of the Johnson County Recorder's Office. Said rezoning parcel contains 9.18 acres and is subject to easements and restrictions of record; and

WHEREAS, said preliminary site plan has one finding:

1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the preliminary site plan for Cedarhurst, North Liberty, Iowa;

BE IT FURTHER RESOLVED, that the effective date of this resolution is the date that Ordinance Number 2025-06 is published and becomes effective.

APPROVED AND ADOPTED this 22nd day of April, 2025.

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