



**City Council Meeting
Regular Session
May 27, 2025**



City Administrator Memo



To **Mayor and City Council**
From **Ryan Heiar, City Administrator**
Date **May 23, 2025**
Re **City Council Agenda May 27, 2025**

Consent Agenda

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

- City Council Minutes (05/13/25)
- Pay Application #2, North Liberty Road Trail, Metro Pavers, Inc., \$120,020.88
- Change Order #8, North Liberty City Hall Project, City Construction, \$10,615
- Change Order #5, Centennial Park Event Complex, Larson Construction Co., \$33,425.56
- Pay Application #9, Centennial Park Event Complex, Larson Construction Co., \$750,142.08
- Claims

Meetings & Events

Monday, May 26
Memorial Day – City Offices Closed

Tuesday, May 27 at 6:00p.m.
City Council

Tuesday, June 3 at 6:30p.m.
Planning Commission

Thursday, June 5 at 7:00p.m.
Parks & Recreation

Tuesday, June 10 at 6:00p.m.
City Council

FY26 Budget

The agenda includes a public hearing (notice published in the May 14, 2025 edition of the Cedar Rapids Gazette) and resolution approving the FY26 budget. In its closing week, the State Legislature passed legislation that will allow the City to adopt and implement the FY26 budget as planned. As of the publication of this memo, Governor Reynolds has not yet signed the bill into law; however, it is anticipated that she will within the next couple of weeks. Staff is grateful for the Legislature's efforts, especially Representative Neilsen and Senator Wahls for spearheading this effort.

NOTE: The resolution in the packet has the previous resolution number and date included because staff is unable to update the document within the State's system until the City Council has approved the budget. Once approved, staff will have an updated document for the Mayor's signature.

FY25 Budget Amendment

Each year, Cities are required to amend their budgets to provide additional spending authority in cases where expenses are greater than budgeted. Amendments are not required for revenues; however, staff has included revenue projections within the amendment. Included in the packet is the budget amendment summary, with notes explaining the additional revenues and expenses projected for FY25. The proposed amendment will not have significant impacts on operating fund balances. Staff

recommends approval of the amendment. The notice for this public hearing was published in the Cedar Rapids Gazette on May 14, 2025.

UCD Holdings Rezoning

This rezoning – east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way – would facilitate redevelopment of the property with primarily commercial uses, although residential uses would be permitted on 10.04 acres. Notably, the CU C-3 Urban Central Higher-Intensity Commercial District is being proposed as a Zoning Code amendment and final approval is anticipated at the June 10 City Council meeting. The proposed Preliminary Subdivision Plat is planned to be considered at the final reading of the rezoning (June 24). A virtual good neighbor meeting was held on April 24 with a total of six people attending the meeting outside of City staff and the applicant. Those that attended had general questions and appeared to be supportive of the request. The Planning Commission unanimously recommended approval of the request at its May 6 meeting. Staff also recommends approval. The notice for this public meeting was published in the Cedar Rapids Gazette on May 18, 2025.

Watts Rezoning

Watts Group Development, Inc. is requesting a rezoning – east and west side of South Dubuque Street approximately 375 feet south of Juniper Street – to various residential districts to support a variety of housing types and related infrastructure on approximately 162 acres. The rezoning was divided into two applications at the request of staff – east and west of South Dubuque Street and west of South Dubuque Street – due to the street bifurcating the property. Understandably, some residents were concerned with the east part, but not the west part and vice versa. This would be a significant development in an area with existing utilities and would create important street connections, most notably, East Tartan Street. For context, The Preserve Subdivision (also a Watts Development) west of Centennial Park began developing in 2019 and is nearing completion. The proposed development is twice that size, so it's expected that full buildout will take 10-15 years. Due to the significant size the requests, two good neighbor meetings were held: March 12, 2025 (in person) and March 26, 2025 (virtual). Both meetings were very well attended with approximately 40 people at each meeting. There were some objections and concerns related to specific items, such as zoning compatibility/intensity, stormwater drainage, traffic impacts (impact on the transportation system, number of access points on Dubuque Street, traffic calming, school related traffic, construction traffic, etc.) and parks/open space. The applicant has

undertaken a traffic impact study at the request of staff. Preliminary results indicate that the proposed development will not cause a deficiency to South Dubuque Street, although specific intersection improvements (turn lanes, roundabouts, etc.) may be necessary. Considering that some of the impacts would be caused by traffic outside the proposed development, staff has been discussing appropriate sharing of costs related to potential South Dubuque Street improvements. Notably, the RM-14 Multi-Unit Residence District is being proposed as a Zoning Code amendment and final approval is anticipated at the June 10 City Council meeting. The notices for these public hearings were published in the Cedar Rapids Gazette on May 18, 2025.

East

This rezoning on approximately 58.32 acres proposes RS-6 Single-Unit Residence District (15.21 acres), RS-9 Single-Unit Residence District (11.30 acres), RD-10 Two-Unit Residence District (16.59 acres), RM-12 (7.17 acres) and RM-14 Multi-Unit Residence District (8.05 acres). The applicant made some changes to the request after feedback from good neighbor meetings including replacing RM-21 Multi-Unit Residence District with RM-14 Multi-Unit Residence District along the South Dubuque Street frontage and RD-10 Two-Unit Residence District with RS-6 Single-Unit Residence District along Ogden Lane.

West

This rezoning on 103.75 acres proposes RS-6 Single-Unit Residence District (26.29 acres), RS-9 Single-Unit Residence District (34.81 acres), RD-10 (26.93 acres), RM-12 (7.65 acres), and RM-14 Multi-Unit Residence District (8.07 acres). The applicant made a change to the request after feedback from good neighbor meetings including replacing RM-21 Multi-Unit Residence District with RM-14 Multi-Unit Residence District along the South Dubuque Street frontage.

The Planning Commission unanimously recommended approval of both requests at its May 6 meeting. Staff recommends approval as well.

2025A & B Bond Sales

The agenda includes two resolutions setting June 10 as the sale date for the 2025A and 2025B bonds and approving the preliminary official statement for each. The 2025A sale will be in an amount not-to-exceed \$22 million for the economic development incentive (plus capitalized interest and borrowing fees) with the Urban Central District development.

The 2025B sale is in the amount not-to-exceed \$8.75 million for the projects described below plus capitalized interest and borrowing fees.

Date	Source	Amount	Project
2nd Qrt - 2025		\$725,000	Centennial Park, Phase 1
	GO/TIF Bond	\$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
		\$4,400,000	City Hall
Total		\$8,475,000	

Staff recommends approval of the resolutions. Tionna Pooler, the City's financial advisor, will be at the June 10 Council meeting to present the bond sale bids and offer a recommendation.

GRD Burleson Annexation

GRD Burleson, LLC is requesting annexation of .38 acres (.42 acres total with south half of the adjacent right-of-way) – south side of South Dubuque Street approximately 750 feet east of North Liberty Road – into the city. This is a small strip that is located within the Liberty Commons subdivision in the location of a future street. This annexation would fulfill a requirement of the subdivision Developer's Agreement to annex this portion before final approval of the subdivision, which is expected this Summer. This annexation is consistent with the annexation agreement with Coralville. All required notifications have been made, and no objections have been received. Staff recommends approval of the annexation. The notice for this public meeting was published in the Cedar Rapids Gazette on May 11, 2025.

Greenbelt Trail Parts 5&6

The Developer of the Greenbelt Trail subdivisions has executed the enclosed agreements for the provision of public improvements on the proposed Greenbelt Trail Part 5 and Part 6 subdivisions. The agreements conform to the usual format for residential subdivisions, and staff recommends approval.

Workforce Housing Support

Kevin Digman with Hodge Construction and the Jordan Street Developers LLC will be in attendance to request financial support for a 96-unit Workforce Housing project on Jordan Street. A high-level concept, as well as a resolution supporting the project, is included in the packet. The State's Workforce Housing Tax Credit program provides developers a tax credit of up to \$15k/unit as long as they can prove construction costs are less than \$230k/unit AND have financial support from the municipality in the amount of \$1,000/door. There are no other reporting requirements for this program; rather, the idea is that by limiting construction costs and adding more units to the market, it will help keep housing affordable (or at least competitive) in the community. North Liberty has not participated in the Workforce Housing program previously. Staff believes this would

be a good opportunity to partner with the state and local developer to increase housing opportunities in North Liberty. Staff recommends approval of the resolution.

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](#).

Water & Wastewater Rate Ordinances

In April, the City Council heard from Steve Troyer and Jenny Ruddy, environmental engineers from Strand and Associates, regarding the City’s future water and wastewater capital needs. As part of the facility plans that were presented that evening, financial models were

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%
5,000	\$	45.47	\$	48.20	6%
8,000	\$	66.49	\$	70.48	6%
11,000	\$	87.51	\$	92.77	6%

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%
5,000	\$	53.76	\$	56.99	6%
8,000	\$	70.65	\$	74.89	6%
11,000	\$	87.54	\$	92.79	6%

developed identifying a need for rate increases in each utility fund to help pay for those future improvements. The executive summary and financial models for both the Water and Wastewater Facility Plans are included in the packet. On the agenda for Tuesday are two ordinances proposing rate increases within each utility to ensure the enterprise funds are able to pay for these future projects. Staff, in consultation with the City's financial advisor, are recommending a 6% rate increase for each utility. Figures 1 and 2 (above) offer a snapshot of how this proposed rate increase will impact users based on consumption. For reference, the last water rate increase occurred in 2021 and wastewater rate increase in 2019.

Zoning Amendment Ordinance

This is a staff-initiated Ordinance to the Zoning Code, which accomplishes several items. First, it would add the RM-14 Multi-Unit Residence District, which allows multi-family development up to 14 units/acre. The Comprehensive Plan Urban Median Intensity (UMI) Future Land Use designation allows a density of 7-14 units/acre and RM-12 (12 units/acre) is the densest multi-family zoning consistent with the UMI designation. Currently, the next densest multi-family district after RM-12 is RM-21, so this would add an intermediate classification. Next, it would add the CU C-3 Central Urban Higher-Intensity Commercial District. This new district would support the proposed Urban Central District (UCD) and would be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way. The proposed change generally reduces setbacks and omits some of the more intensive uses in the current C-3 Higher-Intensity Commercial District. Setbacks are required to create uniformity in the built environment amongst properties under different ownership. Arguably, increased setbacks facilitate a less efficient land use pattern. Since this would be developed as a district, flexibility to achieve a more urban, pedestrian-friendly development would be encouraged. The Ordinance would also remove the I-P Industrial Park District. This district was created with the large Zoning Code update a couple of years ago to encourage redevelopment of the existing industrially zoned properties adjacent to the CRANDIC railroad. Considering the proposed Urban Central District (UCD), it is staff's opinion that this district is no longer needed. Additionally, the Use Matrix Table would be updated to reflect the addition and removal of the aforementioned districts. It also adds the use "arts and fitness studio" to the I-1 Light Industrial District because it was realized that there are existing businesses with these uses (such as martial arts and gymnastics businesses) in industrially zoned areas. Finally, it amends the sign regulations to increase the allowable sign area for building mounted signs in the P Public District. This directly supports the Centennial Stage development but also would apply to all buildings in the P District. It is staff's opinion that the current ordinance language is overly restrictive. The Planning

Commission unanimously recommended approval of the Ordinances at it April 1 (RM-14 District) and May 6 (all of the other changes) meetings. Staff also recommends approval.



Agenda



CITY COUNCIL

Tuesday, May 27, 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, Regular Session, May 13, 2025
 - B. North Liberty Road Trail, Pay Application Number 2, Metro Pavers, Inc., \$120,020.88
 - C. North Liberty City Hall Project, Change Order Number 8, City Construction, \$10,615
 - D. Centennial Park Event Complex, Change Order Number 5, Larson Construction Co., \$33,425.56
 - E. Centennial Park Event Complex, Pay Application Number 9, Larson Construction Co., \$750,142.08
 - F. Claims
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Gun Violence Awareness Day Proclamation
9. Council Reports
10. Johnson County Elected Officials Update
 - A. A discussion with the Johnson County Recorder, Attorney, Treasurer, Auditor and Sheriff
11. FY 2025-2026 Budget
 - A. Public Hearing regarding proposed FY 2025 -2026 Budget

- B. Resolution Number 2025-60, 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. FY 2024-2025 Budget Amendment
- A. Public Hearing regarding proposed FY 2024-2025 Budget Amendment
 - B. Resolution Number 2025-61, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2025
13. UCD Holdings, LLC Rezoning
- A. Public Hearing regarding proposed rezoning
 - B. Planning Commission and staff recommendations
 - C. Applicant presentation
 - D. First consideration of Ordinance Number 2025-11, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from C-1-B General Commercial District and C-3 High Intensity Commercial District to CU C-3 Urban Central Higher-Intensity Commercial District
14. Watts Group Development, Inc. Rezoning (East Side)
- A. Public Hearing regarding proposed rezoning
 - B. Planning Commission and staff recommendations
 - C. Applicant presentation
 - D. First consideration of Ordinance Number 2025-12, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-6 Single-Unit Residence District, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District
15. Watts Group Development, Inc. Rezoning (West Side)
- A. Public Hearing regarding proposed rezoning
 - B. Planning Commission and staff recommendations
 - C. Applicant presentation
 - D. First consideration of Ordinance Number 2025-13, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-6 Single-Unit Residence District, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District

16. 2025A and 2025B Bond Sales
 - A. Resolution Number 2025-62, A Resolution setting the date for the sale of Taxable General Obligation Urban Renewal Bonds, Series 2025A and authorizing the use of a preliminary official statement in connection therewith
 - B. Resolution Number 2025-63, A Resolution setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2025B and authorizing the use of a preliminary official statement in connection therewith
17. GRD Burleson, LLC Annexation
 - A. Resolution Number 2025-64, A Resolution approving Annexation of certain real property to the City of North Liberty, Iowa
18. Greenbelt Trail Parts 5 & 6
 - A. Resolution Number 2025-65, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 5 Subdivision, North Liberty, Iowa
 - B. Resolution Number 2025-66, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 6 Subdivision, North Liberty, Iowa
19. Hodge Workforce Housing Tax Credit
 - A. Resolution Number 2025-67, A Resolution supporting the application of Jordan Street Developers, LLC, for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same
20. MLDC, Inc. Rezoning
 - A. Third consideration and adoption 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 0.42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres
21. Water Rate Ordinance Amendment
 - A. Second consideration of Ordinance Number 2025-08, An Ordinance amending Chapter 92.02, entitled "Rates for Service," of the Municipal Code of North Liberty by adopting a new Section 92.02 to increase the charges for water used
22. Sewer Rate Ordinance Amendment

- A. Second consideration of Ordinance Number 2025-09, An Ordinance amending Chapter 99.02 entitled "Rate," of the Municipal Code of North Liberty by adopting a new Section 99.02 to increase the charges for Sanitary Sewer Services

23. Zoning Ordinance Amendments

- A. Second consideration of Ordinance Number 2025-10, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances governing Residential, Commercial, and Industrial Districts defined and dimensional standards and the Use Matrix Table and Chapter 173 of the North Liberty Code of Ordinances governing Business and Public Use Signs

24. Old Business

25. New Business

26. Adjournment

NOTE: The City Council will be meeting in an exempt session pursuant to Iowa Code section 20.17 at 5:30p.m. in the North Liberty City Hall.



Consent Agenda



City Council
May 13, 2025
Regular Session

Call to order

Mayor Pro Tem Wayson called the Tuesday, May 13, 2025, Regular Session of the North Liberty City Council to order at 6:01 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson; absent – Mayor Chris Hoffman.

Others present: Ryan Heiar, Tracey Mulcahey, Josiah Bilskemper, Grant Lientz, Ryan Rusnak, Jeff Kellbach, Brandon Pratt, Brian Goodbar, Chris Thompson and other interested parties.

Approval of the Agenda

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

Consent Agenda

Sittig moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes Regular Session, April 22, 2025; Centennial Park Event Complex, Pay Application Number 8, Larson Construction Co., Inc., \$688,655.62; Liquor License Renewal, LD Express; Liquor License Application, Big Picture Studio; Liquor License – Ownership Change, Rusciano's; Liquor License Renewal, Rayos; 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 – Centennial Phase Two and Forevergreen Road and Jasper Avenue; and on projects in the construction phase – North Liberty Road Trail and Centennial Park Event Center

City Administrator Report

City Administrator Heiar had no report

Mayor Report

Mayor Pro Tem Wayson proclaimed Older Americans Month. Jeff Kellbach was present to accept and offered additional information.

Council Reports

Councilor Sittig attended Johnson County Affordable Housing Coalition meeting. Councilor Park thanked the second grader for letter advocating for temporary classrooms at Heritage School. He will be attending the Strategic Investment District Event on May 14 and the Design Charette. He

attended the Greater Iowa City Luncheon at Big Grove. Councilor Leibold is impressed with activities and events coming together with volunteer support. Volunteers are integral part of our community. He reported on Mental Health Awareness month events. Councilor Wayson thanked the Heartlanders for good season. He attended Remarkable Rigs Program. It is National Police Week and National Hospital Week.

2025A Bond Sale

At 6:13 p.m. Mayor Pro Tem Wayson opened the public hearing on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:13 p.m.

Wayson moved, Smith seconded to approve Resolution Number 2025-51, A Resolution taking additional action on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement. The vote was: ayes – Wayson, Park, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

Leibold moved, Smith seconded to approve Resolution Number 2025-52, A Resolution Approving the Engagement Letter between the City of North Liberty and Dorsey & Whitney LLP regarding Bond Counsel Services for the Taxable General Obligation Urban Renewal Bonds, Series 2025A And General Obligation Corporate Purpose Bonds, Series 2025B. The vote was: ayes –Wayson, Park, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

2025B Bond Sale

At 6:16 p.m., Mayor Pro Tem Wayson opened the public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:16 p.m.

Sittig moved, Leibold seconded to approve Resolution Number 2025-53, A Resolution taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and combining Loan Agreements. The vote was: ayes – Park, Leibold, Wayson, Sittig, Smith; nays – none. Motion carried.

South Fiber Project

At 6:18 p.m., Mayor Pro Tem opened the public hearing regarding proposed plans, specifications, and estimate of cost for the South Fiber Project. No oral or written comments were received. The public hearing was closed at 6:18 p.m.

Park moved, Smith seconded to approve Resolution Number 2025-54, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the South Fiber Improvements Project. After discussion, the vote was: ayes – Sittig, Leibold, Wayson, Smith, Park; nays – none. Motion carried.

Water Rate Ordinance Amendment

At 6:19 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed water rate increase. No oral or written comments were received. The public hearing was closed at 6:19 p.m.

Leibold moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-08, An Ordinance amending Chapter 92.02, entitled "Rates for Service," of the Municipal Code of North Liberty by adopting a new Section 92.02 to increase the charges for water used. After discussion, the vote was: ayes – Wayson, Leibold, Park, Smith, Sittig; nays – none. Motion carried.

Sewer Rate Ordinance Amendment

At 6:23 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed sewer rate increase. No oral or written comments were received. The public hearing was closed at 6:23 p.m.

Sittig moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-09, An Ordinance amending Chapter 99.02 entitled "Rate," of the Municipal Code of North Liberty by adopting a new Section 99.02 to increase the charges for Sanitary Sewer Services. After discussion, the vote was: ayes – Leibold, Sittig, Smith, Wayson, Park; nays – none. Motion carried.

Zoning Ordinance Amendments

At 6:24 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed Zoning Ordinance amendments. Ryan Rusnak presented information on the Zoning Ordinance Amendments. At 6:25 p.m., the public hearing was closed.

Smith moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-10, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances governing Residential, Commercial, and Industrial Districts defined and dimensional standards and the Use Matrix Table and Chapter 173 of the North Liberty Code of Ordinances governing Business and Public Use Signs. After discussion, the vote was: ayes – Park, Smith, Sittig, Leibold, Wayson; nays – none. Motion carried.

Urban Central District

Heiar presented information on the Urban Central District Project. Brandon Pratt spoke regarding the development.

Smith moved, Leibold seconded to approve Resolution Number 2025-55, A Resolution authorizing Economic Development Forgivable Loan Agreement to UCD Holdings LLC. After discussion, the vote was: ayes – Leibold, Wayson, Smith, Park; nays – none; abstain – Sittig. Motion carried.

Heritage Christian School Site Plan

Rusnak reported that staff and Planning Commission recommend approval of the site plan with a required removal of the temporary classrooms and restoration of the property by July 31, 2028.

Brian Goodbar, Heritage Christian School Head of School, offered additional information on the site plan.

Park moved, Smith seconded to approve Resolution Number 2025-56, A Resolution approving the Preliminary Site Plan for Heritage Christian School, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Sittig, Leibold, Park, Smith; nays – none. Motion carried.

Forevergreen Estates Part Two Preliminary Plat

Rusnak reported that staff and Planning Commission recommend approval of the Preliminary Plat.

Chris Thompson, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Sittig moved, Park seconded to approve Resolution Number 2025-57, A Resolution approving the Preliminary Plat for Forevergreen Estates – Part Two, North Liberty, Iowa. The vote was: ayes – Park, Sittig, Smith, Leibold, Wayson; nays – none. Motion carried.

Forevergreen Estates Part Two Lot 125 Preliminary Site Plan

Rusnak reported that staff and Planning Commission recommend approval of the Preliminary Site Plan.

Chris Thompson, MMS Consultants, was present on behalf of the applicant and offered additional information on the application.

Sittig moved, Park seconded to approve Resolution Number 2025-58, A Resolution approving the Preliminary Site Plan for Forevergreen Estates – Part Two, Lot 125, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Sittig, Park, Leibold, Smith; nays – none. Motion carried.

FY 2025-26 Budget

Sittig moved, Leibold seconded to approve Resolution Number 2025-59, A Resolution setting time and place for a Public Hearing for the purpose of considering the Fiscal Year 2025-2026 Budget. After discussion, the vote was: ayes – Leibold, Park, Smith, Wayson, Sittig; nays – none. Motion carried.

MLDC, Inc. Rezoning

Park moved, Sittig seconded to approve the second 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. After discussion, the vote was: ayes – Leibold, Sittig, Park, Smith; nays – Wayson. Motion carried.

Old Business

Councilor Smith reiterated Council appreciation to the State House for taking up the motion to help North Liberty out with the budget. Councilor Sittig reported on the bill signed into law regarding accessory dwelling units and asked about the need for an ordinance. Council discussed the ordinance.

New Business

Councilor Wayson reported the Police Department accident reports show many are due to distractions. Councilor Park reported the Police Department won an award from Lexipol.

Adjournment

Leibold moved; Wayson seconded to adjourn at 7:46 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Brian Wayson, Mayor Pro Tem

Attest: _____
Tracey Mulcahey, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of North Liberty 3 Quail Creek Circle P.O. Box 77 North Liberty, Iowa 52317	PROJECT:	North Liberty Road Trail TAP-U-5557(623)--81-52	APPLICATION NO:	2	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER
FROM				PERIOD TO:	5/10/25	
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	\$	129,632.87
5. RETAINAGE 3 % of Completed Work & Stored Material	\$	3,888.99
6. TOTAL EARNED LESS RETAINAGE	\$	125,743.88
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	5,723.00
8. CURRENT PAYMENT DUE	\$	120,020.88

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 956,514.93
(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	\$ -	\$ -

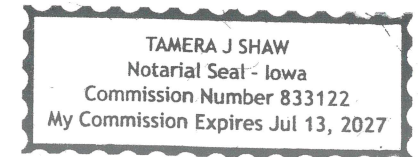
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates 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: 5-21-25

State of: Iowa
County of: Johnson
Subscribed and sworn to before me this 21st day of May, 2025

Notary Public: [Signature]
My Commission expires: 7/13/27



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.)

\$ 120,020.88

ENGINEER:

By: [Signature] Date: 5/20/2025

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.



AIA®

Document G701® – 2017

Change Order**PROJECT:** *(Name and address)*North Liberty City Hall
North Liberty**CONTRACT INFORMATION:**Contract For: General Construction
Date: September 19, 2022**CHANGE ORDER INFORMATION:**Change Order Number: 008
Date: May 20, 2025**OWNER:** *(Name and address)*City of North Liberty
3 Quail Creek Circle
North Liberty, Iowa 52317**ARCHITECT:** *(Name and address)*Shive-Hattery, Inc. 1207650
2839 Northgate Drive
Iowa City, Iowa 52245**CONTRACTOR:** *(Name and address)*City Construction
2346 Mormon Trek Blvd. Suite 2500
Iowa City, Iowa 52246**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

CAR #22-R001 Duct Detectors - ADD \$7,349

CAR #044 P1 Neutral Pedestal - ADD \$3,266

The original Contract Sum was	\$	9,389,509.00
The net change by previously authorized Change Orders	\$	132,910.00
The Contract Sum prior to this Change Order was	\$	9,522,419.00
The Contract Sum will be increased by this Change Order in the amount of	\$	10,615.00
The new Contract Sum including this Change Order will be	\$	9,533,034.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be the same.

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

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

Shive-Hattery, Inc.

ARCHITECT *(Firm name)**Natalie Oppedal***SIGNATURE**

Natalie A. Oppedal, Architect

PRINTED NAME AND TITLE

May 20, 2025

DATE

City Construction

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

Matthew Toth Project Manager

PRINTED NAME AND TITLE

May 20, 2025

DATE

City of North Liberty

OWNER *(Firm name)***SIGNATURE****PRINTED NAME AND TITLE****DATE**

**AIA**[®]**Document G701[®] – 2017****Change Order****PROJECT:** *(Name and address)*Centennial Park Event Complex Phase 1
North Liberty, Iowa**CONTRACT INFORMATION:**Contract For: General Construction
Date: May 29, 2024**CHANGE ORDER INFORMATION:**Change Order Number: 005
Date: May 20, 2025**OWNER:** *(Name and address)*City of North Liberty
360 N. Main Street
P.O. Box 77**ARCHITECT:** *(Name and address)*Shive-Hattery, Inc.
2839 Northgate Drive
Iowa City, Iowa 52245**CONTRACTOR:** *(Name and address)*Larson Construction Co., Inc.
600 17th St. SE
Independence, Iowa 50644

North Liberty, Iowa 52317

THE CONTRACT IS CHANGED AS FOLLOWS:*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

COR 12RRR: PR #9 Site Furniture - DEDUCTS \$2,288.05
 COR 13RRR: PR #10 Door Hardware - ADDS \$4,647.23
 COR 15R: PR #11 Site Furniture - ADDS \$25,484.72
 COR 16: PR #12 Electrical Hall Revisions - ADDS \$4,083.03
 COR 17: PR #13 Electrical LAV Revisions - ADDS \$1,041.81
 COR 18: RFI #47R Interior Column Aluminum Siding Fastening - ADDS \$456.85

The original Contract Sum was	\$	7,272,000.00
The net change by previously authorized Change Orders	\$	21,117.44
The Contract Sum prior to this Change Order was	\$	7,293,117.44
The Contract Sum will be increased by this Change Order in the amount of	\$	33,425.59
The new Contract Sum including this Change Order will be	\$	7,326,543.03

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

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

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

Shive-Hattery, Inc.

ARCHITECT *(Firm name)**Abby Foster***SIGNATURE**

Abby Foster, AIA

PRINTED NAME AND TITLE

May 20, 2025

DATE

Larson Construction Co., Inc.

CONTRACTOR *(Firm name)**[Signature]***SIGNATURE**

Doug Larson

PRINTED NAME AND TITLE

05/20/25

DATE

City of North Liberty

OWNER *(Firm name)**[Signature]***SIGNATURE****PRINTED NAME AND TITLE****DATE**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:		PROJECT:	APPLICATION NO: 9	DISTRIBUTION TO:
City of North Liberty 360 North Main St. North Liberty, IA 52317		Centennial Park Event Complex 1565 St. Andrews Drive North Liberty, IA 52317	PERIOD TO: 4/30/2025	OWNER <input type="checkbox"/>
FROM CONTRACTOR:		VIA ARCHITECT:	CONT. DATE:	ARCHITECT <input type="checkbox"/>
LARSON CONSTRUCTION CO., INC. PO BOX 112 INDEPENDENCE, IA 50644		Shive-Hattery 2839 Northgate Drive Iowa City, IA 52245	PROJECT NO: A1242	CONTRACTOR <input type="checkbox"/>
			INVOICE NO: 11161	FIELD <input type="checkbox"/>
				OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM.....	\$ 7,272,000.00
2. NET CHANGES IN THE WORK.....	\$ 15,022.44
3. CONTRACT SUM TO DATE (Line 1+/-2).....	\$ 7,287,022.44
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$ 4,081,650.80
5. RETAINAGE	
a. 5 % of Completed Work (Columns D+E on G703)	\$ 172,759.89
b. % of Stored Material (Column F on G703)	\$ 31,322.65
Total Retainage (Lines 5a + 5b, or Total in Column I of G703).....	\$ 204,082.54
6. TOTAL EARNED LESS RETAINAGE.....	\$ 3,877,568.26
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	3,127,426.18
8. CURRENT PAYMENT DUE.....	\$ 750,142.08
9. BALANCE TO FINISH, PLUS RETAINAGE	
	\$ 3,409,454.18

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:
By: John Larson Date: 05-16-25

State of: Iowa
County of: Buchanan
Subscribed and sworn to before
me this 16th day of April

Notary Public: Allie Borgerding
My Commission expires: 5/30/26



Allie Borgerding
Commission No. 848378
My Commission Expires
May 30, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their 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..... \$ 750,142.08

(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.)

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: Abby Foster Date: 05-19-2025

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 on the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 18,605.94	\$ 3,583.50
Total approved this month	\$ 0.00	\$ 0.00
TOTALS	\$ 18,605.94	\$ 3,583.50
NET CHANGES by Change Order	\$ 15,022.44	



Mayor Report



PROCLAMATION

Gun Violence Awareness Day

WHEREAS, every day, more than 125 Americans are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000 gun homicides every year; and

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

WHEREAS, Iowa has 343 gun deaths every year, with a rate of 10.7 deaths per 100,000 people, a crisis that costs the state \$4.2 billion each year, of which \$53 million is paid by taxpayers. Iowa has the 42nd highest rate of gun deaths in the US; and

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

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

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

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

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

Now, therefore, be it resolved that I, Chris Hoffman, Mayor of North Liberty, do hereby proclaim June 6, 2025, as

Gun Violence Awareness Day

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

Mayor Chris Hoffman

Signed in North Liberty, Iowa
this 27th day of May, 2025



FY 2025 – 2026 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: 4/22/2025 Resolution: 2025-43

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 Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed 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 Certified 2024/2025	Budget Year Proposed 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 Certified 2024/2025	Budget Year Proposed 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

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

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

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

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					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	54				7,667,946				7,667,946	7,941,430
Gov Capital Projects	55					16,650,000			16,650,000	12,691,032
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		16,650,000	0		16,650,000	12,691,032
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	19,476,903	1,991,399	290,705	7,667,946	16,650,000	0		46,076,953	40,760,490
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							2,640,508	2,640,508	2,854,162
Sewer Utility	60							2,270,845	2,270,845	1,865,089
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64								0	0
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							432,137	432,137	176,591
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70							3,400,834	3,400,834	3,040,070
Enterprise CAPITAL PROJECTS	71								0	126,009
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							8,744,324	8,744,324	8,061,921
TOTAL ALL EXPENDITURES (lines 58+73)	74	19,476,903	1,991,399	290,705	7,667,946	16,650,000	0	8,744,324	54,821,277	48,822,411
Regular Transfers Out	75	1,429,100	3,545,594					7,061,462	12,036,156	13,355,433
Internal TIF Loan Transfers Out	76			4,406,343					4,406,343	4,959,332
Total ALL Transfers Out	77	1,429,100	3,545,594	4,406,343	0	0	0	7,061,462	16,442,499	18,314,765
Total Expenditures and Other Fin Uses (lines 74+77)	78	20,906,003	5,536,993	4,697,048	7,667,946	16,650,000	0	15,805,786	71,263,776	67,137,176
Ending Fund Balance June 30	79	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

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	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	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

EXPENDITURES SCHEDULE PAGE 1

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

EXPENDITURES SCHEDULE PAGE 2

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	54				8,219,355				8,219,355	7,667,946	7,941,430
Gov Capital Projects	55					28,123,500			28,123,500	16,650,000	12,691,032
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	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	254,215	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	8,219,355	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	4,406,343	4,959,332
Total ALL Transfers Out	77	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 Expenditures & Fund Transfers Out (lines 74+77)	78	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
Ending Fund Balance June 30	79	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

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	26,382	2,530,000		0	6,410,028	3,640,597	3,686,456
Charges for Fees & Service:											
Water Utility	21							5,338,152	5,338,152	4,754,762	4,770,208
Sewer Utility	22							5,914,214	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							448,000	448,000	335,000	260,859
Other Fees & Charges for Service	33	1,347,600							1,347,600	1,231,900	1,235,553
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		5,522,273	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	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	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	7,260,249	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	1,700,504	-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	8,960,753	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	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	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	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	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			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	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	3,150,769	GO	2017-52	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 - LT DEBT2

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
	31	-	-				0				0
	32	-	-				0				0
	33	-	-				0				0
	34	-	-				0				0
	35	-	-				0				0
	36	-	-				0				0
	37	-	-				0				0
	38	-	-				0				0
	39	-	-				0				0
	40	-	-				0				0
	41	-	-				0				0
	42	-	-				0				0
	43	-	-				0				0
	44	-	-				0				0
	45	-	-				0				0
	46	-	-				0				0
	47	-	-				0				0
	48	-	-				0				0
	49	-	-				0				0
	50	-	-				0				0
	51	-	-				0				0
	52	-	-				0				0
	53	-	-				0				0
	54	-	-				0				0
	55	-	-				0				0
	56	-	-				0				0
	57	-	-				0				0
	58	-	-				0				0
	59	-	-				0				0
	60	-	-				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 - LT DEBT3

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
	61	-	-				0				0
	62	-	-				0				0
	63	-	-				0				0
	64	-	-				0				0
	65	-	-				0				0
	66	-	-				0				0
	67	-	-				0				0
	68	-	-				0				0
	69	-	-				0				0
	70	-	-				0				0
	71	-	-				0				0
	72	-	-				0				0
	73	-	-				0				0
	74	-	-				0				0
	75	-	-				0				0
	76	-	-				0				0
	77	-	-				0				0
	78	-	-				0				0
	79	-	-				0				0
	80	-	-				0				0
	81	-	-				0				0
	82	-	-				0				0
	83	-	-				0				0
	84	-	-				0				0
	85	-	-				0				0
	86	-	-				0				0
	87	-	-				0				0
	88	-	-				0				0
	89	-	-				0				0
	90	-	-				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 - LT DEBT4

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
	91	-	-				0				0
	92	-	-				0				0
	93	-	-				0				0
	94	-	-				0				0
	95	-	-				0				0
	96	-	-				0				0
	97	-	-				0				0
	98	-	-				0				0
	99	-	-				0				0
	100	-	-				0				0
	101	-	-				0				0
	102	-	-				0				0
	103	-	-				0				0
	104	-	-				0				0
	105	-	-				0				0
	106	-	-				0				0
	107	-	-				0				0
	108	-	-				0				0
	109	-	-				0				0
	110	-	-				0				0
	111	-	-				0				0
	112	-	-				0				0
	113	-	-				0				0
	114	-	-				0				0
	115	-	-				0				0
	116	-	-				0				0
	117	-	-				0				0
	118	-	-				0				0
	119	-	-				0				0
	120	-	-				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 - LT DEBTS

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
	121	-	-				0				0
	122	-	-				0				0
	123	-	-				0				0
	124	-	-				0				0
	125	-	-				0				0
	126	-	-				0				0
	127	-	-				0				0
	128	-	-				0				0
	129	-	-				0				0
	130	-	-				0				0
	131	-	-				0				0
	132	-	-				0				0
	133	-	-				0				0
	134	-	-				0				0
	135	-	-				0				0
	136	-	-				0				0
	137	-	-				0				0
	138	-	-				0				0
	139	-	-				0				0
	140	-	-				0				0
	141	-	-				0				0
	142	-	-				0				0
	143	-	-				0				0
	144	-	-				0				0
	145	-	-				0				0
	146	-	-				0				0
	147	-	-				0				0
	148	-	-				0				0
	149	-	-				0				0
	150	-	-				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 - LT DEBT6

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
	151	-	-				0				0
	152	-	-				0				0
	153	-	-				0				0
	154	-	-				0				0
	155	-	-				0				0
	156	-	-				0				0
	157	-	-				0				0
	158	-	-				0				0
	159	-	-				0				0
	160	-	-				0				0
	161	-	-				0				0
	162	-	-				0				0
	163	-	-				0				0
	164	-	-				0				0
	165	-	-				0				0
	166	-	-				0				0
	167	-	-				0				0
	168	-	-				0				0
	169	-	-				0				0
	170	-	-				0				0
	171	-	-				0				0
	172	-	-				0				0
	173	-	-				0				0
	174	-	-				0				0
	175	-	-				0				0
	176	-	-				0				0
	177	-	-				0				0
	178	-	-				0				0
	179	-	-				0				0
	180	-	-				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 - LT DEBT7

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
	181	-	-				0				0
	182	-	-				0				0
	183	-	-				0				0
	184	-	-				0				0
	185	-	-				0				0
	186	-	-				0				0
	187	-	-				0				0
	188	-	-				0				0
	189	-	-				0				0
	190	-	-				0				0
	191	-	-				0				0
	192	-	-				0				0
	193	-	-				0				0
	194	-	-				0				0
	195	-	-				0				0
	196	-	-				0				0
	197	-	-				0				0
	198	-	-				0				0
	199	-	-				0				0
	200	-	-				0				0
	201	-	-				0				0
	202	-	-				0				0
	203	-	-				0				0
	204	-	-				0				0
	205	-	-				0				0
	206	-	-				0				0
	207	-	-				0				0
	208	-	-				0				0
	209	-	-				0				0
	210	-	-				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	6,711,983	1,432,373	8,144,356	5,700	0	6,351,973	1,798,083
NON GO - TOTAL	2,950,000	518,838	3,468,838	83,741	0	3,552,579	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

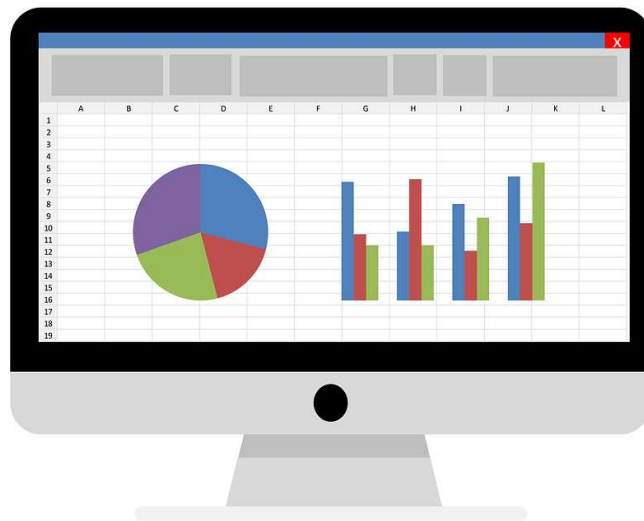
City of: NORTH LIBERTY

The City Council will conduct a public hearing on the proposed Budget at: 360 N. Main Street Meeting Date: 5/27/2025 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		FY25		FY26		FY27		FY28		FY29		FY30	
	Actual		Budget		Budget		Estimated		Estimated		Estimated		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														
Total Expenditures	\$	1,819,732	\$	2,201,000	\$	2,228,000	\$	2,317,120	\$	2,409,805	\$	2,506,197	\$	2,606,445

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%

ACCOUNT FOR
increase in costs
& program
usage

Health & Social Services

	FY24		FY25	FY26	FY27	FY28	FY29	FY30
	Actual		Budget	Budget	Estimated	Estimated	Estimated	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	\$	180,250	\$	185,658
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Transfers	\$	-	\$	-	\$	-	\$	-
Total	\$	152,000	\$	170,000	\$	180,250	\$	185,658
Total Expenditures	\$	152,000	\$	170,000	\$	180,250	\$	185,658

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 (ICCSA)	\$ 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	REPLACE ballfield drag tractor (\$12K); computer equipment (\$1.2K)
Recreation								ACCOUNT FOR increase in program materials & supplies cost
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								REPLACE BASP Van (\$60.5K); computer equipment (\$3.4K)
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								ACCOUNT FOR PT Aquatics Supervisor to FT
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								
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	\$	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%

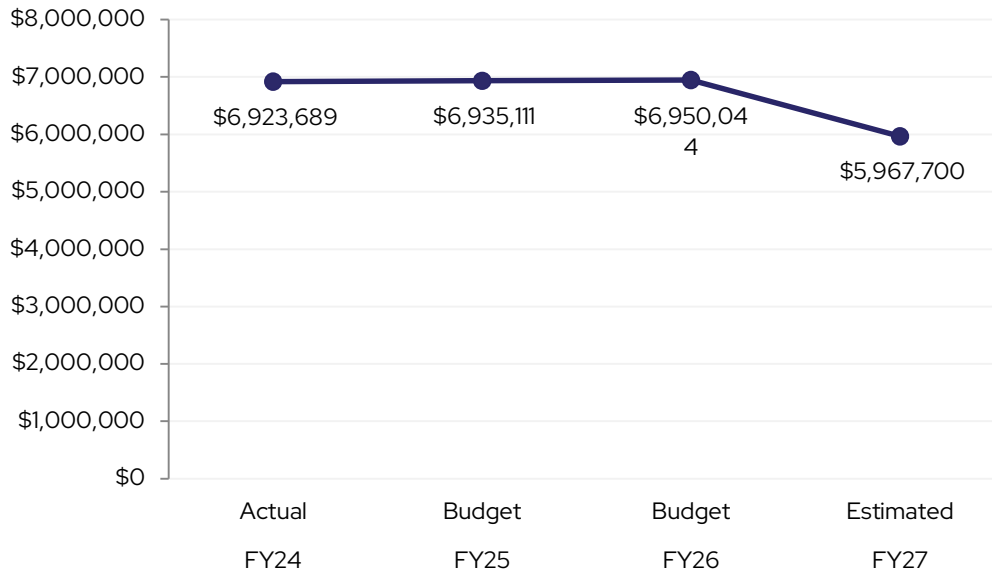
General Fund Revenues

	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 8.55% \$ 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

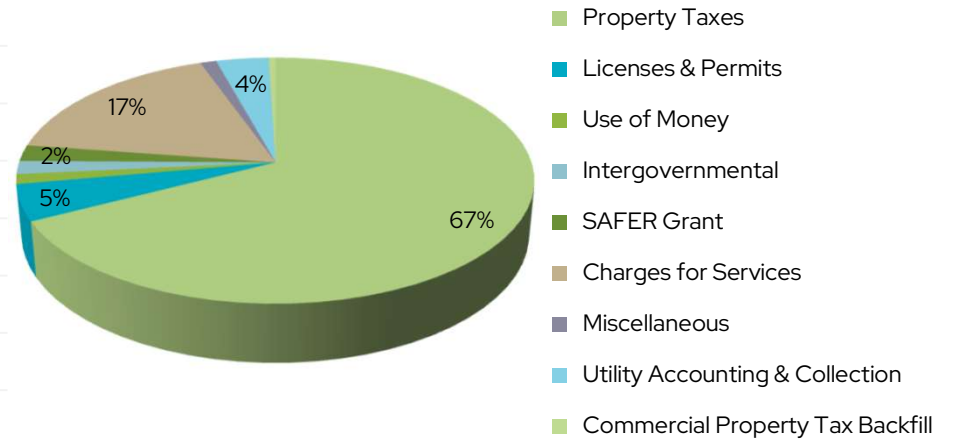
General Fund Summary

	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%

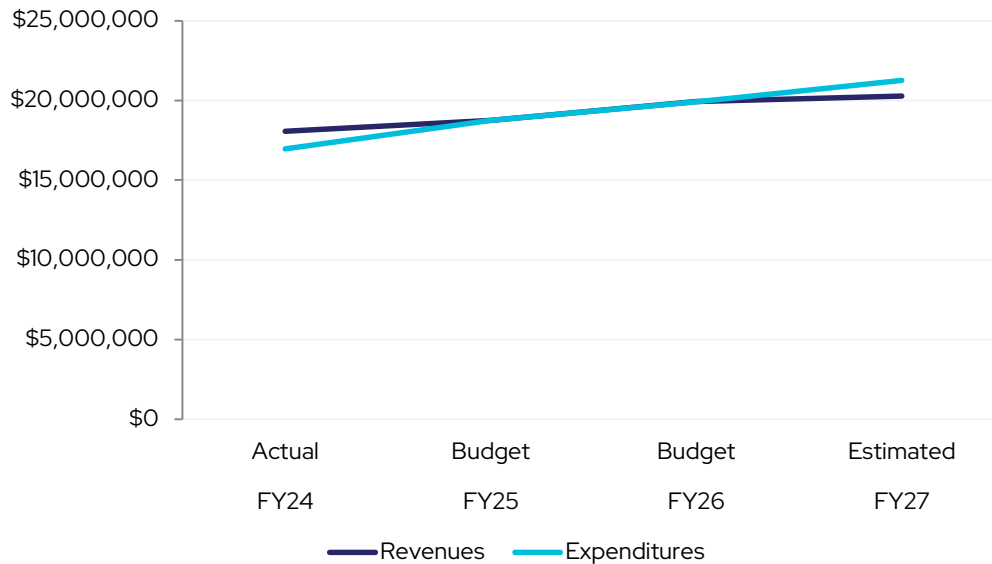
General Fund Balance Projection



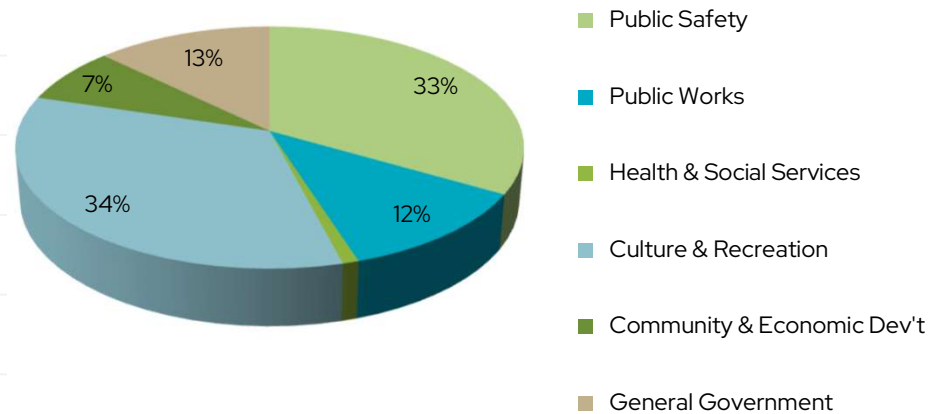
General Fund FY26 Budget Revenues



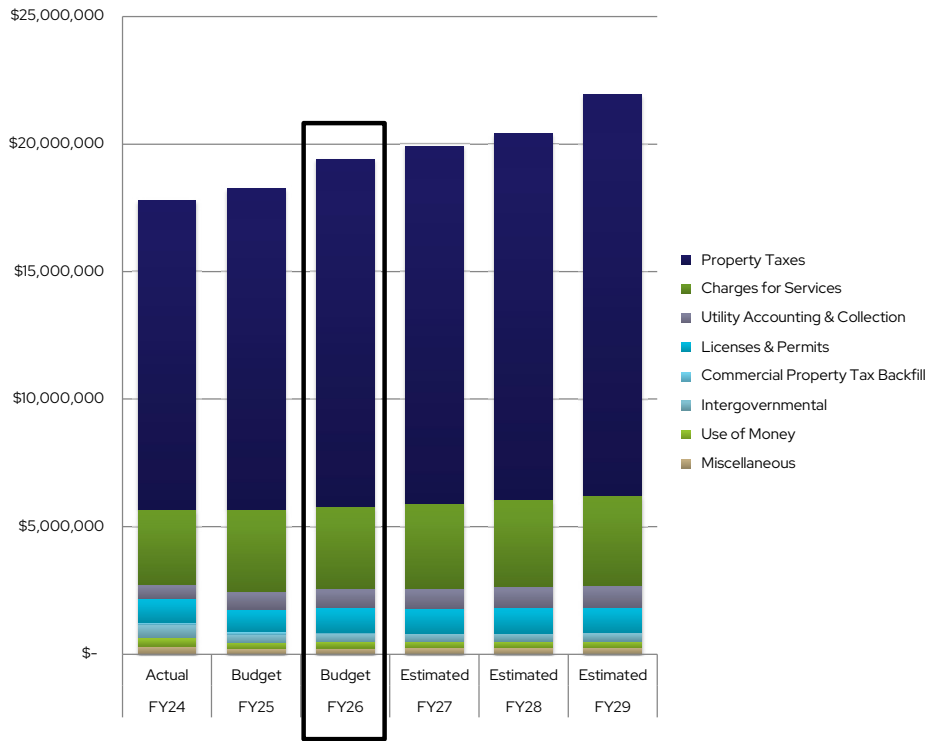
General Fund Revenue/Expense Projections



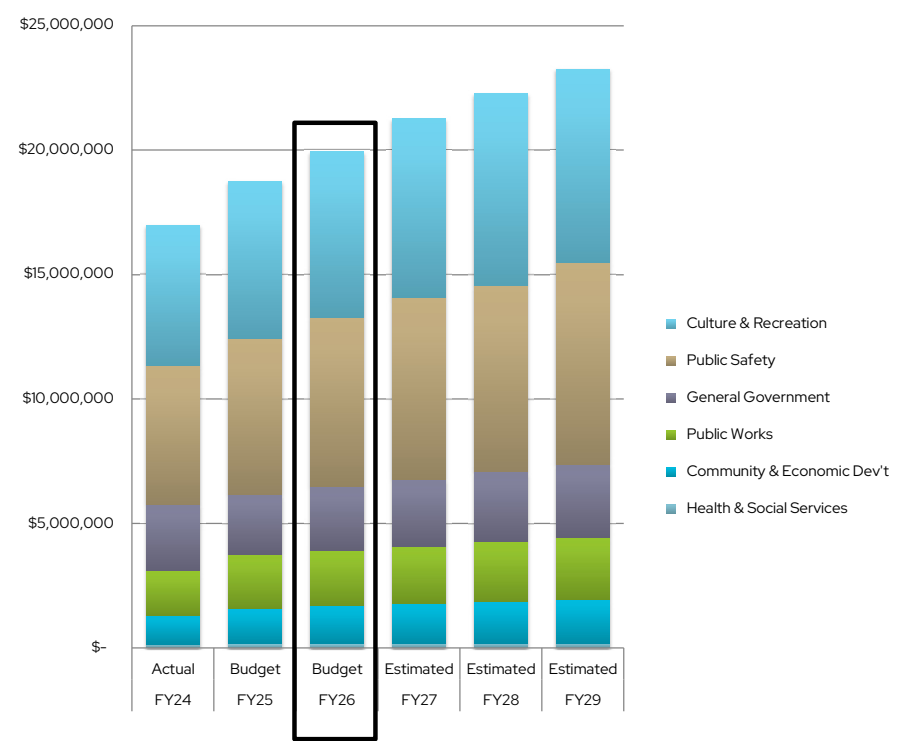
General Fund FY26 Budget Expenditures



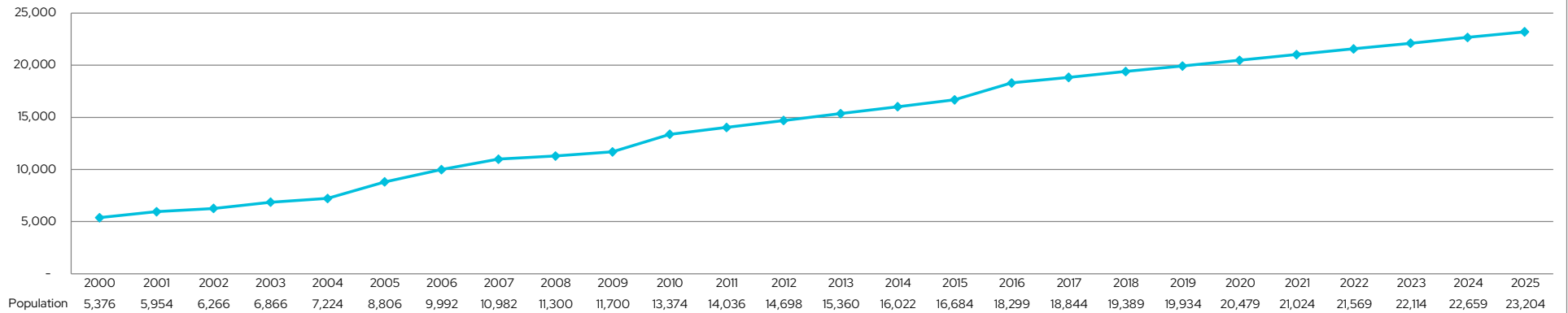
History & Forecast of General Fund Revenues



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						5.00%		5.00%		5.00%		5.00%
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 Actual	FY25 Budget	FY26 Budget	FY27 Estimated	FY28 Estimated	FY29 Estimated	FY30 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	
<i>Assigned Balance Total</i>	<i>\$ 267,091</i>	<i>\$ 217,091</i>	<i>\$ 106,300</i>	
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												
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	one (1) new FT
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	Water Collection
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	System employee
Use of Money	\$	55,198	\$	20,000	\$	20,000	\$	300	\$	300	\$	300	\$	300	\$	300	\$	300	\$	300	\$	300	\$	300	\$	300	(shared with SW)
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												
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%													spare return pump
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	(\$34.5K);
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	scissor lift (\$20K)
Capital	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Transfers															SET ASIDE												
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	future membrane
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	replacement
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	(\$220K)
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	\$	-	MAINTENANCE
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	OF 230th St Lift
Upcoming Projects															Station (\$125K)												
Sewer Main Capacity Improvements	\$	-	\$	-	\$	-	\$	225,000	\$	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	\$	134,436	\$	135,563	\$	135,186	INSTALL
Plant Expansion Phase 3	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,373,947	\$	3,675,510	\$	3,677,454	\$	3,677,454	\$	3,675,510	\$	3,677,022	dewatering
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	equipment (\$120K)
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	DECOMMISSION
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	OF Fox Valley Lift
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	Station (\$50K)
% 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	Anticipated Bond Payment for Plant Expansion
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																											
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																	\$	120,000	\$	170,000	\$	170,000	\$	170,000	\$	170,000	\$	170,000
Transfer to WW Capital Projects Fund	\$	1,088,615																										
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	FY33	FY34	FY35	FY36				
	3,000	\$ 42.50	\$ 42.50	\$ 45.05	\$ 47.75	\$ 50.14	\$ 52.65	\$ 55.28	\$ 58.04	\$ 60.95	\$ 63.99	\$ 67.19	\$ 70.55	\$ 74.08				
	5,000	\$ 53.76	\$ 53.76	\$ 56.99	\$ 60.40	\$ 63.42	\$ 66.60	\$ 69.93	\$ 73.42	\$ 77.09	\$ 80.95	\$ 85.00	\$ 89.25	\$ 93.71				
	8,000	\$ 70.65	\$ 70.65	\$ 74.89	\$ 79.38	\$ 83.35	\$ 87.52	\$ 91.89	\$ 96.49	\$ 101.31	\$ 106.38	\$ 111.70	\$ 117.28	\$ 123.15				
	11,000	\$ 87.54	\$ 87.54	\$ 92.79	\$ 98.36	\$ 103.28	\$ 108.44	\$ 113.86	\$ 119.56	\$ 125.53	\$ 131.81	\$ 138.40	\$ 145.32	\$ 152.59				
	15,000	\$ 110.06	\$ 110.06	\$ 116.66	\$ 123.66	\$ 129.85	\$ 136.34	\$ 143.16	\$ 150.31	\$ 157.83	\$ 165.72	\$ 174.01	\$ 182.71	\$ 191.84				
	3,000																	
	5,000																	
	8,000																	
	11,000																	
	15,000																	
Consumption in Gallons	Additional Wastewater Cost/Month	\$ -	\$ -	\$ 2.55	\$ 2.70	\$ 2.39	\$ 2.51	\$ 2.63	\$ 2.76	\$ 2.90	\$ 3.05	\$ 3.20	\$ 3.36	\$ 3.53				
	3,000	\$ -	\$ -	\$ 3.23	\$ 3.42	\$ 3.02	\$ 3.17	\$ 3.33	\$ 3.50	\$ 3.67	\$ 3.85	\$ 4.05	\$ 4.25	\$ 4.46				
	5,000	\$ -	\$ -	\$ 4.24	\$ 4.49	\$ 3.97	\$ 4.17	\$ 4.38	\$ 4.59	\$ 4.82	\$ 5.07	\$ 5.32	\$ 5.58	\$ 5.86				
	8,000	\$ -	\$ -	\$ 5.25	\$ 5.57	\$ 4.92	\$ 5.16	\$ 5.42	\$ 5.69	\$ 5.98	\$ 6.28	\$ 6.59	\$ 6.92	\$ 7.27				
	11,000	\$ -	\$ -	\$ 6.60	\$ 7.00	\$ 6.18	\$ 6.49	\$ 6.82	\$ 7.16	\$ 7.52	\$ 7.89	\$ 8.29	\$ 8.70	\$ 9.14				
	15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	3,000	\$ -	\$ -	\$ 30.60	\$ 32.44	\$ 28.65	\$ 30.08	\$ 31.59	\$ 33.17	\$ 34.83	\$ 36.57	\$ 38.40	\$ 40.32	\$ 42.33				
	5,000	\$ -	\$ -	\$ 38.71	\$ 41.03	\$ 36.24	\$ 38.05	\$ 39.96	\$ 41.96	\$ 44.05	\$ 46.26	\$ 48.57	\$ 51.00	\$ 53.55				
	8,000	\$ -	\$ -	\$ 50.87	\$ 53.92	\$ 47.63	\$ 50.01	\$ 52.51	\$ 55.14	\$ 57.89	\$ 60.79	\$ 63.83	\$ 67.02	\$ 70.37				
	11,000	\$ -	\$ -	\$ 63.03	\$ 66.81	\$ 59.02	\$ 61.97	\$ 65.07	\$ 68.32	\$ 71.73	\$ 75.32	\$ 79.09	\$ 83.04	\$ 87.19				
	15,000	\$ -	\$ -	\$ 79.24	\$ 84.00	\$ 74.20	\$ 77.91	\$ 81.80	\$ 85.89	\$ 90.19	\$ 94.70	\$ 99.43	\$ 104.40	\$ 109.62				

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.								
Summary of Proposed Debt																					
Amount																		Term			
2025 \$ 5,050,000																		12			
2026 \$ 1,950,000																		10			
2027 \$ 9,050,000																		15			
2028 \$ 8,300,000																		15			
2029 \$ 1,625,000																		10			
2030 \$ 1,500,000																		10			
TOTAL \$ 27,475,000																					
For information about projects, refer to CIP.																					

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		

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. 2025-60

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 May 14, 2025, along with a Notice of Public Hearing;

WHEREAS, a Public Hearing was held on the proposed budget and Capital Improvements Plan on May 27, 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 27th day of May, 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



FY 2024 – 2025 Budget Amendment

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

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

The City of NORTH LIBERTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 5/27/2025 06:00 PM

Contact: Tracey Mulcahey

Phone: (319) 626-5700

Meeting Location: 360 N. Main Street

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

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	13,323,230	0	13,323,230
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	13,323,230	0	13,323,230
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,521,808	0	4,521,808
Other City Taxes	6	1,240,113	147,000	1,487,113
Licenses & Permits	7	886,580	0	886,580
Use of Money & Property	8	282,300	21,500	343,800
Intergovernmental	9	3,640,597	3139,549	4,780,146
Charges for Service	10	13,609,999	49,439	13,709,438
Special Assessments	11	0	0	0
Miscellaneous	12	7,717,100	531,724	8,648,824
Other Financing Sources	13	8,265,000	65,042,410	33,307,410
Transfers In	14	16,442,499	7352,261	17,794,760
Total Revenues & Other Sources	15	69,929,226	28,873,883	98,803,109
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	6,213,641	832,868	6,846,509
Public Works	17	4,492,321	998,736	5,091,057
Health and Social Services	18	170,000	103,000	438,000
Culture and Recreation	19	6,441,270	115,012	6,836,282
Community and Economic Development	20	2,032,378	12233,342	19,265,720
General Government	21	2,409,397	139,500	2,758,897
Debt Service	22	7,667,946	142,035	7,979,981
Capital Projects	23	16,650,000	1507,420	23,157,420
Total Government Activities Expenditures	24	46,076,953	26,296,913	72,373,866
Business Type/Enterprise	25	8,744,324	162,225	9,606,549
Total Gov Activities & Business Expenditures	26	54,821,277	27,159,138	81,980,415
Transfers Out	27	16,442,499	1,352,261	17,794,760
Total Expenditures/Transfers Out	28	71,263,776	28,511,399	99,775,175
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,334,550	362,484	-972,066
Beginning Fund Balance July 1, 2024	30	29,775,644	17338,570	22,437,074
Ending Fund Balance June 30, 2025	31	28,441,094	-6,976,086	21,465,008

Explanation of Changes: Revenues - Add'l Monies & credits tax; increased interest, grants and project contributions from other gov't entities; new programming; insurance proceeds, donations, 2nd bond sale in FY; transferring ARPA funds. Expenses - Staff turnover - uniforms, training, equipment; increase in property insurance, expending ARPA funds, unexpected costs with new City Hall; payment for 2nd bond sale in FY 25; carryover capital projects from previous fiscal years; significant economic development project for both revenues and expenditures.

Summary of Comments on North Liberty FY 25 Amendment- Annotated.pdf

Page: 1

	Number: 1	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:32:57 PM
	Additional Monies & Credits Tax received.			
	Number: 2	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:33:17 PM
	Additional interest above budgeted amount.			
	Number: 3	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:33:56 PM
	Grants, reimbursements, and other interjurisdictional payments that were not budgeted.			
	Number: 4	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:34:19 PM
	Additional program revenue received.			
	Number: 5	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:34:39 PM
	Insurance proceeds, refunds, other miscellaneous revenues			
	Number: 6	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:34:57 PM
	Second Bond sale in this fiscal year.			
	Number: 7	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:35:21 PM
	ARPA Transfers			
	Number: 8	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:38:09 PM
	Property/Liability insurance costs, employee turnover costs, reimbursed overtime, spend down FY 24 unspent funds, overtime to cover vacancies, consultant and legal fees.			
	Number: 9	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:39:23 PM
	Property insurance increase, overtime, unplanned sidewalk repairs, traffic signal electricity overage.			
	Number: 10	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:41:09 PM
	North Liberty Community Pantry CDBG Grant, Girls on the Run FY 24 payment			
	Number: 11	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:42:06 PM
	Property insurance costs, additional programming that was unbudgeted, expenses that were reimbursed through fees or donations.			
	Number: 12	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:56:37 PM
	Urban Central District Project			
	Number: 13	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:59:32 PM
	New City Hall costs. Postage increases. Property insurance. Independent investigation & ECICOG administration.			
	Number: 14	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 12:59:54 PM
	Fees for issuance of 2025 A & B Bond sales.			
	Number: 15	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 1:00:29 PM
	Carryover projects from previous fiscal year.			
	Number: 16	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 1:03:09 PM
	Property insurance increases.			
	Number: 17	Author: tmulcahey	Subject: Comment on Text	Date: 5/15/2025 1:03:43 PM
	Updated per FY 24 Audit - due to no bond proceeds received in FY 24.			

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
City of NORTH LIBERTY				
Fiscal Year July 1, 2024 - June 30, 2025				
The City of NORTH LIBERTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025				
Meeting Date/Time: 5/27/2025 06:00 PM		Contact: Tracey Mulcahey		Phone: (319) 626-5700
Meeting Location: 360 N. Main Street				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals .				
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Resolution No. 2025-61

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE
FISCAL YEAR ENDING JUNE 30, 2025**

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

WHEREAS, The City Council of North Liberty in Johnson County met on May 27, 2025 at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication;

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

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

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby authorize the amendment to the budget including the transfer for the fiscal year ending June 30, 2025.

APPROVED AND ADOPTED this 27th day of May, 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



UCD Holding Rezoning



May 7, 2025

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

Re: Request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 7, 2025 meeting. The Planning Commission took the following action:

Finding:

The rezoning request from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District on approximately 10.04 acres to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Barry A'Hearn, Vice Chairperson
City of North Liberty Planning Commission



To City of North Liberty Planning Commission
From Ryan Rusnak, AICP
Date May 2, 2025
Re Request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure.

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

- 1. Request Summary:** The request is to facilitate redevelopment of the property with primarily commercial uses, although residential uses would be permitted. The preliminary plat proposes 7 lots and related infrastructure on 10.04. This is an area the City has targeted for redevelopment so City incentives would assist the development.



2. Current Zoning:

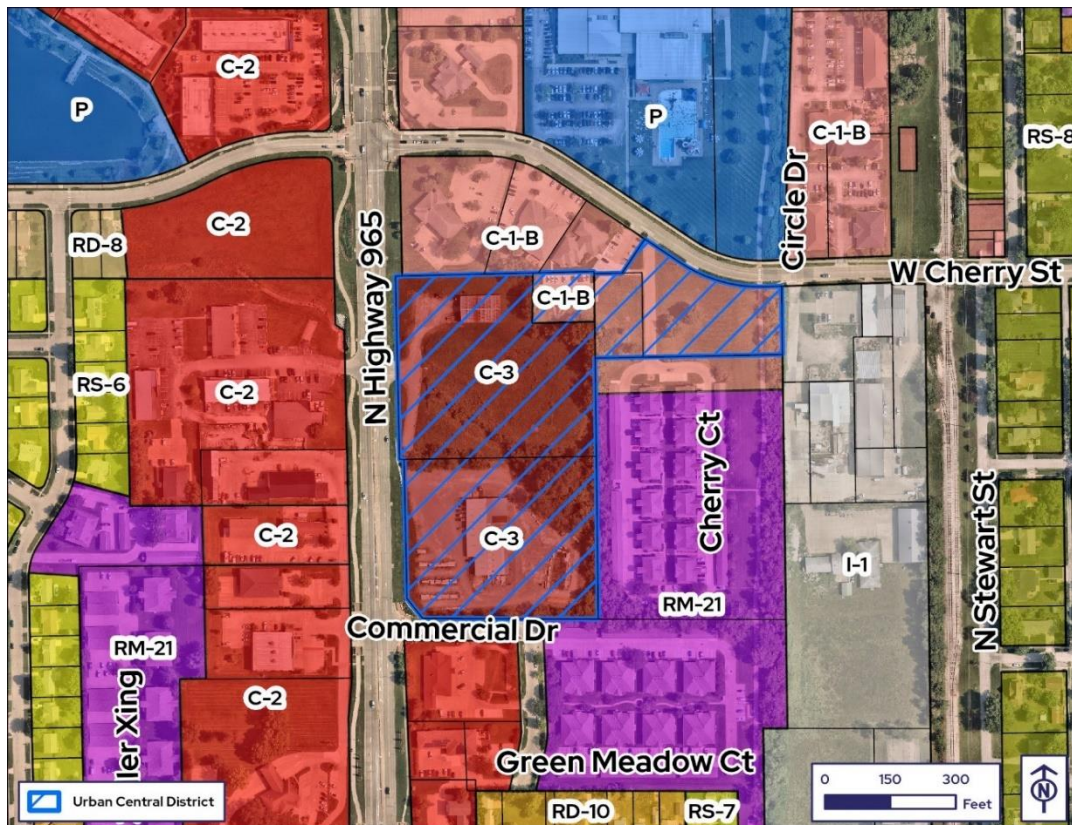
Current Zoning

C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.

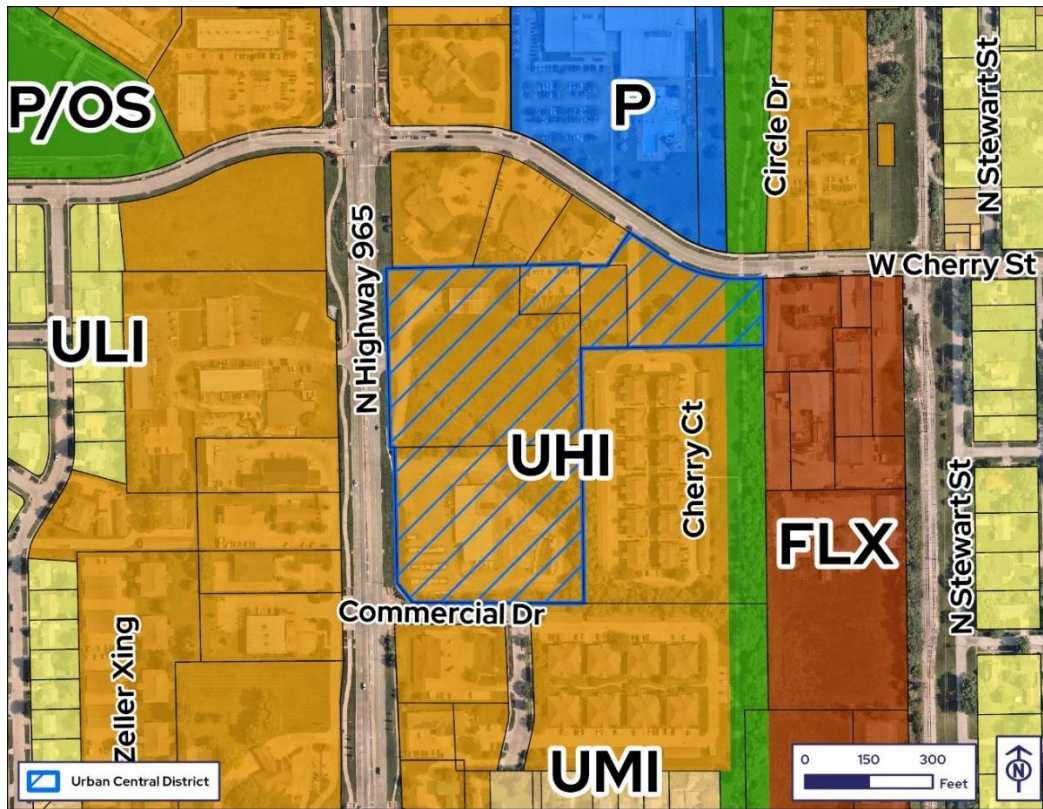
C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Proposed Zoning (New District)

CU C-3 Central Urban Higher-Intensity Commercial District. The CU C-3 District is intended to accommodate a mixture of higher-intensity residential and commercial development in a planned manner. Setbacks are reduced to encourage more compact and efficient development and uses are limited to ensure compatibility with surrounding properties. The use of the CU C-3 District shall be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way.



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



Urban High Intensity Description

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

Residential

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

Form and Features

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

Non-Residential

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

4. Public Input:

A virtual good neighbor meeting was held on April 24, 2025. A total of six people attended the meeting outside of City staff and the applicant. Those that attended had general questions and appeared to be supportive of the requests.

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 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

It is staff's opinion that the proposed zoning would be compatible with the Comprehensive Plan and adopted land use policies.

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

It is staff's opinion that the proposed 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. Preliminary Subdivision Approval Standards:

Section 180.11(3)(A) of the North Liberty Code of Ordinances sets forth the preliminary subdivision plat submittal requirements and review (Ordinance language in *italics* and staff analysis in **bold**).

Preliminary Subdivision Plat Submittal Requirements and Review. The preliminary plat, in general, contains more information than the final plat, so that the subdivider and the City can ensure conformance with codes, master facility plans, and good planning and engineering practices. Though the preliminary plat is not recorded, it is approved by resolution of the City Council, and conditions for approval of the plat shall be addressed on any final plats of the same area.

A. *Preliminary Plat Contents. The application shall include a preliminary plat of the subdivision drawn to a scale of one inch to one hundred feet minimum, and shall show:*

(1) *A location map to provide spatial reference, showing the outline of the area to be subdivided, existing streets and corporate limits in the vicinity, a north arrow and scale or note stating "not to scale," and other information that might help clarify where the plat is located as well as its surroundings and size relative to other City features;*

This has been provided on the Preliminary Plat.

(2) *Name of proposed subdivision and date;*

This has been provided on the Preliminary Plat.

(3) *Legal description and acreage;*

This has been provided on the Preliminary Plat.

(4) *Name and address of owner;*

This has been provided on the Preliminary Plat.

(5) *Names of the persons preparing the plat, owner's attorney, representative or agent, if any;*

This has been provided on the Preliminary Plat.

(6) Existing and proposed zoning district classification of all land within the proposed subdivision and within about 200 feet of the subdivision;

This has been provided on the Preliminary Plat.

(7) North point and graphic scale;

This has been provided on the Preliminary Plat.

(8) Contours at two-foot intervals or less, both existing and as generally proposed (subject to more refinement in subsequent construction plans);

This has been provided on the Preliminary Plat.

(9) Building setback lines as required by the current or proposed zoning district classifications;

This has been provided on the Preliminary Plat.

(10) The approximate boundaries of areas of known flood levels or floodplains, areas covered by water, wooded areas, floodways, and all open channel drainage ways;

This has been provided on the Preliminary Plat.

(11) Locations, names, and dimensions of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings within in the proposed subdivision and within about 200 feet of the subdivision;

This has been provided on the Preliminary Plat.

(12) Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;

This has been provided on the Preliminary Plat.

(13) Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;

This has been provided on the Preliminary Plat.

(14) Grades of proposed streets and alleys;

This has been provided on the Preliminary Plat.

(15) A cross-section of the proposed streets showing the roadway locations, the type of curb and gutter, the paving, and sidewalks to be installed;

This has been provided on the Preliminary Plat.

(16) The layout of proposed water mains and sanitary sewer systems;

This has been provided on the Preliminary Plat.

(17) The drainage of the land, including proposed storm sewers, ditches, culverts, bridges and other structures;

This has been provided on the Preliminary Plat.

(18) Stormwater management facilities when applicable;

This has been provided on the Preliminary Plat.

(19) A signed certificate of the Johnson County Auditor for the subdivision name;

This information has been provided.

(20) Other special details or features that may be proposed or required.

None required.

7. Additional information:

None.

8. Staff Recommendation:

Findings:

1. The rezoning request from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.
2. The preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

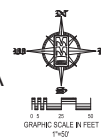
Recommendation:

Staff recommends the Planning Commission accept the listed findings and forward the request for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 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 zoning map amendment (rezoning) and preliminary subdivision plat to the City Council with a recommendation for approval.

PRELIMINARY GRADING PLAN
URBAN CENTRAL DISTRICT
NORTH LIBERTY, JOHNSON COUNTY, IOWA



STANDARD LEGEND AND NOTES	
---	PROPERTY &/OR BOUNDARY LINES
---	CONVEYANCING SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	EXISTING CENTER LINES
---	EXISTING LOT LINES
---	LOT LINES PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	PROPOSED BUILDING SETBACK
---	RECONSTRUCT
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED
---	EXISTING
---	POWER POLE
---	POWER POLE W/ROOF
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUB

THE ACTUAL USE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1817 S. GILBERT ST.
JOHNSON COUNTY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
04/28/2025	PER CITY COMMENTS RAN/HEH
05/02/2025	PER CITY COMMENTS RAN/HEH

PRELIMINARY
GRADING PLAN

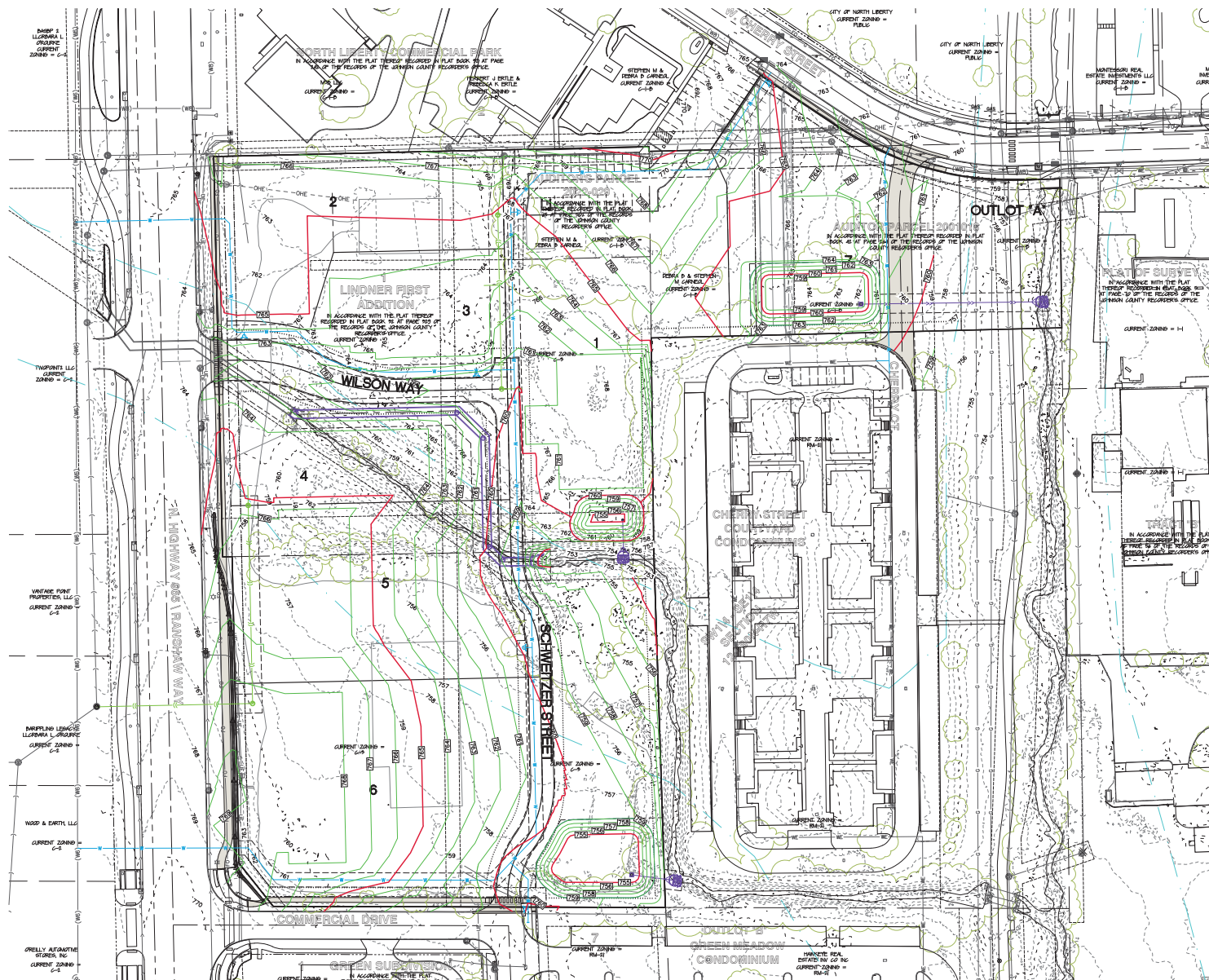
URBAN CENTRAL
DISTRICT

NORTH LIBERTY,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	04-28-25
Designed by:	KJB
Drawn by:	RAN
Checked by:	JCM
Project No:	11728-005
Field Book No:	1424.21
Scale:	1"=50'
Sheet No:	2

11728-005





North Liberty

connected to tomorrow

COMPREHENSIVE PLAN



THE NORTH LIBERTY EXPERIENCE IS:

1. *Distinctly different from neighbors*
2. *Low stress and comfortable*
3. *Positive for all ages, demographics, and abilities*

Efforts in North Liberty Today

The 2019 Community Identity and Branding effort initiated ideas to elevate how people remember North Liberty. Many of these ideas are happening already. A sample of other efforts include:

- » Ranshaw Way art and design improvements.
- » New City Hall public spaces.
- » Centennial Park enhancements and grant pursuits.
- » New park spaces being proposed near 240th St.
- » A range of events year round such as Welcoming Week, Blues and BBQ, and Beat the Bitter.
- » Improvements and additions to existing parks like Penn Meadows, Red Fern Dog Park, and Fox Run Park.

Opportunities

Cherry Street corridor. The Cherry Street corridor has the most concentration of amenities and services in North Liberty. It should become a central public activity area that is walkable, identifiable, and welcoming.

Gateways and entrances. On the south, North Liberty and Coralville city limits are indistinguishable. In contrast, I-380 is the primary entrance on the west. Various entry signs and monuments are planned or already implemented. More significant features at I-380 entrances create statements. Examples could include bridge artwork or monuments with the Penn Avenue bridge being improved in the future.

New development. North Liberty will continue to see strong development interest as the region's institutions remain strong. The approach to land use development lends opportunities to require private and public open spaces within development and larger reservations for community park spaces along greenways, wetlands, and stormwater protection areas.

Greenways and connected stormwater basins. Many developments have stormwater detention basins. The City has successfully connected many of these areas to other greenways, drainage areas, trails, parks, amenities, and wildlife.

Policies and Strategies

1. *Continually enhance existing parks over time, starting with a master plan for Centennial Park.*
2. *Dedicate parks in the development process based on local needs and the land use plan.*
3. *Create experiences by expanding streetscapes throughout the community with mobility, landscaping, and culture.*
4. *Monitor the application of design standards to ensure they produce good community aesthetics without overly restricting design creativity.*
5. *Advance the multi-modal wayfinding program with development and create gateway elements at community entries.*
6. *Partner with community groups to integrate community themes and unique features, including art/cultural amenities into developments.*



DOING BUSINESS IN NORTH LIBERTY IS:

1. *Community-driven*
2. *Innovative and diverse*
3. *Collaborative between many entities*

Efforts in North Liberty Today

North Liberty is at a growth juncture where more and more business growth and institutions will be attracted to the community. Efforts today are establishing the framework to support business growth and desirable development types.

- » Updated Economic Development Strategy.
- » Podcasts that feature local businesses.
- » Added service areas to the southwest growth area for new medical centers.
- » New City logo and branding guide.
- » Continued coordination with the Iowa City Area Development Group.

Opportunities

New medical campuses. The proposed new University of Iowa medical campus on Forevergreen Rd and Steindler Orthopedic Clinic on Kansas Ave will create an influx of employees and development interest for surrounding vacant land. Vacant land next to the sites are prime opportunities for daily services, complementary office spaces, and more compact residential options.

Penn Street. Penn Street is an emerging corridor for a variety of commercial opportunities. Easy access to I-380 makes indoor manufacturing, distribution, and commercial uses desirable for the western part of the corridor.

Infrastructure for economic development. Infrastructure plays a requisite role in land development and must be seamlessly integrated into negotiating how land is developed. Connected to Tomorrow is the vision the City and other economic development organizations can pursue.

Remote work and office environment. In 2022 the future of office and remote working was still uncertain but trending towards less need for office space. However, because of their hands-on nature, medical professions and manufacturing do not permit as much remote work. Many of North Liberty's economic strengths will still require employees to live nearby and land for growth.

Policies and Strategies

1. *Invest in infrastructure for emerging commercial areas to provide developable land that is flexible for a variety of businesses.*
2. *Implement policy recommendations for the Cherry Street district.*
3. *Develop a unique mixed-use center north of the future University of Iowa medical campus along Forevergreen Rd.*
4. *Create an action plan for providing sustained services that North Liberty lacks for those in need.*
5. *Complete corridor studies for critical economic corridors in North Liberty.*
6. *Use the Economic Development Strategy to guide business attraction, retention, and incentive strategies.*

2. Implement policy recommendations for the Cherry Street district.

The Future Land Use Map identifies Cherry Street and Old Town as special policy areas because of their unique characteristics versus other areas of North Liberty. Figure 3.12 shows a development concept for a portion of the Cherry Street area that incorporates infill and reuse of underused spaces. Key policy directions for the area include:

- 1. Community Dr through access north and south.** Community Dr becomes a north/south connector in the district with streetscaping and sidewalks. The alignment connects Commercial Dr and Heritage Dr with Community Dr.
- 2. Add a traffic circle on Community Dr south of Green State Credit Union.** The traffic circle creates safer movement from the Community Center parking lot east and west.
- 3. Infill commercial development.** Internal parking and street oriented buildings provide opportunities for additional activity in the district with outdoor spaces.
- 4. Residential/commercial mixed use.** Opportunities for infill residential along Community Dr with commercial space oriented toward Ranshaw Way.
- 5. Possible infill townhome opportunities near the N Ridge Trail.** The space allows for internal parking and access to Cherry St.
- 6. Small lot residential infill.** An opportunity along the N Ridge Trail to add housing variety and create a connection to Green Meadow Ct and Zeller St.
- 7. Small scale industrial infill.** Space along the railroad offers relocation opportunities for industrial uses or new ventures.

Figure 3.12: Cherry Street Area Development Concept



Ordinance No. 2025-11

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM C-1-B GENERAL COMMERCIAL DISTRICT AND C-3 HIGHER INTENSITY COMMERCIAL DISTRICT TO CU C-3 URBAN CENTRAL HIGHER-INTENSITY COMMERCIAL DISTRICT

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

SECTION 1. AMENDMENT. The Official Zoning Map incorporated in Chapter 168.01(2) of the North Liberty Code of Ordinances is hereby amended such that the below-described property (the "Property") is assigned a zoning designation of CU C-3 Urban Central Higher-Intensity Commercial District:

BEGINNING at the Northwest Corner of Lindner First Addition, to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 32 at Page 329 of the Records of the Johnson County Recorder's Office; Thence N88°39'32"E, along the North Line of said Lindner First Addition, 314.96 feet, to the Northwest Corner of Auditor's Parcel 2022-029, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 302 of the Records of the Johnson County Recorder's Office; Thence N88°45'47"E, along the North Line of said Auditor's Parcel 2022-029, a distance of 140.22 feet, to the Northeast Corner thereof; Thence S00°35'54"E, along the East Line of said Auditor's Parcel 2022-029, a distance of 5.00 feet; Thence N88°36'47"E, 64.54 feet, to a Point on the West Line of Auditor Parcel 2001018, in accordance with the Plat thereof Recorded in Plat Book 42 at Page 264 of the Records of the Johnson County Recorder's Office; Thence N33°38'35"E, along said West Line, 93.60 feet, to the Northwest Corner thereof; Thence S56°19'04"E, along the North Line of said Auditor Parcel 2001018, a distance of 97.79 feet; Thence Southeasterly, 205.72 feet, along said North Line, on a 330.00 foot radius curve, concave Northeasterly, whose 202.41 foot chord bears S74°10'37"E; Thence N87°50'50"E, along said North Line, 36.89 feet; Thence S00°44'37"E, along the East Line of said Auditor Parcel 2001018, a distance of 155.86 feet, to the Southeast Corner thereof; Thence S88°34'18"W, along the South Line of said Auditor Parcel 2001018, a distance of 319.34 feet; Thence S88°37'54"W, 110.00 feet, to a Point on the East Line of said Lindner First Addition; Thence S00°41'18"E, along said East Line, 221.37 feet; Thence S01°51'41"E, 374.20 feet, to a Point on the North Line of Green Subdivision, in accordance with the Plat thereof Recorded in Plat Book 38 at Page 161 of the Records of the Johnson County Recorder's Office; Thence N89°50'54"W, along said North Line, 409.91 feet; Thence N38°25'25"W, 57.80 feet, to a Point on the Easterly Right-of-Way Line of North Highway 965 (Ranshaw Way); Thence N01°15'42"W, along said Easterly Right-of-Way Line, 320.43 feet, to a Point on the South Line of said Lindner First Addition; Thence S89°04'38"W, along said South Line, 9.87 feet, to the Southwest Corner thereof; Thence N01°16'39"W, along said Easterly Right-of-Way Line, and the West Line of said Lindner

First Addition, 418.48 feet, to the POINT OF BEGINNING. Said Proposed Rezoning Parcel contains 10.04 Acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the May 6, 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. 2025-11 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



Watts Rezoning (East)



May 7, 2025

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

Re: Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 58.32 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 7, 2025 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Barry A'Hearn, Vice Chairperson
City of North Liberty Planning Commission

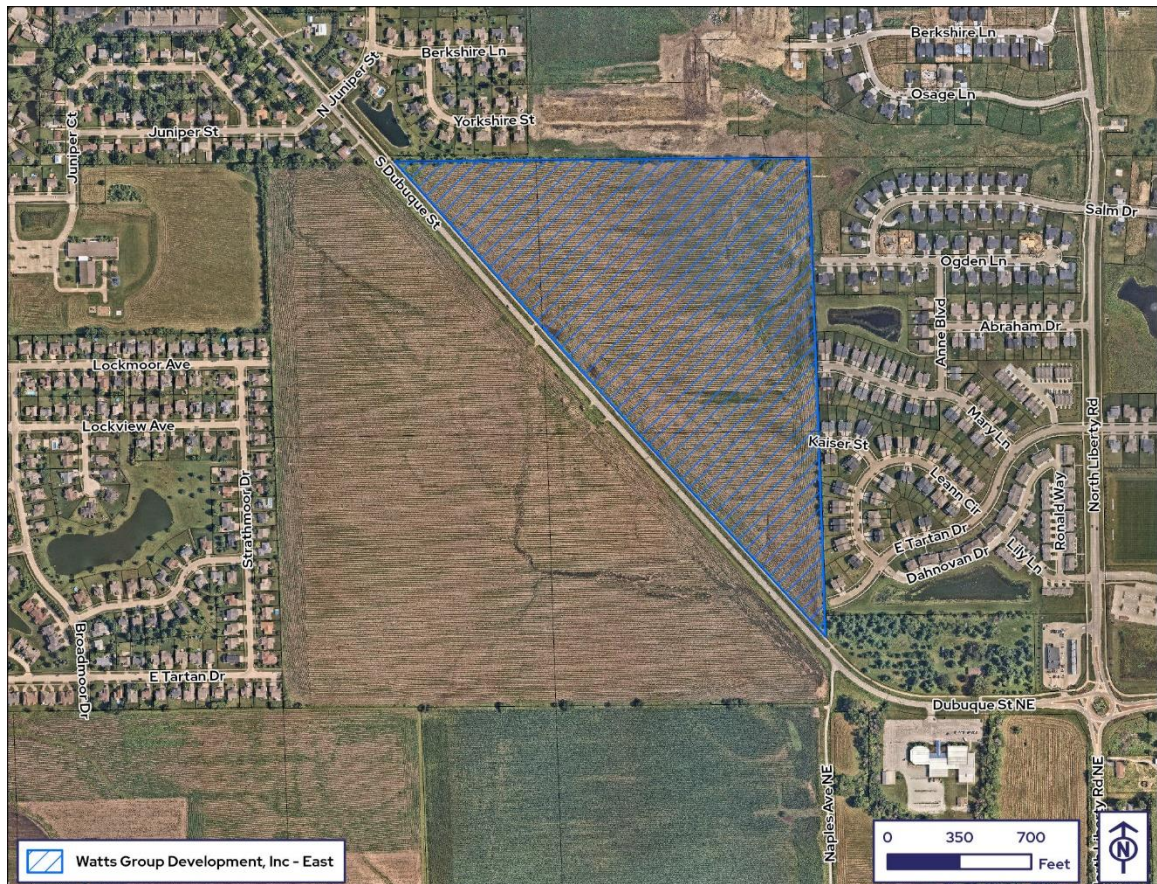


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **May 2, 2025**
Re **Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 58.32 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive.**

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

1. Request Summary:

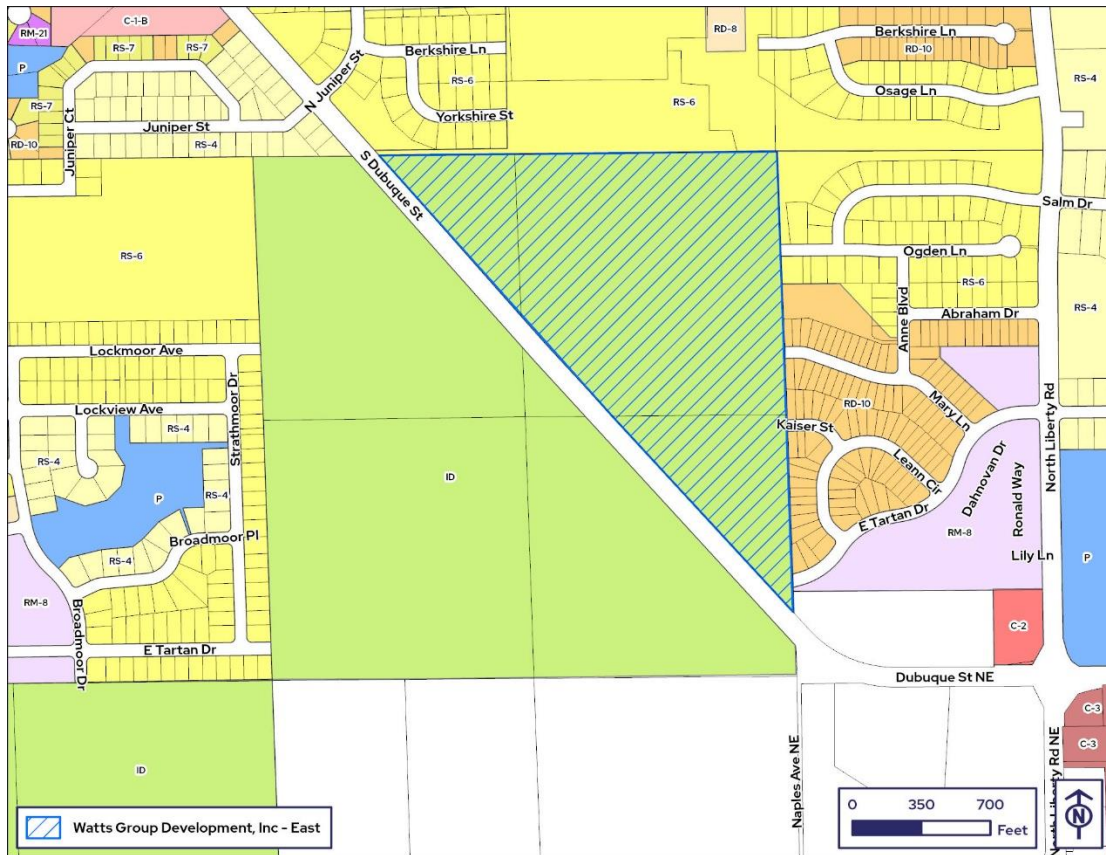
The purpose of the request is to ultimately develop the property with a mix of housing types and related infrastructure. This is a significant development in an area with existing utilities and would create important street connections.



2. Current and Proposed Zoning:

Current Zoning

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.



Proposed Zoning

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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
7,000 SF	35'	25'	25'	8'	30'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
4,500 SF	35'	20'*	25'	5'	25'

*Garage doors facing a public street shall be setback a minimum of 25'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
9,000 SF	35'	25'	25'	5'	30'

RM-12. 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.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
12 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

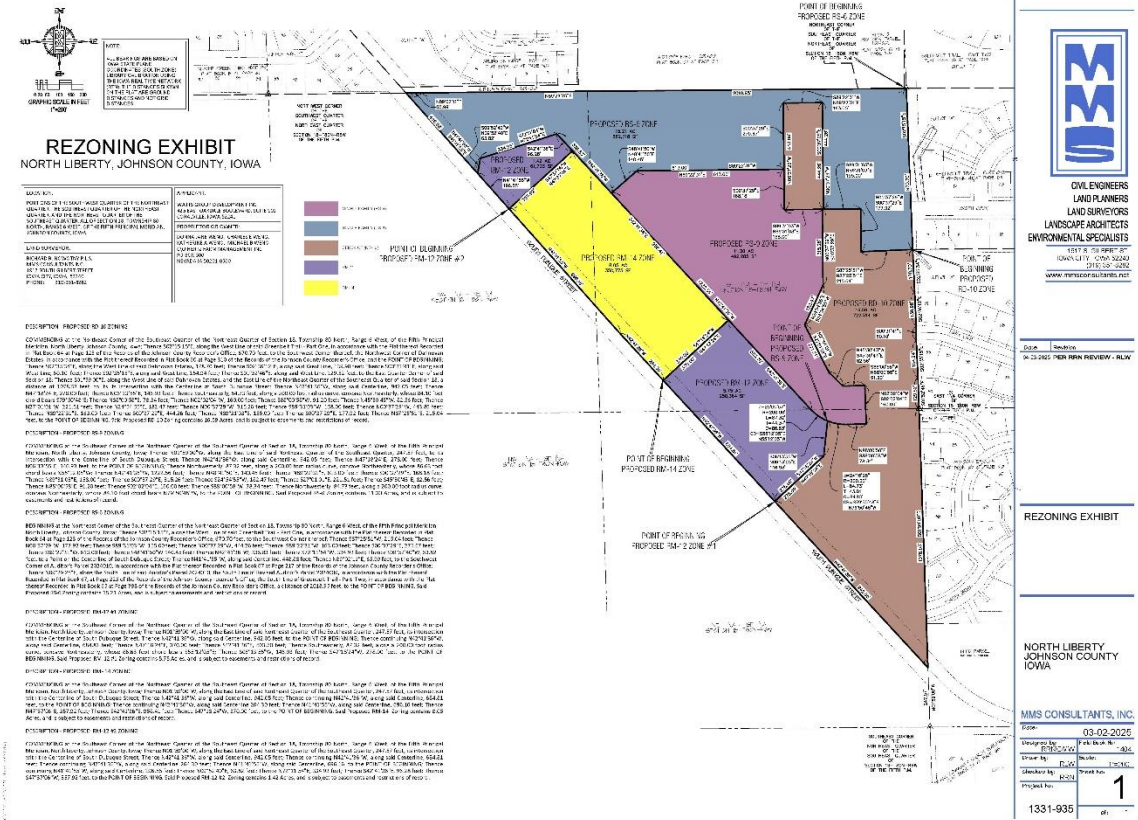
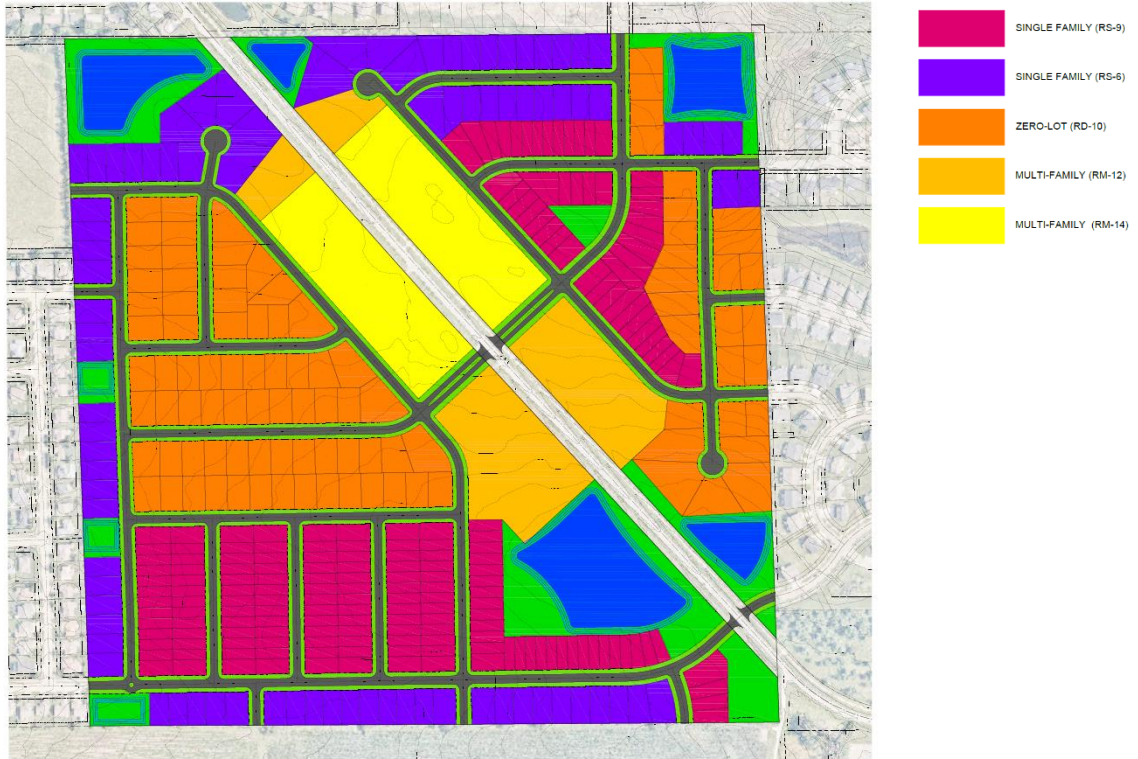
RM-14. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14 District.

*RM-14 is a proposed zoning district, which will ultimately need to be approved by the City Council. The Planning Commission unanimously recommended approval of the proposed district at its April 1 meeting.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
14 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

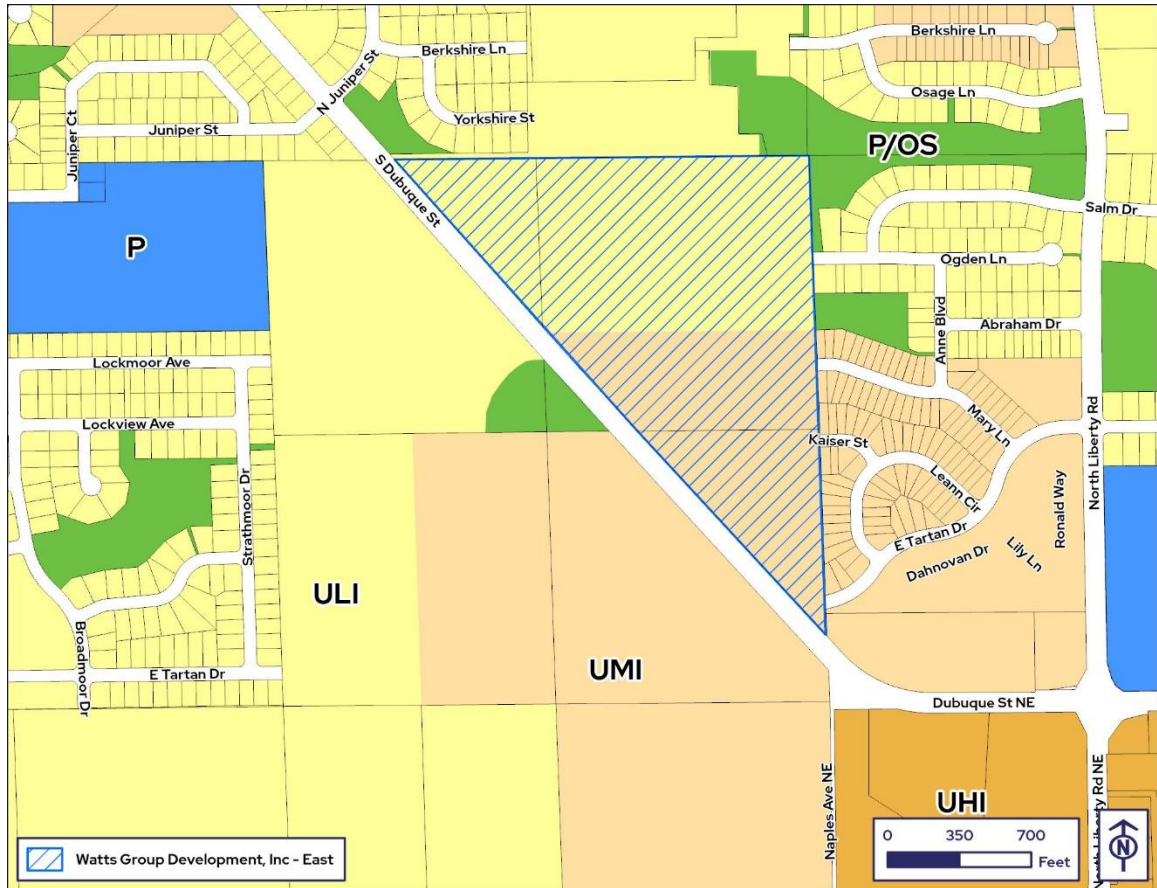
* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

Below is a conceptual subdivision plan for the west and east side of the property.



3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designations: 32.39 acres of Urban Low Intensity (ULI) and 22.36 acres of Urban Medium Intensity (UMI). Please note acreage excludes South Dubuque Street right-of-way.



Urban Low Intensity Description

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

Residential

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

Form and Features

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

Urban 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.

Parks/Open Space Description

Some areas contain valuable environmental features that should not be developed or that would make good recreational spaces. Areas intended for parks can be developed with recreational features while open space areas are more appropriate for habitat preservation with only passive recreation uses.

Form and Features

- » Based around natural areas where wetlands, floodplains, and any other sensitive areas should be preserved. Development is limited to park areas.
- » Minimal site disturbance, green infrastructure, and stormwater management.
- » Development on the periphery should not remove trees or other natural landscaping to help retain natural filtering and protection from pollutants.
- » More intense recreation uses within parks, like sports complexes, should be treated like comparable commercial uses for the traffic and compatibility issues that they can generate.

4. Public Input:

Considering that this is a large request, two good neighbor meetings were held:

1. March 12, 2025 – In person meeting.
2. March 26, 2025 – virtual meeting.

Both meetings were very well attended. There were approximately 40 people at the in-person meeting and 40 people at the virtual meeting.

A summary of the concerns include:

- Zoning compatibility/intensity
- Stormwater drainage
- Traffic impacts
 - Impact of the proposed development to the overall transportation system.
 - The number of access points to Dubuque Street
 - Traffic calming, particularly on East Tartan Street
 - School related traffic, particularly during peak times.
 - Construction traffic
- Parks/open space

Detailed discussion on these topics is provided within the *Additional Considerations* section.

See attachment for public input.

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

Notably, the adopted Comprehensive Plan articulates the following (page 45) about Future Land Use Map (FLUM) boundaries:

Generalized land use locations and transitions: The boundaries between land uses on the map are “fuzzy” lines and are meant to show approximate areas for transition, rather than rigid boundaries.

Number of units based on FLUM designations:

- 32.39 acres of Urban Low Intensity (ULI) – 161 – 259 units based on 5 – 8 units/acre.
- 22.36 acres of Urban Medium Intensity (UMI) – 156 – 313 units based on 7 – 14 units/acre.

Total: 317 – 572 units (5.79 – 10.45 units/acre).

Number of units based on lot size or density restrictions.

- RS-6 permits 7,000 square foot lots – 15.21 acres * 6.22 units/acre = 94 units. 30 units are shown on the concept plan.
- RS-9 permits 4,500 square foot lots – 11.30 acres * 9.68 units/acre = 109 units. 46 units are shown on the concept plan.
- The RD-10 District permits 4,500 square foot lots – 16.59 acres * 9.68 units/acre = 160 units. 54 units are shown on the concept plan.
- The RM-12 District permits 12 unit/acre – 7.17 acres * 12 units/acre = 86 units.
- The RM-14 District permits 14 units/acre – 8.05 acres * 14 units/acre = 112 units.

Maximum number of units based on lot size or restrictions: 562 units (10.31 units/acre).

Staff’s estimate on number of units shown on the concept plan: 328 units (6.02 units/acre). The developer’s estimated unit count is 247 units (4.53 units/acre). Notably, there are 7.17 acres of green space/stormwater detention areas shown on the concept plan.

It is staff’s opinion that the request would be consistent with the Comprehensive Plan.

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

The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning and increases density/intensity toward South Dubuque Street, which is an arterial roadway.

It is staff's opinion that the request would be compatible with the zoning of nearby property.

(c) *The compatibility with established neighborhood character.*

The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning. Also, the street network would be extended in a logical and compatible manner.

It is staff's opinion that the request would be compatible with the 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:

Zoning compatibility/intensity:

With respect to the west side, the developer originally included RM-21 Multi-Unit Residence District on the Dubuque Street frontage. Based on neighborhood feedback, RM-21 was removed from the request.

Stormwater Drainage:

City staff understands the common concern about stormwater management, but this is a design related concern. The expectation is that the development will improve stormwater drainage in the area, particular along the north boundary.

Traffic impacts:

Traffic impact study:

The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

Concern about the number of access points to Dubuque Street

City staff has been discussing the number of accesses to South Dubuque Street and a final determination has not been made. However, one point of consideration is South Dubuque Street is classified as an arterial (major) roadway. The City limits the number of accesses to an arterial roadway because they can be counterproductive to traffic flow. Section 180.12(3)(D) of the North Liberty City Code reads in part:

Cul-de-sacs will be considered where it can be clearly demonstrated that environmental constraints, existing development, access limitations along arterial streets, or other unusual features prevent the extension of the street to the property line or to interconnect with other streets within or abutting the subdivision.

Traffic calming, particularly on East Tartan Street.

Certainly, East Tartan Street, once fully built out and connected, will serve as an east/west cut through. Staff is exploring physical improvements to East Tartan Street that have the effect of slowing traffic down, such as mini roundabouts or narrowing the street width in certain sections.

School related traffic, particularly during peak times.

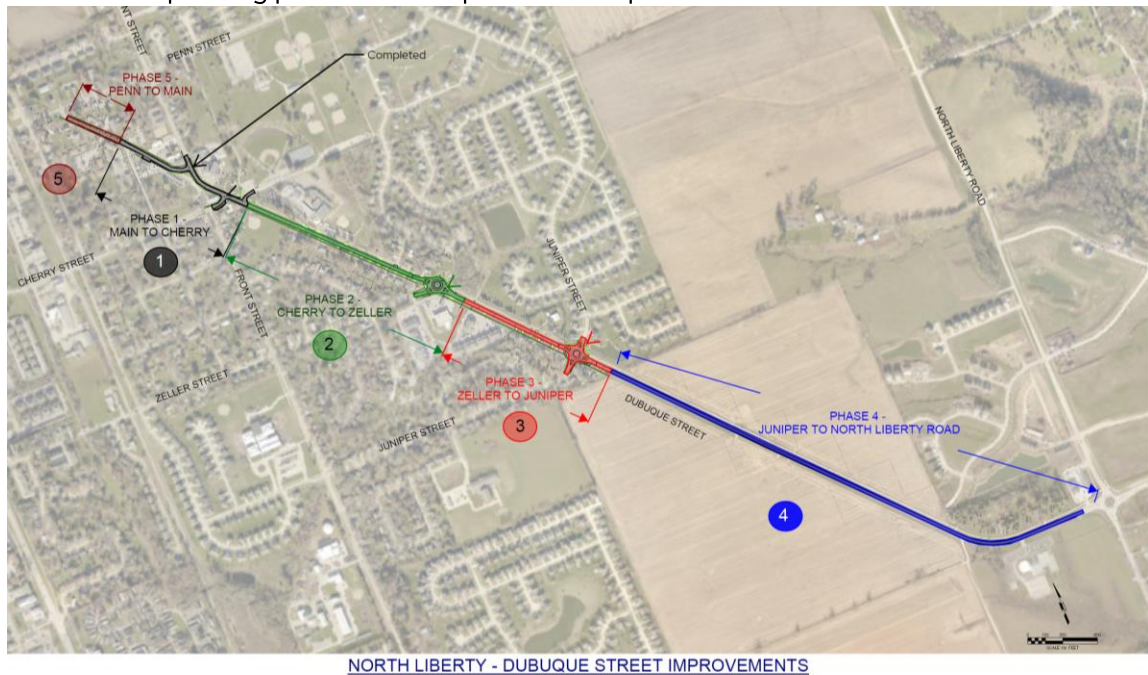
This City doesn't have control over the traffic generated from Penn Elementary, Heritage Christian School and Liberty High School. Although, it is recognized that the traffic is intense during opening and closing times.

Construction traffic.

It's too early in the process for any commitments to be made on how construction equipment will access the site. However, this will be considered at the time the City reviews the subdivision construction plans for individual phases.

Other traffic considerations.

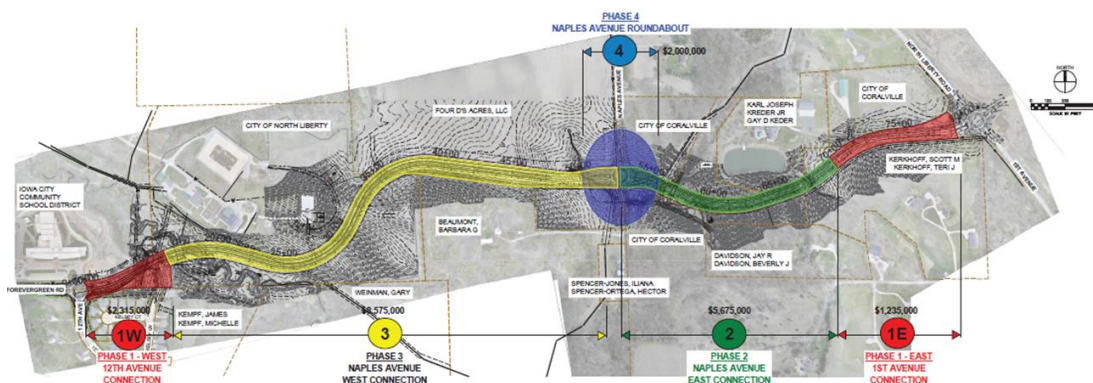
Below is the phasing plan for Dubuque Street Improvements



North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.

The Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1st Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.

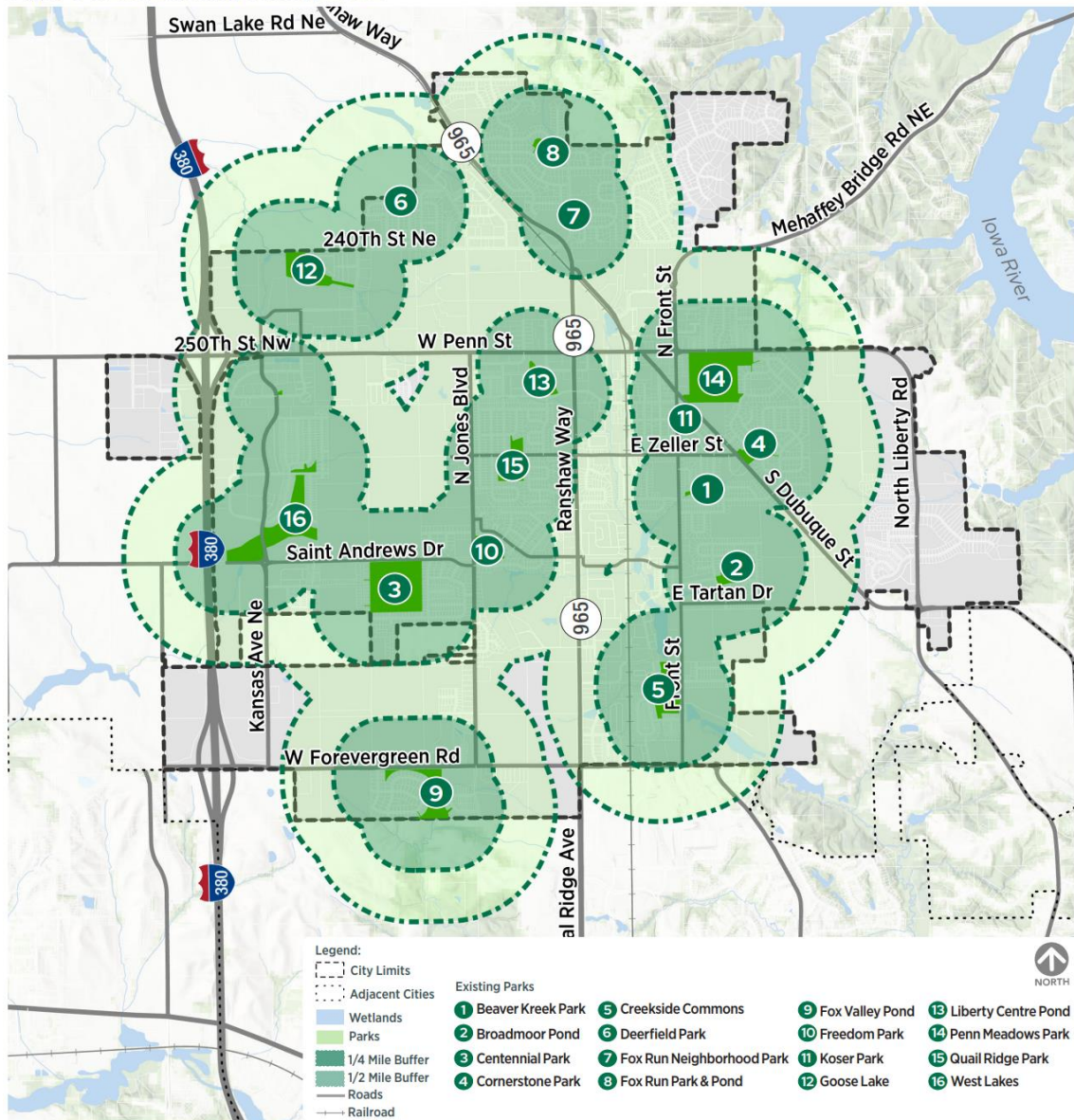


Parks/Open Space

Below is the ¼ mile and ½ mile radius from existing City-owned parks from the 2023 Comprehensive Plan. Due to the location of the Broadmoor Pond (2), there isn't a ½ mile needs gap on the subject property. There is a needs gap in the area south of future Tartan Street. The City intends to discuss the possibility of future park space in that area when future development discussions occur.

As previously noted, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.

Figure 1.28: Existing Parks, 2022



Source: RDG Planning & Design

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:

Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.59 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 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.

From: Ashley Bermel <ashley@ashleybermel.com>
Sent: Saturday, March 1, 2025 7:04 AM
To: Brent Smith; Brian Leibold; Brian Wayson; Erek Sittig; Mayor; Paul Park; Ryan Heiar; Ryan Rusnak
Subject: [External] Consideration of Substantial Rezoning Along South Dubuque 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.

Dear Councilmembers and Staff,

I want to start by expressing my appreciation for the work you and the council do to guide North Liberty's future. Having once sat in your seat, I understand the complexity of these decisions—the balancing act between meeting immediate housing demands and ensuring that our long-term vision remains intact. The opportunity before us is significant: a ready and willing developer stands prepared to inject new residents, economic activity, and tax dollars into our community. That is not something to take lightly. But beyond the immediate benefit, we need to ask a harder question: **is this the kind of growth that will create a lasting legacy for North Liberty?**

The undeniable short-term benefit of large-scale development is that it quickly meets housing demand. A single developer working at this scale can efficiently provide homes and create accessibility in a growing market. But as we have seen in other communities that have followed this model, there is often a long-term cost—one that is harder to quantify in the moment but becomes evident over time.

Some of North Liberty's most desirable and enduring neighborhoods—most notably Cedar Springs and Arlington Ridge—did not become sought-after by accident. They succeeded because they offered architectural diversity, choice, and thoughtful land planning. They were designed with intention, with green spaces, walking trails, and communal areas that added value beyond just the homes themselves. These neighborhoods stand the test of time because they encourage long-term investment and attachment. People move in, they put down roots, they stay. Their homes appreciate in value, not just because of the broader market but because they are part of a neighborhood that is distinct, desirable, and thoughtfully designed.

The concern many of us share is that large-scale, **single-developer** projects do not provide this same level of architectural diversity or community intentionality. When a builder controls too much of the landscape, we inevitably see a set number of home designs that

reduce competition, limit buyer choice, and create a uniform look that lacks individuality. We see a focus on cost efficiency over long-term value, where homes may be affordable initially but struggle with resale as newer models from the same builder enter the market. And we see a lack of meaningful neighborhood enhancements—fewer mature trees, minimal landscaping, and little investment in shared green spaces that elevate the overall quality of life.

Every council is tasked with making decisions that solve for today while safeguarding tomorrow. The challenge is that short-term wins—filling housing demand quickly, boosting tax revenue, and meeting immediate market needs—are easy to measure. But long-term success—creating a city that people remain proud to call home, ensuring our neighborhoods hold their value, and building a community with lasting identity—is harder to quantify in a single budget cycle.

That is why I urge the council to ask:

Are we making decisions that will stand the test of time, or are we opting for the most immediate solution?

Are we fostering a competitive builder environment that allows for innovation, choice, and architectural creativity?

Are we designing neighborhoods that people will not just buy into, but stay in—putting down roots, investing in their homes, and building a community that thrives for decades?

Are we ensuring that North Liberty doesn't just become a place where homes are built, but a city that is thoughtfully shaped?

I am not suggesting that large-scale development should be rejected outright—only that we must be intentional in ensuring that the growth we approve today contributes to a North Liberty we will be proud of tomorrow. Are there ways to encourage this developer, and others, to integrate more diverse housing styles or perhaps even allow a few builders (of our collective choosing) to be invited into the mixture of offerings? To incorporate shared community spaces that make a neighborhood more than just a collection of homes? To take a page from the success of Arlington Ridge, where design was driven not just by speed, but by vision?

North Liberty is at a pivotal moment. We have the opportunity to welcome new residents and expand our tax base, but let's make sure that we do it in a way that enhances—not diminishes—our city's identity. Let's not just build housing. Let's build a community that will last.

I appreciate your time and consideration, and I welcome the opportunity to discuss how we can ensure that our growth reflects the very best of North Liberty's potential.

Sincerely,

Ashley Bermel

319.855.0248

930 Pheasant Lane North Liberty, IA 52317

From: Keith Clasen <keithclasen@hotmail.com>
Sent: Sunday, March 23, 2025 2:18 PM
To: Ryan Rusnak
Cc: Paul Park; Ryan Heiar; ineska_n@yahoo.com
Subject: [External] Fwd: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting
Attachments: [Watts Development Group, Inc GNM Notice - 2-28-2025.pdf](#)

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Hi Ryan,

I will likely not be able to join the good neighbor meetings but would like to share my wife and my concerns with this rezoning request.

We are not opposed to the land being developed but are opposed with the land being developed as multi-family or anything other than single family homes. The reason our family choose to move to North Liberty 9 years ago was because of the single family homes available and because of our desire to live in a city that still maintained the small town Iowa feel to maintain a positive and connected community.

Seeing what is happening in the development across the street from the high school on the Coralville side has us concerned about what will happen if this rezoning request is approved. Having one developer control who builds on the land opens the door to cheaply built homes that look more like cookie cutter boxes than single family homes that people aspire to live for a significant portion of their lives in the same community. While this is a free economy and the developer has the right to purchase the land and make significant profits from the land, the City of North Liberty also has the right to listen to the community members and do the right thing by restricting this development to be for single family homes only and open to other builders in the community to provide fair competition and increase the uniqueness and quality of homes being built in North Liberty.

We have several friends and family who would like to move to North Liberty but are looking to raise their kids in single family homes which are currently under supplied, not multi-family buildings built and sold primarily to raise the profits of one development group or further strengthen the North Liberty small town feel and uniqueness.

North Liberty has been growing at a significant pace over the past several years. Do we have the infrastructure to support multi-family homes? Dubuque St. is already congested and this will only compound the problem.

Lastly and most concerning to many families that live in the Arlington Ridge neighborhood is that approving this rezoning request will devalue our homes along with devaluing the community we live in.

Thank you for your consideration,

Keith and Inna Clasen
440 Carlyle Dr.

Begin forwarded message:

From: Arlington Ridge HOA <mailer@payhoa.com>
Date: February 28, 2025 at 8:11:42 PM CST
To: Keith Clasen <keithclasen@hotmail.com>
Subject: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting
Reply-To: Arlington Ridge HOA <arlingtonhomeowners@gmail.com>



Please read information and attend the meeting if possible.
Thank you,
Arlington Ridge HOA Board

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Friday, February 28, 2025 12:55 PM
To: Brent Smith <brent.smith@northlibertyiowa.org>; Brian Leibold <brian.leibold@northlibertyiowa.org>; Brian Wayson <brian.wayson@northlibertyiowa.org>; Erek Sittig <erek.sittig@northlibertyiowa.org>; Mayor <mayor@northlibertyiowa.org>; Paul Park <paul.park@northlibertyiowa.org>
Cc: Ryan Heiar <rheiar@northlibertyiowa.org>
Subject: Watts Development Group, Inc Good Neighbor Meeting

Mayor Hoffman and City Councilors,

Attached is Good Neighbor Meeting for a substantial rezoning along South Dubuque Street.

We will be having two good neighbor meeting on this one:

3/12/2025 – In person 6:00 – 7:00 PM City Hall

3/26/2025 – Virtual 5:30 6:30 PM.

We recognize Spring Break is March 17-21 so meetings will be before and after the break.

Please let me know if you have any questions.

From: Ryan Rusnak
Sent: Tuesday, April 1, 2025 10:31 AM
To: Bob and Carolyn Norton
Subject: RE: [External] Re: Watts Group Development, Inc. Rezoning

We don't use speed humps on public streets in North Liberty.

Stop signs aren't to be used as a traffic calming feature.



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

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From: Bob and Carolyn Norton <bcnorton2@gmail.com>
Sent: Tuesday, April 1, 2025 10:23 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Re: Watts Group Development, Inc. Rezoning

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Question

Is that a roundabout that has been added to Tartan? Why not stop signs or speed humps to slow traffic down?

Carolyn Norton

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hello everyone,

We put together an email list of people that participated in the in person and online good neighbor meetings.

We had great attendance, which is awesome. My plan is keep to lines of communication open.

If you don't want to be part of this list, please let me know.

Attached is the revised rezoning map, which was provided before the second meeting. It incorporated some changes heard at the first meeting.

1. Changed the zoning to RS-6 at the end of Ogden Ln.
2. Changed the RM-21 (multi-family 21 units/acre) to RM-14 (multi-family 14/units acre).
3. Added traffic calming on E Tartan St adjacent to Broodmoor Estates.

Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.

They originally wanted to be considered in April, but we wanted them to tap the breaks to allow for additional feedback and analysis.

Please let me know if you any questions or comments.

Thanks,



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

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From: Chelsey Scanlan <chelseylynnharris@gmail.com>
Sent: Tuesday, April 1, 2025 10:19 AM
To: Ryan Rusnak
Subject: [External] Feedback regarding South Dubuque/Greenbelt Trail 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 all the information you've shared via email and the Good Neighbor Meeting on 3/26.

I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

From: m pettersen <mikeppettersen@yahoo.com>
Sent: Tuesday, April 1, 2025 10:26 AM
To: Ryan Rusnak
Subject: [External] Watts group development

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 wife and I live at 1215 Ogden Ln. We are against any multifamily neighborhood being built right next-door to us. We looked at the newest proposal. After all it only harbors families who will rent because they will be unable to sell each one of the dwellings. This is happened to every single new neighborhood in the cities area, including Iowa City and Coralville. Crime goes up like burglary, theft, and criminal mischief. Since North Liberty is down 15 officers at this time I feel that building multifamily dwellings at this time would be unwise and harmful to the local neighborhoods where police officers would not be able to respond. We need single family homes for safety and cohesiveness of home owners alike. Every multi family development Watts group has taken over or developed lack in quality and bring home values down. It's unfair to allow Watts group to develop a huge rental neighborhood next to single family homes.

Sincerely

Mike and Debbi Pettersen

[Sent from Yahoo Mail for iPhone](#)

From: michael ulrey <mulrey31@gmail.com>
Sent: Tuesday, April 1, 2025 9:37 AM
To: Ryan Rusnak
Cc: Clint Conklin; Katie Ulrey
Subject: [External] Re: Watts Group Development, Inc. Rezoning

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Ryan-

Appreciate that everything has been shared and that this rezoning is making a few tweaks. The blending with development off Ogden looks significantly improved and we are onboard with the development now! The only comment or thought that is really beyond the scope of this development is with everything that is being built in this entire portion of North Liberty, there aren't any parks that are truly walkable.

Have a great day,
Michael

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:
Hello everyone,

We put together an email list of people that participated in the in person and online good neighbor meetings.

We had great attendance, which is awesome. My plan is keep to lines of communication open.

If you don't want to be part of this list, please let me know.

Attached is the revised rezoning map, which was provided before the second meeting. It incorporated some changes heard at the first meeting.

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Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.

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Please let me know if you any questions or comments.

Thanks,



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

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To: Ryan Rusnak
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Hi Ryan,

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Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

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area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

From: Garret Krieger <kriegeracing@hotmail.com>
Sent: Friday, April 18, 2025 11:01 AM
To: Ryan Rusnak
Subject: [External] Development near Dubuque St

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Hello Ryan,

I was just driving down front Street kind of a crossed from Colony and noticed how nice those condos look with the front door facing front street I think if we could do something like that along Dubuque Street by us that would make it look nice.

Garret Krieger
200 N Juniper St

From: Ryan Rusnak
Sent: Monday, May 5, 2025 8:08 AM
To: William Lanphere
Subject: RE: [External] Re: May 6, 2025 Planning Commission Meeting

Hi Bill,

Thanks for your email.

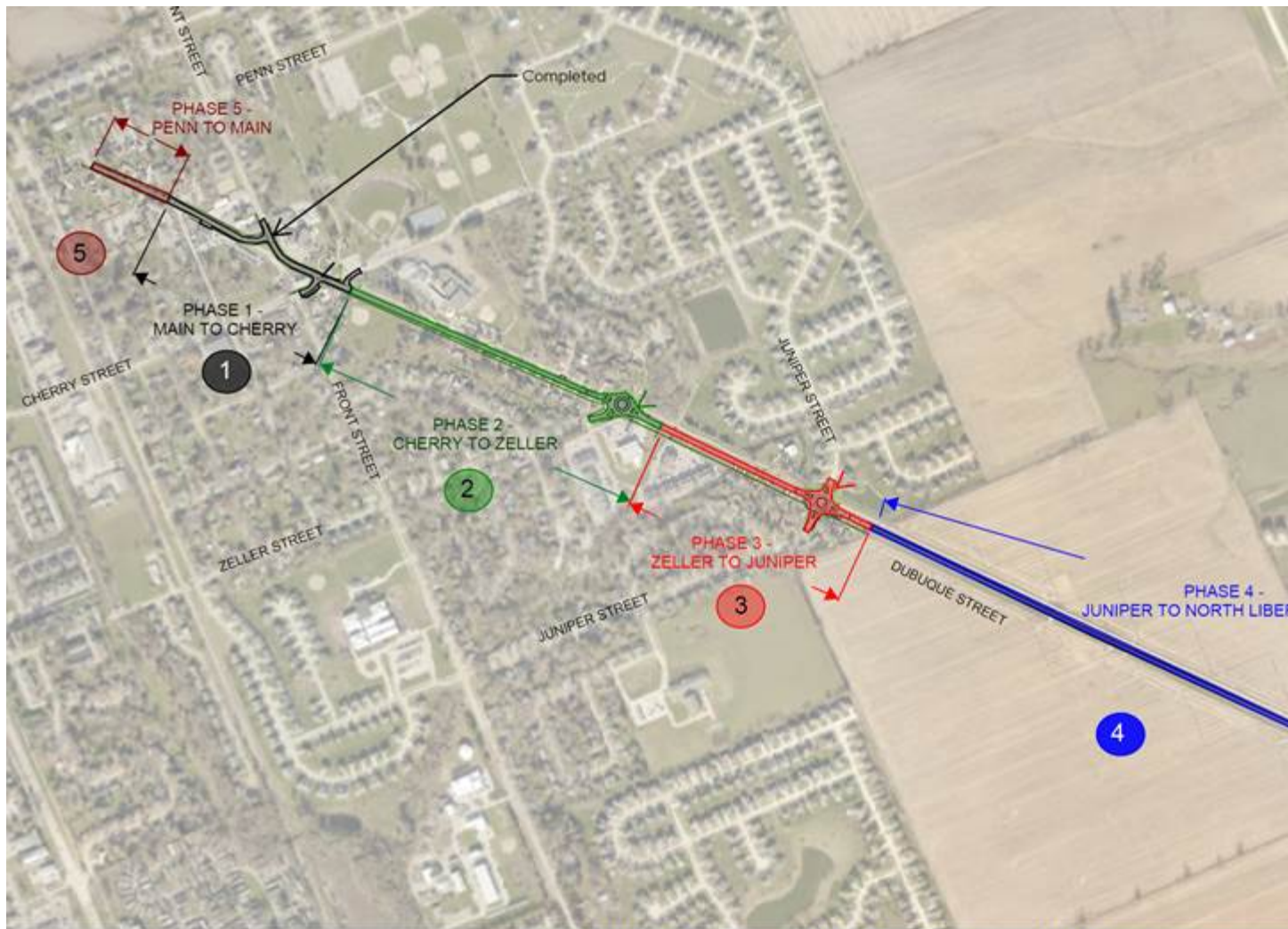
The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

We have a couple of projects on Dubuque Street that specifically target congestion.

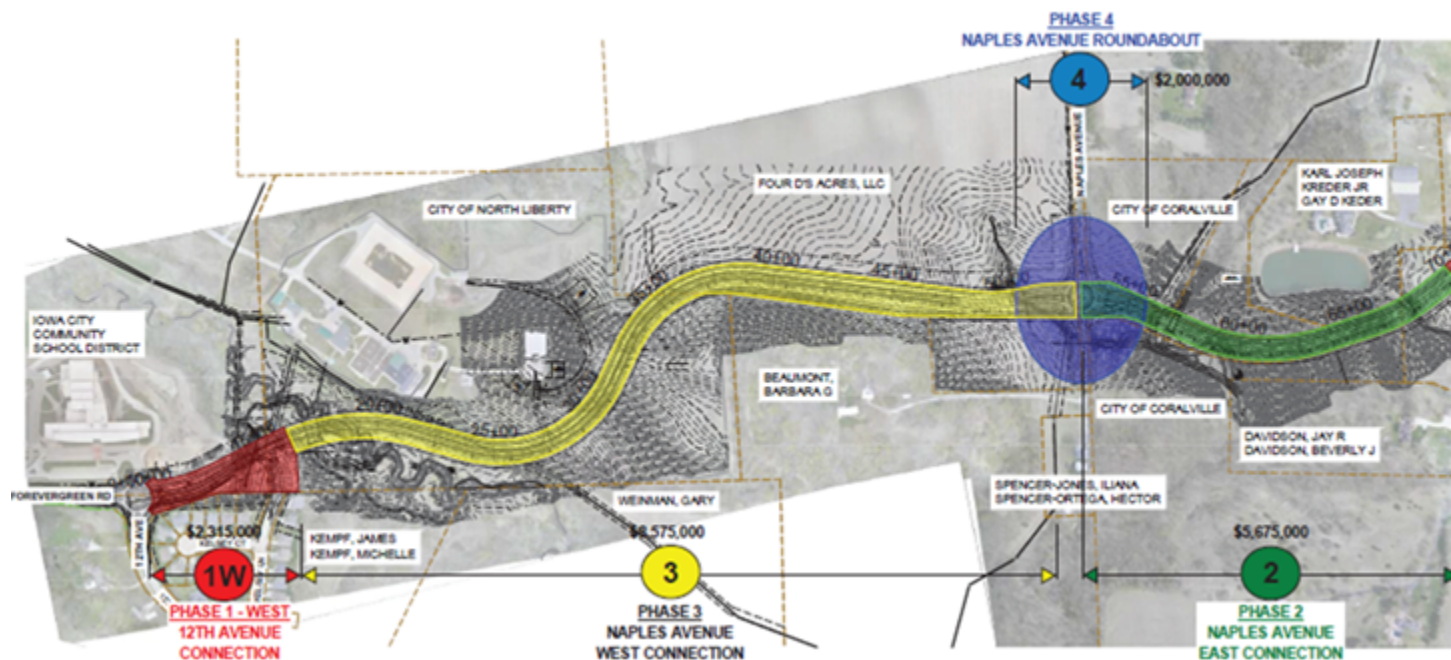
See map below. North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.



NORTH LIBERTY - DUBUQUE STREET IMPROVEMENTS

Also, the Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1st Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.



Ryan “Rus” Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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From: William Lanphere <dblankp2@gmail.com>

Sent: Sunday, May 4, 2025 5:24 PM

To: Ryan Rusnak <rrusnak@northlibertyiowa.org>

Subject: [External] Re: May 6, 2025 Planning Commission Meeting

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Ryan,

I am a bit tardy on this, does the city have a plan for dealing with the increased traffic both on Dubuque street as well as Zeller accessing Dubuque? In my opinion the city has missed the boat on dealing with traffic on Penn east of 965. Thank you.

Bill Lanphere
Arlington Ridge

On Sat, May 3, 2025 at 9:32 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hello everyone,

The Watts Development Group rezoning is on the May 6 Planning Commission (see link below).

You are welcome to attend the public meeting. It will be held in City Hall Council Chambers at 360 N Main St and begins at 6:30 pm

If you sent an email, I included it in the background material. If you don't see something you sent me, please let me know and I will add it to the packet.

If you have any questions, please let me know.

I would appreciate if you reply only to me to keep people's inboxes uncluttered.

Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/869-641-676>

Thanks,

Ryan "Rus" Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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From: Jake Scharff <jake.scharff@gmail.com>
Sent: Tuesday, May 6, 2025 4:12 PM
To: Ryan Rusnak
Subject: [External] Re: May 6, 2025 Planning Commission Meeting

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 Rus,

I'm the president of Greenbelt Trail Part 1 HOA, which consists of Salm Drive and Ogden Lane. Obviously the proposed development would have a great impact on our existing neighborhood. Myself and the HOA have had several concerns about the proposal and I know many have already expressed concerns individually. I wanted to make sure to submit concerns that I have heard on several occasions from the HOA.

Our biggest concern is the amount of increased traffic our neighborhood will sustain with this new development. The proposal only shows one entrance to and from Dubuque street from the north portion of the new development. We fear without additional options to access Dubuque street Ogden Lane and Salm Drive will see a significant increase in traffic. Additionally, we have concerns about how construction traffic will access the new development. Will dump trucks, backhoes, bulldozers, etc. be routed down Salm Drive or will there be an access point created from Dubuque street? We have a lot of young families in our neighborhood and there's always kids out playing, people riding bikes, walking dogs, etc.

Lastly, we appreciate the consideration that was given to change the remaining houses on Ogden Lane to single family instead of multi family. I've heard several people ask about the possibility of also doing single family homes to the north of Ogden Lane for what looks to be about 5 lots that would back up to the ravine.

We appreciate your consideration of our concerns.

Thanks,
Jake Scharff
1160 Salm Drive
Greenbelt Trail Part 1 President

On Sat, May 3, 2025 at 9:32 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

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Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/869-641-676>

Thanks,

Ryan "Rus" Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



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Ordinance No. 2025-12

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO RS-6 SINGLE-UNIT RESIDENCE DISTRICT, RS-9 SINGLE-UNIT RESIDENCE DISTRICT, RD-10 TWO-UNIT RESIDENCE DISTRICT, RM-12 MULTI-UNIT RESIDENCE DISTRICT AND RM-14 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:

RS-6 Single-Unit Residence District:

BEGINNING at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence S02°15'15"E, along the West Line of said Greenbelt Trail - Part One, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 123 of the Records of the Johnson County Recorder's Office, 670.70 feet, to the Southwest Corner thereof; Thence S87°25'51"W, 215.04 feet; Thence N00°37'29"W, 177.92 feet; Thence S89°31'03"W, 155.00 feet; Thence N00°37'29"W, 444.26 feet; Thence S89°22'31"W, 163.00 feet; Thence S00°37'29"E, 275.67 feet; Thence S89°22'31"W, 613.00 feet; Thence S48°41'50"W 140.45 feet; Thence N42°41'36"W, 335.83 feet; Thence S72°11'54"W, 334.93 feet; Thence S09°52'40"W, 63.82 feet, to a Point on the Centerline of South Dubuque Street; Thence N41°41'55"W, along said Centerline, 448.88 feet; Thence N89°02'11"E, 65.99 feet, to the Southwest Corner of Auditor's Parcel 2024010, in accordance with the Plat thereof Recorded in Plat Book 67 at Page 217 of the Records of the Johnson County Recorder's Office; Thence N89°29'25"E, along the South Line of said Auditor's Parcel 2024010, the South Line of Revised Auditor's Parcel 2024009, in accordance with the Plat thereof Recorded in Plat Book 67, at Page 225 of the Records of the Johnson County recorder's Office, the South Line of Greenbelt Trail - Part Two, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 388 of the Records of the Johnson County Recorder's Office, a distance of 2018.95 feet, to the POINT OF BEGINNING. Said Proposed RS-6 Zoning contains 15.21 Acres, and is subject to easements and restrictions of record.

RS-9 Single-Unit Residence District:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N01°59'00"W, along the East Line of said Northeast Quarter of the Southeast Quarter, 247.57 feet, to its intersection with the

Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 942.05 feet; Thence N47°18'24"E, 278.00 feet; Thence N06°13'55"E, 146.93 feet, to the POINT OF BEGINNING; Thence Northwesterly, 87.32 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 86.63 foot chord bears N55°12'05"W; Thence N42°41'36"W, 1222.56 feet; Thence N48°41'50"E, 140.45 feet; Thence N89°22'31"E, 613.00 feet; Thence S00°37'29"E, 168.18 feet; Thence N89°31'03"E, 158.00 feet; Thence S00°37'29"E, 315.26 feet; Thence S24°54'55"W, 182.47 feet; Thence S27°01'01"E, 221.51 feet; Thence S45°30'43"E, 82.56 feet; Thence N88°00'58"E, 91.20 feet; Thence S02°02'04"E, 160.00 feet; Thence S88°00'58"W, 78.34 feet; Thence Northwesterly, 84.73 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 84.10 foot chord bears N79°50'48"W, to the POINT OF BEGINNING. Said Proposed RS-9 Zoning contains 11.30 Acres, and is subject to easements and restrictions of record.

RD-10 – Two-Unit Residence District

COMMENCING at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence S02°15'15"E, along the West Line of said Greenbelt Trail - Part One, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 123 of the Records of the Johnson County Recorder's Office, 670.70 feet, to the Southwest Corner thereof, the Northwest Corner of Dahnovan Estates, in accordance with the Plat thereof Recorded in Plat Book 60 at Page 310 of the Records of the Johnson County Recorder's Office, and the POINT OF BEGINNING; Thence S02°35'34"E, along the West Line of said Dahnovan Estates, 178.70 feet; Thence S02°36'12"E, along said West Line, 139.98 feet; Thence S00°31'41"E, along said West Line, 60.10 feet; Thence S02°35'15"E, along said West Line, 154.94 feet; Thence S01°52'46"E, along said West Line, 129.52 feet, to the East Quarter Corner of said Section 18; Thence S01°59'00"E, along the West Line of said Dahnovan Estates, and the East Line of the Northeast Quarter of the Southeast Quarter of said Section 18, a distance of 1078.53 feet, to its intersection with the Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 942.05 feet; Thence N47°18'24"E, 278.00 feet; Thence N06°13'55"E, 146.93 feet; Thence Southeasterly, 84.73 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 84.10 foot chord bears S79°50'48"E; Thence N88°00'58"E, 78.34 feet; Thence N02°02'04"W, 160.00 feet; Thence S88°00'58"W, 91.20 feet; Thence N45°30'43"W, 82.56 feet; Thence N27°01'01"W, 221.51 feet; Thence N24°54'55"E, 182.47 feet; Thence N00°37'29"W, 315.26 feet; Thence S89°31'03"W, 158.00 feet; Thence N00°37'29"W, 443.86 feet; Thence N89°22'31"E, 163.00 feet; Thence S00°37'29"E, 444.26 feet; Thence N89°31'03"E, 155.00 feet; Thence S00°37'29"E, 177.92 feet; Thence N87°25'51"E, 215.04 feet, to the POINT OF BEGINNING. Said Proposed RD-10 Zoning contains 16.59 Acres, and is subject to easements and restrictions of record.

RM-12 – Multi-Unit Residence District

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N01°59'00"W, along the East Line of said Northeast Quarter of the Southeast Quarter, 247.57 feet, its intersection with the Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 942.05 feet, to the POINT OF BEGINNING; Thence continuing N42°41'36"W, along said Centerline, 684.81 feet; Thence N47°18'24"E, 370.00 feet; Thence S42°41'36"E, 503.70 feet; Thence Southeasterly, 87.32 feet, along a 200.00 foot radius curve, concave Northeasterly, whose 86.63 foot chord bears S55°12'05"E; Thence S06°13'55"W, 146.93 feet; Thence S47°18'24"W, 278.00 feet, to the POINT OF BEGINNING. Said Proposed RM-12 #1 Zoning contains 5.75 Acres, and is subject to easements and restrictions of record.

AND

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N01°59'00"W, along the East Line of said Northeast Quarter of the Southeast Quarter, 247.57 feet, its intersection with the Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 942.05 feet; Thence continuing N42°41'36"W, along said Centerline, 684.81 feet; Thence continuing N42°41'36"W, along said Centerline 264.30 feet; Thence N41°41'55"W, along said Centerline, 696.16, to the POINT OF BEGINNING; Thence continuing N41°41'55"W, along said Centerline, 196.55 feet; Thence N09°52'40"E, 63.82 feet; Thence N72°11'54"E, 334.93 feet; Thence S42°41'36"E, 96.28 feet; Thence S47°37'06"W, 357.92 feet, to the POINT OF BEGINNING. Said Proposed RM-12 #2 Zoning contains 1.42 Acres, and is subject to easements and restrictions of record.

RM-14 – Multi-Unit Residence District:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N01°59'00"W, along the East Line of said Northeast Quarter of the Southeast Quarter, 247.57 feet, its intersection with the Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 942.05 feet; Thence continuing N42°41'36"W, along said Centerline, 684.81 feet, to the POINT OF BEGINNING; Thence continuing N42°41'36"W, along said Centerline 264.30 feet; Thence N41°41'55"W, along said Centerline, 696.16 feet; Thence N47°37'06"E, 357.92 feet; Thence S42°41'36"E, 958.41 feet; Thence S47°18'24"W, 370.00 feet, to the POINT OF BEGINNING. Said Proposed RM-14 Zoning contains 8.05 Acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the May 6, 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. 2025-12 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



Watts Rezoning (West)



May 7, 2025

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

Re: Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 7, 2025 meeting. The Planning Commission took the following action:

Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

The Planning Commission accepted the listed finding and forwards the request for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres to the City Council with a recommendation for approval.

The vote for approval was 5-0.

Barry A'Hearn, Vice Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **May 2, 2025**
Re **Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street.**

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

1. Request Summary:

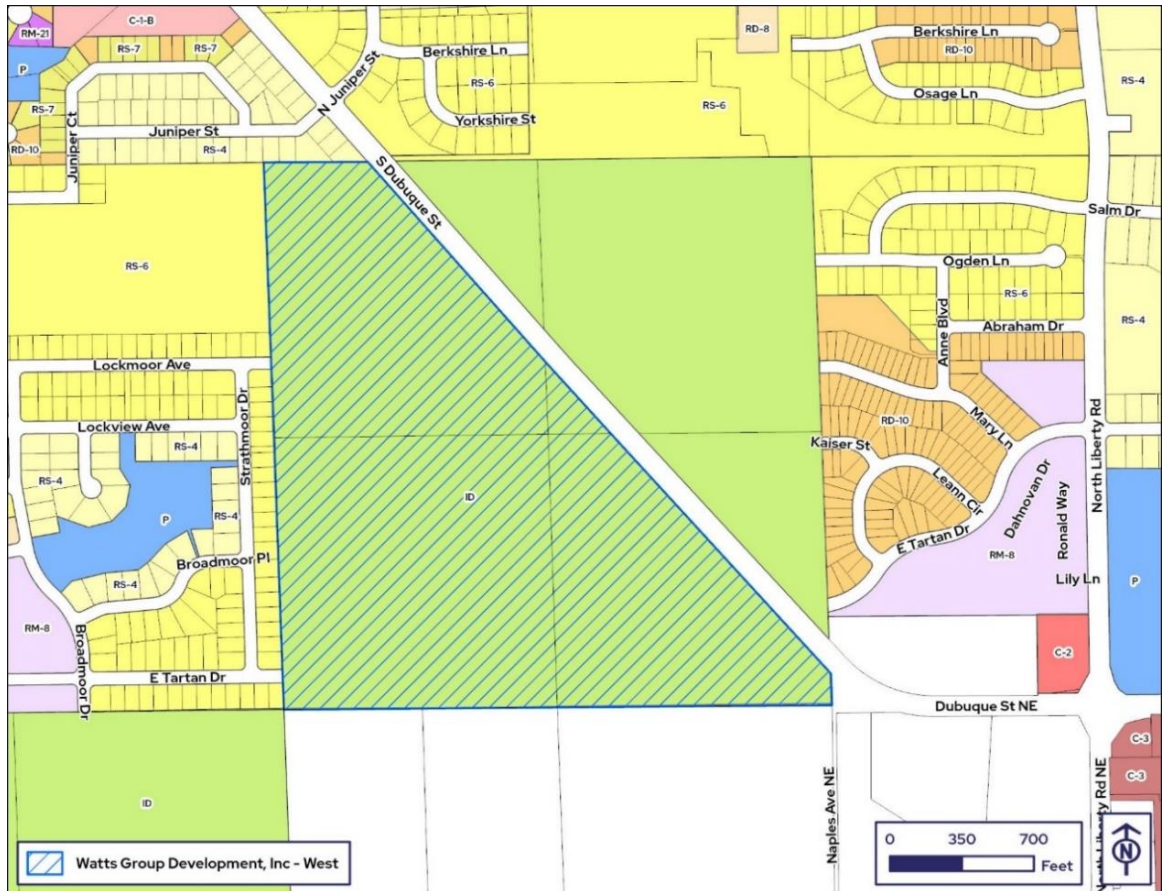
The purpose of the request is to ultimately develop the property with a mix of housing types and related infrastructure. This is a significant development in an area with existing utilities and would create important street connections.



2. Current and Proposed Zoning:

Current Zoning

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.



Proposed Zoning

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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
7,000 SF	35'	25'	25'	8'	30'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
4,500 SF	35'	20'*	25'	5'	25'

*Garage doors facing a public street shall be setback a minimum of 25'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
9,000 SF	35'	25'	25'	5'	30'

RM-12. 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.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
12 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'






* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

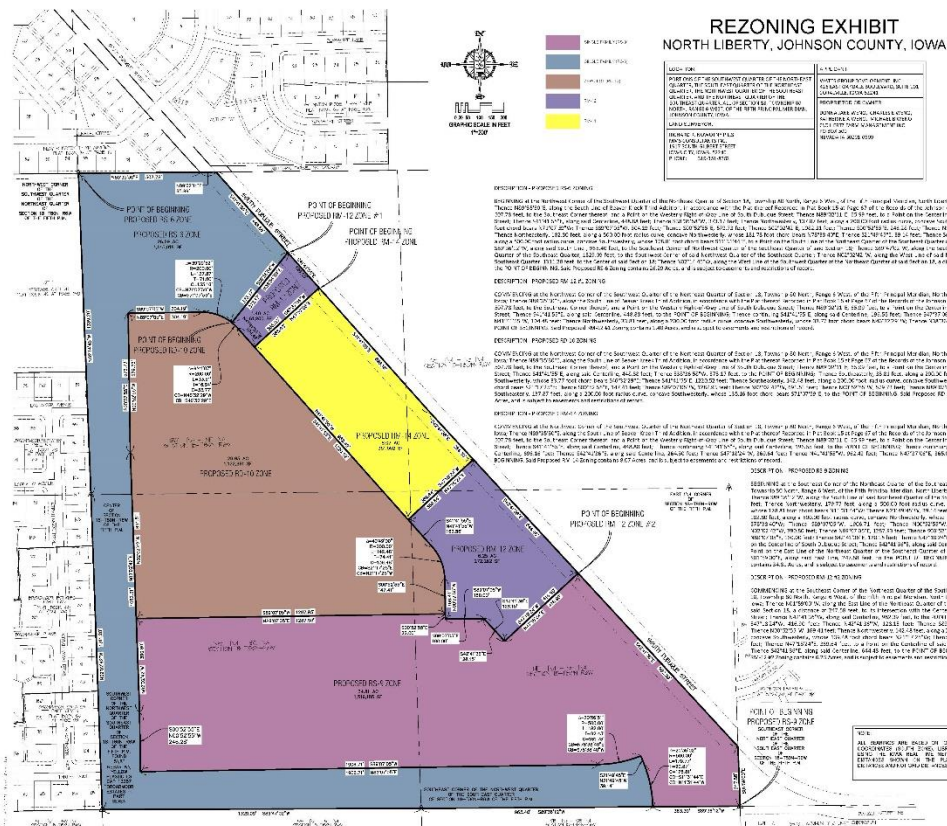
RM-14. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14 District.

*RM-14 is a proposed zoning district, which will ultimately need to be approved by the City Council. The Planning Commission unanimously recommended approval of the proposed district at its April 1 meeting.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
14 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

- | | |
|---|----------------------|
|  | SINGLE FAMILY (RS-9) |
|  | SINGLE FAMILY (RS-6) |
|  | ZERO-LOT (RD-10) |
|  | MULTI-FAMILY (RM-12) |
|  | MULTI-FAMILY (RM-14) |





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Date: _____	Revision: _____
04-22-2005 10:00 AM REVIEW - ALW	

REZONING EXHIBIT

NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

03-02-2026

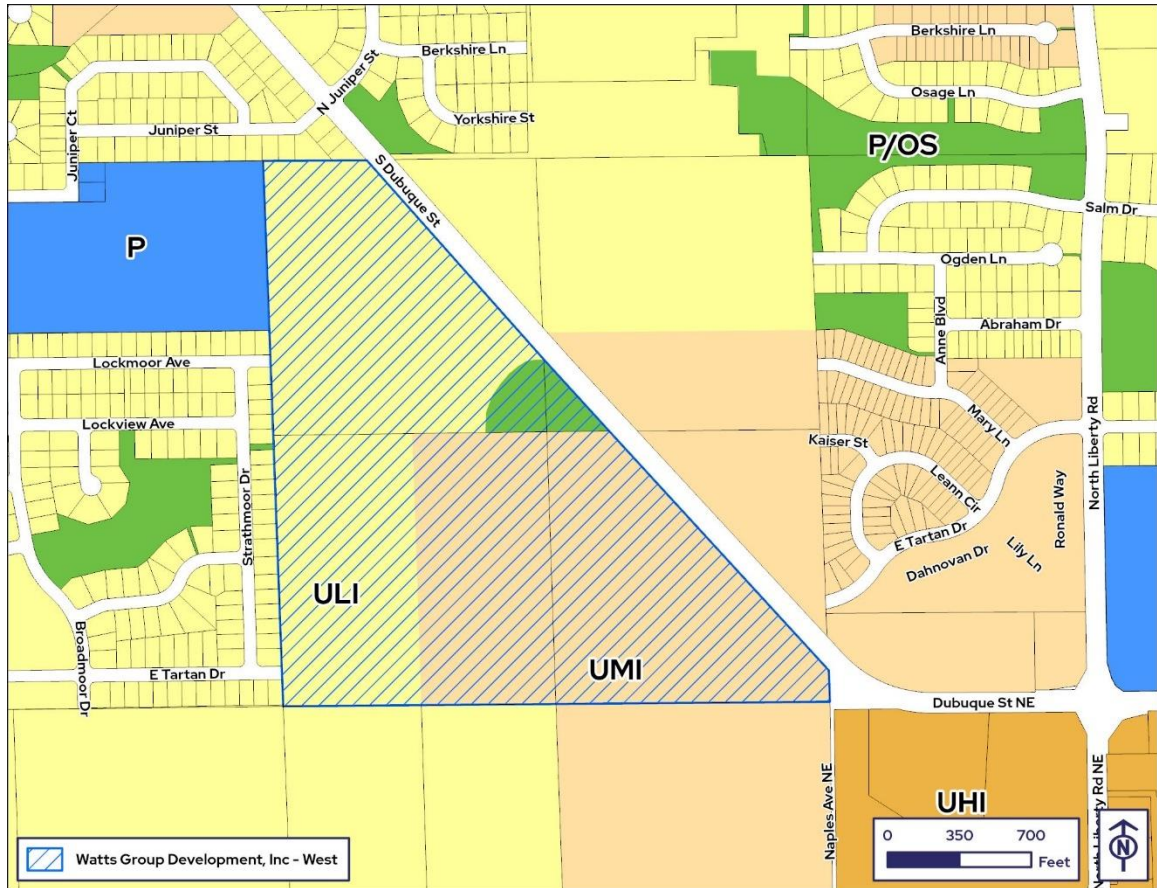
Drawing No: 1331-0306	Plan Sheet: 434	Scale: 1"=100'
Drawing By: ALW	Check By: ALW	Project No: 1331-0306

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1331-0306
1331-0306

3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designations: 50.19 acres of Urban Low Intensity (ULI), 46.65 acres of Urban Medium Intensity (UMI) and 3.14 acres of Parks/Open Space (P). Please note acreage excludes South Dubuque Street right-of-way.



Urban Low Intensity Description

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

Residential

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

Form and Features

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

Urban 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.

Parks/Open Space Description

Some areas contain valuable environmental features that should not be developed or that would make good recreational spaces. Areas intended for parks can be developed with recreational features while open space areas are more appropriate for habitat preservation with only passive recreation uses.

Form and Features

- » Based around natural areas where wetlands, floodplains, and any other sensitive areas should be preserved. Development is limited to park areas.
- » Minimal site disturbance, green infrastructure, and stormwater management.
- » Development on the periphery should not remove trees or other natural landscaping to help retain natural filtering and protection from pollutants.
- » More intense recreation uses within parks, like sports complexes, should be treated like comparable commercial uses for the traffic and compatibility issues that they can generate.

4. Public Input:

Considering that this is a large request, two good neighbor meetings were held:

1. March 12, 2025 – In-person meeting.
2. March 26, 2025 – virtual meeting.

Both meetings were very well attended. There were approximately 40 people at the in-person meeting and 40 people at the virtual meeting.

A summary of the concerns include:

- Zoning compatibility/intensity
- Stormwater drainage
- Traffic impacts
 - Impact of the proposed development to the overall transportation system.
 - The number of access points to Dubuque Street
 - Traffic calming, particularly on East Tartan Street
 - School related traffic, particularly during peak times.
 - Construction traffic
- Parks/open space

Detailed discussion on these topics is provided within the *Additional Considerations* section.

See attachment for public input.

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

Notably, the adopted Comprehensive Plan articulates the following (page 45) about Future Land Use Map (FLUM) boundaries:

Generalized land use locations and transitions: The boundaries between land uses on the map are “fuzzy” lines and are meant to show approximate areas for transition, rather than rigid boundaries.

Number of units based on FLUM designations:

- 50.19 acres of Urban Low Intensity (ULI) – 250 – 401 units based on 5 – 8 units/acre.
- 46.65 acres of Urban Medium Intensity (UMI) – 326 – 653 units based on 7 – 14 units/acre.
- 3.14 acres of Parks/Open Space (P) – 0 Units.

Total: 576 – 1,054 units (5.59 – 10.22 units/acre).

Number of units based on lot size or density restrictions.

- RS-6 permits 7,000 square foot lots – 26.29 acres * 6.22 units/acre = 163 units. 56 units are shown on the concept plan.
- RS-9 permits 4,500 square foot lots – 34.81 acres * 9.68 units/acre = 336 units. 136 units are shown on the concept plan.
- The RD-10 District permits 4,500 square foot lots – 26.93 acres * 9.68 units/acre = 260 units. 70 units are shown on the concept plan.
- The RM-12 District permits 12 unit/acre – 7.65 acres * 12 units/acre = 91 units.
- The RM-14 District permits 14 units/acre – 8.07 acres * 14 units/acre = 112 units.

Maximum number of units based on lot size or restrictions: 962 units (9.27 units/acre).

Staff’s estimate on number of units shown on the concept plan: 465 units (4.48 units/acre). The developer’s estimated unit count is 443 unit (4.27 units/acre). Notably, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.

It is staff’s opinion that the request would be consistent with the Comprehensive Plan.

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

The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning and increases density/intensity toward South Dubuque Street, which is an arterial roadway.

It is staff's opinion that the request would be compatible with the zoning of nearby property.

(c) *The compatibility with established neighborhood character.*

The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning. Also, the street network would be extended in a logical and compatible manner.

It is staff's opinion that the request would be compatible with the 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:

Zoning compatibility/intensity:

With respect to the west side, the developer originally included RM-21 Multi-Unit Residence District on the Dubuque Street frontage. Based on neighborhood feedback, RM-21 was removed from the request.

Stormwater Drainage:

City staff understands the common concern about stormwater management, but this is a design related concern. The expectation is that the development will improve stormwater drainage in the area, particular along the north boundary.

Traffic impacts:

Traffic impact study:

The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

Concern about the number of access points to Dubuque Street

City staff has been discussing the number of accesses to South Dubuque Street and a final determination has not been made. However, one point of consideration is South Dubuque Street is classified as an arterial (major) roadway. The City limits the number of accesses to an arterial roadway because they can be counterproductive to traffic flow. Section 180.12(3)(D) of the North Liberty City Code reads in part:

Cul-de-sacs will be considered where it can be clearly demonstrated that environmental constraints, existing development, access limitations along arterial streets, or other unusual features prevent the extension of the street to the property line or to interconnect with other streets within or abutting the subdivision.

Traffic calming, particularly on East Tartan Street.

Certainly, East Tartan Street, once fully built out and connected, will serve as an east/west cut through. Staff is exploring physical improvements to East Tartan Street that have the effect of slowing traffic down, such as mini roundabouts or narrowing the street width in certain sections.

School related traffic, particularly during peak times.

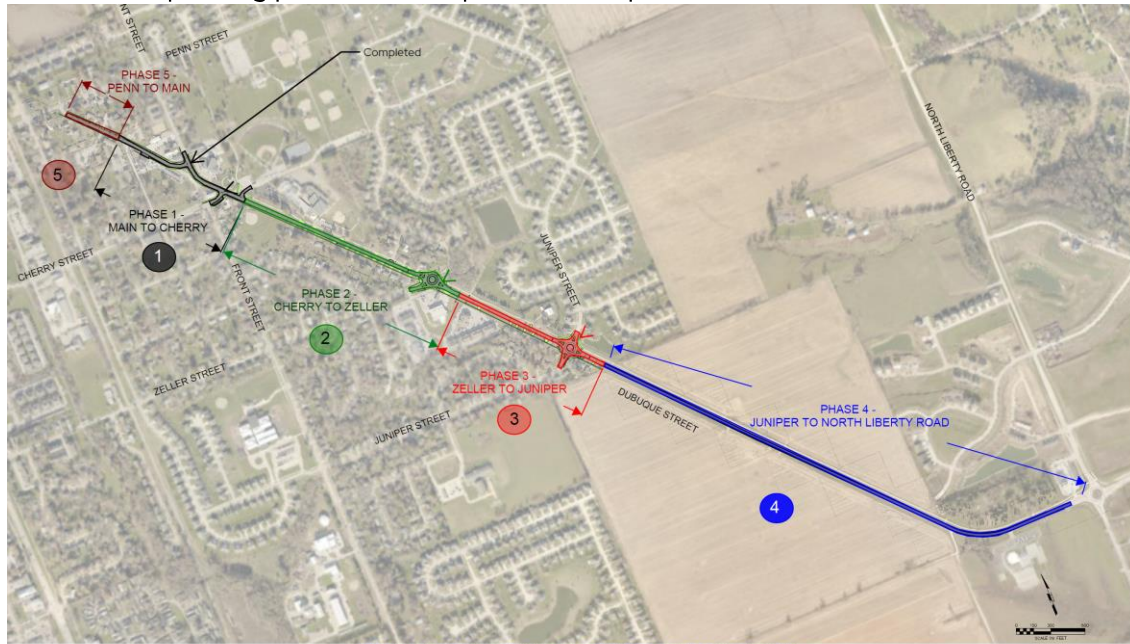
This City doesn't have control over the traffic generated from Penn Elementary, Heritage Christian School and Liberty High School. Although, it is recognized that the traffic is intense during opening and closing times.

Construction traffic.

It's too early in the process for any commitments to be made on how construction equipment will access the site. However, this will be considered at the time the City reviews the subdivision construction plans for individual phases.

Other traffic considerations.

Below is the phasing plan for Dubuque Street Improvements

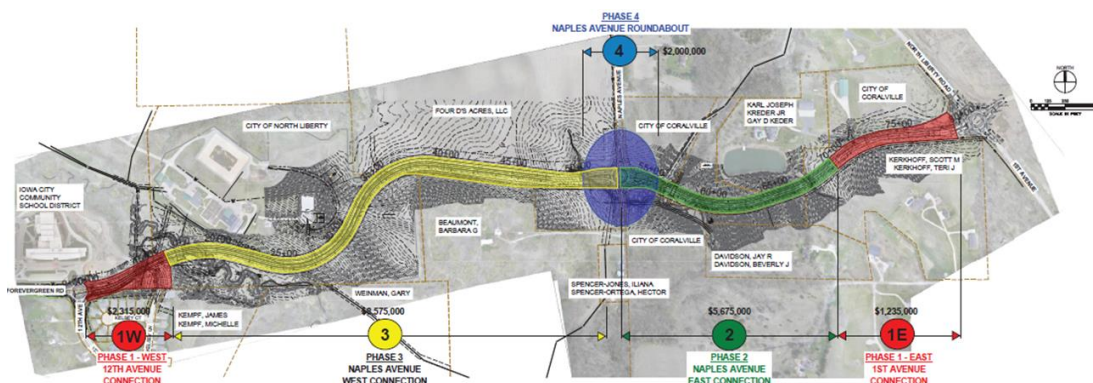


NORTH LIBERTY - DUBUQUE STREET IMPROVEMENTS

North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.

The Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1st Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.

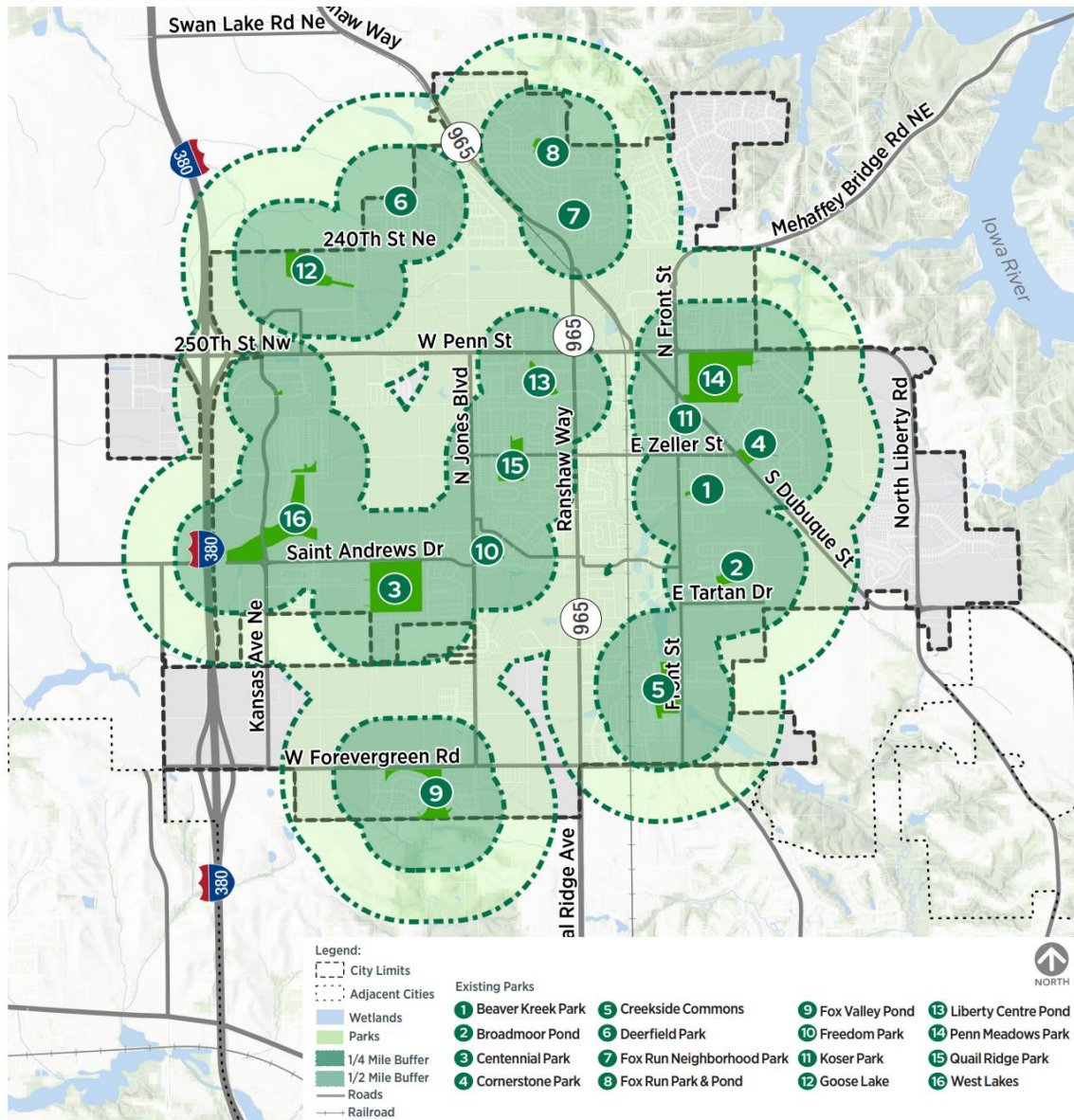


Parks/Open Space

Below is the ¼ mile and ½ mile radius from existing City-owned parks from the 2023 Comprehensive Plan. Due to the location of the Broadmoor Pond (2), there isn't a ½ mile needs gap on the subject property. There is a needs gap in the area south of future Tartan Street. The City intends to discuss the possibility of future park space in that area when future development discussions occur.

As previously noted, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.

Figure 1.28: Existing Parks, 2022



Source: RDG Planning & Design

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:

Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 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.

From: Ashley Bermel <ashley@ashleybermel.com>
Sent: Saturday, March 1, 2025 7:04 AM
To: Brent Smith; Brian Leibold; Brian Wayson; Erek Sittig; Mayor; Paul Park; Ryan Heiar; Ryan Rusnak
Subject: [External] Consideration of Substantial Rezoning Along South Dubuque 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.

Dear Councilmembers and Staff,

I want to start by expressing my appreciation for the work you and the council do to guide North Liberty's future. Having once sat in your seat, I understand the complexity of these decisions—the balancing act between meeting immediate housing demands and ensuring that our long-term vision remains intact. The opportunity before us is significant: a ready and willing developer stands prepared to inject new residents, economic activity, and tax dollars into our community. That is not something to take lightly. But beyond the immediate benefit, we need to ask a harder question: **is this the kind of growth that will create a lasting legacy for North Liberty?**

The undeniable short-term benefit of large-scale development is that it quickly meets housing demand. A single developer working at this scale can efficiently provide homes and create accessibility in a growing market. But as we have seen in other communities that have followed this model, there is often a long-term cost—one that is harder to quantify in the moment but becomes evident over time.

Some of North Liberty's most desirable and enduring neighborhoods—most notably Cedar Springs and Arlington Ridge—did not become sought-after by accident. They succeeded because they offered architectural diversity, choice, and thoughtful land planning. They were designed with intention, with green spaces, walking trails, and communal areas that added value beyond just the homes themselves. These neighborhoods stand the test of time because they encourage long-term investment and attachment. People move in, they put down roots, they stay. Their homes appreciate in value, not just because of the broader market but because they are part of a neighborhood that is distinct, desirable, and thoughtfully designed.

The concern many of us share is that large-scale, **single-developer** projects do not provide this same level of architectural diversity or community intentionality. When a builder controls too much of the landscape, we inevitably see a set number of home designs that

reduce competition, limit buyer choice, and create a uniform look that lacks individuality. We see a focus on cost efficiency over long-term value, where homes may be affordable initially but struggle with resale as newer models from the same builder enter the market. And we see a lack of meaningful neighborhood enhancements—fewer mature trees, minimal landscaping, and little investment in shared green spaces that elevate the overall quality of life.

Every council is tasked with making decisions that solve for today while safeguarding tomorrow. The challenge is that short-term wins—filling housing demand quickly, boosting tax revenue, and meeting immediate market needs—are easy to measure. But long-term success—creating a city that people remain proud to call home, ensuring our neighborhoods hold their value, and building a community with lasting identity—is harder to quantify in a single budget cycle.

That is why I urge the council to ask:

Are we making decisions that will stand the test of time, or are we opting for the most immediate solution?

Are we fostering a competitive builder environment that allows for innovation, choice, and architectural creativity?

Are we designing neighborhoods that people will not just buy into, but stay in—putting down roots, investing in their homes, and building a community that thrives for decades?

Are we ensuring that North Liberty doesn't just become a place where homes are built, but a city that is thoughtfully shaped?

I am not suggesting that large-scale development should be rejected outright—only that we must be intentional in ensuring that the growth we approve today contributes to a North Liberty we will be proud of tomorrow. Are there ways to encourage this developer, and others, to integrate more diverse housing styles or perhaps even allow a few builders (of our collective choosing) to be invited into the mixture of offerings? To incorporate shared community spaces that make a neighborhood more than just a collection of homes? To take a page from the success of Arlington Ridge, where design was driven not just by speed, but by vision?

North Liberty is at a pivotal moment. We have the opportunity to welcome new residents and expand our tax base, but let's make sure that we do it in a way that enhances—not diminishes—our city's identity. Let's not just build housing. Let's build a community that will last.

I appreciate your time and consideration, and I welcome the opportunity to discuss how we can ensure that our growth reflects the very best of North Liberty's potential.

Sincerely,

Ashley Bermel

319.855.0248

930 Pheasant Lane North Liberty, IA 52317

From: Keith Clasen <keithclasen@hotmail.com>
Sent: Sunday, March 23, 2025 2:18 PM
To: Ryan Rusnak
Cc: Paul Park; Ryan Heiar; ineska_n@yahoo.com
Subject: [External] Fwd: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting
Attachments: [Watts Development Group, Inc GNM Notice - 2-28-2025.pdf](#)

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,

I will likely not be able to join the good neighbor meetings but would like to share my wife and my concerns with this rezoning request.

We are not opposed to the land being developed but are opposed with the land being developed as multi-family or anything other than single family homes. The reason our family choose to move to North Liberty 9 years ago was because of the single family homes available and because of our desire to live in a city that still maintained the small town Iowa feel to maintain a positive and connected community.

Seeing what is happening in the development across the street from the high school on the Coralville side has us concerned about what will happen if this rezoning request is approved. Having one developer control who builds on the land opens the door to cheaply built homes that look more like cookie cutter boxes than single family homes that people aspire to live for a significant portion of their lives in the same community. While this is a free economy and the developer has the right to purchase the land and make significant profits from the land, the City of North Liberty also has the right to listen to the community members and do the right thing by restricting this development to be for single family homes only and open to other builders in the community to provide fair competition and increase the uniqueness and quality of homes being built in North Liberty.

We have several friends and family who would like to move to North Liberty but are looking to raise their kids in single family homes which are currently under supplied, not multi-family buildings built and sold primarily to raise the profits of one development group or further strengthen the North Liberty small town feel and uniqueness.

North Liberty has been growing at a significant pace over the past several years. Do we have the infrastructure to support multi-family homes? Dubuque St. is already congested and this will only compound the problem.

Lastly and most concerning to many families that live in the Arlington Ridge neighborhood is that approving this rezoning request will devalue our homes along with devaluing the community we live in.

Thank you for your consideration,

Keith and Inna Clasen
440 Carlyle Dr.

Begin forwarded message:

From: Arlington Ridge HOA <mailer@payhoa.com>
Date: February 28, 2025 at 8:11:42 PM CST
To: Keith Clasen <keithclasen@hotmail.com>
Subject: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting
Reply-To: Arlington Ridge HOA <arlingtonhomeowners@gmail.com>



Please read information and attend the meeting if possible.
Thank you,
Arlington Ridge HOA Board

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Friday, February 28, 2025 12:55 PM
To: Brent Smith <brent.smith@northlibertyiowa.org>; Brian Leibold <brian.leibold@northlibertyiowa.org>; Brian Wayson <brian.wayson@northlibertyiowa.org>; Erek Sittig <erek.sittig@northlibertyiowa.org>; Mayor <mayor@northlibertyiowa.org>; Paul Park <paul.park@northlibertyiowa.org>
Cc: Ryan Heiar <rheiar@northlibertyiowa.org>
Subject: Watts Development Group, Inc Good Neighbor Meeting

Mayor Hoffman and City Councilors,

Attached is Good Neighbor Meeting for a substantial rezoning along South Dubuque Street.

We will be having two good neighbor meeting on this one:

3/12/2025 – In person 6:00 – 7:00 PM City Hall

3/26/2025 – Virtual 5:30 6:30 PM.

We recognize Spring Break is March 17-21 so meetings will be before and after the break.

Please let me know if you have any questions.

From: Ryan Rusnak
Sent: Tuesday, April 1, 2025 10:31 AM
To: Bob and Carolyn Norton
Subject: RE: [External] Re: Watts Group Development, Inc. Rezoning

We don't use speed humps on public streets in North Liberty.

Stop signs aren't to be used as a traffic calming feature.



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

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From: Bob and Carolyn Norton <bcnorton2@gmail.com>
Sent: Tuesday, April 1, 2025 10:23 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Re: Watts Group Development, Inc. 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.

Question

Is that a roundabout that has been added to Tartan? Why not stop signs or speed humps to slow traffic down?

Carolyn Norton

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hello everyone,

We put together an email list of people that participated in the in person and online good neighbor meetings.

We had great attendance, which is awesome. My plan is keep to lines of communication open.

If you don't want to be part of this list, please let me know.

Attached is the revised rezoning map, which was provided before the second meeting. It incorporated some changes heard at the first meeting.

1. Changed the zoning to RS-6 at the end of Ogden Ln.
2. Changed the RM-21 (multi-family 21 units/acre) to RM-14 (multi-family 14/units acre).
3. Added traffic calming on E Tartan St adjacent to Broodmoor Estates.

Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.

They originally wanted to be considered in April, but we wanted them to tap the breaks to allow for additional feedback and analysis.

Please let me know if you any questions or comments.

Thanks,



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

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From: Chelsey Scanlan <chelseylynnharris@gmail.com>
Sent: Tuesday, April 1, 2025 10:19 AM
To: Ryan Rusnak
Subject: [External] Feedback regarding South Dubuque/Greenbelt Trail Rezoning

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Hi Ryan,

Thank you for all the information you've shared via email and the Good Neighbor Meeting on 3/26.

I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

From: m pettersen <mikeppettersen@yahoo.com>
Sent: Tuesday, April 1, 2025 10:26 AM
To: Ryan Rusnak
Subject: [External] Watts group development

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 wife and I live at 1215 Ogden Ln. We are against any multifamily neighborhood being built right next-door to us. We looked at the newest proposal. After all it only harbors families who will rent because they will be unable to sell each one of the dwellings. This is happened to every single new neighborhood in the cities area, including Iowa City and Coralville. Crime goes up like burglary, theft, and criminal mischief. Since North Liberty is down 15 officers at this time I feel that building multifamily dwellings at this time would be unwise and harmful to the local neighborhoods where police officers would not be able to respond. We need single family homes for safety and cohesiveness of home owners alike. Every multi family development Watts group has taken over or developed lack in quality and bring home values down. It's unfair to allow Watts group to develop a huge rental neighborhood next to single family homes.

Sincerely

Mike and Debbi Pettersen

[Sent from Yahoo Mail for iPhone](#)

From: michael ulrey <mulrey31@gmail.com>
Sent: Tuesday, April 1, 2025 9:37 AM
To: Ryan Rusnak
Cc: Clint Conklin; Katie Ulrey
Subject: [External] Re: Watts Group Development, Inc. Rezoning

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Ryan-

Appreciate that everything has been shared and that this rezoning is making a few tweaks. The blending with development off Ogden looks significantly improved and we are onboard with the development now! The only comment or thought that is really beyond the scope of this development is with everything that is being built in this entire portion of North Liberty, there aren't any parks that are truly walkable.

Have a great day,
Michael

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:
Hello everyone,

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Thanks,



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

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Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

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Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

From: Garret Krieger <kriegeracing@hotmail.com>
Sent: Friday, April 18, 2025 11:01 AM
To: Ryan Rusnak
Subject: [External] Development near Dubuque St

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Hello Ryan,

I was just driving down front Street kind of a crossed from Colony and noticed how nice those condos look with the front door facing front street I think if we could do something like that along Dubuque Street by us that would make it look nice.

Garret Krieger
200 N Juniper St

From: Ryan Rusnak
Sent: Monday, May 5, 2025 8:08 AM
To: William Lanphere
Subject: RE: [External] Re: May 6, 2025 Planning Commission Meeting

Hi Bill,

Thanks for your email.

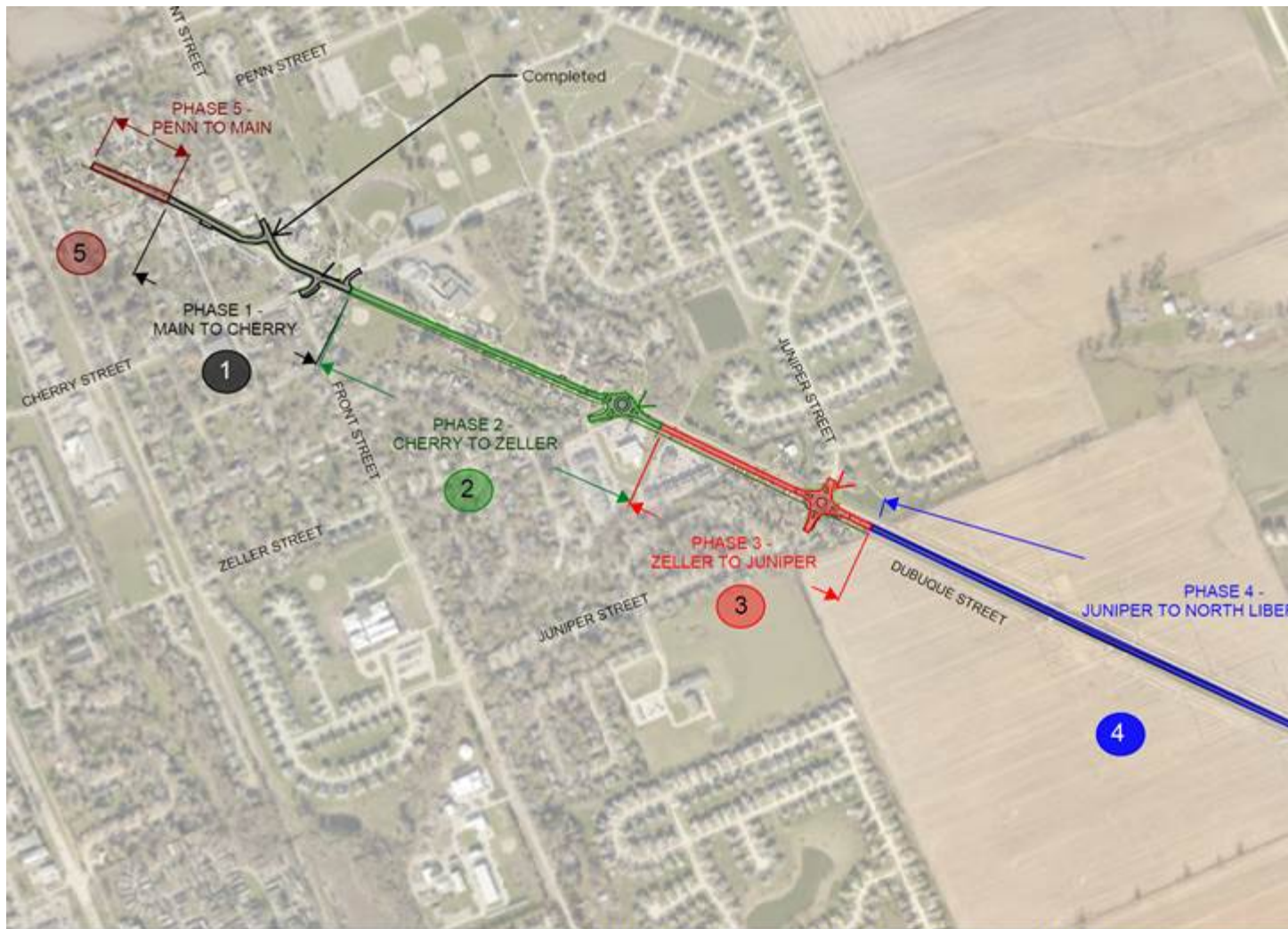
The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

We have a couple of projects on Dubuque Street that specifically target congestion.

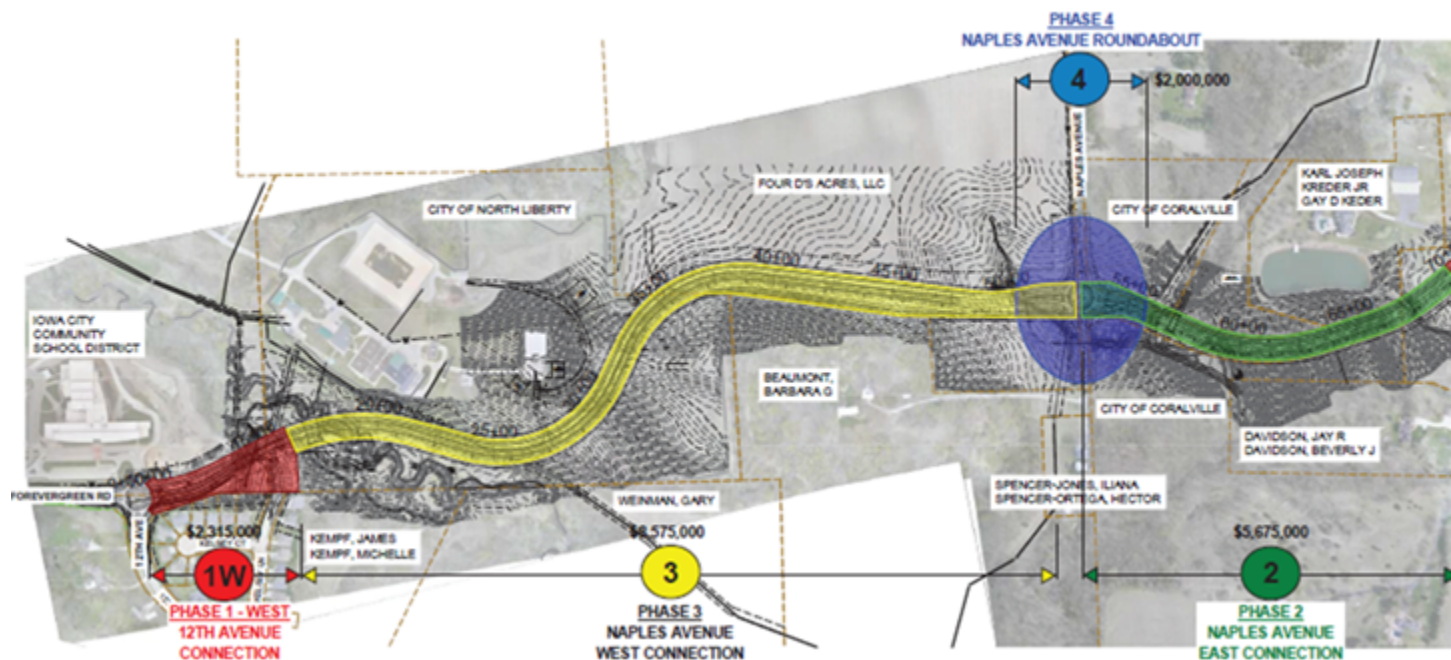
See map below. North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.



NORTH LIBERTY - DUBUQUE STREET IMPROVEMENTS

Also, the Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1st Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.



Ryan “Rus” Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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From: William Lanphere <dblankp2@gmail.com>

Sent: Sunday, May 4, 2025 5:24 PM

To: Ryan Rusnak <rrusnak@northlibertyiowa.org>

Subject: [External] Re: May 6, 2025 Planning Commission Meeting

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Ryan,

I am a bit tardy on this, does the city have a plan for dealing with the increased traffic both on Dubuque street as well as Zeller accessing Dubuque? In my opinion the city has missed the boat on dealing with traffic on Penn east of 965. Thank you.

Bill Lanphere
Arlington Ridge

On Sat, May 3, 2025 at 9:32 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hello everyone,

The Watts Development Group rezoning is on the May 6 Planning Commission (see link below).

You are welcome to attend the public meeting. It will be held in City Hall Council Chambers at 360 N Main St and begins at 6:30 pm

If you sent an email, I included it in the background material. If you don't see something you sent me, please let me know and I will add it to the packet.

If you have any questions, please let me know.

I would appreciate if you reply only to me to keep people's inboxes uncluttered.

Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/869-641-676>

Thanks,

Ryan "Rus" Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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From: Jake Scharff <jake.scharff@gmail.com>
Sent: Tuesday, May 6, 2025 4:12 PM
To: Ryan Rusnak
Subject: [External] Re: May 6, 2025 Planning Commission Meeting

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 Rus,

I'm the president of Greenbelt Trail Part 1 HOA, which consists of Salm Drive and Ogden Lane. Obviously the proposed development would have a great impact on our existing neighborhood. Myself and the HOA have had several concerns about the proposal and I know many have already expressed concerns individually. I wanted to make sure to submit concerns that I have heard on several occasions from the HOA.

Our biggest concern is the amount of increased traffic our neighborhood will sustain with this new development. The proposal only shows one entrance to and from Dubuque street from the north portion of the new development. We fear without additional options to access Dubuque street Ogden Lane and Salm Drive will see a significant increase in traffic. Additionally, we have concerns about how construction traffic will access the new development. Will dump trucks, backhoes, bulldozers, etc. be routed down Salm Drive or will there be an access point created from Dubuque street? We have a lot of young families in our neighborhood and there's always kids out playing, people riding bikes, walking dogs, etc.

Lastly, we appreciate the consideration that was given to change the remaining houses on Ogden Lane to single family instead of multi family. I've heard several people ask about the possibility of also doing single family homes to the north of Ogden Lane for what looks to be about 5 lots that would back up to the ravine.

We appreciate your consideration of our concerns.

Thanks,
Jake Scharff
1160 Salm Drive
Greenbelt Trail Part 1 President

On Sat, May 3, 2025 at 9:32 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hello everyone,

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I would appreciate if you reply only to me to keep people's inboxes uncluttered.

Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/869-641-676>

Thanks,

Ryan "Rus" Rusnak

PLANNING DIRECTOR

PLANNING

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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

You're receiving this message because you're a member of the Watts-Weno Rezoning Group group from City of North Liberty. To take part in this conversation, reply all to this message.

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Ordinance No. 2025-13

AN ORDINANCE AMENDING THE ZONING MAP DISTRICT DESIGNATION FOR CERTAIN PROPERTY LOCATED IN NORTH LIBERTY, IOWA FROM ID INTERIM DEVELOPMENT DISTRICT TO RS-6 SINGLE-UNIT RESIDENCE DISTRICT, RS-9 SINGLE-UNIT RESIDENCE DISTRICT, RD-10 TWO-UNIT RESIDENCE DISTRICT, RM-12 MULTI-UNIT RESIDENCE DISTRICT AND RM-14 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:

RS-6 Single-Unit Residence District:

BEGINNING at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N89°35'30"E, along the South Line of Beaver Creek Third Addition, in accordance with the Plat thereof Recorded in Plat Book 15 at Page 67 of the Records of the Johnson County Recorder's Office, 507.78 feet, to the Southeast Corner thereof, and a Point on the Westerly Right-of-Way Line of South Dubuque Street; Thence N89°02'11"E, 65.99 feet, to a Point on the Centerline of said South Dubuque Street; Thence S41°41'55"E, along said Centerline, 448.88 feet; Thence S38°36'58"W, 373.17 feet; Thence Northwesterly, 137.87 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 135.16 foot chord bears N71°07'59"W; Thence S89°07'05"W, 304.19 feet; Thence S00°52'55"E, 579.73 feet; Thence S02°02'42"E, 1082.31 feet; Thence S00°52'55"E, 246.28 feet; Thence N89°07'05"E, 1906.71 feet; Thence Northeasterly, 182.80 feet, along a 500.00 foot radius curve, concave Northwesterly, whose 181.78 foot chord bears N78°38'40"E; Thence S21°49'45"E, 39.14 feet; Thence Southeasterly, 179.77 feet, along a 500.00 foot radius curve, concave Southwesterly, whose 178.81 foot chord bears S11°31'44"E, to a Point on the South Line of the Northeast Quarter of the Southeast Quarter of said Section 18; Thence S89°36'12"W, along said South Line, 965.40 feet, to the Southeast Corner of Northwest Quarter of the Southeast Quarter of said Section 18; Thence S89°47'02"W, along the South Line of said Northwest Quarter of the Southeast Quarter, 1329.09 feet, to the Southwest Corner of said Northwest Quarter of the Southeast Quarter; Thence N02°02'42"W, along the West Line of said Northwest Quarter of the Southeast Quarter, 1311.28 feet, to the Center of said Section 18; Thence N02°14'45"W, along the West Line of the Southwest Quarter of the Northeast Quarter of said Section 18, a distance of 1339.20 feet, to the POINT OF BEGINNING. Said Proposed RS-6 Zoning contains 26.29 Acres, and is subject to easements and restrictions of record.

RS-9 Single-Unit Residence District:

BEGINNING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence S89°36'12"W, along the South Line of said Northeast Quarter of the Southeast Quarter, 363.39 feet; Thence Northwesterly, 179.77 feet, along a 500.00 foot radius curve, concave Southwesterly, whose 178.81 foot chord bears N11°31'44"W; Thence N21°49'45"W, 39.14 feet; Thence Southwesterly, 182.80 feet, along a 500.00 foot radius curve, concave Northwesterly, whose 181.78 foot chord bears S78°38'40"W; Thence S89°07'05"W, 1906.71 feet; Thence N00°52'55"W, 246.28 feet; Thence N02°02'42"W, 390.80 feet; Thence N89°07'05"E, 1287.93 feet; Thence S00°52'55"E, 22.00 feet; Thence N89°07'05"E, 160.00 feet; Thence S42°41'36"E, 128.15 feet; Thence N47°18'24"E, 416.90 feet, to a Point on the Centerline of South Dubuque Street; Thence S42°41'36"E, along said Centerline, 982.39 feet, to a Point on the East Line of the Northeast Quarter of the Southeast Quarter of said Section 18; Thence S01°59'00"E, along said East Line, 247.58 feet, to the POINT OF BEGINNING. Said Proposed RS-9 contains 34.81 Acres, and is subject to easements and restrictions of record.

RD-10 – Two-Unit Residence District

COMMENCING at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N89°35'30"E, along the South Line of Beaver Creek Third Addition, in accordance with the Plat thereof Recorded in Plat Book 15 at Page 67 of the Records of the Johnson County Recorder's Office, 507.78 feet, to the Southeast Corner thereof, and a Point on the Westerly Right-of-Way Line of South Dubuque Street; Thence N89°02'11"E, 65.99 feet, to a Point on the Centerline of said South Dubuque Street; Thence S41°41'55"E, along said Centerline, 448.88 feet; Thence S38°36'58"W, 373.17 feet, to the POINT OF BEGINNING; Thence Southeasterly, 33.81 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 33.77 foot chord bears S46°32'29"E; Thence S41°41'55"E, 1220.52 feet; Thence Southeasterly, 142.48 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 139.48 foot chord bears S21°17'25"E; Thence S00°52'55"E, 147.41 feet; Thence S89°07'05"W, 1287.93 feet; Thence N02°02'42"W, 691.51 feet; Thence N00°52'55"W, 579.73 feet; Thence N89°07'05"E, 304.19 feet; Thence Southeasterly, 137.87 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 135.16 foot chord bears S71°07'59"E, to the POINT OF BEGINNING. Said Proposed RD-10 Zoning contains 26.93 Acres, and is subject to easements and restrictions of record.

RM-12 – Multi-Unit Residence District

COMMENCING at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N89°35'30"E, along the South Line of Beaver Creek Third Addition, in accordance with the Plat thereof Recorded in Plat Book 15 at Page 67 of the Records of the Johnson County Recorder's Office, 507.78 feet, to the Southeast Corner thereof, and a Point on the Westerly Right-of-Way Line of South Dubuque Street; Thence N89°02'11"E, 65.99 feet, to a Point on the Centerline of said South Dubuque Street; Thence S41°41'55"E, along said Centerline, 448.88 feet, to the POINT OF BEGINNING; Thence continuing S41°41'55"E, along said Centerline, 196.55 feet; Thence S47°37'06"W, 365.03 feet; Thence N41°41'55"W, 104.48 feet; Thence Northwesterly, 33.81 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 33.77 foot chord bears N46°32'29"W; Thence N38°36'58"E, 373.17 feet, to the POINT OF BEGINNING. Said Proposed RM-12 #1 Zoning contains 1.40 Acres, and is subject to easements and restrictions of record.

AND

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N01°59'00"W, along the East Line of the Northeast Quarter of the Southeast Quarter of said Section 18, a distance of 247.58 feet, to its intersection with the Centerline of South Dubuque Street; Thence N42°41'36"W, along said Centerline, 982.39 feet, to the POINT OF BEGINNING; Thence S47°18'24"W, 416.90 feet; Thence N42°41'36"W, 128.15 feet; Thence S89°07'05"W, 160.00 feet; Thence N00°52'55"W, 169.41 feet; Thence Northwesterly, 142.48 feet, along a 200.00 foot radius curve, concave Southwesterly, whose 139.48 foot chord bears N21°17'25"W; Thence N41°41'55"W, 153.55 feet; Thence N47°18'24"E, 369.64 feet, to a Point on the Centerline of said South Dubuque Street; Thence S42°41'36"E, along said Centerline, 644.48 feet, to the POINT OF BEGINNING. Said Proposed RM-12 #2 Zoning contains 6.25 Acres, and is subject to easements and restrictions of record.

RM-14 – Multi-Unit Residence District:

COMMENCING at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N89°35'30"E, along the South Line of Beaver Creek Third Addition, in accordance with the Plat thereof Recorded in Plat Book 15 at Page 67 of the Records of the Johnson County Recorder's Office, 507.78 feet, to the Southeast Corner thereof, and a Point on the Westerly Right-of-Way Line of South Dubuque Street; Thence N89°02'11"E, 65.99 feet, to a Point on the Centerline of said South Dubuque Street; Thence S41°41'55"E, along said Centerline, 448.88 feet; Thence continuing S41°41'55"E, along said Centerline, 196.55 feet, to the POINT OF BEGINNING; Thence continuing S41°41'55"E, along said Centerline, 696.16 feet; Thence S42°41'36"E, along said Centerline, 264.30 feet; Thence S47°18'24"W, 369.64 feet; Thence

N41°41'55"W, 962.49 feet; Thence N47°37'06"E, 365.03 feet, to the POINT OF BEGINNING. Said Proposed RM-14 Zoning contains 8.07 Acres, and is subject to easements and restrictions of record.

SECTION 2. CONDITIONS IMPOSED. At the May 6, 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. 2025-13 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



2025A and 2025B Bond Sales

MINUTES TO SET DATE FOR SALE OF
BONDS AND AUTHORIZE OFFICIAL
STATEMENT FOR BONDS

421033-100

North Liberty, Iowa

May 27, 2025

The City Council of the City of North Liberty, Iowa, met on May 27, 2025, at _____ o'clock
__m., at the _____, North Liberty, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following
members of the City Council present and absent:

Present: _____

Absent: _____.

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

Ayes: _____

Nays: _____.

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

.....

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

Mayor

Attest:

City Clerk

Resolution 2025-62

RESOLUTION SETTING THE DATE FOR THE SALE OF TAXABLE GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2025A AND AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH

WHEREAS, the City of North Liberty (the "City"), in Johnson County, State of Iowa heretofore proposed to enter into a Taxable General Obligation Urban Renewal 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 \$22,000,000 for the purpose 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; and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, on May 13, 2025, and as of such date, no petition had been filed with the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City shall issue Taxable General Obligation Urban Renewal Bonds, Series 2025A (the "Bonds") in evidence of its obligations under the Loan Agreement; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of the Bonds, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Independent Public Advisors, LLC as municipal advisor (the "Municipal Advisor") to the City; and

WHEREAS, it is now necessary to fix a date of meeting of the City Council to consider bids and take action for the sale and issuance of the Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa;

NOW, THEREFORE, Be It Resolved by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The City Administrator and/or City Clerk is hereby authorized to take such action as shall be deemed necessary and appropriate with the assistance of Dorsey & Whitney LLP, as the City's disclosure counsel (the "Disclosure Counsel") and the Municipal Advisor, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor and Disclosure Counsel are hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted,

providing for the sale and issuance of the Bonds, and the City Finance Director is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be received and canvassed on behalf of the City until 10:00 a.m. on June 10, 2025, at the City Hall, North Liberty, Iowa, and the City Council shall meet on the same date at the same place at 6:00 p.m., for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations. The City Clerk is hereby authorized and directed to disseminate the notice of said sale, such notice to be in substantially the following form, and also to be published at least once, not less than four (4) and not more than twenty (20) days before the June 10, 2025, sale date, in a newspaper published in Johnson County:

**NOTICE OF SALE
CITY OF NORTH LIBERTY, IOWA
\$21,455,000 TAXABLE GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES
2025A**

Bids will be received on behalf of the City of North Liberty, Iowa, until 10:00 a.m. on June 10, 2025, for the purchase of \$21,455,000 * Taxable General Obligation Urban Renewal Bonds, Series 2025A (the "Bonds") of the City.

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the City Hall, 360 Main Street, North Liberty, Iowa 52317 until 10:00 a.m. C.S.T.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, Independent Public Advisors, LLC, 1201 NW Briarcliff Pkwy. Ste 200, Kansas City, MO, 64116 until 10:00 a.m. C.S.T. and must be submitted through PARITY®.

After the deadline for receipt of bids has passed, sealed bids that have been timely received will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 6:00 p.m., on June 10, 2025, at City Hall, 360 Main Street, North Liberty, Iowa.

*The City reserves the right to increase or decrease the aggregate principal amount of the issue. Any change will be in increments of \$5,000 and may be made in any of the maturities. The purchase price will be adjusted proportionately to reflect any change in issue size.

The Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated June 30, 2025, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2025, and will mature on each June 1 in the following years and amounts:

<u>Year</u>	<u>Principal*</u>	<u>Year</u>	<u>Principal*</u>
2027	700,000	2037	1,130,000
2028	730,000	2038	1,190,000
2029	765,000	2039	1,255,000
2030	800,000	2040	1,320,000
2031	835,000	2041	1,400,000
2032	880,000	2042	1,480,000
2033	920,000	2043	1,565,000
2034	970,000	2044	1,660,000
2035	1,020,000	2045	1,760,000
2036	1,075,000		

* Preliminary; subject to change.

Principal of the Bonds maturing on June 1 in each of the years 2033 to 2045, inclusive, is subject to optional redemption prior to and in any order of maturity on June 1, 2033, or on any date thereafter upon terms of par and accrued interest.

All bids must be for not less than 98% of the par amount, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of ONE PERCENT OF PAR (\$214,550) is required of the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Bonds are being issued pursuant to the provisions of Chapter 384 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Bonds contain additional bidding terms and information relative to the Bonds, including, without limitation, requirements regarding the establishment of issue price for the Bonds. Bidders should prepare their bids on the assumption that the Bonds will be subject to the "hold-the-offering-price" rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

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

Tracey Mulcahey
City Clerk

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

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

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved May 27, 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 all of the proceedings of the City Council relating to fixing a date for the sale of Taxable General Obligation Urban Renewal Bonds, Series 2025A and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

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, Iowa, do hereby certify that pursuant to the resolution of the City Council fixing a date for the sale of Taxable General Obligation Urban Renewal Bonds, Series 2025A, 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 is located in Johnson County.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

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

MINUTES TO SET DATE FOR SALE OF BONDS
AND AUTHORIZE OFFICIAL STATEMENT FOR
BONDS

421033-101

North Liberty, Iowa

May 27, 2025

The City Council of the City of North Liberty, Iowa, met on May 27, 2025, at ____ o'clock ____m., at the Council Chambers, North Liberty, Iowa. The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

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

Ayes: _____

Nays: _____.

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

• • • •

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

Mayor

Attest:

City Clerk

Resolution No. 2025-63

RESOLUTION SETTING THE DATE FOR SALE OF GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025B AND AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH

WHEREAS, the City of North Liberty (the "City"), in Johnson County, State of Iowa, heretofore proposed to enter into a General Obligation Corporate Purpose Loan Agreement (the "General Purpose 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, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of May 13, 2025, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City also heretofore proposed to enter into a loan agreement (the "2021 Loan Agreement"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$9,300,000 for the purpose of paying the costs, to that extent, of undertaking the City Hall Project, an urban renewal project in the North Liberty Urban Renewal Area (such project having been authorized by action of the City Council on December 14, 2021, and consisting of constructing, furnishing and equipping a new City Hall facility), and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of January 11, 2022, no petition had been filed with the City asking that the question of entering into the 2021 Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into an additional loan agreement (the "2022 Loan Agreement"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$500,000 for the purpose of paying the costs, to that extent, of undertaking the City Hall Project; and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of October 25, 2022, no petition had been filed with the City asking that the question of entering into the 2022 Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City used a portion (\$5,360,000) of its borrowing authority under the 2021 Loan Agreement and 2022 Loan Agreement to issue its General Obligation Corporate Purpose Bonds, Series 2023A and General Obligation Corporate Purpose Bonds, Series 2024A, leaving borrowing authority thereunder in the principal amount not to exceed \$4,440,000; and

WHEREAS, the City also proposed to enter into a General Obligation Urban Renewal Loan Agreement (the "Urban Renewal Loan Agreement," and, together with the General Purpose Loan Agreement, the 2021 Loan Agreement, and the 2022 Loan Agreement, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed \$6,000,000, 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 Centennial Park Improvements Project, an urban renewal project of the City authorized by action of the City Council on March 24, 2020, and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of January 9, 2024, no petition had been filed with the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City used a portion (\$360,000) of its borrowing authority under the Urban Renewal Loan Agreement to issue its General Obligation Promissory Note, leaving borrowing authority thereunder in the principal amount not to exceed \$5,640,000; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City Council combined Loan Agreements into a single loan agreement (the "Loan Agreement"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2025B (the "Bonds") to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Independent Public Advisors, LLC, as municipal financial advisor (the "Municipal Advisor") to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to authorize the Municipal Advisor to carry out such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. The City Administrator and/or City Clerk are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Dorsey & Whitney LLP (the "Disclosure Counsel"), as bond and disclosure counsel to the City, and the Municipal Advisor, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor, together with Disclosure Counsel, are hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the

Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be received and canvassed on behalf of the City until 10:00 a.m. on June 10, 2025, at City Hall, North Liberty, Iowa, and the City Council shall meet on the same date at the same place at 6:00 p.m., for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. Further action with respect to the Bonds is hereby adjourned to the Council meeting scheduled for June 10, 2025.

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

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 10, 2025.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF JOHNSON 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 all of the proceedings of the City Council relating to the fixing of a date for the sale of General Obligation Corporate Purpose Bonds, Series 2025B and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk



GRD Burleson LLC Annexation

VOLUNTARY ANNEXATION REQUEST – GRD BURLESON, LLC

To: The City of North Liberty, Johnson County, Iowa.

The undersigned owner of land, for which the legal description and map are shown below, hereby voluntarily request annexation thereof by the City of North Liberty, Johnson County, Iowa. It is understood that said land upon annexation shall be zoned pursuant to North Liberty ordinances. Further, the undersigned reserves the right to withdraw the voluntary annexation request at any time until three business days after a public hearing is held on the application by the North Liberty City Council.

Ben Logsdon, registered agent and authorized to sign on behalf GRD Burleson, LLC.

By: Ben Logsdon Signed:  Dated: 4/18/2025
Printed name

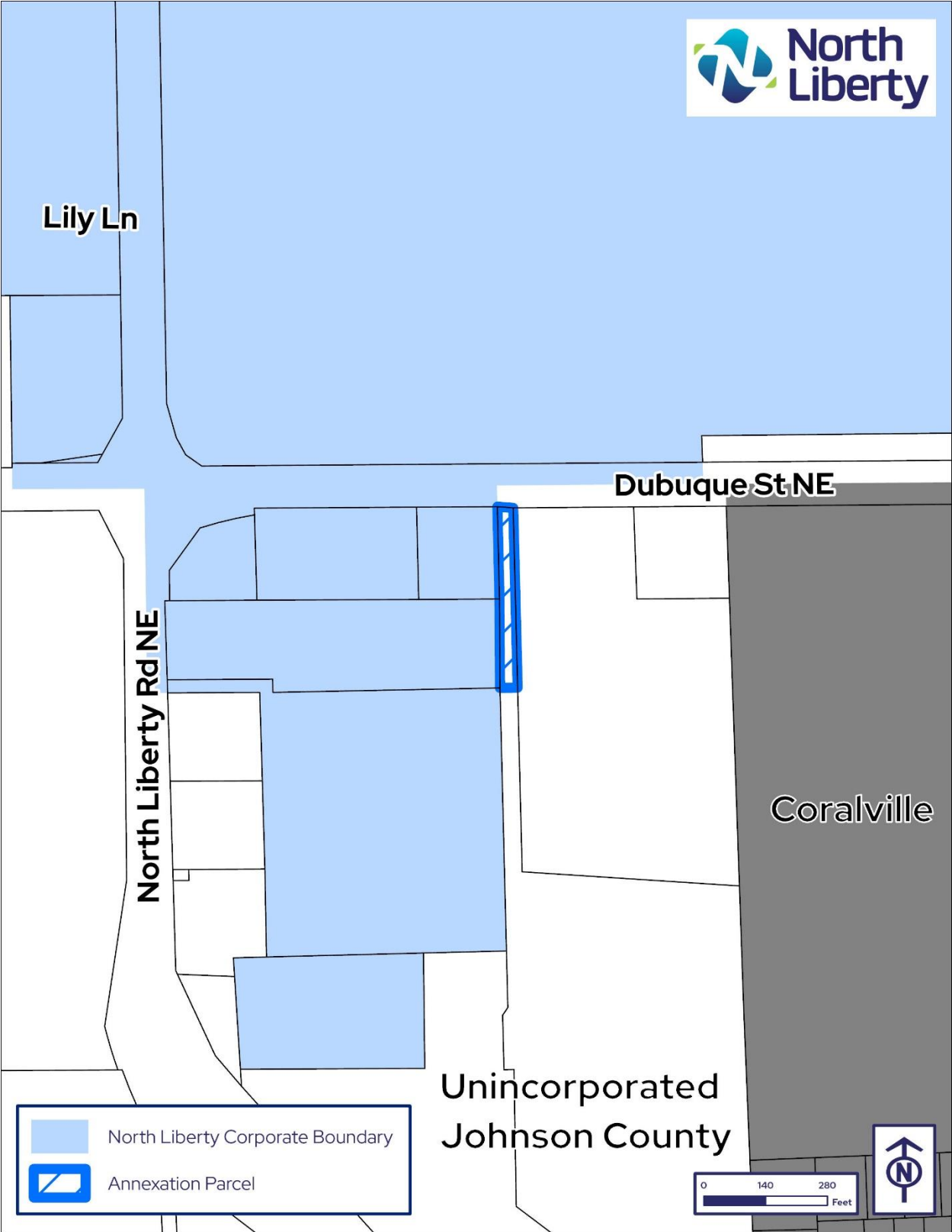
Legal Description of Property:

Auditor's Parcel 2024060 being part of Auditor's Parcel 2023-089 as recorded in Book 67 Page 136 of the Johnson County records, City of North Liberty, Johnson County, Iowa described as:

Beginning at the Northwest Corner of said Auditor's Parcel, thence N89°32'17"E, 40.04 feet to the Northwest Corner of Lot 1 of Free Rein Subdivision as recorded in Book 40 Page 151 of the Johnson County records; thence along the west line of said Lot 1 S01°23'06"E, 409.95 feet, thence S88°45'32"W, 40.00 feet to the west line of said Auditor's Parcel; thence; thence N01°23'22"W, 409.99 feet to the point of beginning.

The described area contains 0.38 acres more or less and is subject to easement and other restrictions of record.

Map of Property Location:



Resolution No. 2025-64

**A RESOLUTION APPROVING ANNEXATION OF CERTAIN
PROPERTY TO THE CITY OF NORTH LIBERTY, IOWA**

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

WHEREAS, the owner of property generally located on the south side of Dubuque Street NE approximately .14 miles east of North Liberty Road in the southeast part of the City has applied for annexation to the City of North Liberty.

WHEREAS, the total property to be annexed is legally described in Exhibit A, which includes all county roadways adjacent to the annexation area.

WHEREAS, it is in the best interest of the City of North Liberty that said property be annexed to the City at this time.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Liberty, Iowa, that the property referred to herein and shown and mapped in Exhibit A shall hereinafter be and become a part of the City of North Liberty, Iowa.

BE IT FURTHER RESOLVED that the Planning Director is hereby directed to file the appropriate documentation with the City Development Board in order to proceed with the finalization of this annexation.

APPROVED AND ADOPTED this 27th day of May, 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 – Legal Description of Property

Auditor's Parcel 2024060 being part of Auditor's Parcel 2023-089 as recorded in Book 67 Page 136 of the Johnson County records, City of North Liberty, Johnson County, Iowa described as:

Beginning at the Northwest Corner of said Auditor's Parcel, thence N89°32'17"E, 40.04 feet to the Northwest Corner of Lot 1 of Free Rein Subdivision as recorded in Book 40 Page 151 of the Johnson County records; thence along the west line of said Lot 1 S01°23'06"E, 409.95 feet, thence S88°45'32"W, 40.00 feet to the west line of said Auditor's Parcel; thence; thence N01°23'22"W, 409.99 feet to the point of beginning. The described area contains 0.38 acres more or less and is subject to easement and other restrictions of record.

AND

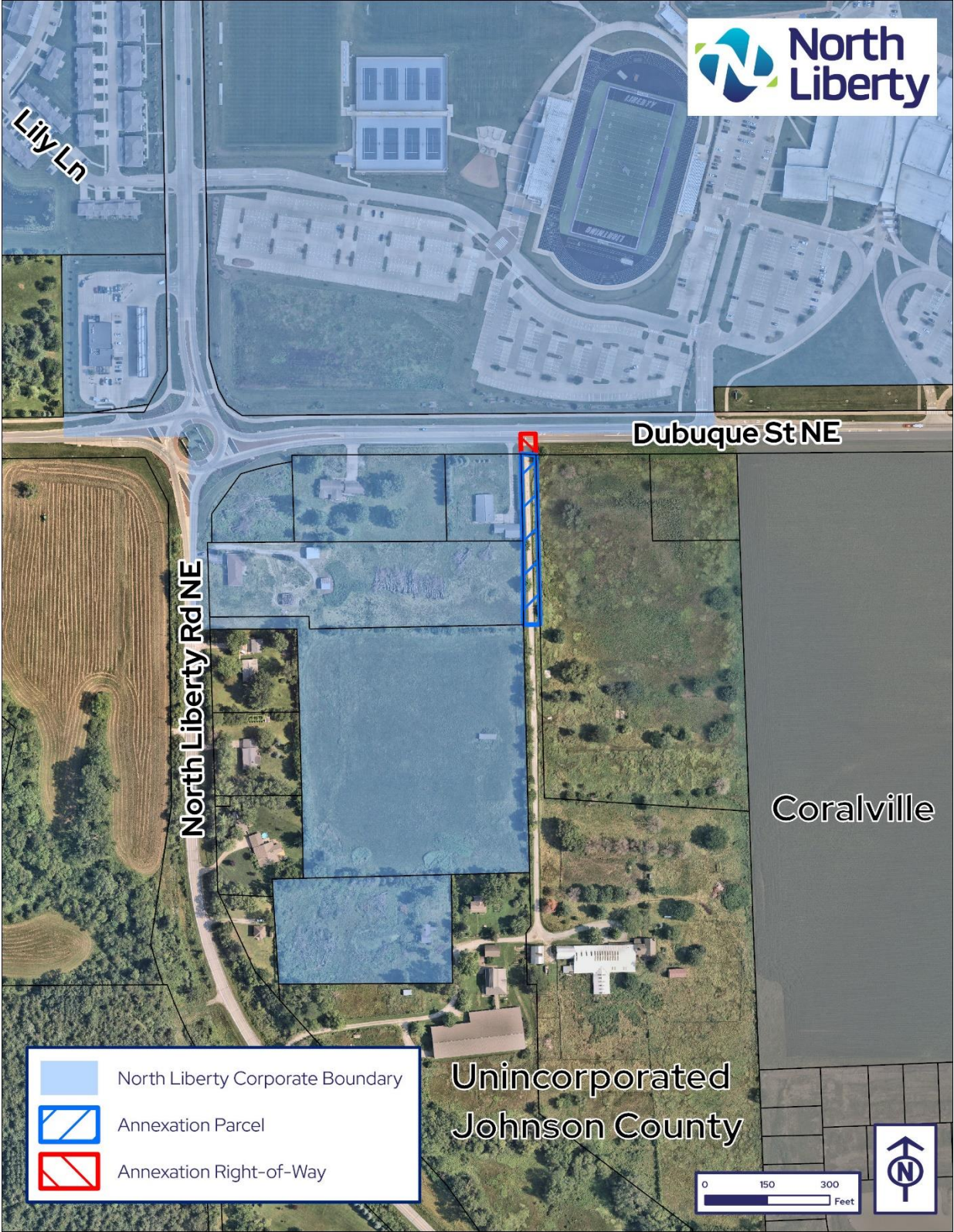
The South ½ of the Dubuque Street NE right-of-way described as follows:
Beginning at the Northwest Corner of Auditor's Parcel 2024-060 as recorded in Book 68 Page 157 of the Johnson County records, City of North Liberty, Johnson County, Iowa; thence N01°23'22"W, 50.01 feet along the west line of said Auditor's Parcel as extended northerly to the centerline of the Dubuque Street NE; thence N89°32'17"E, 40.05 feet along said centerline to a point of the east line of said Auditor's Parcel as extended northerly to the centerline of the Dubuque Street NE; thence S01°23'06"E, 50.01 feet to the northeast corner of said Auditor's Parcel; thence west S89°32'17"W, 40.04 feet to the point of beginning.

The described area contains 2,002 square feet more or less.

All county roadways adjacent to the annexation area are included in this legal description.

Land to be annexed is .42 acres, more or less.

Map of Proposed Annexation:





Greenbelt Trail Parts 5 & 6

Prepared by and Return to:
Grant D. Lientz, 3 Quail Creek Circle, P.O. Box 77, North Liberty, IA 52317 319-626-5767

**DEVELOPER'S AGREEMENT
GREENBELT TRAIL SUBDIVISION PART FIVE**

THIS AGREEMENT, made by and between the City of North Liberty, Iowa, a municipal corporation, hereinafter referred to as "City," and Greenbelt 5-6, L.L.C., hereinafter referred to as "Developer."

SECTION 1. REQUEST FOR PLAT APPROVAL.

Developer has requested that the City approve the proposed final plat, attached hereto as Exhibit A and incorporated herein by reference, for the subdivisions known as Greenbelt Trail Subdivision Part Five (referred to herein as the "plat") for the real estate situated in North Liberty, Johnson County, Iowa, legally described as follows:

AUDITOR'S PARCEL NO. 2025012 IN THE CITY OF NORTH
LIBERTY, JOHNSON COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 9.23 ACRES.

As part of this request, Developer acknowledges full ownership of the real estate described above.

SECTION 2. CONDITIONS OF PLAT APPROVAL AND RIGHT TO PROCEED.

A. The City agrees that it will approve the final plat of this subdivision upon the conditions that:

1. The final plat conforms to the preliminary plat;
2. The construction plans have been submitted and approved;

3. The public improvements have been constructed and accepted by the City or, in the event the Developer requests and the City agrees to the construction of the public improvements after final plat approval, the Developer has complied with the security requirements set forth in Section 180.11(8) of the Code of Ordinances and Section 7 of this Agreement; and

4. The Developer enters into and abides by this Agreement.

B. The Developer further agrees that this Agreement shall be a covenant running with the land and shall be binding on the present and future owners of the property.

C. The Developer may not construct sanitary sewer mains, storm sewer mains, water mains, streets, utilities, public or private improvements or any buildings until the following conditions have been satisfied:

1. This Agreement has been fully executed by the Developer, filed with the City Clerk, and approved by the City Council;

2. All permits required by local, state, and federal law have been applied for and issued by the appropriate authority; and

3. Contingent upon the permitting requirements set forth in Paragraph 3 of this section being met, all necessary construction permits have been applied for and issued by the City.

D. The Developer may not grade or otherwise disturb the earth, remove trees until the Developer has complied with the erosion control and grading provisions set forth in Section 5 of this agreement.

SECTION 3. DEVELOPMENT REQUIREMENTS AND PROPERTY IMPROVEMENTS.

A. Development Standards. The subdivision shall be developed according to the preliminary and final subdivision plats as approved by the City and according to the plans and specifications as approved by the City. All plans shall be approved before the commencement of any work in accordance with the subdivision plat. There shall be no variance from the subdivision plats, or from the construction plans and specifications, unless approved in writing by the City.

B. Public Improvement Standards.

1. All improvements and facilities described in this Agreement shall be constructed and installed by the Developer according to the plans, specifications, ordinances and standards of the City and in accordance with all applicable federal and state laws and regulations. All required inspections shall be performed by the City Engineer or designate. Said inspections shall consist of inspection of the work in progress but shall not relieve or release the Developer from its responsibility to construct said improvements and facilities pursuant to the agreed upon plans and specifications. These improvements and facilities include but are not limited to public water system; sanitary sewer system; storm sewer and drainageway system; site grading; underground utilities; setting for lot and block monuments; and surveying and staking.

2. The Developer acknowledges that it and its successors and assigns, including but not limited to builders and contractors, are responsible for meeting all requirements set out in approved plans, engineering specifications, City ordinances, City policies, other City standards, applicable state laws and regulations, and applicable federal laws and regulations. More specifically, the Developer and its successors and assigns waive as a defense to any claims of negligence that the City failed to discover or identify to the Developer any act or omission that does not meet the standards set out in approved plans, engineering specifications, City ordinances, City policies, other City standards, applicable state laws and regulations, and applicable federal laws and regulations.

C. Standard Requirements. Further, the Developer agrees that:

1. All streets shown on the plat will be constructed of concrete paving with concrete curb and gutter as shown on the approved construction plans and will be dedicated to the City.

2. The Developer shall provide for the installation of all electric lines, street lights, gas mains, telephone lines and other utility facilities that are necessary at the Developer's sole cost. Developer further agrees that all utilities shall be installed underground.

3. Any decorative street lighting must be approved by the City and installed at the Developer's sole cost.

4. At such time as building construction occurs on a lot, but in no event later than five (5) years from the date the subdivision plat is recorded, the Developer shall install sidewalks in said subdivision abutting said lots per the widths approved

on the preliminary plat, in accordance with the plans and specifications of the City, and subject to inspections by the City Engineer or designate, unless otherwise shown on the plat or otherwise specified in this agreement. Notwithstanding this provision, any ADA-required ramps shall to be installed at the time other public improvements are installed.

5. The Developer shall submit a storm water management plan that will identify the drainage of this development and specify the manner in which storm water, drainage and runoff will be accommodated. The Developer agrees to dispose of all storm water through the approved storm water and drainageway system as set forth in the storm water management plan. The design and construction of a storm water detention basin, if required by the City for this development, shall be in compliance with the City's current storm water management ordinances and policies. The Developer shall have a duty to continue the drainage across the property, and, in no event shall the Developer create an undue hardship on the adjoining property owners in the manner in which storm water runoff and drainage is managed. The Developer may reserve a drainage easement across all or a portion of the outlots within the subdivision for management of storm water runoff and drainage from the subdivision and other areas whose storm water may be more efficiently detained and drained by the utilization of such easement.

6. The Developer shall provide water, sewer, utility and drainage easements as shown on the plat.

7. Any wells shall be abandoned in accordance with applicable local, state and federal laws and regulations.

8. A Stormwater Management Facility Maintenance Agreement (or BMP Agreement) shall be required to be approved before or at the time of final plat approval.

D. Additional Requirements. Further, the Developer agrees that:

1. The Developer shall pay the following costs:

a) East Trunk Sewer tap-on: \$36,853.82 (\$3,992.83 x 9.23 acres).

These costs shall be submitted to the City in full prior to Council approval of the final plat.

2. Off-site easements will need to be provided prior to construction plan approval.

3. The Developer agrees to explore for existing tile lines, and to cap or connect any tile lines to the City's storm sewer system as directed by the engineer for the Greenbelt Trail subdivision, and as approved by the City. The location and depth of the digging and the required action upon completion of the digging shall be subject to review and approval of the City Engineer. For any capping or connecting activities required under this section, standard plastic tile and connectors are acceptable materials.

E. Homeowners Association. The Developer agrees that a homeowners association, hereinafter referred to as "HOA," shall be created prior to approval of any final plats and subject to the following requirements. The HOA shall be responsible for, at minimum, the enforcement of restrictive covenants and the maintenance and upkeep of cluster mailboxes serving the subdivision.

1. The City shall have the opportunity to review and approve all documentation related to the initial formation and organization of the HOA, which shall then be recorded at the Developer's expense. The City shall thereafter be provided notices concerning any reorganization of the HOA, dissolution of the HOA, changes in membership in the HOA, or proposed changes in any duties or responsibilities of the HOA that directly affect the City.

2. Said HOA shall include as members the owners of all buildable lots within the final plat.

3. After the final plat is approved and recorded, the Developer shall transfer any outlots to the HOA.

4. The HOA shall own in perpetuity and be responsible for the maintenance of any outlots within the boundaries of the preliminary plat, including but not limited to stormwater management facilities and landscape buffers, consistent with all terms and conditions set out in this Agreement.

5. The Developer acknowledges and agrees that the all lots within the jurisdiction of the HOA will be specifically benefited by the maintenance of the storm water maintenance facilities in Greenbelt Trail Part 2 and Greenbelt Trail Part 3 subdivisions, and the cost of such maintenance need not meet the requirements of notice, benefit or value as provided by the law of the State of Iowa for assessing such improvements and facilities, if necessary, in the event the City incurs costs due to the failure of the HOA or its members to maintain the outlots.

F. Developer's Obligations. Nothing in this Agreement shall be construed to impose a requirement on the City to install the original public improvements at issue herein, nor shall the Developer be deemed to be acting as the City's agent during the original construction and installation of the above-described improvements. The parties agree that the obligation to install the above-described public improvements herein shall be in accordance with the plans and specifications drafted by the Developer and subject to the approval of the City. Furthermore, the obligations shall remain on the Developer until completion by the Developer and until acceptance by the City, as provided by law.

SECTION 4. PUBLIC UTILITIES.

Developer agrees that it will obtain any necessary concurrence of utility or other easements from appropriate utility companies, and to allow any utilities that are party to a franchise agreement with the City of North Liberty, or which hold a certificate of franchise from the State of Iowa, reasonable access for the installation and maintenance of utilities and appurtenant structures within the utility easement areas shown on the plat. Developer agrees that it will provide for the continuation of all required water, sanitary sewer and storm drainage facilities. The Developer agrees that it will connect and use existing public water supplies in accordance with the North Liberty Municipal Code and that the Developer will provide a plan outlining the drainage of the land and indicating the manner in which the drainage will be accommodated and will connect to the existing storm water sewer systems when available in accordance with the plan approved by the City Engineer.

SECTION 5. EROSION CONTROL AND GRADING.

A. Erosion Control. Before any grading or utility construction is commenced or building permits are issued, the Developer shall design and implement an erosion control plan which shall be reviewed and approved by the City. All areas disturbed by the excavation and backfilling operations shall be reseeded forthwith after the completion of the work in that area. All seeded areas shall be fertilized, mulched and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan or any supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion and assess the costs of such action to the Developer or to the property, or both. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. It is anticipated that all of such areas shall be seeded with prairie grasses and/or other natural plantings so as to minimize the need for frequent mowing and other maintenance.

B. Grading. No grading of any nature may occur on this property until a grading plan is implemented by the Developer and approved by the City. Within ninety (90) days after

the completion of any grading, the Developer shall provide the City with an "as-constructed" grading plan and a certification by registered land surveyor or engineer that all ponds, swales and ditches, if any, have been constructed in accordance with the plans approved by the City.

SECTION 6. PHASED DEVELOPMENT.

If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases will not be allowed to proceed until Developer's Agreements for such phases are approved by the City.

SECTION 7. PUBLIC IMPROVEMENTS AND ASSESSMENT WAIVER.

A. If all the public improvements and facilities as provided in this agreement are not installed and accepted by the City prior to approval of the final plat, the Developer is required to either deposit in escrow or file a surety bond with the City in the amount equal to the estimated costs of the public improvements and facilities plus ten percent prior to the approval of the final plat, as set forth in Section 180.11(8)(A)(2) of the Code of Ordinances. In any event, no building permits will be issued until all the public improvements and facilities are constructed and accepted by the City.

B. In the event the Developer, its assigns or successors in interest, should sell or convey lots in said subdivision without having constructed the public improvements and facilities as provided in this Agreement or without the City having accepted all public improvements and facilities; or the Developer, its assigns or successors in interest in said subdivision, shall fail to construct sidewalks as set forth in Section 3(C)(4), the City shall have the right to install and construct said improvements, facilities and sidewalks. Unless City is fully reimbursed for these costs from the escrowed money or surety bond held by the City, the costs of said public improvements, facilities and sidewalks shall be a lien and charge against all of the lots adjacent to or in front of the improvements, facilities and sidewalks that are constructed and any lots which may be assessed for public improvements, facilities and sidewalks under the provisions of Chapters 364 and 384 of the Iowa Code. It is further provided that this requirement to construct said public improvements, facilities and sidewalks is and shall remain a lien from the date of execution until properly released as hereinafter provided.

C. The Developer acknowledges and agrees that all lots of the subdivision are specifically benefited by the public improvements, facilities and sidewalks, and the cost of such public improvements, facilities and sidewalks need not meet the requirements of notice, benefit or value as provided by the law of the State of Iowa for assessing such improvements and facilities.

SECTION 8. ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION.

A. The Developer shall submit to the City, for approval by the City Engineer, plans and specifications for the construction of improvements in the subdivision which have been prepared by a registered professional civil engineer. The Developer shall obtain approval of the construction plans and all necessary permits from the appropriate city, state and federal agencies before proceeding with construction. In addition, the Developer shall cause to have its engineer provide adequate field inspection personnel to ensure that an acceptable level of quality control is maintained.

B. The Developer shall pay all costs of engineering administration, which will include review of the Developer's final construction plans and specifications, monitoring of construction, and consultation with the Developer and its engineer on the status, progress or other issues regarding the project. The Developer shall pay for the reasonable construction observation performed by the City staff or consulting City Engineer. Construction observation will consist of examination of proposed public utilities, street construction and other infrastructure improvements. The engineering administrative fee and construction observation fees to be paid by the Developer shall be determined by the City, in part based on the standard hourly fee schedule in effect between the City Engineer and the City on file at City Hall and in part based on standard fees for other staff members that perform the duties noted above. The City shall provide the appropriate supporting documentation for these fees upon request by the Developer.

SECTION 9. RELEASE.

The City agrees that when the public improvements, facilities and sidewalks required by Section 3 of this Agreement have been installed to the satisfaction of the City, it will promptly issue appropriate releases of various lots of the subdivision for recording in the Johnson County Recorder's Office so that this Agreement, or applicable portions thereof, will no longer constitute a cloud on the title of the lots in said subdivision.

SECTION 10. DEVELOPER'S OBLIGATION AND DEFAULT.

A. The Developer agrees and is fully obligated to perform as provided in this Agreement. The Developer is liable and responsible for each and every obligation agreed to be undertaken pursuant to this Agreement. Failure of the Developer, its employees, agents or assigns, to perform is not a defense for the Developer against any action to be taken by the City.

B. In the event of default by the Developer regarding any work to be performed by the Developer under this Agreement, the City may, at its option, perform the work and bill the

Developer for said work. The Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given written notice of the work in default, and has not cured such default within fourteen (14) days of such notice. This Agreement is an authorization for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter upon the property. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part against all of the property located in the subdivision.

SECTION 11. AUTHORIZATION TO ENTER PREMISES.

Developer grants the City, its agents, employees, officers and contractors, authorization to enter the subdivision area to perform all work and inspections deemed appropriate and necessary by the City in conjunction with this development.

SECTION 12. FEES.

The Developer agrees to record this Agreement and to pay all necessary recording and filing fees that accrue as a result of any work that is performed under this Agreement or made necessary as a result of this subdivision project. A copy of this recorded Agreement will be provided to the City.

SECTION 13. TIME OF PERFORMANCE.

Developer shall install all required public improvements, except for sidewalk construction deferred in accordance with Section 3(C)(4), within two (2) years from the date of City approval of this Agreement. In the event that the Developer fails to install the required public improvements within the above-referenced time, authorization to proceed with the development shall cease, and the Developer shall be required to seek reauthorization and approval of this development. Developer may, however, request an extension of time from the City. If an extension is granted, it may be conditioned upon updating any security posted by the Developer or requiring the Developer to provide security to reflect cost increases and extended completion date.

SECTION 14. MISCELLANEOUS.

A. The Developer represents and states that the plat complies with all city, state and federal laws and regulations, including but not limited to subdivision ordinances, zoning ordinances and environmental regulations. The City may, at its option, refuse to allow construction or development work in the subdivision until the Developer complies with the appropriate law or regulation. Upon the City's demand, the Developer shall cease work until there is compliance.

- B. Third parties shall have no recourse against the City under this Agreement.
- C. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, occupancy permits or other permits.
- D. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- E. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers must be in writing, signed by both parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or a release.
- F. Except as hereinafter provided, the Developer may not assign this Agreement or the obligations imposed by this Agreement without the written permission of the City Council or as otherwise provided in this Agreement. This restriction shall not apply to another entity solely owned and controlled by the members of the Developer, which assignment shall not serve to release Developer from the obligations undertaken hereunder.
- G. The Developer's obligations under this Agreement shall continue in full force and effect even if the Developer sells a portion of the subdivision, the entire platted area, or any part thereof.
- H. No building or occupancy permits will be issued until all public improvements have been constructed in accordance with applicable standards and formally accepted by the City. Notwithstanding the foregoing, the Developer may transfer the ownership of all outlots within the subdivision to a homeowners association, which shall assume the obligation to maintain and repair the stormwater detention facility and other infrastructure on said outlots located thereon, and Developer shall be released from any further liability or responsibility to repair or maintain the infrastructure on said outlots.
- I. The Developer shall take out and maintain a public liability and property damage insurance policy covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them.
- J. The Developer shall record any restrictive or protective covenants for the subdivision. A copy of the recorded restrictive or protective covenants will be provided to the City.

K. The Developer shall record the original copy of this agreement, with all requisite signatures, at the time the other final plat documents are recorded as required by law.

SECTION 15. NOTICES.

Required notices to the Developer shall be in writing and shall either be hand delivered to the Developer, its agents or employees, or mailed to the Developer by registered mail at the following address:

Greenbelt 5-6, L.L.C.
c/o Robert N. Downer
327 2nd Street Suite 300
Coralville, IA 52241

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator or mailed to the City by registered mail in care of the City Administrator at the following address:

North Liberty City Administrator
P.O. Box 77
North Liberty, IA 52317

Notices mailed in conformance with this section shall be deemed properly given.

SECTION 16. SUCCESSORS AND ASSIGNS.

This Agreement shall be a covenant running with the land and inure to the benefit of and be binding upon the parties, their successors and assigns.

DATED this ____ day of _____, 2025.

CITY OF NORTH LIBERTY, IOWA

GREENBELT 5-6, L.L.C.

By: _____
Chris Hoffman, Mayor

By: _____
James Patrick Scanlon, Jr., Manager

ATTEST: _____
Tracey Mulcahey, City Clerk

STATE OF IOWA, JOHNSON COUNTY: ss

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chris Hoffman and Tracey Mulcahey, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of North Liberty, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation; and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, as contained in Resolution No. _____ of the City Council on the ____ day of _____, 2025; and that Chris Hoffman and Tracey Mulcahey acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

COMMONWEALTH OF MASSACHUSETTS, NORFOLK COUNTY: ss

This instrument was acknowledged before me on this ____ day of _____, 2025, by James Patrick Scanlon, Jr. as Manager of Greenbelt 5-6, L.L.C., Developer.

Notary Public in and for the
Commonwealth of Massachusetts

[EXHIBIT "A" – MARK AND ATTACH FINAL PLAT]

FINAL PLAT
GREENBELT TRAIL - PART FIVE
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SURVEY LEGEND

- SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 14809
- FD. 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 14809 UNLESS OTHERWISE NOTED
- ▲ FD. SECTION CORNER MONUMENT AS NOTED
- EASEMENT LINE
- PLAT BOUNDARY
- EXISTING LOT LINE
- 1/4-1/4 SECTION LINE
- SECTION LINE

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 9/28/2023
- LOT A AND LOT B ARE BEING DEDICATED TO THE PUBLIC AT THIS TIME AS PUBLIC STREET RIGHT OF WAY.
- NOTES ON THIS PLAT ARE NOT INTENDED TO CREATE ANY VESTED PRIVATE INTEREST IN ANY STATED USE RESTRICTION OR COVENANT OR CREATE ANY THIRD PARTY BENEFICIARIES TO ANY NOTED USE RESTRICTION OR COVENANT.

INDEX LEGEND

LOCATION: AUD. PARCEL NO. 2025012 IN THE S.E.1/4-S.E.1/4, SECTION 7 AND N.W.1/4-N.E.1/4, SECTION 18, T80N, R6W

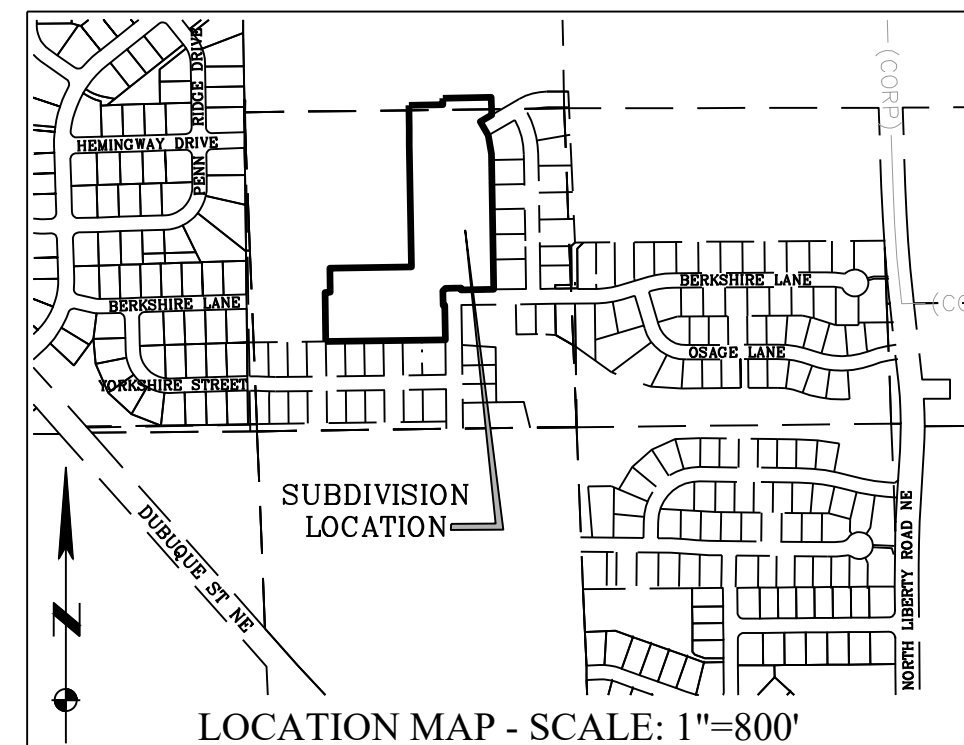
REQUESTOR: GREEN BELT 5-6, L.L.C.

PROPRIETOR: GREEN BELT 5-6, L.L.C.

SURVEYOR: GREGG E. SAMPSON, P.L.S.

COMPANY/
RETURN TO: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



LOCATION MAP - SCALE: 1"=800'

PLAT/PLAN APPROVED
by the City of North Liberty, Iowa

CLERK DATE

UTILITY EASEMENTS AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

MIDAMERICAN ENERGY CO. DATE

MEDIACOM DATE

LINN COUNTY REC DATE

SOUTH SLOPE DATE

LUMEN DATE

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	29° 06' 06"	42.83'	83.81'	165.00'	82.91'	N75° 56' 48"E
C2	29° 06' 06"	59.96'	117.33'	231.00'	116.07'	N75° 56' 48"E

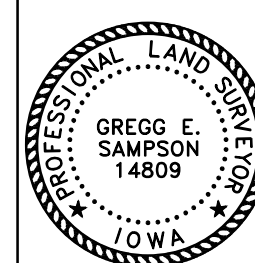
LEGAL DESCRIPTION:

AUDITOR'S PARCEL NO. 2025012 IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 9.23 ACRES.

AREA ACRES

N.E.1/4-N.E.1/4	0.28
S.E.1/4-S.E.1/4	8.95
TOTAL	9.23



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: Date:

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2026

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

OWNER'S ATTORNEY:

ROBERT N. DOWNER
327 2ND STREET
SUITE 300
CORALVILLE, IOWA 52241
319-365-9461

HALL & HALL ENGINEERS, INC.

FINAL PLAT

GREENBELT TRAIL - PART FIVE

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 5/12/2025

Field Book No: OT 102/ OT 105

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 9749-CBT 5

Resolution No. 2025-65

**A RESOLUTION APPROVING THE DEVELOPER'S
AGREEMENT FOR GREENBELT TRAIL PART 5 SUBDIVISION,
NORTH LIBERTY, IOWA**

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

WHEREAS, the terms and conditions for the development and of Greenbelt Trail Part Five Subdivision have been set forth in an Agreement between the City of North Liberty and Greenbelt 5-6, LLC., and

WHEREAS, it is the parties' desire to agree and establish, in writing, their understanding regarding said agreement.

NOW, THEREFORE, BE IT RESOLVED that that the Developer's Agreement between the City of North Liberty and Greenbelt 5-6, LLC is approved for Greenbelt Trail Part Five Subdivision, North Liberty, Iowa

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said agreement.

APPROVED AND ADOPTED this 27th day of May, 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

Prepared by and Return to:
Grant D. Lientz, 3 Quail Creek Circle, P.O. Box 77, North Liberty, IA 52317 319-626-5767

**DEVELOPER'S AGREEMENT
GREENBELT TRAIL SUBDIVISION PART SIX**

THIS AGREEMENT, made by and between the City of North Liberty, Iowa, a municipal corporation, hereinafter referred to as "City," and Greenbelt Trail, L.L.C., hereinafter referred to as "Developer."

SECTION 1. REQUEST FOR PLAT APPROVAL.

Developer has requested that the City approve the proposed final plat, attached hereto as Exhibit A and incorporated herein by reference, for the subdivisions known as Greenbelt Trail Subdivision Part Six (referred to herein as the "plat") for the real estate situated in North Liberty, Johnson County, Iowa, legally described as follows:

AUDITOR'S PARCEL NO. 2025013 IN THE CITY OF NORTH
LIBERTY, JOHNSON COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 7.77 ACRES.

As part of this request, Developer acknowledges full ownership of the real estate described above.

SECTION 2. CONDITIONS OF PLAT APPROVAL AND RIGHT TO PROCEED.

A. The City agrees that it will approve the final plat of this subdivision upon the conditions that:

1. The final plat conforms to the preliminary plat;
2. The construction plans have been submitted and approved;

3. The public improvements have been constructed and accepted by the City or, in the event the Developer requests and the City agrees to the construction of the public improvements after final plat approval, the Developer has complied with the security requirements set forth in Section 180.11(8) of the Code of Ordinances and Section 7 of this Agreement; and

4. The Developer enters into and abides by this Agreement.

B. The Developer further agrees that this Agreement shall be a covenant running with the land and shall be binding on the present and future owners of the property.

C. The Developer may not construct sanitary sewer mains, storm sewer mains, water mains, streets, utilities, public or private improvements or any buildings until the following conditions have been satisfied:

1. This Agreement has been fully executed by the Developer, filed with the City Clerk, and approved by the City Council;

2. All permits required by local, state, and federal law have been applied for and issued by the appropriate authority; and

3. Contingent upon the permitting requirements set forth in Paragraph 3 of this section being met, all necessary construction permits have been applied for and issued by the City.

D. The Developer may not grade or otherwise disturb the earth, remove trees until the Developer has complied with the erosion control and grading provisions set forth in Section 5 of this agreement.

SECTION 3. DEVELOPMENT REQUIREMENTS AND PROPERTY IMPROVEMENTS.

A. Development Standards. The subdivision shall be developed according to the preliminary and final subdivision plats as approved by the City and according to the plans and specifications as approved by the City. All plans shall be approved before the commencement of any work in accordance with the subdivision plat. There shall be no variance from the subdivision plats, or from the construction plans and specifications, unless approved in writing by the City.

B. Public Improvement Standards.

1. All improvements and facilities described in this Agreement shall be constructed and installed by the Developer according to the plans, specifications, ordinances and standards of the City and in accordance with all applicable federal and state laws and regulations. All required inspections shall be performed by the City Engineer or designate. Said inspections shall consist of inspection of the work in progress but shall not relieve or release the Developer from its responsibility to construct said improvements and facilities pursuant to the agreed upon plans and specifications. These improvements and facilities include but are not limited to public water system; sanitary sewer system; storm sewer and drainageway system; site grading; underground utilities; setting for lot and block monuments; and surveying and staking.

2. The Developer acknowledges that it and its successors and assigns, including but not limited to builders and contractors, are responsible for meeting all requirements set out in approved plans, engineering specifications, City ordinances, City policies, other City standards, applicable state laws and regulations, and applicable federal laws and regulations. More specifically, the Developer and its successors and assigns waive as a defense to any claims of negligence that the City failed to discover or identify to the Developer any act or omission that does not meet the standards set out in approved plans, engineering specifications, City ordinances, City policies, other City standards, applicable state laws and regulations, and applicable federal laws and regulations.

C. Standard Requirements. Further, the Developer agrees that:

1. All streets shown on the plat will be constructed of concrete paving with concrete curb and gutter as shown on the approved construction plans and will be dedicated to the City.

2. The Developer shall provide for the installation of all electric lines, street lights, gas mains, telephone lines and other utility facilities that are necessary at the Developer's sole cost. Developer further agrees that all utilities shall be installed underground.

3. Any decorative street lighting must be approved by the City and installed at the Developer's sole cost.

4. At such time as building construction occurs on a lot, but in no event later than five (5) years from the date the subdivision plat is recorded, the Developer shall install sidewalks in said subdivision abutting said lots per the widths approved

on the preliminary plat, in accordance with the plans and specifications of the City, and subject to inspections by the City Engineer or designate, unless otherwise shown on the plat or otherwise specified in this agreement. Notwithstanding this provision, any ADA-required ramps shall to be installed at the time other public improvements are installed.

5. The Developer shall submit a storm water management plan that will identify the drainage of this development and specify the manner in which storm water, drainage and runoff will be accommodated. The Developer agrees to dispose of all storm water through the approved storm water and drainageway system as set forth in the storm water management plan. The design and construction of a storm water detention basin, if required by the City for this development, shall be in compliance with the City's current storm water management ordinances and policies. The Developer shall have a duty to continue the drainage across the property, and, in no event shall the Developer create an undue hardship on the adjoining property owners in the manner in which storm water runoff and drainage is managed. The Developer may reserve a drainage easement across all or a portion of the outlots within the subdivision for management of storm water runoff and drainage from the subdivision and other areas whose storm water may be more efficiently detained and drained by the utilization of such easement.

6. The Developer shall provide water, sewer, utility and drainage easements as shown on the plat.

7. Any wells shall be abandoned in accordance with applicable local, state and federal laws and regulations.

8. A Stormwater Management Facility Maintenance Agreement (or BMP Agreement) shall be required to be approved before or at the time of final plat approval.

D. Additional Requirements. Further, the Developer agrees that:

1. The Developer shall pay the following costs:

a) East Trunk Sewer tap-on: \$31,024.29 (\$3,992.83 x 7.77 acres).

These costs shall be submitted to the City in full prior to Council approval of the final plat.

2. Off-site easements will need to be provided prior to construction plan approval.

3. The Developer agrees to explore for existing tile lines, and to cap or connect any tile lines to the City's storm sewer system as directed by the engineer for the Greenbelt Trail subdivision, and as approved by the City. The location and depth of the digging and the required action upon completion of the digging shall be subject to review and approval of the City Engineer. For any capping or connecting activities required under this section, standard plastic tile and connectors are acceptable materials.

4. Temporary turnaround. Developer agrees to construct a temporary emergency vehicle turnaround on Lot 100 of the final plat. The temporary emergency vehicle turnaround may be gravel, but must be designed to support a fire apparatus weight of at least 75,000 pounds. Notwithstanding any other provision in this Agreement, if additional means for ingress and egress for fire apparatus vehicles as contemplated by Section D107.1 of the International Fire Code does not become open and available to the subdivision on or before July 1, 2028, then Developer shall cause the temporary emergency vehicle turnaround to be converted to pavement. After such additional means of ingress and egress shall have been constructed and accepted by the City, the temporary fire access may be removed, and the adjacent curb and gutter shall be removed and replaced to provide a permanent full-height curb replacement. All such modifications shall be made at the Developer's sole expense. Developer agrees that the obligations arising from this Section 3(D)(4) are not assignable to a homeowners association.

E. Homeowners Association. The Developer agrees that a homeowners association, hereinafter referred to as "HOA," shall be created prior to approval of any final plats and subject to the following requirements. The HOA shall be responsible for, at minimum, the enforcement of restrictive covenants and the maintenance and upkeep of cluster mailboxes serving the subdivision.

1. The City shall have the opportunity to review and approve all documentation related to the initial formation and organization of the HOA, which shall then be recorded at the Developer's expense. The City shall thereafter be provided notices concerning any reorganization of the HOA, dissolution of the HOA, changes in membership in the HOA, or proposed changes in any duties or responsibilities of the HOA that directly affect the City.

2. Said HOA shall include as members the owners of all buildable lots within the final plat.

3. After the final plat is approved and recorded, the Developer shall transfer any outlots to the HOA.

4. The HOA shall own in perpetuity and be responsible for the maintenance of any outlots within the boundaries of the preliminary plat, including but not limited to stormwater management facilities and landscape buffers, consistent with all terms and conditions set out in this Agreement.

5. The Developer acknowledges and agrees that the all lots within the jurisdiction of the HOA will be specifically benefited by the maintenance of the storm water maintenance facilities in Greenbelt Trail Part 2 and Greenbelt Trail Part 3 subdivisions, and the cost of such maintenance need not meet the requirements of notice, benefit or value as provided by the law of the State of Iowa for assessing such improvements and facilities, if necessary, in the event the City incurs costs due to the failure of the HOA or its members to maintain the outlots.

F. Developer's Obligations. Nothing in this Agreement shall be construed to impose a requirement on the City to install the original public improvements at issue herein, nor shall the Developer be deemed to be acting as the City's agent during the original construction and installation of the above-described improvements. The parties agree that the obligation to install the above-described public improvements herein shall be in accordance with the plans and specifications drafted by the Developer and subject to the approval of the City. Furthermore, the obligations shall remain on the Developer until completion by the Developer and until acceptance by the City, as provided by law.

SECTION 4. PUBLIC UTILITIES.

Developer agrees that it will obtain any necessary concurrence of utility or other easements from appropriate utility companies, and to allow any utilities that are party to a franchise agreement with the City of North Liberty, or which hold a certificate of franchise from the State of Iowa, reasonable access for the installation and maintenance of utilities and appurtenant structures within the utility easement areas shown on the plat. Developer agrees that it will provide for the continuation of all required water, sanitary sewer and storm drainage facilities. The Developer agrees that it will connect and use existing public water supplies in accordance with the North Liberty Municipal Code and that the Developer will provide a plan outlining the drainage of the land and indicating the manner in which the drainage will be accommodated and will connect to the existing storm water sewer systems when available in accordance with the plan approved by the City Engineer.

SECTION 5. EROSION CONTROL AND GRADING.

A. Erosion Control. Before any grading or utility construction is commenced or building permits are issued, the Developer shall design and implement an erosion control plan

which shall be reviewed and approved by the City. All areas disturbed by the excavation and backfilling operations shall be reseeded forthwith after the completion of the work in that area. All seeded areas shall be fertilized, mulched and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan or any supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion and assess the costs of such action to the Developer or to the property, or both. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. It is anticipated that all of such areas shall be seeded with prairie grasses and/or other natural plantings so as to minimize the need for frequent mowing and other maintenance.

B. Grading. No grading of any nature may occur on this property until a grading plan is implemented by the Developer and approved by the City. Within ninety (90) days after the completion of any grading, the Developer shall provide the City with an "as-constructed" grading plan and a certification by registered land surveyor or engineer that all ponds, swales and ditches, if any, have been constructed in accordance with the plans approved by the City.

SECTION 6. PHASED DEVELOPMENT.

If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases will not be allowed to proceed until Developer's Agreements for such phases are approved by the City.

SECTION 7. PUBLIC IMPROVEMENTS AND ASSESSMENT WAIVER.

A. If all the public improvements and facilities as provided in this agreement are not installed and accepted by the City prior to approval of the final plat, the Developer is required to either deposit in escrow or file a surety bond with the City in the amount equal to the estimated costs of the public improvements and facilities plus ten percent prior to the approval of the final plat, as set forth in Section 180.11(8)(A)(2) of the Code of Ordinances. In any event, no building permits will be issued until all the public improvements and facilities are constructed and accepted by the City.

B. In the event the Developer, its assigns or successors in interest, should sell or convey lots in said subdivision without having constructed the public improvements and facilities as provided in this Agreement or without the City having accepted all public improvements and facilities; or the Developer, its assigns or successors in interest in said subdivision, shall fail to construct sidewalks as set forth in Section 3(C)(4), the City shall have the right to install and construct said improvements, facilities and sidewalks. Unless City is fully

reimbursed for these costs from the escrowed money or surety bond held by the City, the costs of said public improvements, facilities and sidewalks shall be a lien and charge against all of the lots adjacent to or in front of the improvements, facilities and sidewalks that are constructed and any lots which may be assessed for public improvements, facilities and sidewalks under the provisions of Chapters 364 and 384 of the Iowa Code. It is further provided that this requirement to construct said public improvements, facilities and sidewalks is and shall remain a lien from the date of execution until properly released as hereinafter provided.

C. The Developer acknowledges and agrees that all lots of the subdivision are specifically benefited by the public improvements, facilities and sidewalks, and the cost of such public improvements, facilities and sidewalks need not meet the requirements of notice, benefit or value as provided by the law of the State of Iowa for assessing such improvements and facilities.

SECTION 8. ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION.

A. The Developer shall submit to the City, for approval by the City Engineer, plans and specifications for the construction of improvements in the subdivision which have been prepared by a registered professional civil engineer. The Developer shall obtain approval of the construction plans and all necessary permits from the appropriate city, state and federal agencies before proceeding with construction. In addition, the Developer shall cause to have its engineer provide adequate field inspection personnel to ensure that an acceptable level of quality control is maintained.

B. The Developer shall pay all costs of engineering administration, which will include review of the Developer's final construction plans and specifications, monitoring of construction, and consultation with the Developer and its engineer on the status, progress or other issues regarding the project. The Developer shall pay for the reasonable construction observation performed by the City staff or consulting City Engineer. Construction observation will consist of examination of proposed public utilities, street construction and other infrastructure improvements. The engineering administrative fee and construction observation fees to be paid by the Developer shall be determined by the City, in part based on the standard hourly fee schedule in effect between the City Engineer and the City on file at City Hall and in part based on standard fees for other staff members that perform the duties noted above. The City shall provide the appropriate supporting documentation for these fees upon request by the Developer.

SECTION 9. RELEASE.

The City agrees that when the public improvements, facilities and sidewalks required by Section 3 of this Agreement have been installed to the satisfaction of the City, it will promptly

issue appropriate releases of various lots of the subdivision for recording in the Johnson County Recorder's Office so that this Agreement, or applicable portions thereof, will no longer constitute a cloud on the title of the lots in said subdivision.

SECTION 10. DEVELOPER'S OBLIGATION AND DEFAULT.

A. The Developer agrees and is fully obligated to perform as provided in this Agreement. The Developer is liable and responsible for each and every obligation agreed to be undertaken pursuant to this Agreement. Failure of the Developer, its employees, agents or assigns, to perform is not a defense for the Developer against any action to be taken by the City.

B. In the event of default by the Developer regarding any work to be performed by the Developer under this Agreement, the City may, at its option, perform the work and bill the Developer for said work. The Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given written notice of the work in default, and has not cured such default within fourteen (14) days of such notice. This Agreement is an authorization for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter upon the property. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part against all of the property located in the subdivision.

SECTION 11. AUTHORIZATION TO ENTER PREMISES.

Developer grants the City, its agents, employees, officers and contractors, authorization to enter the subdivision area to perform all work and inspections deemed appropriate and necessary by the City in conjunction with this development.

SECTION 12. FEES.

The Developer agrees to record this Agreement and to pay all necessary recording and filing fees that accrue as a result of any work that is performed under this Agreement or made necessary as a result of this subdivision project. A copy of this recorded Agreement will be provided to the City.

SECTION 13. TIME OF PERFORMANCE.

Developer shall install all required public improvements, except for sidewalk construction deferred in accordance with Section 3(C)(4), within two (2) years from the date of City approval of this Agreement. In the event that the Developer fails to install the required public improvements within the above-referenced time, authorization to proceed with the

development shall cease, and the Developer shall be required to seek reauthorization and approval of this development. Developer may, however, request an extension of time from the City. If an extension is granted, it may be conditioned upon updating any security posted by the Developer or requiring the Developer to provide security to reflect cost increases and extended completion date.

SECTION 14. MISCELLANEOUS.

A. The Developer represents and states that the plat complies with all city, state and federal laws and regulations, including but not limited to subdivision ordinances, zoning ordinances and environmental regulations. The City may, at its option, refuse to allow construction or development work in the subdivision until the Developer complies with the appropriate law or regulation. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Agreement.

C. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, occupancy permits or other permits.

D. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

E. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers must be in writing, signed by both parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or a release.

F. Except as hereinafter provided, the Developer may not assign this Agreement or the obligations imposed by this Agreement without the written permission of the City Council or as otherwise provided in this Agreement. This restriction shall not apply to another entity solely owned and controlled by the members of the Developer, which assignment shall not serve to release Developer from the obligations undertaken hereunder.

G. The Developer's obligations under this Agreement shall continue in full force and effect even if the Developer sells a portion of the subdivision, the entire platted area, or any part thereof.

H. No building or occupancy permits will be issued until all public improvements have been constructed in accordance with applicable standards and formally accepted by the

City. Notwithstanding the foregoing, the Developer may transfer the ownership of all outlots within the subdivision to a homeowners association, which shall assume the obligation to maintain and repair the stormwater detention facility and other infrastructure on said outlots located (*or other*) thereon, and Developer shall be released from any further liability or responsibility to repair or maintain the infrastructure on said outlots.

I. The Developer shall take out and maintain a public liability and property damage insurance policy covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them.

J. The Developer shall record any restrictive or protective covenants for the subdivision. A copy of the recorded restrictive or protective covenants will be provided to the City.

K. The Developer shall record the original copy of this agreement, with all requisite signatures, at the time the other final plat documents are recorded as required by law.

SECTION 15. NOTICES.

Required notices to the Developer shall be in writing and shall either be hand delivered to the Developer, its agents or employees, or mailed to the Developer by registered mail at the following address:

Greenbelt 5-6, L.L.C.
c/o Robert N. Downer
327 2nd Street Suite 300
Coralville, IA 52241

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator or mailed to the City by registered mail in care of the City Administrator at the following address:

North Liberty City Administrator
P.O. Box 77
North Liberty, IA 52317

Notices mailed in conformance with this section shall be deemed properly given.

SECTION 16. SUCCESSORS AND ASSIGNS.

This Agreement shall be a covenant running with the land and inure to the benefit of and be binding upon the parties, their successors and assigns.

DATED this ____ day of _____, 2025.

CITY OF NORTH LIBERTY, IOWA

GREENBELT 5-6, L.L.C.

By: _____
Chris Hoffman, Mayor

By: _____
James Patrick Scanlon, Jr., Manager

ATTEST: _____
Tracey Mulcahey, City Clerk

STATE OF IOWA, JOHNSON COUNTY: ss

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chris Hoffman and Tracey Mulcahey, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of North Liberty, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation; and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, as contained in Resolution No. _____ of the City Council on the ____ day of _____, 2025; and that Chris Hoffman and Tracey Mulcahey acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

COMMONWEALTH OF MASSACHUSETTS, NORFOLK COUNTY: ss

This instrument was acknowledged before me on this ____ day of _____, 2025, by James Patrick Scanlon, Jr. as Manager of Greenbelt 5-6, L.L.C., Developer.

Notary Public in and for the

Commonwealth of Massachusetts

[EXHIBIT "A" – MARK AND ATTACH FINAL PLAT]

FINAL PLAT
GREENBELT TRAIL - PART SIX
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

- NOTES:
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS ARE BASED ON:
NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
 - DATE OF SURVEY FIELD WORK: 9/28/2023
 - LOT A IS BEING DEDICATED TO THE PUBLIC AT THIS TIME AS PUBLIC STREET RIGHT OF WAY.
 - NOTES ON THIS PLAT ARE NOT INTENDED TO CREATE ANY VESTED PRIVATE INTEREST IN ANY STATED USE RESTRICTION OR COVENANT OR CREATE ANY THIRD PARTY BENEFICIARIES TO ANY NOTED USE RESTRICTION OR COVENANT.

INDEX LEGEND
LOCATION: AUD. PARCEL NO. 2025013
S.E.1/4-S.E.1/4, SECTION 7
AND N.W.1/4-N.E.1/4,
SECTION 18, T80N, R6W

REQUESTOR: GREEN BELT 5-6, L.L.C.

PROPRIETOR: GREEN BELT 5-6, L.L.C.

SURVEYOR: GREGG E. SAMPSON, P.L.S.

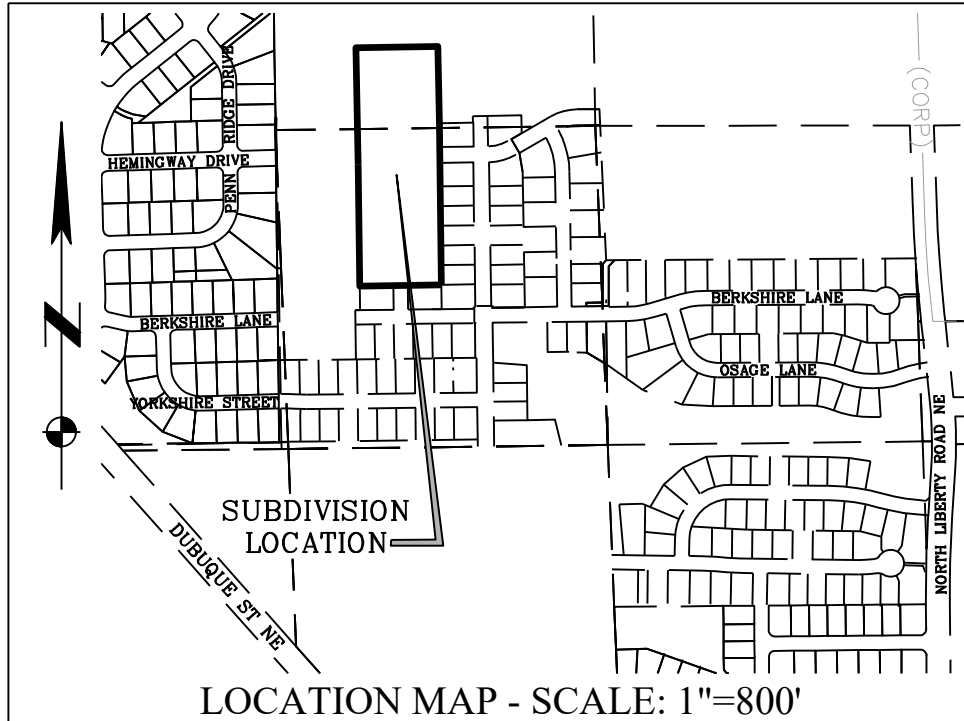
COMPANY/
RETURN TO: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES

SURVEY LEGEND

- SET 1/2" REBAR W/ YELLOW
PLASTIC CAP NO. 14809
- FD. 1/2" REBAR W/ YELLOW
PLASTIC CAP NO. 14809
UNLESS OTHERWISE NOTED
- ▲ FD. SECTION CORNER
MONUMENT AS NOTED
- EASEMENT LINE
- PLAT BOUNDARY
- EXISTING LOT LINE
- 1/4-1/4 SECTION LINE
- SECTION LINE

N.E. CORNER
SECTION 18, T80N, R6W
FD. 1/2" REBAR
W/YELLOW PLASTIC
CAP NO. 18769
BOOK 64, PAGE 148



PLAT/PLAN APPROVED
by the City of North Liberty, Iowa

CLERK DATE

UTILITY EASEMENTS AS SHOWN HEREON, MAY OR MAY NOT INCLUDE
SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER
LINES; SEE CONSTRUCTION PLANS FOR DETAILS.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE
INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE
FOLLOWING AGENCIES:

MIDAMERICAN ENERGY CO. DATE

MEDIACOM DATE

LINN COUNTY REC DATE

SOUTH SLOPE DATE

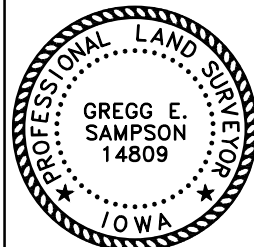
LUMEN DATE

LEGAL DESCRIPTION;

AUDITOR'S PARCEL NO. 2025013 IN THE CITY
OF NORTH LIBERTY, JOHNSON COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 7.77 ACRES.

AREA	ACRES
N.E.1/4-N.E.1/4	2.66
S.E.1/4-S.E.1/4	5.11
TOTAL	7.77



I hereby certify that this land surveying document was prepared
and the related survey work was performed by me or under my
direct personal supervision and that I am a duly licensed Land
Surveyor under the laws of the State of Iowa.

Signed: Date:

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2026

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS
SPECIFIED BELOW:

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.

1860 BOYSON ROAD HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING

FINAL PLAT
GREENBELT TRAIL - PART SIX
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 5/12/2025

Field Book No: OT 102/ OT 105

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 9749-CBT 5

Resolution No. 2025-66

**A RESOLUTION APPROVING THE DEVELOPER'S
AGREEMENT FOR GREENBELT TRAIL PART 6 SUBDIVISION,
NORTH LIBERTY, IOWA**

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

WHEREAS, the terms and conditions for the development and of Greenbelt Trail Part Six Subdivision have been set forth in an Agreement between the City of North Liberty and Greenbelt 5-6, LLC., and

WHEREAS, it is the parties' desire to agree and establish, in writing, their understanding regarding said agreement.

NOW, THEREFORE, BE IT RESOLVED that that the Developer's Agreement between the City of North Liberty and Greenbelt 5-6, LLC is approved for Greenbelt Trail Part Six Subdivision, North Liberty, Iowa

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said agreement.

APPROVED AND ADOPTED this 27th day of May, 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



Hodge Workforce Housing Tax Credit

Resolution No. 2025-67

**A RESOLUTION SUPPORTING THE APPLICATION OF
JORDAN STREET DEVELOPERS, LLC, FOR FUNDING
VIA THE WORKFORCE HOUSING TAX CREDIT
PROGRAM AND PLEDGING CITY MONIES FOR THE
SAME**

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

WHEREAS, Jordan Street Developers, LLC, intends to submit an application to the Iowa Economic Development Authority for funding for a housing project located at 1500 – 1600 Jordan Street in North Liberty.

WHEREAS, as part of the application process, the City Council is required to provide a resolution of support for the application.

WHEREAS, the City will provide monetary or in-kind support of \$1,000.00 per residential unit for 96 units for the housing project if the application is approved by the Iowa Economic Development Authority.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Liberty, Iowa, that the City of North Liberty fully supports the application of Jordan Street Developers, LLC to obtain funding via the Workforce Housing Tax Program.

BE IT FURTHER RESOLVED that the City of North Liberty will make a contribution to the housing project in the amount of \$1,000 per unit (96 units total) if said application is approved by the Iowa Economic Development Authority.

APPROVED AND ADOPTED this 27th day of May, 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



Hodge-Jordan St Multi-Family Units-North Liberty

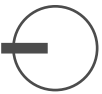
10/30/2024

Site Plan

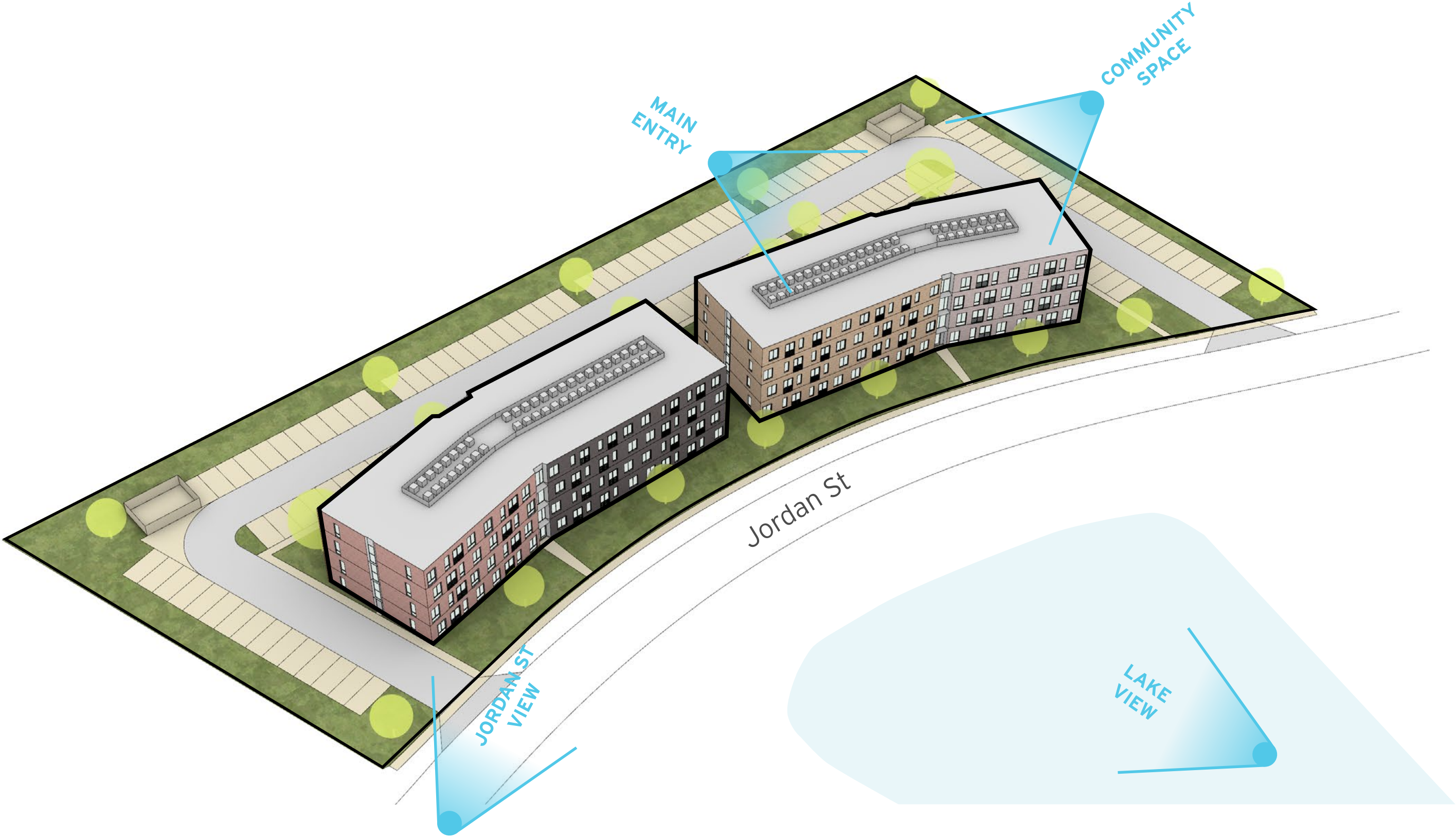


96
Units
(Building A + B)

144
Parking Stalls
(1.5 per unit)



View Locations



Lake View



Jordan St View



Main Entry



Community Space



Views





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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

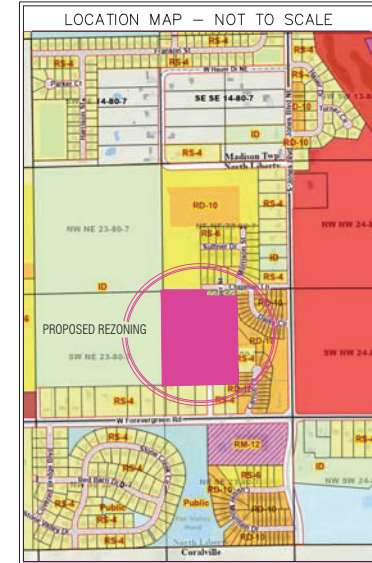
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

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	MLDC 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	MLDC 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 HUNDRETHS	



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: RRN Sheet No:

Project No: IOWA CITY

10493-002 of: 1

AUDITOR'S
PARCEL
2017115

IN ACCORDANCE WITH THE
PLAT THEREOF RECORDED
IN PLAT BOOK #1 AT PAGE
214 OF THE RECORDS OF
THE JOHNSON COUNTY
RECORDER'S OFFICE

MLDC, INC.

N89°16'29"E 395.55'

MICKELSON FIRST ADDITION #3

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK #1 AT PAGE 294 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

TRACT A

"TRACTS IN THE
NE1/4, NE1/4 SEC.
23-80-7
BOOK 10 AT
PAGE 14
TRACT B

POINT OF BEGINNING

PARCEL #3

BRANDON MICHAEL MUESEN

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PROPOSED RD-10 ZONE PARCEL #2
10.34 ACRES

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

AUDITOR'S
PARCEL 2017115

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK #1 AT PAGE 214
OF THE RECORDS OF THE JOHNSON
COUNTY RECORDER'S OFFICE

PROPOSED RS-4 ZONE PARCEL #1
4.10 ACRES

PROPOSED RS-6
ZONE PARCEL #4
1.74 ACRES

POINT OF BEGINNING
PARCEL #4

ANNA J. YOUNG

ROBERTA RENEE BERD

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CHIPMAN'S THIRD SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 15 AT PAGE 99 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

FOREVERGREEN ROAD

AUDITOR'S
PARCEL
#96126

IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED IN PLAT BOOK
40 AT PAGE 143 OF THE RECORDS
OF THE JOHNSON COUNTY
RECORDER'S OFFICE

POINT OF BEGINNING
PARCEL #2

SW1/4 - NE1/4
SECTION 23-T80N-R7W

POINT OF BEGINNING
PARCEL #1

BRADLEY R. MICKELSON

519.13'

N00°13'33"W

486.60'

N00°13'33"W

519.13'

N00°13'33"W

486.60'

N00°13'33"W

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N00°13'33"W

519.13'

N00°13'33"W

486.60'

N00°13'33"W

NW1/4 - NE1/4
SECTION 23-T80N-R7W

NE1/4 - NE1/4
SECTION 23-T80N-R7W

SE1/4 - NE1/4
SECTION 23-T80N-R7W

AUDITOR'S
PARCEL
#96126

IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED IN PLAT BOOK
40 AT PAGE 143 OF THE RECORDS
OF THE JOHNSON COUNTY
RECORDER'S OFFICE

POINT OF BEGINNING
PARCEL #2

SW1/4 - NE1/4
SECTION 23-T80N-R7W

POINT OF BEGINNING
PARCEL #1

BRADLEY R. MICKELSON

519.13'

N00°13'33"W

486.60'

N00°13'33"W

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N00°13'33"W

486.60'

N00°13'33"W

519.13'

N00°13'33"W

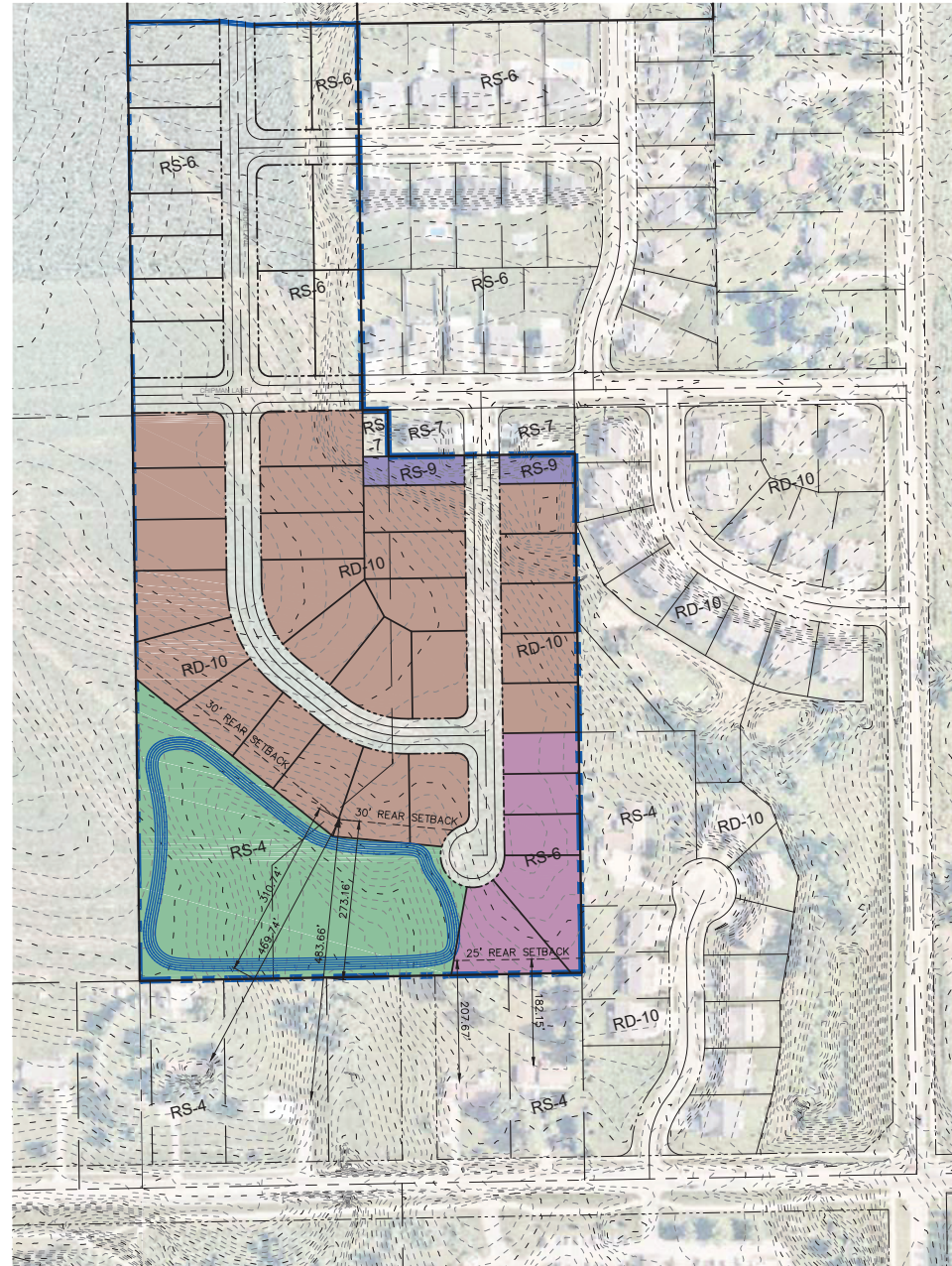
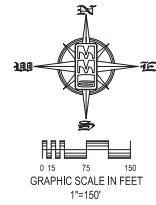
486.60'

N00°13'33"W

NW1/4 - NE1/4
SECTION 23-T80N-R7W

NE1/4 - NE1/4
SECTION 23-T80N-R7W

SE1/4 - NE1/4
SECTION 23-T80N-R7W



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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

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

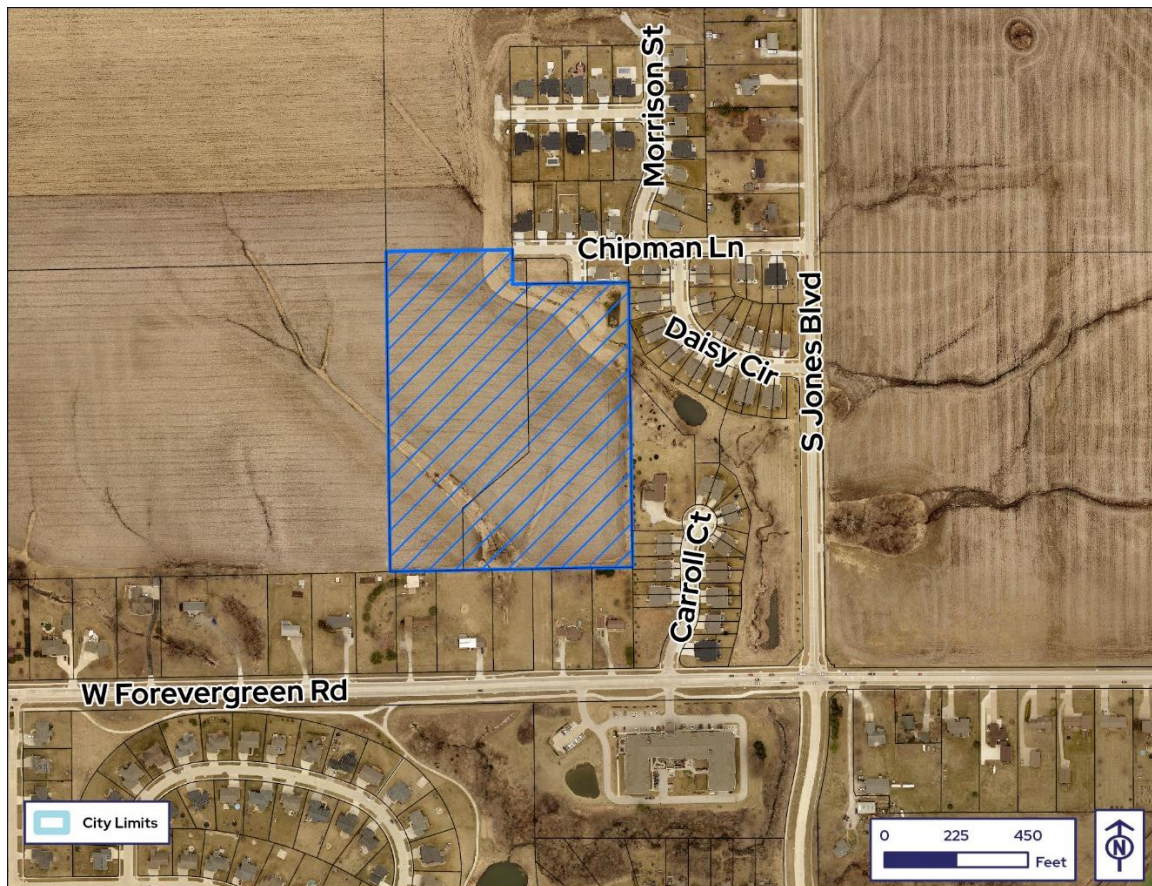


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **Revised March 31, 2025**
Re **Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence 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.**

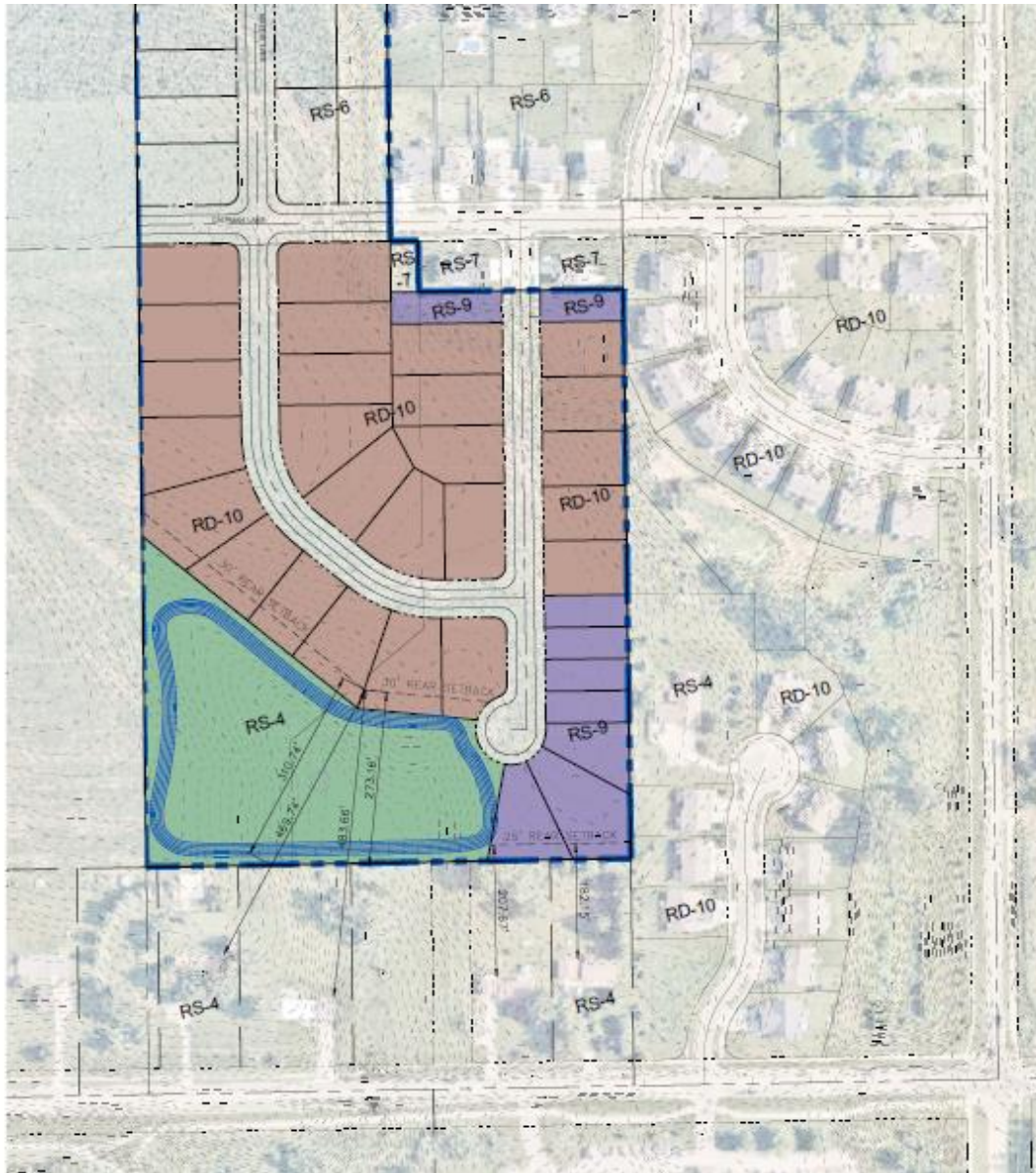
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

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.

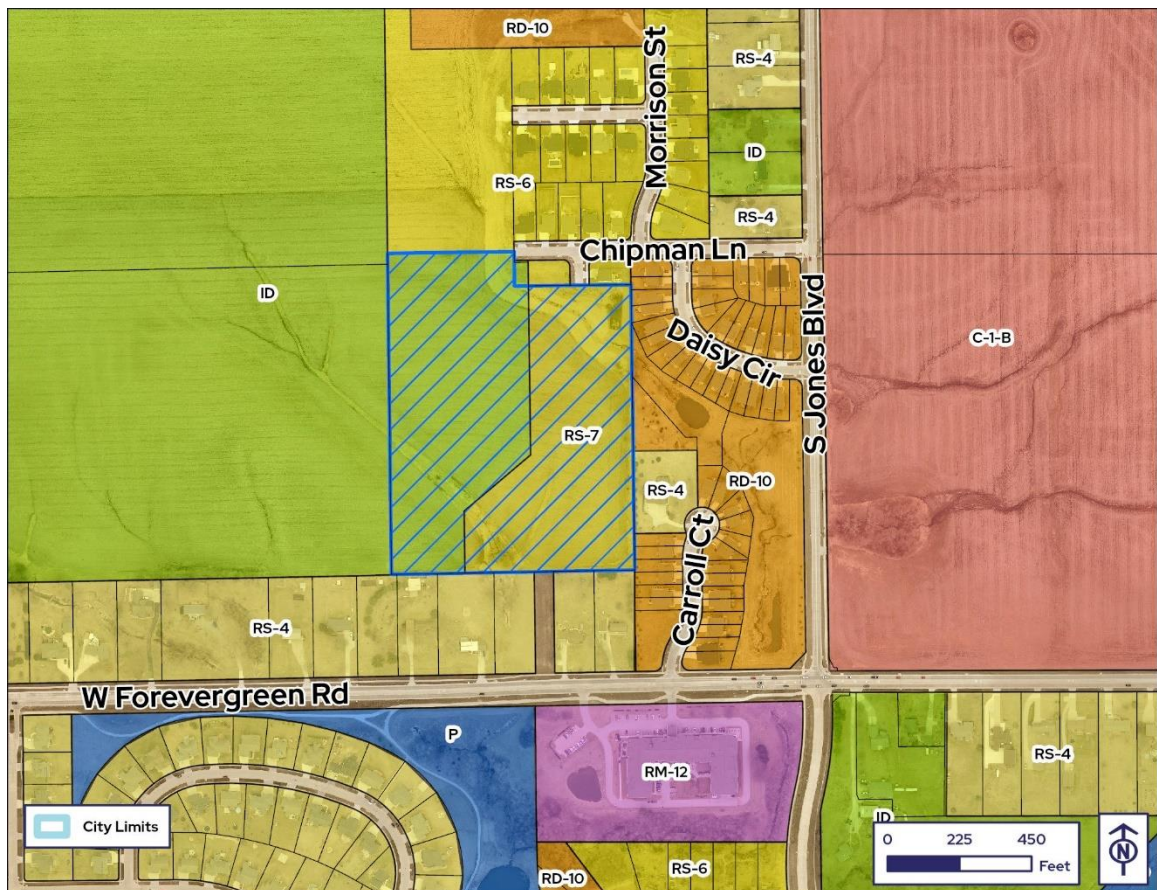


2. Current and Proposed Zoning:

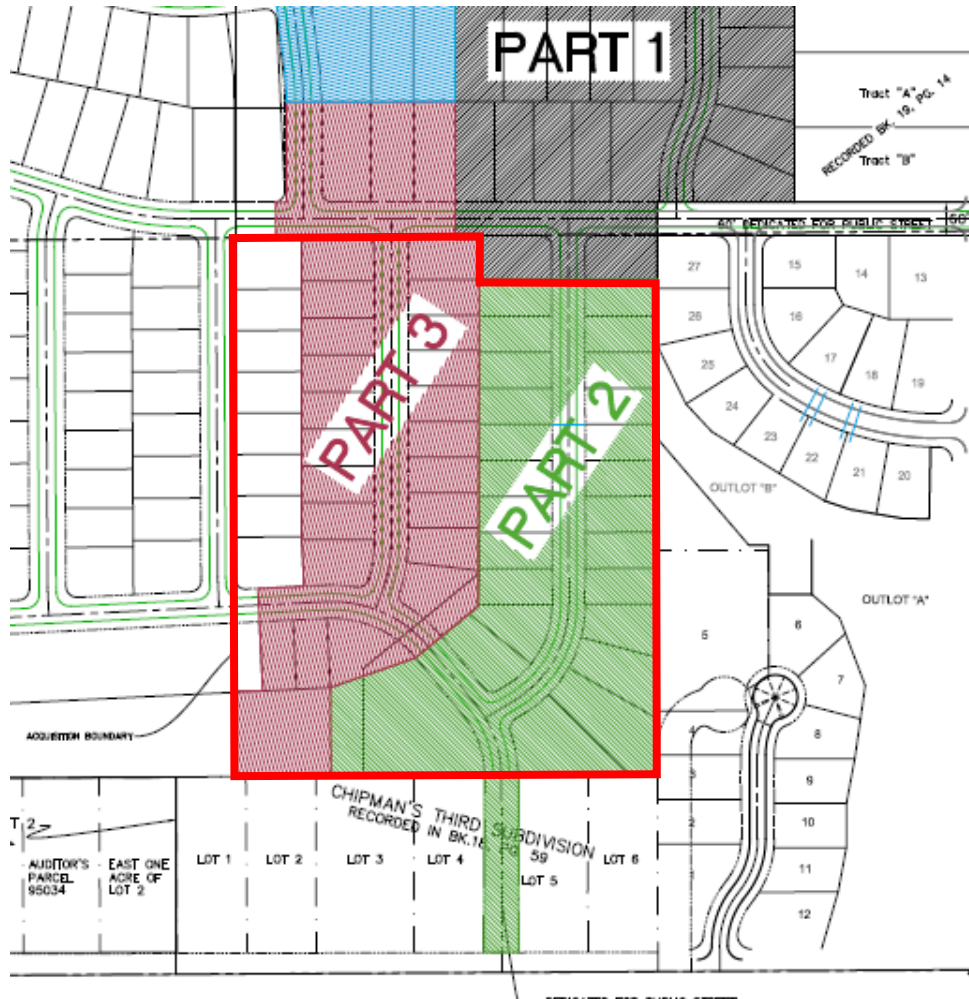
Current Zoning

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

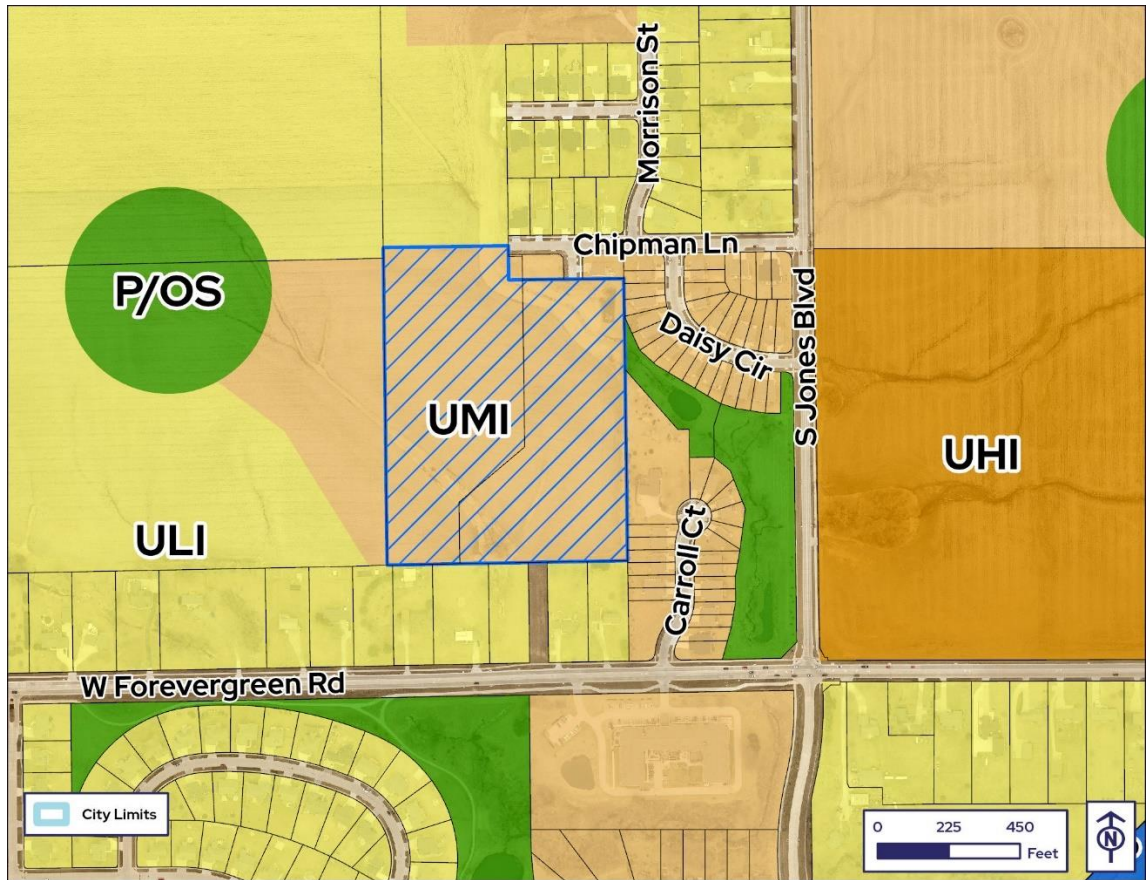
RS-4. RS-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District.

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

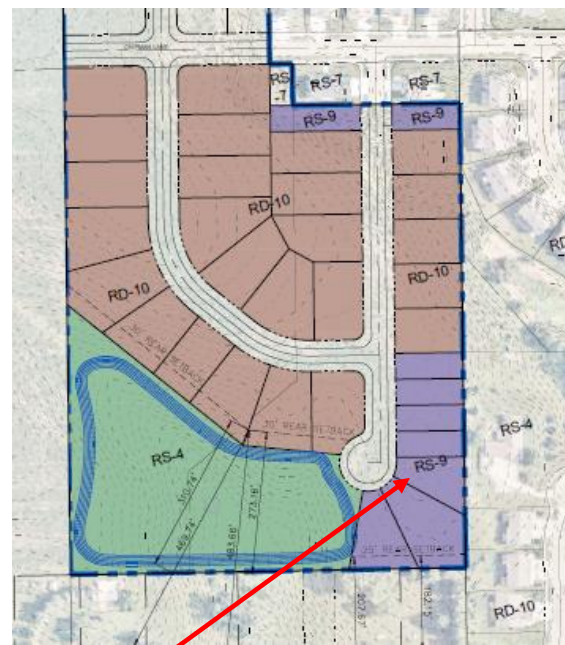
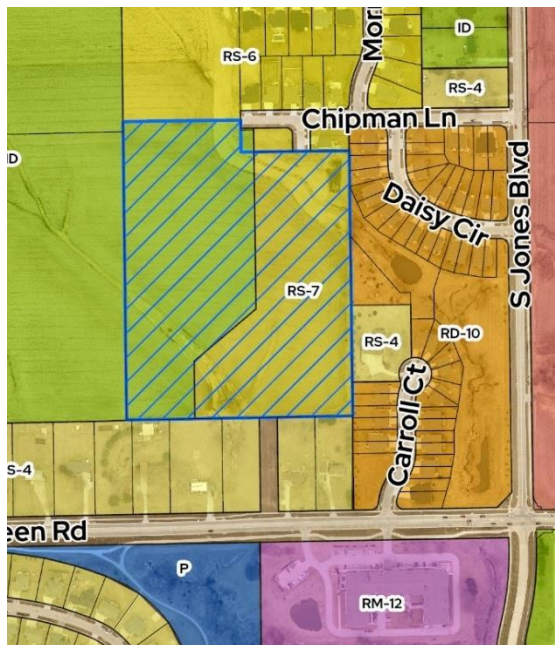
TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential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

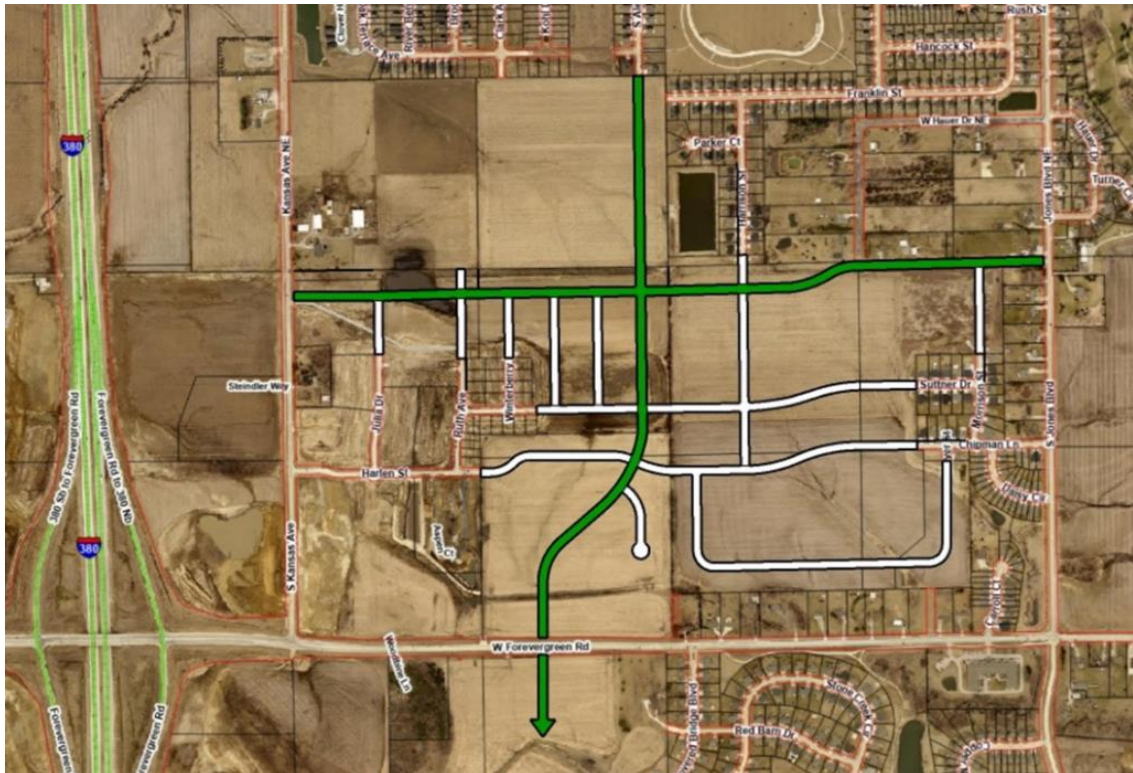
It is staff's opinion that the proposed zoning would promote the public health, safety, and welfare of the City.

(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.



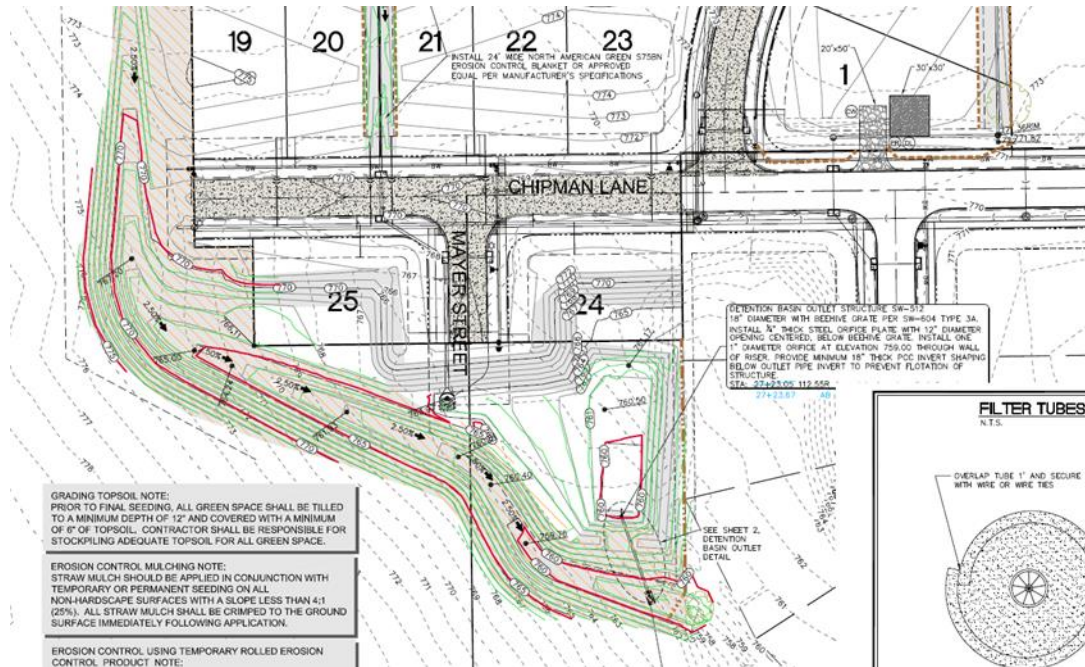
Stormwater Drainage:

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.

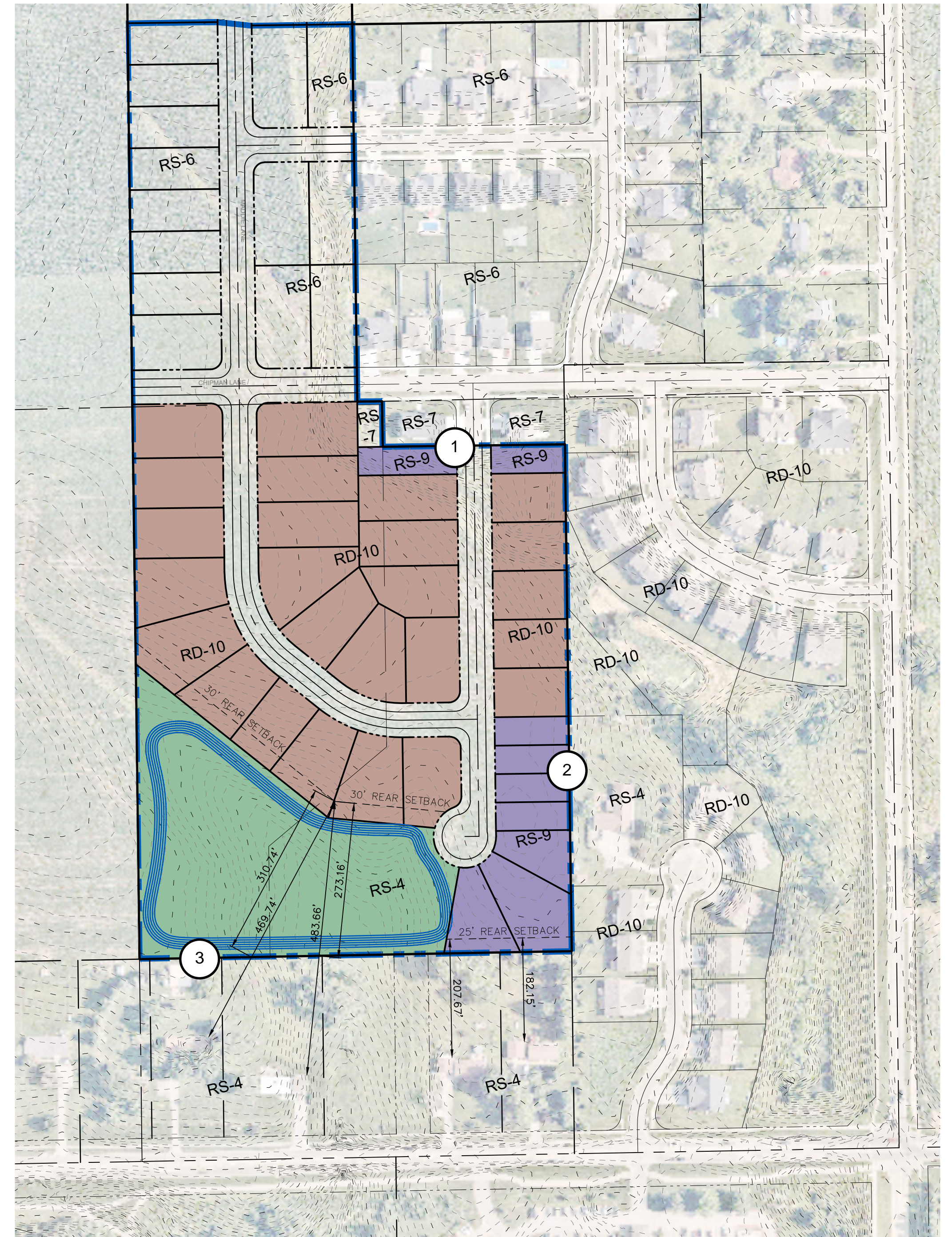
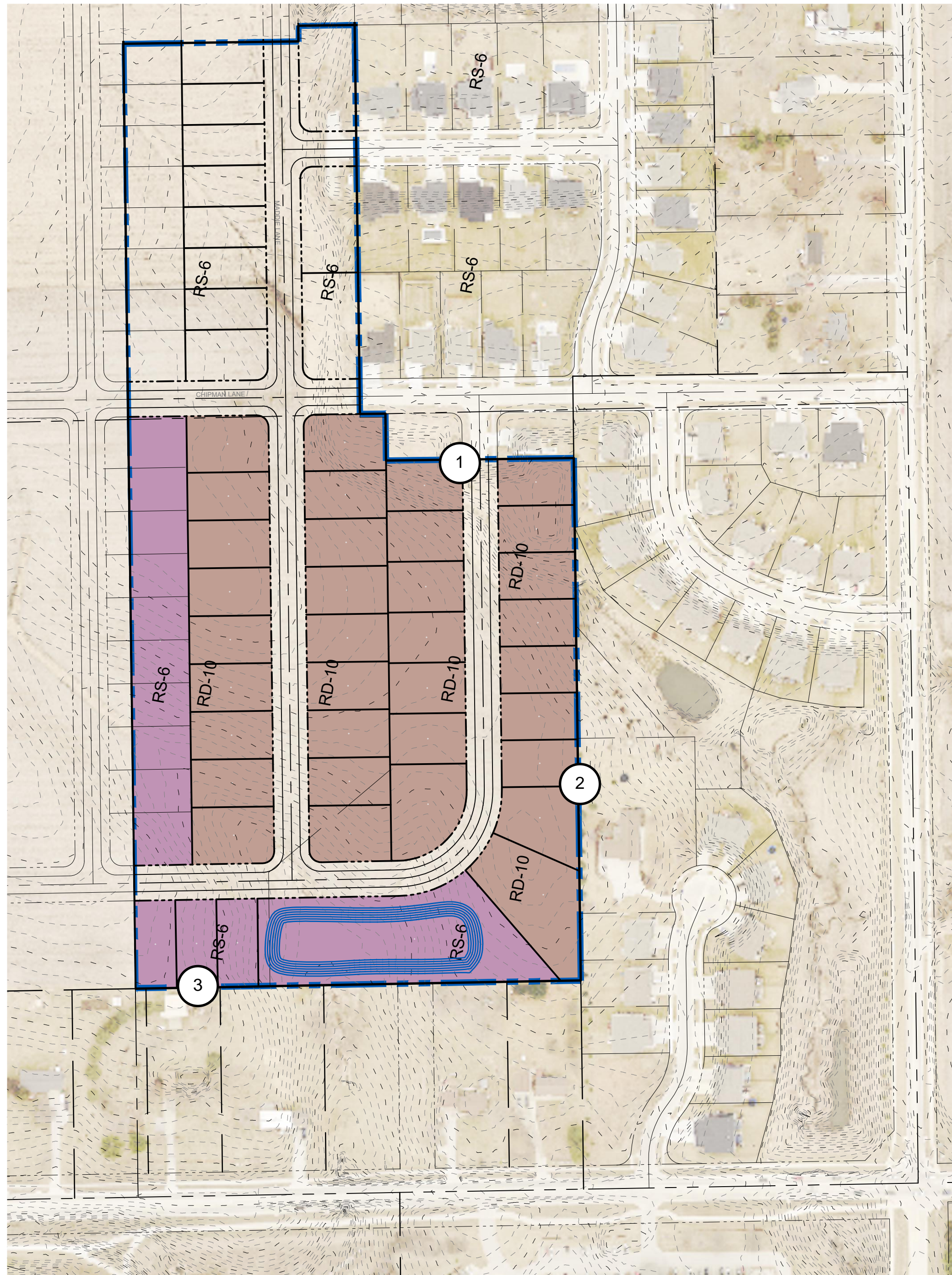
I would appreciate any updates on the project's status and next steps. Thank you for your time and consideration.

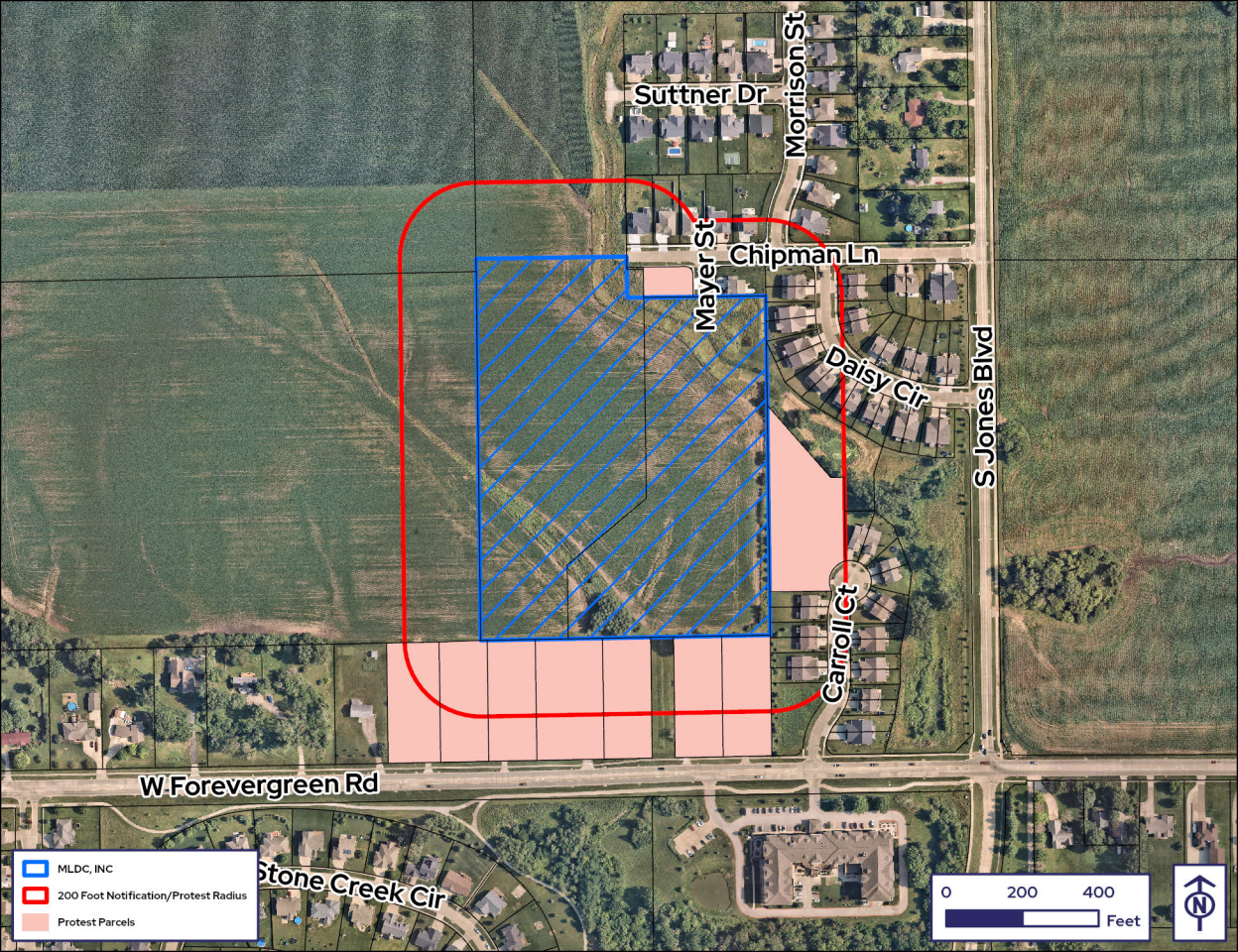
Sincerely,
Julia Oxley

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.





MLDC, INC

200 Foot Notification/Protest Radius

Protest Parcels



MLDC, Inc Rezoning

FID	Parcel #	MailingNam	Address	City	Zip Code	Protest?	Land Area	Protest Area
1	623126001	BRADLEY R MICKELSON	4911 SUTLIFF RD NE	OLON IA	52333	No	38283.82101	0
2	623151001	BRADLEY R MICKELSON	4911 SUTLIFF RD NE	OLON IA	52333	No	194059.9635	0
3	623176002	ROBERTA RENEE BERDO	1340 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	25571.17551	25571.17551
4	623176003	DONNA J YOUNG	1380 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	25271.78327	25271.78327
5	623178001	ARTHUR C CHIPMAN	1490 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	25271.78271	25271.78271
6	623178002	JULIA & NICHOLAS OXLEY	1420 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	35343.6465	35343.6465
7	623178003	ARTHUR CARROLL CHIPMAN	1490 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	25271.70031	25271.70031
8	623154001	ARTHUR CARROLL CHIPMAN	1490 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	23942.00495	23942.00495
9	623153001	BRIAN P & SHEILA M WAYSON	1550 W FOREVERGREEN RD	NORTH LIBERTY IA	52317	Yes	10368.00607	10368.00607
10	623180009	DAVID A SMIGEL	1835 CARROLL CT	NORTH LIBERTY IA	52317	Yes	72800.89549	72800.89549
11	623180033	MICHELE MASON	1877 CARROLL CT	NORTH LIBERTY IA	52317	No	5999.231234	0
12	623180029	GRANT SIMPSON	1857 CARROLL CT	NORTH LIBERTY IA	52317	No	6067.218395	0
13	623180013	HODGE CONSTRUCTION COMPANY	711 S GILBERT ST	IOWA CITY IA	52240	No	7852.823418	0
14	623180031	TIFFANY L PETRA	1867 CARROLL CT	NORTH LIBERTY IA	52317	No	6027.457624	0
15	623180028	ADAM SMEJKAL	1855 CARROLL CT	NORTH LIBERTY IA	52317	No	6398.358092	0
16	623180030	BRADLEY A HENDERSON	1865 CARROLL CT	NORTH LIBERTY IA	52317-8637	No	5973.051979	0
17	623181013	AUSTIN M & AMBER N MCCARTHY	1290 DAISY CIR	NORTH LIBERTY IA	52317	No	387.560635	0
18	623181015	PAUL D MCNALLY & KATHY L MCNAL	1270 DAISY CIR	NORTH LIBERTY IA	52317	No	79.901502	0
19	623182015	STEPHEN J & LINDA S MANARY	1255 DAISY CIR	NORTH LIBERTY IA	52317	No	6204.981113	0
20	623182013	BRUCE D & KAREN A TEIGLAND	1265 DAISY CIR	NORTH LIBERTY IA	52317	No	5944.895067	0
21	623182019	MEGAN R BETTS	1235 DAISY CIR	NORTH LIBERTY IA	52317	No	453.419657	0
22	623182017	RILEY SCHMITT & MORGAN SCHMITT	1245 DAISY CIR	NORTH LIBERTY IA	52317	No	5424.783355	0
23	623182004	HODGE CONSTRUCTION COMPANY	711 S GILBERT ST	IOWA CITY IA	52240	No	27886.35769	0
24	623182011	JUAN MANUEL MONTES	1275 DAISY CIR	NORTH LIBERTY IA	52317	No	5190.341479	0
25	623182018	JONATHAN JOSEPH & YUETING WANG	1237 DAISY CIR	NORTH LIBERTY IA	52317	No	3277.599301	0
26	623182012	MICHELLE A EARNEST	1267 DAISY CIR	NORTH LIBERTY IA	52317	No	5736.10492	0
27	623102009	MLDC INC	711 S GILBERT ST	IOWA CITY IA	52240	No	82303.19637	0
28	623184002	MLDC INC	711 S GILBERT ST	IOWA CITY IA	52240	No	261.438908	0
29	623184001	MARK W CASPER & PHYLLIS J CASPER	1345 CHIPMAN LN	NORTH LIBERTY IA	52317	Yes	10336.51951	10336.51951
30	623183001	CHARLES & KENDRA PERKINSON	1500 MAYER ST	NORTH LIBERTY IA	52317	No	10317.41902	0
31	623103008	MARK & DORIS L VASKE	1480 MORRISON ST	NORTH LIBERTY IA	52317	No	2233.498291	0
32	623105006	BRANDON MICHEAL WUBBEN	1350 CHIPMAN LN	NORTH LIBERTY IA	52317	No	11457.41422	0
33	623105007	TUNISIA TAPOR MAY	1340 CHIPMAN LN	NORTH LIBERTY IA	52317	No	9532.93219	0
34	623105008	TODD B & ROWELL T MCINTOSH	1330 CHIPMAN LN	NORTH LIBERTY IA	52317	No	5246.197191	0
35	623105009	JILL R HENECKE & TODD A HENECK	1320 CHIPMAN LN	NORTH LIBERTY IA	52317	No	4204.714369	0
36	623105010	ERIC & JENNIFER WEATHERFORD	1310 CHIPMAN LN	NORTH LIBERTY IA	52317	No	5180.837817	0
37	623181014	LENA V JASPERING	1272 DAISY CIR	NORTH LIBERTY IA	52317	No	567.640665	0
38	623182014	JOHN G & JANICE A CRONIN	1257 DAISY CIR	NORTH LIBERTY IA	52317	No	6291.332784	0
39	623182016	AUTUMN L & ARON M LEWIS	1247 DAISY CIR	NORTH LIBERTY IA	52317	No	6038.990201	0
40	623182010	GERALD L LECHAU	1277 DAISY CIR	NORTH LIBERTY IA	52317	No	7053.787033	0
41	623181012	MARY K ARROYO & DANIEL ARROYO	1292 DAISY CIR	NORTH LIBERTY IA	52317	No	185.014388	0
42	623180032	JORDAN REID	1875 CARROLL CT	NORTH LIBERTY IA	52317	No	6000.872522	0

Total Land Area 821827.8129

Total ROW Area 79527.14265

Total Area within 200' Radius 742300.6702

Total Protest Area* 30.93%

***20% Protest area rate requires 3/4 majority
of City Council to approve the Zoning Map Amendment.**

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 April 22, 2025.

Second reading on May 13, 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. 2025-07 in *The Gazette* on the ____ of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



Water Rate Ordinance Amendment

Professional

Engineering

Services

2024 Water System Facility Plan

Report

City of

North Liberty, IA

April 2025



Report for City of North Liberty, Iowa

2024 Water System Facility Plan

Prepared by:

STRAND ASSOCIATES, INC.®
414 South 17th Street, Suite 107
Ames, IA 50010
www.strand.com

April 2025



BACKGROUND

The City of North Liberty, Iowa (City) is responsible for potable water service to residences, businesses, and institutions within the City. The City sources its water from the Jordan and Silurian aquifers, and is treated and distributed to the City's customers. Increased water demand in the City is primarily due to the City's growing population. As population grows, water treatment, raw water supply, and water storage capacities will need to grow to meet increasing water demands. Additionally, water main improvements are required to provide adequate service in the distribution system.

DESIGN CONDITIONS

The City's population as of 2023 was estimated to be 22,710. The population is expected to grow to approximately 34,310 by 2035 and 48,400 by 2045, based on a 3.5 percent annual growth rate. Population growth will drive the need for improvements to water treatment, water supply, water storage, and water mains in the distribution system.

Average day demands (ADD) and peak day demands (PDD) in 2023 were approximately 1.29 and 1.97 million gallons per day (MGD), respectively. This translates to 57 gallons per capita per day (gpcd) average use, and 87 gpcd peak day use. Over the past 6 years, average daily per capita use was 61 gpcd and peak day use was 111 gpcd. To provide adequate conservatism to water demand projections, average day use was estimated at 70 gpcd and peak day use was estimated at 120 gpcd in this report. At the design year of 2045, ADDs are projected to be approximately 3.39 MGD and PDDs are projected to be approximately 5.81 MGD. Improvements to water treatment, water supply, and water storage capacities will be required to meet projected 2045 water demands.

EXISTING FACILITIES

The City owns and operates a water system consisting of six active local groundwater supply wells drawing from the Jordan and Silurian aquifers, a nanofiltration (NF) membrane water treatment plant (WTP), 2.15 million gallons (MG) of finished water storage capacity, an aquifer storage and recovery (ASR) well, and a water distribution and transmission system that spans the City limits.

Raw water supply is provided by three Silurian wells (Well Nos. 3, 4, and 9) and three Jordan wells (Well Nos. 5, 6, and 8) for a total capacity of 3,400 gallons per minute (gpm) (2,300 gpm firm capacity). Well Nos. 3 and 4 have significantly lower capacity, are approximately 40 years old, and may be taken out of service or abandoned during the 20-year planning period. With Well Nos. 3 and 4 out of service, the total raw water capacity is 3,320 gpm (2,220 gpm firm capacity).

The City has operated its NF WTP located at 433 South Front Street since it finished construction in 2018. The plant was constructed for an intended design production capacity of 3.0 MGD and a design intent to provide adequate capacity for a population of approximately 28,940, as noted in the previous *2016 Facility Plan Amendment No. 1*. Actual current water treatment capacity based on normal operation (20 hours of operation, 20.5 percent bypass to achieve 100 milligrams per liter maximum hardness) is 3.17 MGD. Firm capacity (one supply well and one NF skid out of service) is 2.96 MGD.

The City's ASR well (Well No. 7) can provide up to 1.32 MGD of finished water. In recent years, use of the ASR well has not been necessary to meet peak demands and, therefore, it has not been used since 2019. The City wants to consider discontinuing use of the ASR well and converting this well into a raw water source.

Distribution storage is provided by two water towers (with volumes of 0.4 and 1.0 MG, respectively) and one 0.75-MG ground storage reservoir.

WATER SYSTEM EXPANSION ALTERNATIVES

As populations increase, water treatment capacity will need to be increased incrementally. In order to adequately feed the WTP, raw water supply will also need to increase. Phase 1 treatment capacity denotes the existing capacity of the WTP. The existing membrane skids can be expanded to have an additional 10 percent capacity. Additionally, there is space for two more full membrane skids. In Phase 1A, the existing membrane skids will be built out to their full capacities. In Phases 2 and 3, one additional skid will be added per phase.

Additional raw water supply will primarily come from the drilling of additional wells in the Silurian aquifer. Two alternatives were considered for water supply expansion, which can be summarized as:

1. Alternative No. 1—The ASR well remains in service.
2. Alternative No. 2—The ASR well is converted into a raw water supply well.

In Alternative No. 1, the ASR well remains in service as an ASR well, and is able to provide additional peak day finished water capacity. In this case, only Phase 1A and Phase 2 WTP expansions will be required through the design year (2045).

In Alternative No. 2, the ASR well is converted into a raw water supply well, which could provide up to 1,100 gpm of additional raw water capacity, contingent on the appropriate aquifer modeling and permits. In this case, construction of additional Silurian wells could be delayed by approximately 1 year, but WTP expansions will be required sooner. Phase 1A, Phase 2, and Phase 3 WTP expansions will be required through the design year (2045).

Distribution system and storage improvements will be required to provide adequate storage and service through 2045, regardless of which alternative is chosen. Storage volume will need to be increased by 1.25 MG to provide adequate storage through 2045. Additionally, several water main improvements are recommended to increase system looping, mitigate water service disruptions, and provide additional redundancy through 2045.

Table ES-1 presents a summary opinion of probable costs (OPC) for supply, treatment, and storage improvements for Alternative No. 1 in 2024 dollars.

Project Description	Estimated Year Completed	OPC
Phase 1A		
Two New Silurian Wells	2028	\$6,610,000
Membrane Replacement and Buildout	2028	\$1,270,000
Phase 2		
1.25-MG Water Tower	2031	\$8,393,000
Five New Silurian Wells	2037	\$11,815,000
Added Membrane Skid and Phase 2 Treatment Improvements	2037	\$3,457,000
Total OPC		\$31,545,000

Table ES-1 Alternative No. 1 Water Supply, Treatment, and Storage OPC Summary

Table ES-2 presents a summary OPC for supply, treatment, and storage improvements for Alternative No. 2 in 2024 dollars.

Project Description	Estimated Year Completed	OPC
Phase 1A		
Well No. 7 Conversion	2028	\$1,010,000
Membrane Replacement and Buildout	2028	\$1,270,000
Phase 2		
Two New Silurian Wells	2028	\$6,610,000
Added Membrane Skid and Phase 2 Treatment Improvements	2028	\$3,457,000
1.25-MG Water Tower	2031	\$8,393,000
Phase 3		
Five New Silurian Wells	2038	\$11,815,000
Add Membrane Skid and Phase 3 Treatment Improvements	2038	\$2,325,000
Total OPC		\$34,880,000

Table ES-2 Alternative No. 2 Water Supply, Treatment, and Storage OPC Summary

The total OPC for improvements through 2045 for Alternative No. 1 is approximately 10 percent less than Alternative No. 2. At the study phase of alternative evaluation, a 10 percent difference is considered approximately equivalent. In addition to the monetary evaluation, a nonmonetary evaluation between alternatives is valuable. Table ES-3 summarizes the results of the comparison of each alternative considering several nonmonetary factors.

Criteria	Description	Alternative No. 1	Alternative No. 2
1	Operational Complexity	0	1
2	Reliability	0	1
3	Operational Flexibility	0	1
4	Expandability	1	1
5	Implementation	1	0
6	Maintenance Requirements	0	1
7	Ability to Meet Future Regulation	0	1
8	Social Impacts	1	0
Composite Score		3	6

Table ES-3 Evaluation of Alternatives by Nonmonetary Criteria

Water main improvements are needed on the basis of population growth, and timing is determined by timing and location of development in the City, criticality of the deficiency being addressed, water main age, the City's preference, and other factors. Table ES-4 presents a summary of the OPC for recommended water main improvements through 2045.

Improvement No.	Description	Years Until Completed	Present Worth OPC
1	12-Inch Water Main Loop Between Harlen Street and Forevergreen Road	5 to 10	\$262,000
2	8-Inch Water Main Between 230th Street and Pheasant Lane	0 to 5	\$137,000
3	12-Inch Water Main Loop on North Liberty Road	0 to 5	\$1,034,000
4	8-Inch Water Main Loop Between Dubuque Street and East Tartan Drive	0 to 5	\$296,000
5	12-Inch Water Main Loop on Jasper Avenue	5 to 10	\$1,559,000

Table ES-4 Water Main Improvement OPC Summary

IMPACT ON USER RATES

As with any capital-intensive water project, the financed portion as well as operational and maintenance expenses will need to be funded through user rates. A detailed evaluation of the potential impact of this project on user rates is beyond the scope of this study. The City should consult with a trusted financial advisor to provide guidance on which type of funding is recommended for the City, the preferred loan term, and the final impact on water user fees.

SUMMARY AND RECOMMENDATIONS

Alternative Nos. 1 and 2 were evaluated based on monetary and nonmonetary criteria. While Alternative No. 1 has a lower OPC, Alternative No. 2 had a higher rating based on the nonmonetary criteria. Alternative No. 2 will help reduce the stress on the Jordan aquifer by distributing pumping over more wells and a larger area. It also improves reliability and flexibility of the raw water supply by having another high capacity well. Given these benefits, Alternative No. 2 is recommended, which includes completing Phases 1A and 2 for supply and treatment by year 2028.

Based on the evaluations presented in this *2024 Water System Facility Plan* (Facility Plan), the following recommendations are offered:

1. Proceed with increasing the raw water supply by completing the following improvements, with an estimated completion in 2028:
 - a. Construct two additional Silurian wells and associated raw water main.
 - b. Convert the existing ASR to a water supply well.
2. Proceed with increasing the water treatment capacity by completing the following improvements, with an estimated completion in 2028:
 - a. Expand the capacity of the existing NF skids by 10 percent by adding membranes and replace the existing membrane elements as needed.
 - b. Add a fourth NF skid and other WTP improvements identified in this Facility Plan.
3. Proceed with planning and budgeting for adding a new 1.25-MG water tower, with an estimated completion of 2031.
4. Proceed with planning and budgeting for water main Improvement Nos. 2 through 4 summarized in Table ES-4, to be completed within the next 5 years.

The concepts presented in this Facility Plan should be reviewed and discussed and decisions made regarding the specific features and components to be included in the selected plan. Part of the decision process will include deciding how quickly to expand the facilities to meet the growing needs of the community. The City should concur with the concepts as presented or direct that revised analyses be made. Following acceptance by the City, the Facility Plan should be submitted to the Iowa Department of Natural Resources (IDNR) for review and approval. Following comment by the IDNR, the design phase of the selected project should be initiated, as appropriate.

Once a decision is reached, then discussions can proceed on various preliminary design aspects associated with the selected plan. Some recommendations and analyses discussed in this Facility Plan may merit more detailed examination. During the design development stage, numerous decision points will arise regarding specific features of the proposed project. It can then be decided which recommendations to include in the selected plan and which deviations to make from the concepts proposed by this analysis.

SCHEDULE

The following schedule is proposed for completing the water system improvements as outlined in this Facility Plan, presuming population growth is as projected. The City should continue to monitor population growth and adjust the schedule accordingly.

Project Milestone	Month and Year	OPC
Submit Facility Plan to IDNR	April 2025	
IDNR Facility Plan Review	April to December 2025	
Phases 1A and 2–Water Supply and Treatment		\$12,347,000
Preliminary Design (concurrent with IDNR review)	August to December 2025	
Final Design	January to September 2026	
IDNR Review and Permitting	September to February 2026	
Bidding	February to March 2027	
Construction	April 2027 to November 2028	
Phase 2–Water Storage		\$8,393,000
Project Design	July to June 2029	
IDNR Review and Permitting	July to December 2029	
Bidding	January to February 2030	
Construction	March 2030 to October 2031	
Water Main Improvements		\$1,467,000
Project Design	January to October 2027	
IDNR Review and Permitting	November 2027 to February 2028	
Bidding	February to March 2028	
Construction	April 2028 to October 2029	

Table ES-5 Proposed Project Schedule

2025 Water Facility Plan

Financial Forecasting Model

WATER OPERATING FUND

WATER OPERATING FUND		FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40
		Actual	Budget	Budget	Estimated	Estimated	Estimated	Estimated	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%	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	11,667	11,842	12,019	12,200
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	559,525,745	567,918,631	576,437,411	585,083,972
Proposed Rate Increase		0%	0%	6%	5%	5%	5%	4%	4%	4%	3%	3%	3%	2%	2%	0%	0%	0%
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	\$ 27.37	\$ 27.37	\$ 27.37	\$ 27.37
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	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00
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	\$ 8,444,708	\$ 8,571,379	\$ 8,699,949	\$ 8,830,449
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	\$ 506,682	\$ 514,283	\$ 521,997	\$ 529,827
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	\$ 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	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Miscellaneous		\$ 4,439	\$ 500	\$ 500	\$ 500	\$ 500	\$ 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	\$ 9,076,891	\$ 9,211,162	\$ 9,347,446	\$ 9,485,776
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%	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	\$ 1,533,858	\$ 1,610,551	\$ 1,691,078	\$ 1,775,632
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	\$ 3,013,310	\$ 3,163,976	\$ 3,322,174	\$ 3,488,283
Capital		\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 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	\$ 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	\$ 1,800	\$ 1,800	\$ 1,800	\$ 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	\$ 200,000	\$ 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	\$ 1,484,240	\$ 1,490,700	\$ 1,487,720	\$ 1,484,280	\$ 1,480,380	\$ 1,477,020	\$ 1,474,180	\$ 1,470,840	\$ -	\$ -	\$ -
GO Debt		\$ 292,478	\$ 291,853	\$ 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	\$ 533,535	\$ 560,212	\$ 588,223	\$ 617,634
Upcoming Projects																		
Repaint Water Tower #2 & Water Maintenance Facility Expansion [\$3.5 million GO]					\$ 426,496	\$ 426,354	\$ 428,225	\$ 429,585	\$ 430,425	\$ 426,651	\$ 426,609	\$ 430,187	\$ 428,992	\$ 427,163				
Water Facilities Expansion, Phase 1A & 2 (partial) [\$12.4 million SRF]						\$ 774,758	\$ 844,006	\$ 844,452	\$ 844,452	\$ 844,006	\$ 844,353	\$ 844,217	\$ 844,837	\$ 844,936	\$ 844,514	\$ 844,812	\$ 844,552	
Water Facilities Expansion, Phase 2 (partial) [\$8.4 million SRF]									\$ 524,836	\$ 571,746	\$ 572,048	\$ 572,048	\$ 571,981	\$ 571,889	\$ 572,309	\$ 572,376		
Water Facilities Expansion, Phase 3 [\$14.2 million SRF]															\$ 887,223	\$ 966,523	\$ 967,034	
Total Expenditures		\$ 4,651,002	\$ 4,804,908	\$ 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	\$ 8,747,424	\$ 7,990,165	\$ 8,336,919	\$ 8,617,311
Net Change in Fund Balance		\$ 47,935	\$ (154,647)	\$ 60,249	\$ 442,227	\$ 328,761	\$ (148,552)	\$ (125,981)	\$ 150,805	\$ (180,439)	\$ (85,345)	\$ 7,437	\$ 152,179	\$ 261,361	\$ 329,467	\$ 1,220,997	\$ 1,010,527	\$ 868,465
Beginning Fund Balance		\$ 2,042,376	\$ 2,090,310	\$ 1,935,664	\$ 1,995,913	\$ 2,438,140	\$ 2,766,901	\$ 2,618,349	\$ 2,492,368	\$ 2,643,173	\$ 2,462,735	\$ 2,377,390	\$ 2,384,827	\$ 2,537,006	\$ 2,798,367	\$ 3,127,834	\$ 4,348,831	\$ 5,359,358
Ending Fund Balance		\$ 2,090,310	\$ 1,935,664	\$ 1,995,913	\$ 2,438,140	\$ 2,766,901	\$ 2,618,349	\$ 2,492,368	\$ 2,643,173	\$ 2,462,735	\$ 2,377,390	\$ 2,384,827	\$ 2,537,006	\$ 2,798,367	\$ 3,127,834	\$ 4,348,831	\$ 5,359,358	\$ 6,227,822
% Reserved		44.94%	40.29%	38.39%	47.31%	49.17%	40.36%	36.60%	38.31%	32.34%	30.28%	29.42%	30.48%	32.88%	35.76%	54.43%	64.28%	72.27%
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	\$ 2,067,393	\$ 2,170,763	\$ 2,279,301	\$ 2,393,266
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%	23.63%	27.17%	27.34%	27.77%
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	1.38	1.68	1.57	1.51
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	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	0.28	0.58	0.47	0.41

2025 Water Facility Plan

Financial Forecasting Model

	FY41		FY42		FY43		FY44		FY45		FY46		FY47		FY48		FY49		FY50		FY51		FY52		FY53		FY54		FY55		FY56		FY57	
	Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		Estimated		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%		1.50%		1.50%		1.50%		1.50%		1.50%		1.50%		1.50%	
Number of Accounts	12,383		12,569		12,757		12,948		13,143		13,340		13,540		13,743		13,949		14,158		14,371		14,586		14,805		15,027		15,253		15,481		15,714	
Gallons Sold	593,860,232		602,768,135		611,809,657		620,986,802		630,301,604		639,756,128		649,352,470		659,092,757		668,979,148		679,013,836		689,199,043		699,537,029		710,030,084		720,680,536		731,490,744		742,463,105		753,600,051	
Proposed Rate Increase	0%		0%		0%		0%		3%		3%		3%		2%		2%		2%		2%		2%		2%		2%		2%		2%		2%	
Base Rate	\$ 27.37	\$	\$ 27.37	\$	\$ 27.37	\$	\$ 27.37	\$	\$ 28.19	\$	\$ 29.03	\$	\$ 29.90	\$	\$ 30.50	\$	\$ 31.11	\$	\$ 31.74	\$	\$ 32.37	\$	\$ 33.02	\$	\$ 33.68	\$	\$ 34.35	\$	\$ 35.04	\$	\$ 35.74	\$	\$ 36.45	
Rate/1000 Gallons	\$ 11.00	\$	\$ 11.00	\$	\$ 11.00	\$	\$ 11.00	\$	\$ 11.33	\$	\$ 11.67	\$	\$ 12.02	\$	\$ 12.26	\$	\$ 12.50	\$	\$ 12.75	\$	\$ 13.01	\$	\$ 13.27	\$	\$ 13.53	\$	\$ 13.80	\$	\$ 14.08	\$	\$ 14.36	\$	\$ 14.65	
Revenues																																		
Water Sales	\$ 8,962,905	\$	\$ 9,097,349	\$	\$ 9,233,809	\$	\$ 9,372,316	\$	\$ 9,798,288	\$	\$ 10,243,620	\$	\$ 10,709,193	\$	\$ 11,087,227	\$	\$ 11,478,607	\$	\$ 11,883,801	\$	\$ 12,303,300	\$	\$ 12,737,606	\$	\$ 13,187,244	\$	\$ 13,652,753	\$	\$ 14,134,695	\$	\$ 14,633,650	\$	\$ 15,150,218	
Sales Tax	\$ 537,774	\$	\$ 545,841	\$	\$ 554,029	\$	\$ 562,339	\$	\$ 587,897	\$	\$ 614,617	\$	\$ 642,552	\$	\$ 665,234	\$	\$ 688,716	\$	\$ 713,028	\$	\$ 738,198	\$	\$ 764,256	\$	\$ 791,235	\$	\$ 819,165	\$	\$ 848,082	\$	\$ 878,019	\$	\$ 909,013	
Connection Fees/Permits	\$ 105,000	\$	\$ 105,000	\$	\$ 105,000	\$	\$ 105,000	\$	\$ 105,000	\$	\$ 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	\$ 20,000	\$	\$ 20,000	\$	\$ 20,000	\$	\$ 20,000	\$	\$ 20,000	\$	\$ 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	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	\$	\$ 500	
Transfers	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	
Accounts Receivable/Payable	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	
Total Revenues	\$ 9,626,180	\$	\$ 9,768,690	\$	\$ 9,913,338	\$	\$ 10,060,155	\$	\$ 10,511,685	\$	\$ 10,983,738	\$	\$ 11,477,244	\$	\$ 11,877,961	\$	\$ 12,292,823	\$	\$ 12,722,329	\$	\$ 13,166,998	\$	\$ 13,627,362	\$	\$ 14,103,978	\$	\$ 14,597,418	\$	\$ 15,108,277	\$	\$ 15,637,169	\$	\$ 16,184,731	
Expenditures																																		
Budget Inflation Rate	5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%	
Personnel Services	\$ 1,864,414	\$	\$ 1,957,635	\$	\$ 2,055,516	\$	\$ 2,158,292	\$	\$ 2,266,207	\$	\$ 2,379,517	\$	\$ 2,498,493	\$	\$ 2,623,418	\$	\$ 2,754,589	\$	\$ 2,892,318	\$	\$ 3,036,934	\$	\$ 3,188,781	\$	\$ 3,348,220	\$	\$ 3,515,631	\$	\$ 3,691,412	\$	\$ 3,875,983	\$	\$ 4,069,782	
Services & Commodities	\$ 3,662,697	\$	\$ 3,845,832	\$	\$ 4,038,124	\$	\$ 4,240,030	\$	\$ 4,452,031	\$	\$ 4,674,633	\$	\$ 4,908,365	\$	\$ 5,153,783	\$	\$ 5,411,472	\$	\$ 5,682,046	\$	\$ 5,966,148	\$	\$ 6,264,455	\$	\$ 6,577,678	\$	\$ 6,906,562	\$	\$ 7,251,890	\$	\$ 7,614,485	\$	\$ 7,995,209	
Capital	\$ 50,000	\$	\$ 50,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	\$	\$ 75,000	
Transfers																																		
Equipment Revolving	\$ 100,000	\$	\$ 100,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	\$	\$ 150,000	
Computer Revolving	\$ 1,950	\$	\$ 1,950	\$	\$ 1,950	\$	\$ 1,950	\$	\$ 1,950	\$	\$ 2,100	\$	\$ 2,100	\$	\$ 2,100	\$	\$ 2,100	\$	\$ 2,100	\$	\$ 2,250	\$	\$ 2,250	\$	\$ 2,250	\$	\$ 2,250	\$	\$ 2,250	\$	\$ 2,250	\$	\$ 2,250	
Capital Reserve	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	\$	\$ 250,000	
Revenue Debt	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	
GO Debt	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	\$	\$ -	
Billing & Accounting	\$ 648,515	\$	\$ 680,941	\$	\$ 714,988	\$	\$ 750,738	\$	\$ 788,275	\$	\$ 827,688	\$	\$ 869,073	\$	\$ 912,526	\$	\$ 958,153	\$	\$ 1,006,060	\$	\$ 1,056,363	\$	\$ 1,109,181	\$	\$ 1,164,640	\$	\$ 1,222,873	\$	\$ 1,284,016	\$	\$ 1,348,217	\$	\$ 1,415,628	
Upcoming Projects																																		
Repaint Water Tower #2 & Water Maintenance Facility Expansion [\$3.5 million GO]																																		
Water Facilities Expansion, Phase 1A & 2 (partial) [\$12.4 million SRF]	\$ 844,973	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	\$	\$ 844,800	
Water Facilities Expansion, Phase 2 (partial) [\$8.4 million SRF]	\$ 572,090	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	\$	\$ 572,292	
Water Facilities Expansion, Phase 3 [\$14.2 million SRF]	\$ 967,034	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	\$	\$ 966,523	
Total Expenditures	\$ 8,961,674	\$	\$ 9,269,973	\$	\$ 9,669,193	\$	\$ 10,009,624	\$	\$ 10,367,077	\$	\$ 10,742,553	\$	\$ 11,136,645	\$	\$ 11,550,441	\$	\$ 11,984,928	\$	\$ 12,441,138	\$	\$ 12,920,310	\$	\$ 13,423,282	\$	\$ 13,951,403	\$	\$ 14,505,930	\$	\$ 15,088,183	\$	\$ 15,699,549	\$	\$ 16,341,483	
Net Change in Fund Balance	\$ 664,505	\$	\$ 498,717	\$	\$ 244,145	\$	\$ 50,531	\$	\$ 144,608	\$	\$ 241,185	\$	\$ 340,600	\$	\$ 327,520	\$	\$ 307,895	\$	\$ 281,191	\$	\$ 246,688	\$	\$ 204,081	\$	\$ 152,575	\$	\$ 91,489	\$	\$ 20,094	\$	\$ (62,380)	\$	\$ (156,752)	
Beginning Fund Balance	\$ 6,227,822	\$	\$ 6,892,328	\$	\$ 7,391,045	\$	\$ 7,635,190	\$	\$ 7,685,721	\$	\$ 7,830,329	\$	\$ 8,071,514	\$	\$ 8,412,113	\$	\$ 8,739,633	\$	\$ 9,047,528	\$	\$ 9,328,719	\$	\$ 9,575,407	\$	\$ 9,779,488	\$	\$ 9,932,063	\$	\$ 10,023,552	\$	\$ 10,043,646	\$	\$ 9,981,266	
Ending Fund Balance	\$ 6,892,328	\$	\$ 7,391,045	\$	\$ 7,635,190	\$	\$ 7,685,721	\$	\$ 7,830,329	\$	\$ 8,071,514	\$	\$ 8,412,113	\$	\$ 8,739,633	\$	\$ 9,047,528	\$	\$ 9,328,719	\$	\$ 9,575,407	\$	\$ 9,779,488	\$	\$ 9,932,063	\$	\$ 10,023,552	\$	\$ 10,043,646	\$	\$ 9,981,266	\$	\$ 9,824,514	
% Reserved	76.91%		79.73%		78.96%		76.78%		75.53%		75.14%		75.54%		75.66%		75.49%		74.98%		74.11%		72.85%		71.19%		69.10%		66.57%		63.58%		60.12%	
Personnel Cost in \$	\$ 2,512,929	\$	\$ 2,638,576	\$	\$ 2,770,505	\$	\$ 2,909,030	\$	\$ 3,054,481	\$	\$ 3,207,205	\$	\$ 3,367,566	\$	\$ 3,535,944	\$	\$ 3,712,741	\$	\$ 3,898,378	\$	\$ 4,093,297	\$	\$ 4,297,962	\$	\$ 4,512,860									

2025 Water Facility Plan

Financial Forecasting Model

WATER CAPITAL FUNDS

WATER CAPITAL FUNDS	FY24		FY25		FY26		FY27		FY28		FY29		FY30		FY31		FY32		FY33		FY34		FY35		FY36		FY37		FY38		FY39		FY40	
	Actual		Budget		Budget		Estimated		Estimated		Estimated		Estimated		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	\$	2,320,071	\$	2,520,071	\$	2,720,071	\$	2,920,071
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	\$	300,000	\$	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													\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000
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	\$	2,520,071	\$	2,720,071	\$	2,920,071	\$	3,120,071
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	\$	637,841	\$	687,841	\$	737,841	\$	787,841
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	\$	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	\$	687,841	\$	737,841	\$	787,841	\$	837,841
Total Capital Reserve Fund Balance																																		
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	\$	3,207,912	\$	3,457,912	\$	3,707,912	\$	3,957,912
Assigned Balance (savings for future expenditures, FY balance as listed)																																		
Membrane Replacement	\$	240,000	\$	320,000	\$	400,000	\$	480,000	\$	560,000	\$	640,000	\$	740,000	\$	840,000	\$	940,000	\$	1,040,000	\$	1,140,000	\$	1,240,000	\$	1,340,000	\$	1,440,000	\$	1,540,000	\$	1,640,000	\$	1,740,000
Total Unassigned Balance	\$	567,912	\$	567,912	\$	567,912	\$	642,912	\$	717,912	\$	767,912	\$	867,912	\$	967,912	\$	1,067,912	\$	1,167,912	\$	1,317,912	\$	1,467,912	\$	1,617,912	\$	1,767,912	\$	1,917,912	\$	2,067,912	\$	2,217,912

2025 Water Facility Plan

Financial Forecasting Model

WATER CAPITAL FUNDS

WATER CAPITAL FUNDS	FY41	FY42	FY43	FY44	FY45	FY46	FY47	FY48	FY49	FY50	FY51	FY52	FY53	FY54	FY55	FY56	FY57
	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Water Capital Reserve Fund Summary (602)																	
Beginning Balance	\$ 3,120,071	\$ 3,370,071	\$ 3,620,071	\$ 3,920,071	\$ 4,220,071	\$ 4,520,071	\$ 4,820,071	\$ 5,120,071	\$ 5,420,071	\$ 5,720,071	\$ 6,020,071	\$ 6,320,071	\$ 6,620,071	\$ 6,920,071	\$ 7,220,071	\$ 7,520,071	\$ 7,820,071
Developer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Water Utility Fund	\$ 350,000	\$ 350,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Projects Funded/Projected																	
Fleet/Attachments																	
Equipment																	
Facilities/System (wells, plant, hydrants)																	
Membrane Replacement																	
TBD	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Ending Balance	\$ 3,370,071	\$ 3,620,071	\$ 3,920,071	\$ 4,220,071	\$ 4,520,071	\$ 4,820,071	\$ 5,120,071	\$ 5,420,071	\$ 5,720,071	\$ 6,020,071	\$ 6,320,071	\$ 6,620,071	\$ 6,920,071	\$ 7,220,071	\$ 7,520,071	\$ 7,820,071	\$ 8,120,071
Water Capital Projects Fund Summary (605)																	
Beginning Balance	\$ 837,841	\$ 887,841	\$ 937,841	\$ 1,012,841	\$ 1,087,841	\$ 1,162,841	\$ 1,237,841	\$ 1,312,841	\$ 1,387,841	\$ 1,462,841	\$ 1,537,841	\$ 1,612,841	\$ 1,687,841	\$ 1,762,841	\$ 1,837,841	\$ 1,912,841	\$ 1,987,841
Transfer from Water Utility Fund	\$ 50,000	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Projects Funded/Projected																	
TBD																	
Ending Balance	\$ 887,841	\$ 937,841	\$ 1,012,841	\$ 1,087,841	\$ 1,162,841	\$ 1,237,841	\$ 1,312,841	\$ 1,387,841	\$ 1,462,841	\$ 1,537,841	\$ 1,612,841	\$ 1,687,841	\$ 1,762,841	\$ 1,837,841	\$ 1,912,841	\$ 1,987,841	\$ 2,062,841
Total Capital Reserve Fund Balance	\$ 4,257,912	\$ 4,557,912	\$ 4,932,912	\$ 5,307,912	\$ 5,682,912	\$ 6,057,912	\$ 6,432,912	\$ 6,807,912	\$ 7,182,912	\$ 7,557,912	\$ 7,932,912	\$ 8,307,912	\$ 8,682,912	\$ 9,057,912	\$ 9,432,912	\$ 9,807,912	\$ 10,182,912
Assigned Balance (savings for future expenditures, FY balance as listed)																	
Membrane Replacement	\$ 1,840,000	\$ 1,940,000	\$ 2,040,000	\$ 2,140,000	\$ 2,240,000	\$ 2,340,000	\$ 2,440,000	\$ 2,540,000	\$ 2,640,000	\$ 2,740,000	\$ 2,840,000	\$ 2,940,000	\$ 3,040,000	\$ 3,140,000	\$ 3,240,000	\$ 3,340,000	\$ 3,440,000
Total Unassigned Balance	\$ 2,417,912	\$ 2,617,912	\$ 2,892,912	\$ 3,167,912	\$ 3,442,912	\$ 3,717,912	\$ 3,992,912	\$ 4,267,912	\$ 4,542,912	\$ 4,817,912	\$ 5,092,912	\$ 5,367,912	\$ 5,642,912	\$ 5,917,912	\$ 6,192,912	\$ 6,467,912	\$ 6,742,912

Ordinance No. 2025-08

**AN ORDINANCE AMENDING CHAPTER 92.02, ENTITLED
"RATES FOR SERVICE," OF THE MUNICIPAL CODE OF NORTH
LIBERTY BY ADOPTING A NEW SECTION 92.02 TO INCREASE
THE CHARGES FOR WATER USED**

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

SECTION 1. AMENDMENT Chapter 92.02 "Rates for Service," of the Municipal Code of North Liberty be, and the same is hereby amended, by repealing Section 92.02 therein, and enacting in lieu thereof new sections to be codified the same to read as follows:

92.02 RATES FOR SERVICE.

Gallons Used Per Month	Rate
First 1,000 gallons	\$18.49
All over 1,000 gallons	\$ 7.43

Service to industrial establishments may be by contract, if the City finds such an arrangement to be in the best interest of the City.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as on July 1, 2025.

First reading on May 13, 2025.

Second reading on

Third and final reading

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. 2025-08 in *The Gazette* on the ____ day of ___, 2025.

TRACEY MULCAHEY, CITY CLERK



Sewer Rate Ordinance Amendment

Professional

Engineering

Services

Wastewater Treatment Plant Facility Plan Update

Report

City of
North Liberty, IA
April 2025



Report for City of North Liberty, Iowa

Wastewater Treatment Plant Facility Plan Update

Prepared by:

STRAND ASSOCIATES, INC.[®]
414 South 17th Street, Suite 107
Ames, IA 50010
www.strand.com

April 2025



Executive Summary

Background and Scope

The City of North Liberty, Iowa (City) currently operates a membrane bioreactor (MBR) wastewater treatment facility (WWTF). The system was originally constructed at its present location in 1998, with major expansion projects occurring in 2004, 2007, and 2018. The 2004 expansion added a flow equalization (EQ) basin and pumping station. The 2007 expansion, referred to as Phase I, converted the sequencing batch reactor process to the currently used MBR, which has been operating since August 2008. Phase II, which expanded the MBR facilities, added nutrient reduction capability, and improved solids handling facilities, was completed in 2018.

Because of the City's geographical location between the Cities of Iowa City and Cedar Rapids, the community has experienced extremely rapid growth. The population of the City increased from 5,367 in 2000 to 13,374 people in 2010 and to 20,479 in 2020. The population projections for this report are based on the 2021 estimated population, which is approximately 20,875.

Planning for and assisting this rapid growth has been a priority for community leaders and City staff. To help keep pace with rapid growth and plan for future wastewater treatment needs, Strand Associates, Inc.[®] (Strand) has been retained by the City to prepare a facility plan for the plant. Previously, a facility plan was completed in June 2013 (revised January 2014 by FOX Engineering, Inc. [now Strand]). The plan identified several phases for expanding the plant. Phase II, completed in 2018, was designed to handle a population of 27,800. Phase III was intended to serve a population of 55,000 and Phase IV would serve a population of approximately 80,000. Because Phases III and IV were projecting decades into the future, they were high-level evaluations that identified potential needs and space requirements. The 2014 facility plan also recognized that these would likely be broken into additional phases. This facility plan includes updating the existing and projected wastewater flows and loadings, a review of the capacity and performance of the WWTF, and updating the plan for expansion of the facility for Phases III and IV.

Basis of Evaluation and Design

The City's 2021 population is estimated to be approximately 20,875. Projections provided by the City show that the population is anticipated to grow to around 28,890 by 2030, 40,750 by 2040, and 57,480 by 2050. The WWTF will need to be expanded to keep pace with community growth.

Current wastewater flows and loads average approximately 1.8 million gallons per day (MGD) and 3,100 pounds per day (lb/day) of 5-day biochemical oxygen demand (BOD₅). Per capita flows average 90 gallons per capita per day (gpcd), and per

capita BOD₅ loading averages around 0.16 pounds per capita per day (ppcd). To project future wastewater treatment needs based on population growth, flows were projected assuming 100 gpcd and BOD₅ loading was projected assuming 0.17 ppcd. These values are somewhat higher than the existing data shows, but using these more conservative values does provide some factor of safety and flexibility in meeting future needs. Existing data was used to develop peak flow and loads relative to average. Projected flows and loadings are presented in Table 1.

Because of the rapid growth rate, WWTF flows and loads were prepared based on target populations rather than a specific year and divided into phases. Phase IIC proposed improvements are needed to provide treatment for a design population of 28,890 (projected to be reached by approximately year 2030). Phase III would be designed to provide treatment for a maximum population of 40,750 (projected to be reached by approximately year 2040). Phase III Improvements would need to be completed by 2030. Phase IV would be designed for a population of 57,480 (projected to be reached by approximately year 2050). Phase IV improvements would need to be completed by 2040. The projected flows and loads for Phases IIA, III and IV, along with the current flows and loads, are presented in Table 1.

Table 1. Current and Projected Wastewater Flows and Loads

Parameter	Current	Phase IIC	Phase III	Phase IV
Average Daily Flow (MGD)	1.77	2.89	4.08	5.75
BOD ₅ (lb/day) (maximum month)	4,245	5,848	8,220	11,566
TSS (lb/day) (maximum month)	5,070	7,074	10,039	14,222
TKN (lb/day) (maximum month)	657	1026	1,571	2,341
TP (lb/day) (maximum month)	111	191	310	477

Notes:

TSS=total suspended solids
TKN=total Kjeldahl nitrogen
TP=total phosphorus

Existing Facilities

The existing facilities were evaluated in terms of capacity, physical condition, and performance relative to projected wastewater flows and loads. Several needs were identified to meet the projected Phase IIC, Phase III, and Phase IV wastewater treatment needs. These are summarized in Table 2.

Table 2. Summary of Deficiencies

<p><u>Flow EQ</u></p> <ul style="list-style-type: none">• Increase EQ pumping capacity for Phase III.• Monitor peak flow rates to determine whether additional pumping capacity is needed before implementation of Phase III.• Increase standby generator capacity to accommodate increased pumping capacity.• Provide additional EQ basin volume.
<p><u>Preliminary Treatment</u></p> <ul style="list-style-type: none">• Provide additional screening capacity for Phase IV.• Provide additional grit removal capacity for Phase IV.• Replace the existing grit unit and classifier in Phase III as they are nearing the end of their useful life.• Provide additional raw wastewater pumping capacity for Phases III and IV.• Provide additional wet well capacity Phase IV improvements as the wet well is undersized for the WWTF flows.
<p><u>Secondary Treatment</u></p> <p><i>Fine Screens</i></p> <ul style="list-style-type: none">• Additional fine screening capacity will be required for Phase IV.• Consider relocating the fine screens to a new preliminary treatment building to eliminate the issue of flooding the membrane building. <p><i>Biological Basins</i></p> <ul style="list-style-type: none">• Provide additional basin capacity for Phase III and Phase IV.• Install submersible mixers in Basins 1A and 2A.• Consider partially blocking off the opening between the anoxic and aeration basins. <p><i>Aeration System</i></p> <ul style="list-style-type: none">• Expand the aeration system for Phases III and IV.• Provide separate air pipe headers to each train to allow more precise dissolved oxygen (DO) control.• Replace the existing diffuser membranes. <p><i>Waste Sludge System</i></p> <ul style="list-style-type: none">• Replace the existing waste activated sludge (WAS) pumps. <p><i>Mixed Liquor (ML) Recirculation Pumps</i></p> <ul style="list-style-type: none">• Provide additional pipes for ML return to reduce velocity in the pipe. <p><i>Membrane Trains</i></p> <ul style="list-style-type: none">• Provide additional membrane capacity for Phase III and IV flows.• Replace the existing membranes in Phase III.• Replace the coating on the membrane tanks when the membranes are replaced.

Secondary Treatment (continued)

Permeate Pumps

- Pump capacity may be adequate for Phase III.
- Additional permeate pumping capacity will be required for Phase IV.

Backpulse Tank

- Improve redundancy of effluent metering, which is specifically required by the National Pollutant Discharge Elimination System permit.

Membrane Aeration System

- Additional membrane aeration capacity will be required as more membranes are added in Phase IV.
- Evaluate with membrane supplier adding variable frequency drives (VFD) and air flow meters to each membrane blower or train to monitor membrane aeration.

Chemical Feed Systems

- No deficiencies are noted at this time.

Compressed Air System

- No deficiencies are noted at this time.

Ultraviolet (UV) Disinfection System

- Remove the UV system from service and demolish it.

Solids Handling Facilities

Aerobic Digesters

- Replace the belts and sheaves on the existing blowers to increase blower output if additional aeration capacity is required before Phase III.
- Evaluate whether the blower pressure relief valves need to be replaced if the blower discharge pressure changes.
- Provide additional digester capacity for Phases III and IV.

Sludge Dewatering

- Extend the existing dewatered sludge conveyor through the east wall of the structure in Phase IIC to allow for additional operational flexibility.
- Install a second six-channel dewatering fan press in Phase III to expand dewatering capacity.

Dewatered Biosolids Storage

- Provide additional sludge storage capacity for Phase IIC by installing a gate to close off the end of the structure.
- Provide additional sludge storage buildings for Phases III and IV.

Control Building

- Not deficiencies are noted.

Electrical System and Emergency Power

- Retire or replace all cable feeders and gear from original plant construction.
- Convert power system to three-phase, three-wire 480-volt (V) high resistance ground.
- Create a “Secondary Selective” redundant power system as expansions allow.
- Replace older generation VFDs that are not related to process upgrades.
- Provide consolidated documentation of detailed control wiring MBR.

Separation Requirements and Land Acquisition

- Obtain separation waivers from any individuals that wish to build inhabitable structures within 1,000 feet of the property lines of the existing facilities.

Collection System Lift Stations

Cedar Springs Lift Station

- Install a new davit crane sized to lift the pumps from the wet well.
- Construct a building to house the control panel electrical gear.
- Level the transformer pad.
- Replace pump controller and add data path to plant supervisory control and data acquisition (SCADA) system.

230th Street Lift Station

- Replace pump rails and re-coat piping in the wet well.
- Replace manhole steps in the valve vault and add valve extension stems.
- Replace the valves that are not functioning.
- Construct a building to house the control panel electrical gear.
- Replace pump controller and add data path to plant SCADA system.

Progress Park Lift Station

- Replace pump rails and re-coat piping in the wet well.
- Construct a building to house the control panel electrical gear.
- Replace pump controller and add data path to plant SCADA system.

Proposed Improvements

To address the identified needs, proposed improvements for Phases IIC, III, and IV were developed. These proposed improvements, along with the associated opinion of probable cost (OPC), are shown in Tables 3, 4, and 5.

The Phase III improvement OPC in Table 4 is presented as Alternative A–Flow EQ or Alternative B–Peak Flow Treatment. The difference between these two alternatives is how flows greater than the capacity of the mechanical treatment process are stored or treated as they enter the WWTF. Alternative A includes adding additional flow EQ basins

and treating the stored water after peak flows subside. Alternative B includes adding a sidestream treatment process dedicated to treating flows in excess of the mechanical treatment plant capacity. Additional discussion on these two alternatives is presented in Section 4 of this report. Alternative A–Flow EQ is recommended for Phase III.

The Phase IV improvement OPC in Table 5 is presented as Alternative A–Grit Removal Before Pumping or Alternative B–Grit Removal After Pumping. The difference between these two alternatives is the location of grit removal in the treatment process.

Alternative A requires the grit removal capacity to be larger than Alternative B because all wastewater would be routed through grit removal as it enters the WWTF. The grit removal system in Alternative B has a smaller capacity because it is sized to only treat the capacity of the secondary treatment process and would not treat any influent that is pumped to EQ. The potential for grit to accumulate in the EQ basin in Alternative B is higher than Alternative A. There is less than a 3 percent difference between Alternatives A and B, which is considered to be equivalent in a study-level OPC.

Improvements for Phase IV are not projected to be needed until approximately 2040. Proposed Phase IV improvements alternatives are recommended to be re-evaluated in a facility plan update before Phase IV design. This would provide the City with updated information to decide which alternative best meets City goals and to evaluate improvements in treatment technologies and changes in population growth that could occur before 2040.

Table 3. Phase IIC Improvements–OPC

Description	Cost Opinion
Biosolids Dewatering Improvements	\$499,000
Dewatered Biosolids Storage	\$21,000
Sitework and Seeding	\$17,000
Subtotal	\$537,000
General Requirements (15%)	\$81,000
Electrical and Controls (30%)	\$162,000
Mechanical and HVAC (0%)	\$0
Painting (5%)	\$27,000
Undefined Scope (20%)	\$108,000
Construction Subtotal	\$915,000
Contingencies (10%)	\$92,000
Construction Total	\$1,007,000
Engineering, Legal, and Administration (18%)	\$182,000
Total Project Cost	\$1,189,000

Note: HVAC=heating, ventilation, and air conditioning

Table 4. Phase III Improvements–OPC

Description	Alternative A EQ Basin	Alternative B Peak Flow Treatment
Existing Preliminary Treatment Improvements	\$270,000	\$270,000
EQ Pumping Station and EQ Basin	\$4,786,000	\$5,522,000
Secondary Treatment Improvements	\$6,392,000	\$6,392,000
Solid Handling Facility Improvements	\$10,735,000	\$10,735,000
UV Demolition	\$26,000	\$26,000
Lift Station Improvements (excluding electrical)	\$288,000	\$288,000
Subtotal	\$22,497,000	\$23,233,000
General Requirements (15%)	\$3,375,000	\$3,485,000
Sitework (10%)	\$2,250,000	\$2,324,000
Electrical and Controls (20%)	\$6,750,000	\$6,970,000
Mechanical and HVAC (10%)	\$2,250,000	\$2,324,000
Painting (2%)	\$450,000	\$465,000
Undefined Scope (20%)	\$4,500,000	\$4,647,000
Construction Subtotal	\$42,072,000	\$43,448,000
Contingencies (10%)	\$4,208,000	\$4,345,000
Construction Total	\$46,280,000	\$47,793,000
Engineering, Legal, and Administration (15%)	\$6,942,000	\$7,169,000
Total Project Cost	\$53,222,000	\$54,962,000

Table 5. Phase IV Improvements–OPC

Description	Alternative A Grit Removal Before Pumping	Alternative B Grit Removal After Pumping
Raw Wastewater Pumping and Preliminary Treatment	\$9,603,000	\$9,002,000
Secondary Treatment Improvements	\$7,656,000	\$7,656,000
Solid Handling Facility Improvements	\$4,251,000	\$4,251,000
New Control Building and Demolish Existing	\$2,887,000	\$2,887,000
Subtotal	\$24,397,000	\$23,796,000
General Requirements (15%)	\$3,660,000	\$3,570,000
Sitework (10%)	\$2,440,000	\$2,380,000
Electrical and Controls (30%)	\$7,320,000	\$7,139,000
Mechanical and HVAC (20%)	\$4,880,000	\$4,760,000
Painting (2%)	\$488,000	\$476,000
Undefined Scope (20%)	\$4,880,000	\$4,760,000
Construction Subtotal	\$48,065,000	\$46,881,000
Contingencies (10%)	\$4,807,000	\$4,689,000
Construction Total	\$52,872,000	\$51,570,000
Engineering, Legal, and Administration (15%)	\$7,931,000	\$7,736,000
Total Project Cost	\$60,803,000	\$59,306,000

Summary and Recommendations

As the City continues to grow, expansion of the WWTF should be implemented to keep pace with demands. In order to meet the projected increases in wastewater treatment needs of the community, Phases IIC and III are proposed to increase the design population to 40,750.

Based on the evaluations presented in this plan, the following recommendations are offered:

1. The City should consider implementing the Phase IIC improvements in the near term to address operational deficiencies with the current solids handling facilities.
2. As growth continues, the City should plan to complete Phase III, Alternative A improvements before reaching a population of 28,890. Improvements would need to be completed by 2030 to provide sufficient treatment capacity through 2040.
3. The concepts presented in this facility plan should be reviewed and discussed and decisions made regarding the specific features and components to be included in the selected plan.

4. Part of the decision process will include deciding how quickly to expand the facilities to meet the growing needs of the community. The City should concur with the concepts as presented or direct that revised analyses be made.
5. Following acceptance by the City, the facility plan should be submitted to the Iowa Department of Natural Resources (IDNR) for review and approval.
6. Following comment by the IDNR, the preliminary design phase of the selected project should be initiated, as appropriate.

Once a decision is reached, then discussions can proceed on various preliminary design aspects associated with the selected plan. Some of the recommendations and analyses discussed in this plan may merit more detailed examination. During the design development stage, numerous decision points will arise regarding specific features of the proposed project. It can then be decided which of the recommendations to include in the selected plan and which deviations to make from the concepts proposed by this analysis.

Schedule

The following schedule is proposed for completing the Phase IIC and III improvements as outlined in this report, presuming population growth is as projected. The City should continue to monitor population growth and adjust the schedule accordingly.

Table 6. Proposed Project Schedule

Project Milestone	Month and Year
Receive revised Wasteload Allocation from IDNR	June 2025
Issue Antidegradation Alternatives Analysis for Public Comment	July 2025
Submit Antidegradation Alternatives Analysis to IDNR	August 2025
Submit Facility Plan to IDNR	August 2025
IDNR Facility Plan Review	August through December 2025
Phase IIC	
Project Design	January through May 2026
IDNR Review and Permitting	June 2026 through September 2026
Bidding and Construction	October 2026 through December 2027
Phase III	
Project Design	January 2026 through June 2027
IDNR Review and Permitting	July 2027 through December 2027
Bidding	January 2028 through February 2028
Construction	March 2028 through August 2030

2025 Wastewater Facility Plan

Financial Forecasting Model

WASTEWATER OPERATING FUND																
	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39
	Actual	Budget	Budget	Estimated	Estimated	Estimated	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%	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	11,544	11,717	11,893
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	541,856,511	549,984,359	558,234,124
Proposed Rate Increase	0%	0%	6%	6%	5%	5%	5%	5%	5%	5%	5%	5%	5%	0%	0%	3%
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	\$ 54.45	\$ 54.45	\$ 56.09
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	\$ 9.81	\$ 9.81	\$ 10.11
Revenues																
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	\$ 11,388,206	\$ 11,559,029	\$ 12,084,387
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	\$ 39,048	\$ 39,439	\$ 39,833
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	\$ 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	\$ 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	\$ 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	\$ 11,458,554	\$ 11,629,768	\$ 12,155,520
Expenditures																
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%	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	\$ 1,729,977	\$ 1,816,475	\$ 1,907,299
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	\$ 2,571,410	\$ 2,699,980	\$ 2,834,979
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers																
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	\$ 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	\$ 5,160	\$ 5,160	\$ 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	\$ 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	\$ 1,620,157	\$ -	\$ -
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	\$ 533,535	\$ 560,212	\$ 588,223
Upcoming Projects																
Sewer Main Capacity Improvements [\$2.4 million GO]	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
Plant Expansion, Phase 2C [\$1.1 million GO]				\$ 134,400	\$ 134,355	\$ 134,945	\$ 135,373	\$ 135,638	\$ 134,449	\$ 134,436	\$ 135,563	\$ 135,186	\$ 134,610			
Plant Expansion, Phase 3 [\$53 million SRF]						\$ 3,373,947	\$ 3,675,510	\$ 3,677,454	\$ 3,677,454	\$ 3,677,454	\$ 3,675,510	\$ 3,677,022	\$ 3,676,428	\$ 3,679,128	\$ 3,679,560	
Plant Expansion, Phase 4 [\$61 million SRF]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
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	\$ 10,986,277	\$ 9,475,956	\$ 9,730,221
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	\$ 472,278	\$ 2,153,812	\$ 2,425,299
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	\$ 3,339,394	\$ 3,811,672	\$ 5,965,484
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	\$ 3,811,672	\$ 5,965,484	\$ 8,390,784
% 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%	34.69%	62.95%	86.23%
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	\$ 2,263,512	\$ 2,376,687	\$ 2,495,522
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%	20.60%	25.08%	25.65%
Debt Service Coverage																
Net Revenue/All Revenue Debt	2.20	1.58	1.81	1.95	1.99	2.41	2.60	0.92	0.94	1.01	1.09	1.17	1.26	1.25	1.78	1.85
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	1.10	1.10	1.10
Difference (Actual vs. Required)	1.00	0.38	0.61	0.85	0.89	1.31	1.50	(0.18)	(0.16)	(0.09)	(0.01)	0.07	0.16	0.15	0.68	0.75

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR
THE FISCAL YEAR ENDING JUNE 30, 2025**

2025 Wastewater Facility Plan

Financial Forecasting Model

WASTEWATER OPERATING FUND	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47	FY48	FY49	FY50	FY51	FY52	FY53	FY54	FY55	FY56	FY57
	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	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%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Number of Accounts	12,071	12,252	12,436	12,623	12,812	13,004	13,199	13,397	13,598	13,802	14,009	14,219	14,433	14,649	14,869	15,092	15,318	15,548
Gallons Sold	566,607,636	575,106,751	583,733,352	592,489,352	601,376,692	610,397,343	619,553,303	628,846,603	638,279,302	647,853,491	657,571,293	667,434,863	677,446,386	687,608,082	697,922,203	708,391,036	719,016,901	729,802,155
Proposed Rate Increase	3%	3%	3%	3%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Base Rate	\$ 57.77	\$ 59.50	\$ 61.29	\$ 63.13	\$ 64.39	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68	\$ 65.68
Rate/1000 Gallons	\$ 10.41	\$ 10.72	\$ 11.05	\$ 11.38	\$ 11.60	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84
Revenues																		
Wastewater Sales	\$ 12,633,622	\$ 13,207,821	\$ 13,808,116	\$ 14,435,695	\$ 14,945,275	\$ 15,472,843	\$ 15,704,936	\$ 15,940,510	\$ 16,179,617	\$ 16,422,312	\$ 16,668,646	\$ 16,918,676	\$ 17,172,456	\$ 17,430,043	\$ 17,691,494	\$ 17,956,866	\$ 18,226,219	\$ 18,499,612
Sales Tax	\$ 40,232	\$ 40,634	\$ 41,040	\$ 41,451	\$ 41,865	\$ 42,284	\$ 42,707	\$ 43,134	\$ 43,565	\$ 44,001	\$ 44,441	\$ 44,885	\$ 45,334	\$ 45,787	\$ 46,245	\$ 46,708	\$ 47,175	\$ 47,646
Connection Fees/Permits	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Use of Money	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Miscellaneous	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 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	\$ 12,705,154	\$ 13,279,754	\$ 13,880,456	\$ 14,508,446	\$ 15,018,440	\$ 15,546,427	\$ 15,778,942	\$ 16,014,944	\$ 16,254,482	\$ 16,497,612	\$ 16,744,387	\$ 16,994,861	\$ 17,249,090	\$ 17,507,130	\$ 17,769,039	\$ 18,034,874	\$ 18,304,694	\$ 18,578,559
Expenditures																		
Budget Inflation Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Personnel Services	\$ 2,002,664	\$ 2,102,797	\$ 2,207,937	\$ 2,318,334	\$ 2,434,251	\$ 2,555,963	\$ 2,683,762	\$ 2,817,950	\$ 2,958,847	\$ 3,106,789	\$ 3,262,129	\$ 3,425,235	\$ 3,596,497	\$ 3,776,322	\$ 3,965,138	\$ 4,163,395	\$ 4,371,565	\$ 4,590,143
Services & Commodities	\$ 2,976,728	\$ 3,125,565	\$ 3,281,843	\$ 3,445,935	\$ 3,618,232	\$ 3,799,143	\$ 3,989,100	\$ 4,188,555	\$ 4,397,983	\$ 4,617,882	\$ 4,848,777	\$ 5,091,215	\$ 5,345,776	\$ 5,613,065	\$ 5,893,718	\$ 6,188,404	\$ 6,497,824	\$ 6,822,715
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers																		
Equipment Revolving	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Computer Revolving	\$ 5,160	\$ 5,590	\$ 5,590	\$ 5,590	\$ 5,590	\$ 5,590	\$ 6,020	\$ 6,020	\$ 6,020	\$ 6,020	\$ 6,020	\$ 6,450	\$ 6,450	\$ 6,450	\$ 6,450	\$ 6,450	\$ 6,450	\$ 6,450
Capital Reserve	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000
Revenue Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GO Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Billing & Accounting	\$ 617,634	\$ 648,515	\$ 680,941	\$ 714,988	\$ 750,738	\$ 788,275	\$ 827,688	\$ 869,073	\$ 912,526	\$ 958,153	\$ 1,006,060	\$ 1,056,363	\$ 1,109,181	\$ 1,164,640	\$ 1,222,873	\$ 1,284,016	\$ 1,348,217	\$ 1,415,628
Upcoming Projects																		
Sewer Main Capacity Improvements [\$2.4 million GO]	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000												
Plant Expansion, Phase 2C [\$1.1 million GO]																		
Plant Expansion, Phase 3 [\$53 million SRF]	\$ 3,677,724	\$ 3,679,020	\$ 3,677,886	\$ 3,679,722	\$ 3,678,966	\$ 3,675,618	\$ 3,680,478	\$ 3,677,022	\$ 3,676,212	\$ 3,677,886	\$ 3,676,482							
Plant Expansion, Phase 4 [\$61 million SRF]			\$ 3,811,311	\$ 4,151,965	\$ 4,154,161	\$ 4,154,161	\$ 4,151,965	\$ 4,153,673	\$ 4,153,002	\$ 4,156,052	\$ 4,156,540	\$ 4,154,466	\$ 4,155,930	\$ 4,154,649	\$ 4,156,723	\$ 4,155,869	\$ 4,152,087	\$ 4,157,577
Total Expenditures	\$ 10,144,910	\$ 10,426,487	\$ 14,530,508	\$ 15,181,534	\$ 15,506,937	\$ 15,843,750	\$ 15,979,013	\$ 16,352,293	\$ 16,744,591	\$ 17,162,782	\$ 17,596,008	\$ 14,373,730	\$ 14,853,835	\$ 15,355,126	\$ 15,884,902	\$ 16,438,134	\$ 17,016,143	\$ 17,632,513
Net Change in Fund Balance	\$ 2,560,244	\$ 2,853,267	\$ (650,052)	\$ (673,089)	\$ (488,497)	\$ (297,323)	\$ (200,071)	\$ (337,349)	\$ (490,108)	\$ (665,170)	\$ (851,621)	\$ 2,621,131	\$ 2,395,255	\$ 2,152,004	\$ 1,884,137	\$ 1,596,739	\$ 1,288,551	\$ 946,046
Beginning Fund Balance	\$ 8,390,784	\$ 10,951,028	\$ 13,804,295	\$ 13,154,243	\$ 12,481,154	\$ 11,992,657	\$ 11,695,334	\$ 11,495,263	\$ 11,157,914	\$ 10,667,806	\$ 10,002,636	\$ 9,151,015	\$ 11,772,146	\$ 14,167,402	\$ 16,319,406	\$ 18,203,543	\$ 19,800,282	\$ 21,088,833
Ending Fund Balance	\$ 10,951,028	\$ 13,804,295	\$ 13,154,243	\$ 12,481,154	\$ 11,992,657	\$ 11,695,334	\$ 11,495,263	\$ 11,157,914	\$ 10,667,806	\$ 10,002,636	\$ 9,151,015	\$ 11,772,146	\$ 14,167,402	\$ 16,319,406	\$ 18,203,543	\$ 19,800,282	\$ 21,088,833	\$ 22,034,878
% Reserved	107.95%	132.40%	90.53%	82.21%	77.34%	73.82%	71.94%	68.23%	63.71%	58.28%	52.01%	81.90%	95.38%	106.28%	114.60%	120.45%	123.93%	124.97%
Personnel Cost in \$	\$ 2,620,298	\$ 2,751,313	\$ 2,888,878	\$ 3,033,322	\$ 3,184,988	\$ 3,344,238	\$ 3,511,450	\$ 3,687,022	\$ 3,871,373	\$ 4,064,942	\$ 4,268,189	\$ 4,481,599	\$ 4,705,679	\$ 4,940,963	\$ 5,188,011	\$ 5,447,411	\$ 5,719,782	\$ 6,005,771
Personnel % of Wastewater	25.83%	26.39%	19.88%	19.98%	20.54%	21.11%	21.98%	22.55%	23.12%	23.68%	24.26%	31.18%	31.68%	32.18%	32.66%	33.14%	33.61%	34.06%
Debt Service Coverage																		
Net Revenue/All Revenue Debt	1.93	2.01	1.03	1.03	1.05	1.07	1.06	1.04	1.02	1.00	0.97	1.79	1.73	1.67	1.61	1.54	1.47	1.38
Required Coverage	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Difference (Actual vs. Required)	0.83	0.91	(0.07)	(0.07)	(0.05)	(0.03)	(0.04)	(0.06)	(0.08)	(0.10)	(0.13)	0.69	0.63	0.57	0.51	0.44	0.37	0.28

2025 Wastewater Facility Plan

Financial Forecasting Model

WASTEWATER CAPITAL FUNDS		FY24		FY25		FY26		FY27		FY28		FY29		FY30		FY31		FY32		FY33		FY34		FY35		FY36		FY37		FY38		FY39
		Actual		Budget		Budget		Estimated		Estimated		Estimated		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	\$	3,940,350	\$	4,310,350	\$	4,680,350	\$	5,050,350	\$	5,420,350	\$	5,790,350	\$	6,160,350
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	\$	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															\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000
Transfer to WW Capital Projects Fund	\$	1,088,615																														
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	\$	3,940,350	\$	4,310,350	\$	4,680,350	\$	5,050,350	\$	5,420,350	\$	5,790,350	\$	6,160,350	\$	6,530,350
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	\$	2,366,128	\$	2,586,128	\$	2,806,128	\$	3,026,128	\$	3,246,128	\$	3,466,128	\$	3,686,128	\$	3,906,128	\$	4,126,128
Total Unassigned Balance	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,104,222	\$	1,204,222	\$	1,354,222	\$	1,504,222	\$	1,654,222	\$	1,804,222	\$	1,954,222	\$	2,104,222	\$	2,254,222	\$	2,404,222

2025 Wastewater Facility Plan

Financial Forecasting Model

WASTEWATER CAPITAL FUNDS	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47	FY48	FY49	FY50	FY51	FY52	FY53	FY54	FY55	FY56	FY57
	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Wastewater Capital Fund Summary (611)																		
Beginning Balance	\$ 6,530,350	\$ 7,050,350	\$ 7,570,350	\$ 8,090,350	\$ 8,610,350	\$ 9,130,350	\$ 9,650,350	\$ 10,170,350	\$ 10,690,350	\$ 11,210,350	\$ 11,730,350	\$ 12,250,350	\$ 12,770,350	\$ 13,290,350	\$ 13,810,350	\$ 14,330,350	\$ 14,850,350	\$ 15,370,350
Developer Fees																		
Transfer from Wastewater Utility Fund	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000
Projects Funded/Projected																		
Fleet/Attachments																		
Equipment																		
Facilities/System (lift stations, plant, manholes)																		
Membranes																		
TBD	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Transfer to WW Capital Projects Fund																		
Ending Balance	\$ 7,050,350	\$ 7,570,350	\$ 8,090,350	\$ 8,610,350	\$ 9,130,350	\$ 9,650,350	\$ 10,170,350	\$ 10,690,350	\$ 11,210,350	\$ 11,730,350	\$ 12,250,350	\$ 12,770,350	\$ 13,290,350	\$ 13,810,350	\$ 14,330,350	\$ 14,850,350	\$ 15,370,350	\$ 15,890,350
Wastewater Capital Projects Fund Summary (613)																		
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Wastewater Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projects Funded/Projected																		
TBD																		
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Reserve Fund Balance																		
	\$ 7,050,350	\$ 7,570,350	\$ 8,090,350	\$ 8,610,350	\$ 9,130,350	\$ 9,650,350	\$ 10,170,350	\$ 10,690,350	\$ 11,210,350	\$ 11,730,350	\$ 12,250,350	\$ 12,770,350	\$ 13,290,350	\$ 13,810,350	\$ 14,330,350	\$ 14,850,350	\$ 15,370,350	\$ 15,890,350
Assigned Balance (savings for future expenditures, FY balance as listed)																		
Membrane Replacement	\$ 4,346,128	\$ 4,566,128	\$ 4,786,128	\$ 5,006,128	\$ 5,226,128	\$ 5,446,128	\$ 5,666,128	\$ 5,886,128	\$ 6,106,128	\$ 6,326,128	\$ 6,546,128	\$ 6,766,128	\$ 6,986,128	\$ 7,206,128	\$ 7,426,128	\$ 7,646,128	\$ 7,866,128	\$ 8,086,128
Total Unassigned Balance	\$ 2,704,222	\$ 3,004,222	\$ 3,304,222	\$ 3,604,222	\$ 3,904,222	\$ 4,204,222	\$ 4,504,222	\$ 4,804,222	\$ 5,104,222	\$ 5,404,222	\$ 5,704,222	\$ 6,004,222	\$ 6,304,222	\$ 6,604,222	\$ 6,904,222	\$ 7,204,222	\$ 7,504,222	\$ 7,804,222

Ordinance No. 2025-09

AN ORDINANCE AMENDING CHAPTER 99.02 ENTITLED "RATE," OF THE MUNICIPAL CODE OF NORTH LIBERTY BY ADOPTING A NEW SECTION 99.02 TO INCREASE THE CHARGES FOR SANITARY SEWER SERVICES

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

SECTION 1. AMENDMENT Chapter 99.02 "Rate," of the Municipal Code of North Liberty be, and the same is hereby amended, by repealing Section 99.02 therein, and enacting in lieu thereof new sections to be codified the same to read as follows:

99.02 RATE.

Gallons Used Per Month	Rate
First 1,000 gallons	\$ 33.11
All over 1,000 gallons	\$ 5.97

Service to industrial establishments may be by contract, if the City finds such an arrangement to be in the best interest of the City.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication on July 1, 2025.

First reading on May 13, 2025.

Second reading on

Third and final reading

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. 2025-09 in *The Gazette* on the ____ day of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



Zoning Ordinance Amendment



April 1, 2025

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

Re: Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts.

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 proposed amendment would achieve consistency with Section 165.09 of the Zoning Code.

Recommendation:

1. The Planning Commission accepted the listed finding and forwards the request of the City of North Liberty for an Ordinance amendment 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 the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts.**

1. Request Summary:

The request proposes adding the RM-14 – Multi-Unit Residence District to the Zoning Code.

The North Liberty Comprehensive Plan, which was adopted in February 2023, articulates the following for the Urban Medium Intensity (UHI) Future Land Use Map designation: *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.*

Currently, the Zoning Code contains the RM-8 (8 units/acre), RM-12 (12 units/acre) and RM-21 (21 units/acre) Districts. If a development proposal (barely) exceeds 12 units per acre, a rezoning to the RM-21 District is required, which necessitates the property being located within the Urban High Intensity (UHI) Future Land Use Map designation. Not all areas are appropriate for the UHI designation.

2. Zoning Text Amendment Approval Standards

Section 165.09(4)(D)(2) of the Zoning Ordinance sets for the approval standards for zoning text amendments.

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

Text Amendments.

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

It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

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

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

- (c) The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

It is staff's opinion that the proposed amendment would be consistent with the intent and general regulations of this Ordinance.

- (d) Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.

It is staff's opinion that the proposed amendment reflects a change in policy.

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

It is staff's opinion that the proposed amendment does not create any nonconformities, which is always a staff priority.

3. Public Input:

There are no formal objections to the request.

4. Staff Recommendation:

Finding:

1. The proposed amendment would achieve consistency with Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

Suggested motion:

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 168 OF THE NORTH LIBERTY CODE
OF ORDINANCES, GOVERNING RM DISTRICTS DEFINED AND
DIMENSIONAL STANDARDS FOR RD AND RM DISTRICTS

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

SECTION 1. AMENDMENT OF ORDINANCE. Subsections 3 and 5(B) of Section 168.02 of the North Liberty Code of Ordinances, is amended as follows:

3. RM Districts Defined.

A. RM-8 Multi-Unit Residence District. The RM-8 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 8 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-8 District.

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

~~B.C.~~ RM-14 Multi-Unit Residence District. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14 District.

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

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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 4. 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 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First consideration on _____, 2025.

Two meetings prior to final consideration waived on _____, 2025.

Second and final consideration on _____, 2025.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR



May 6, 2025

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

Re: Request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs.

Mayor Hoffman:

The North Liberty Planning Commission considered the above-referenced request at its May 6, 2025 meeting. The Planning Commission took the following action:

Finding:

1. The proposed amendment would achieve consistency with Section 165.09 of the Zoning Code.

Recommendation:

1. The Planning Commission accepted the listed finding and forwards the request of the City of North Liberty for an Ordinance amendment to the City Council with a recommendation for approval..

The vote for approval was 5-0.

Barry A'Hearn, Vice Chairperson
City of North Liberty Planning Commission



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **May 2, 2025**
Re **Request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs**

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

1. Request Summary:

- A. Adding the CU C-3 District Central Urban Higher-Intensity Commercial District.

This new district would support the proposed Urban Central District (UCD). The district would be specific to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way. The proposed change generally reduces setbacks and omit some of the more intensive uses in the current C-3 Higher-Intensity Commercial District.

Setbacks are required to create uniformity in the built environment amongst properties under different ownership. Arguably, increased setbacks may facilitate a less efficient land use pattern. It is staff's opinion that since this would be developed as a district, flexibility to achieve a more urban, pedestrian-friendly development is needed.

- B. Removing the I-P Industrial Park.

This district was created with the large Zoning Ordinance update a couple of years ago to encourage redevelopment of the existing industrially zoned properties adjacent to the CRANDIC railroad. Considering the proposed Urban Central District (UCD), it is staff's opinion that this district is no longer needed.

- C. Updating the Use Matrix Table to reflect the addition and removal of the aforementioned districts.

The table would reflect the addition and deletion of the aforementioned zoning districts. It also includes adding the use "arts and fitness studio" to the I-1 Light Industrial District because it was realized that there are existing businesses with these uses (such as martial arts and gymnastics businesses) in industrially zoned areas.

- D. Amending the sign regulations increasing the allowable sign area for building mounted signs in the P Public District.

This directly supports the Centennial Stage development, but also would apply to all buildings in the P District. It is staff's opinion that the current ordinance language is overly restrictive.

2. Zoning Text Amendment Approval Standards

Section 165.09(4)(D)(2) of the Zoning Ordinance sets for the approval standards for zoning text amendments.

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

Text Amendments.

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

It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

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

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

- (c) The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

It is staff's opinion that the proposed amendment would be consistent with the intent and general regulations of this Ordinance.

- (d) Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.

It is staff's opinion that the proposed amendment reflects a change in policy.

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

It is staff's opinion that the proposed amendment does not create any nonconformities, which is always a staff priority.

3. Public Input:

There are no formal objections to the request.

4. Staff Recommendation:

Finding:

1. The proposed amendment would achieve consistency with Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

Suggested motion:

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 168 OF THE NORTH LIBERTY CODE OF ORDINANCES, GOVERNING COMMERCIAL AND INDUSTRIAL DISTRICTS DEFINED AND DIMENSIONAL STANDARDS AND THE USE MATRIX TABLE AND CHAPTER 173, GOVERNING BUSINESS AND PUBLIC USE SIGNS

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

SECTION 1. AMENDMENT OF ORDINANCE. Subsections 1 and 2 of Section 168.03 of the North Liberty Code of Ordinances, is amended as follows:

1. Defined.
 - A. C-1-A Central Commercial District. The C-1-A District is intended to provide a traditional central setting oriented toward pedestrians as well as automobiles. It is typified by high-density commercial development with minimal setback requirements.
 - B. C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.
 - C. C-2 Highway Commercial District. The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.
 - D. C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
 - E. CU C-3 District Central Urban Higher-Intensity Commercial District. The CU C-3 District is intended to accommodate a mixture of higher-intensity residential and commercial development in a planned manner. Setbacks are reduced to encourage more compact and efficient development and uses are limited to ensure compatibility with surrounding properties. The use of the CU C-3 District shall be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way.

E-E. O/RP Office and Research Park District. The O/RP District is intended to accommodate office buildings, similar structures, and complementary uses in a mutually compatible environment. It is designed to provide landscaping and space requirements suitable for an office and research setting. Uses are limited to those compatible with an office setting and those which do not produce noise, air, or other environmental nuisances which might interfere with activities within the district and surrounding residential areas.

2. Dimensional Standards.

Table 168.03 Dimensional Standards SF = Square Feet, ' = Feet						
	C-1-A	C-1-B	C-2	C-3	<u>C-U C-3</u>	O/RP
Bulk						
Minimum Lot Area	None	None	None	20,000 SF	<u>20,000 SF</u>	1.5 acres
Minimum Frontage	35'	35'	35'	35	<u>35</u>	100'
Minimum Lot Width	35'	35'	35'	35'	<u>35'</u>	150'
Maximum Building Height	45'	45'	45'	75'	<u>75'</u>	75'
Setbacks						
Minimum Required Front Yard	0'	25'	25'	25'	<u>10'</u>	50'
Minimum Required Corner Side Yard	0'	25'	25'	25'	<u>10'</u>	50'
Minimum Required Side Yard	0'	10'	10'	10', unless abutting a residential district then 20'*	<u>0' unless abutting a residential district then 10'*</u>	20'
Minimum Required Rear Yard	10'	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	<u>0' unless abutting a residential district then 10'*</u>	50'

* One foot of additional setback as measured from a lot line of property within a residential district for every one-foot building height above 35 feet. Notwithstanding the foregoing, the additional setback is required when the lot line is adjacent to Muddy Creek.

SECTION 2. AMENDMENT OF ORDINANCE. Subsections 1 and 2 of Section 168.04 of the North Liberty Code of Ordinances, is amended as follows:

168.04 INDUSTRIAL DISTRICTS.

1. Defined.
 - A. I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.
 - B. I-2 Heavy Industrial District. The I-2 District is intended to provide for the development of industrial establishments that may require special conditions applied to the use to prevent negative impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment.
 - ~~C. I-P Industrial Park. The I-P District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.~~
2. Dimensional Standards.

Table 168.09 Dimensional Standards ' = Feet			
	I-1	I-2	I-P
Bulk			
Minimum Lot Area	None	None	1-acre
Minimum Frontage	35'	35'	100'
Minimum Lot Width	25'	25'	150'
Maximum Building Height	45'	45'	75'
Setbacks			
Minimum Required Front Yard	25'	25'	50'
Minimum Required Corner Side Yard	25'	25'	50'
Minimum Required Side Yard	20'	20'	20'
Minimum Required Rear Yard	20'	20'	50'

SECTION 3. AMENDMENT OF ORDINANCE. Table 168.06 of Section 168.06 of the North Liberty Code of Ordinances, is amended as follows:

Table 168.06: Use Matrix See Section 168.07 for Use Definitions and Use Standards															
Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	CUC-3	OR/P	I-1	I-2	I-P	P
1. Adult Entertainment													C		
2. Agricultural Experience	C														
3. Agriculture	P														
4. Amusement Facility – Indoor						C	P	P	P	P					
5. Amusement Facility – Outdoor									C						
6. Animal Care Facility						P	P	P				P			
7. Animal Shelter												C			C
8. Art Gallery						P	P	P	P	P					
9. Arts and Fitness Studio						P	P	P	P	P		P			
10. Bar						P	P	P	P	P		P		P	
11. Bed and Breakfast Home		C													
12. Body Art Establishment								P							
13. Brewery-Micro						P	P	P	P	P				P	
14. Broadcasting Studio								P	P					P	P
15. Building Trades and Services								P	P			P		P	
16. Car Wash								P							
17. Child Care Center						P	P	P	P	P	P			P	P
18. Child Care Home		P			P										
19. Child Development Home		P													
20. Community Center						P	P	P	P	P				P	P
21. Community Pantry	C	C	C	C		C	P	P							
22. Cultural Facility						P	P	P	P	P					P
23. Distillery, Micro						P	P	P	P	P				P	

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	I-P	P
<u>24.</u> Drive-Through Facility						C	P	P	P	P	P			P	
<u>25.</u> Dwelling – Manufactured Home					P										
<u>26.</u> Dwelling – Mixed Use						P	P	P	P	P					
<u>27.</u> Dwelling – Multiple-Unit				P				P	P	P					
<u>28.</u> Dwelling – Single-Unit	P	P													
<u>29.</u> Dwelling – Single-Unit Zero Lot Line			P												
<u>30.</u> Dwelling – Townhouse				P				P							
<u>31.</u> Dwelling – Two Unit			P	P											
<u>32.</u> Educational Facility – Primary	P	P	P	P		P	P	P	P	P					P
<u>33.</u> Educational Facility – Secondary	P	P	P	P		P	P	P	P	P					P
<u>34.</u> Educational Facility – University or College									P	P	P			P	P
<u>35.</u> Educational Facility – Vocational						C	P	P	P	P		P		P	
<u>36.</u> Financial Institution						P	P	P	P	P				P	
<u>37.</u> Fireworks, Retail Sales of												P			
<u>38.</u> Food Bank												P			
<u>39.</u> Fueling Station							P	P	P			P		P	
<u>40.</u> Fulfillment Center, Micro								C	C			P			
<u>41.</u> Funeral Home								P							
<u>42.</u> Golf Course/Driving Range							P								P
<u>43.</u> Greenhouse/Nursery – Retail												P			
<u>44.</u> Group Home	P	P	P		P										
<u>45.</u> Healthcare Institution									P	P				P	P

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	I-P	P
<u>46.</u> Heavy Rental and Service Establishment												P			
<u>47.</u> Heavy Retail Establishment									P			P			
<u>48.</u> Hotel						C	P	P	P	P	P			P	
<u>49.</u> Industrial - General													P		
<u>50.</u> Industrial - Light												P	P	P	
<u>51.</u> Industrial Design							P	P	P			P		P	
<u>52.</u> Live Performance Venue						P	P	P	P	P				P	
<u>53.</u> Manufactured Home Park					P										
<u>54.</u> Medical/Dental Office						P	P	P	P	P					
<u>55.</u> Office						P	P	P	P	P	P	P		P	P
<u>56.</u> Outdoor Seating						P	P	P	P	P				P	P
<u>57.</u> Park, Private	P	P	P	P	P	P	P	P	P	P	P			P	
<u>58.</u> Park, Public															P
<u>59.</u> Parking Lot (Principal Use)						C	P	P	P	P		P		P	P
<u>60.</u> Parking Structure (Principal Use)						C	P	P	P	P		P		P	P
<u>61.</u> Personal Services Establishment						P	P	P	P	P					
<u>62.</u> Place of Worship	P	P	P	P		P	P	P	P	P					
<u>63.</u> Private Club						P	P	P	P	P					
<u>64.</u> Public Safety Facility															P
<u>65.</u> Public Works Facility															P
<u>66.</u> Research and Development								P	P		P	P		P	
<u>67.</u> Residential Care Facility				P			P	P	P	P					
<u>68.</u> Restaurant						P	P	P	P	P		P		P	P

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	I-P	P
<u>69.</u> Retail Good Establishment						P	P	P	P	P		P		P	
<u>70.</u> Salvage Yard													C		
<u>71.</u> Self-Storage – Enclosed								P	P			P			
<u>72.</u> Self-Storage – Outdoor								C	C			P			
<u>73.</u> Specialty Food Service						P	P	P	P	P		P		P	
<u>74.</u> Storage – Outdoor (Principal Use)												C	P		
<u>75.</u> Truck Stop												C	P		
<u>76.</u> Utility (Sub)Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>77.</u> Vehicle Dealership, New and Used								P	P						
<u>78.</u> Vehicle Dealership, Used								C							
<u>79.</u> Vehicle Operations Facility												P			P
<u>80.</u> Vehicle Rental												P			
<u>81.</u> Vehicle Repair – Major								C				P			
<u>82.</u> Vehicle Repair – Minor								P				P			
<u>83.</u> Warehouse												P			
<u>84.</u> Wholesale Establishment												P			
<u>85.</u> Winery, Micro						P	P	P	P	P				P	

SECTION 4. AMENDMENT OF ORDINANCE. Subsection 2, Paragraph A of Section 173.07 of the North Liberty Code of Ordinances, is amended as follows:

2. Business and Public Use Signs. Each enterprise, institution, or business shall be permitted wall signs, one canopy sign per street frontage, and one freestanding monument sign per public street frontage, subject to the following maximum size requirements. Multiple businesses in the same building shall apportion façade length, building wall, and street frontage such that any maximum size requirement is not exceeded for a particular property.
 - A. Maximum Wall Sign Area. The total area of wall signage shall not exceed the following requirements for each building wall to which the signage is attached.
 - (1) In the C-1-A ~~and Public~~ districts, one square foot for each lineal foot of building wall when viewed in elevation, not to exceed the following maximums:
 - (a) 40 square feet for building walls up to 50 feet in length.
 - (b) 80 square feet for building walls over 50 feet in length.
 - (2) In the C-1-B, C-2, ~~and C-3, and P zone~~ districts, for buildings fewer than four-story in height, two square feet for each lineal foot of building wall when viewed in elevation, not to exceed 300 square feet. For buildings four-stories in height or greater, the total area of wall signage shall not exceed four square feet for each lineal foot of building wall the sign is attached to when viewed in elevation, not to exceed 400 square feet provided that the wall sign be mounted at or above the fourth-story.

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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 4. 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 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First consideration on _____, 2025.

Two meetings prior to final consideration waived on _____, 2025.

Second and final consideration on _____, 2025.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

Ordinance No. 2025-10

AN ORDINANCE AMENDING CHAPTER 168 OF THE NORTH LIBERTY CODE OF ORDINANCES, GOVERNING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS DEFINED AND DIMENSIONAL STANDARDS AND THE USE MATRIX TABLE AND CHAPTER 173 OF THE NORTH LIBERTY CODE OF ORDINANCES, GOVERNING BUSINESS AND PUBLIC USE SIGNS

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

SECTION 1. AMENDMENT OF ORDINANCE. Subsections 3 and 5(B) of Section 168.02 of the North Liberty Code of Ordinances, is amended as follows:

3. RM Districts Defined.
 - A. RM-8 Multi-Unit Residence District. The RM-8 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 8 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-8 District.
 - B. RM-12 Multi-Unit Residence District. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 12 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.
 - C. RM-14 Multi-Unit Residence District. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14 District.
 - D. RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods with a maximum residential density of 21 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

B. RD and RM Districts.

	Table 168.02-B Dimensional Standards SF = Square Feet, DU = Dwelling Unit, ' = Feet					
	RD-8	RD-10	RM-8	RM-12	RM-14	RM-21
Bulk (Prior to Subdividing into DU Individual Lots)						
Minimum Lot Area	10,000 SF	9,000 SF	21,780 SF	21,780 SF	21,780 SF	21,780 SF
Minimum Frontage	40'	35'	75'	50'	50'	50'
Minimum Lot Width	100'	80'	100'	80'	80'	80'
Maximum Building Height	35'	35'	40'	40'	45'	65'
Maximum Density	--	--	8 DU/Acre	12 DU/Acre	14/DU/Acre	21 DU/Acre
Setbacks (Prior to Subdividing into Individual DU Lots)						
Minimum Required Front Yard	25'	25'	25'*	25'*	25'*	25'* **
Minimum Required Corner Side Yard	25'	25'	25'*	25'*	25'*	25'* **
Minimum Required Side Yard	8'	5'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	10'***
Minimum Required Rear Yard	30'	30'	30'	30'	30'	30'***
Bulk (After Subdividing into Individual DU Lots)						
Minimum Lot Area	5,000 SF	4,500 SF	1,500 SF	1,500 SF	1,500 SF	1,500 SF
Minimum Frontage	25'	20'	10'	10'	10'	10'
Minimum Lot Width	50'	40'	15'	15'	15'	15'
Maximum Building Height	35'	35'	40'	40'	40'	40'
Setbacks (After Subdividing into Individual DU Lots)						
Minimum Required Front Yard	25'	25'	25'*	25'*	25'*	25'* **
Minimum Required Corner Side Yard	25'	25'	25'*	25'*	25'*	25'* **
Minimum Required Side Yard (Between Units)	0'	0'	0'	0'	0'	0'
Minimum Required Side Yard (at the End of Units)	8'	5'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	10'***
Minimum Required Rear Yard	30'	30'	30'	30'	30'	30'***

* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

** One foot of additional setback is required for every one-foot of building height above 45'

SECTION 2. AMENDMENT OF ORDINANCE. Subsections 1 and 2 of Section 168.03 of the North Liberty Code of Ordinances, is amended as follows:

1. Defined.
 - A. C-1-A Central Commercial District. The C-1-A District is intended to provide a traditional central setting oriented toward pedestrians as well as automobiles. It is typified by high-density commercial development with minimal setback requirements.
 - B. C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.
 - C. C-2 Highway Commercial District. The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.
 - D. C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
 - E. CU C-3 District Central Urban Higher-Intensity Commercial District. The CU C-3 District is intended to accommodate a mixture of higher-intensity residential and commercial development in a planned manner. Setbacks are reduced to encourage more compact and efficient development and uses are limited to ensure compatibility with surrounding properties. The use of the CU C-3 District shall be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way.
 - F. O/RP Office and Research Park District. The O/RP District is intended to accommodate office buildings, similar structures, and complementary uses in a mutually compatible environment. It is designed to provide landscaping and space requirements suitable for an office and research setting. Uses are limited to those compatible with an office setting and those which do not produce noise, air, or other environmental nuisances which might interfere with activities within the district and surrounding residential areas.

2. Dimensional Standards.

Table 168.03 Dimensional Standards SF = Square Feet, ' = Feet						
	C-1-A	C-1-B	C-2	C-3	CU C-3	O/RP
Bulk						
Minimum Lot Area	None	None	None	20,000 SF	20,000 SF	1.5 acres
Minimum Frontage	35'	35'	35'	35	35	100'
Minimum Lot Width	35'	35'	35'	35'	35'	150'
Maximum Building Height	45'	45'	45'	75'	75'	75'
Setbacks						
Minimum Required Front Yard	0'	25'	25'	25'	10'	50'
Minimum Required Corner Side Yard	0'	25'	25'	25'	10'	50'
Minimum Required Side Yard	0'	10'	10'	10', unless abutting a residential district then 20'*	0' unless abutting a residential district then 10'*	20'
Minimum Required Rear Yard	10'	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	0' unless abutting a residential district then 10'*	50'
* One foot of additional setback as measured from a lot line of property within a residential district for every one-foot building height above 35 feet. Notwithstanding the foregoing, the additional setback is required when the lot line is adjacent to Muddy Creek						

SECTION 3. AMENDMENT OF ORDINANCE. Subsections 1 and 2 of Section 168.04 of the North Liberty Code of Ordinances, is amended as follows:

168.04 INDUSTRIAL DISTRICTS.

1. Defined.
 - A. I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.
 - B. I-2 Heavy Industrial District. The I-2 District is intended to provide for the development of industrial establishments that may require special conditions applied to the use to prevent negative impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment.
2. Dimensional Standards.

Table 168.09 Dimensional Standards ' = Feet		
	I-1	I-2
Bulk		
Minimum Lot Area	None	None
Minimum Frontage	35'	35'
Minimum Lot Width	25'	25'
Maximum Building Height	45'	45'
Setbacks		
Minimum Required Front Yard	25'	25'
Minimum Required Corner Side Yard	25'	25'
Minimum Required Side Yard	20'	20'
Minimum Required Rear Yard	20'	20'

SECTION 4. AMENDMENT OF ORDINANCE. Table 168.06 of Section 168.06 of the North Liberty Code of Ordinances, is amended as follows:

Table 168.06: Use Matrix See Section 168.07 for Use Definitions and Use Standards														
Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	CUC-3	OR/P	I-1	I-2	P
1. Adult Entertainment													C	
2. Agricultural Experience	C													
3. Agriculture	P													
4. Amusement Facility – Indoor						C	P	P	P	P				
5. Amusement Facility – Outdoor									C					
6. Animal Care Facility						P	P	P				P		
7. Animal Shelter												C		C
8. Art Gallery						P	P	P	P	P				
9. Arts and Fitness Studio						P	P	P	P	P		P		
10. Bar						P	P	P	P	P		P		
11. Bed and Breakfast Home		C												
12. Body Art Establishment								P						
13. Brewery-Micro						P	P	P	P	P				
14. Broadcasting Studio								P	P					P
15. Building Trades and Services								P	P			P		
16. Car Wash								P						
17. Child Care Center						P	P	P	P	P	P			P
18. Child Care Home		P			P									
19. Child Development Home		P												
20. Community Center						P	P	P	P	P				P
21. Community Pantry	C	C	C	C		C	P	P						
22. Cultural Facility						P	P	P	P	P				P
23. Distillery, Micro						P	P	P	P	P				

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	CUC-3	OR/P	I-1	I-2	P
<u>24.</u> Drive-Through Facility						C	P	P	P	P	P			
<u>25.</u> Dwelling – Manufactured Home					P									
<u>26.</u> Dwelling – Mixed Use						P	P	P	P	P				
<u>27.</u> Dwelling – Multiple-Unit				P				P	P	P				
<u>28.</u> Dwelling – Single-Unit	P	P												
<u>29.</u> Dwelling – Single-Unit Zero Lot Line			P											
<u>30.</u> Dwelling – Townhouse				P				P						
<u>31.</u> Dwelling – Two Unit			P	P										
<u>32.</u> Educational Facility – Primary	P	P	P	P		P	P	P	P	P				P
<u>33.</u> Educational Facility – Secondary	P	P	P	P		P	P	P	P	P				P
<u>34.</u> Educational Facility – University or College									P	P	P			P
<u>35.</u> Educational Facility – Vocational						C	P	P	P	P		P		
<u>36.</u> Financial Institution						P	P	P	P	P				
<u>37.</u> Fireworks, Retail Sales of												P		
<u>38.</u> Food Bank												P		
<u>39.</u> Fueling Station							P	P	P			P		
<u>40.</u> Fulfillment Center, Micro								C	C			P		
<u>41.</u> Funeral Home								P						
<u>42.</u> Golf Course/Driving Range							P							P
<u>43.</u> Greenhouse/Nursery – Retail												P		
<u>44.</u> Group Home	P	P	P		P									
<u>45.</u> Healthcare Institution									P	P				P

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	CUC-3	OR/P	I-1	I-2	P
46. Heavy Rental and Service Establishment												P		
47. Heavy Retail Establishment									P			P		
48. Hotel						C	P	P	P	P	P			
49. Industrial - General													P	
50. Industrial - Light												P	P	
51. Industrial Design							P	P	P			P		
52. Live Performance Venue						P	P	P	P	P				
53. Manufactured Home Park					P									
54. Medical/Dental Office						P	P	P	P	P				
55. Office						P	P	P	P	P	P	P		P
56. Outdoor Seating						P	P	P	P	P				P
57. Park, Private	P	P	P	P	P	P	P	P	P	P	P			
58. Park, Public														P
59. Parking Lot (Principal Use)						C	P	P	P	P		P		P
60. Parking Structure (Principal Use)						C	P	P	P	P		P		P
61. Personal Services Establishment						P	P	P	P	P				
62. Place of Worship	P	P	P	P		P	P	P	P	P				
63. Private Club						P	P	P	P	P				
64. Public Safety Facility														P
65. Public Works Facility														P
66. Research and Development								P	P		P	P		
67. Residential Care Facility				P			P	P	P	P				
68. Restaurant						P	P	P	P	P		P		P

Table 168.06: Use Matrix
See Section 168.07 for Use Definitions and Use Standards

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	CUC-3	OR/P	I-1	I-2	P
69. Retail Good Establishment						P	P	P	P	P		P		
70. Salvage Yard													C	
71. Self-Storage – Enclosed								P	P			P		
72. Self-Storage – Outdoor								C	C			P		
73. Specialty Food Service						P	P	P	P	P		P		
74. Storage – Outdoor (Principal Use)												C	P	
75. Truck Stop												C	P	
76. Utility (Sub)Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
77. Vehicle Dealership, New and Used								P	P					
78. Vehicle Dealership, Used								C						
79. Vehicle Operations Facility												P		P
80. Vehicle Rental												P		
81. Vehicle Repair – Major								C				P		
82. Vehicle Repair – Minor								P				P		
83. Warehouse												P		
84. Wholesale Establishment												P		
85. Winery, Micro						P	P	P	P	P				

SECTION 5. AMENDMENT OF ORDINANCE. Subsection 2, Paragraph A of Section 173.07 of the North Liberty Code of Ordinances, is amended as follows:

2. Business and Public Use Signs. Each enterprise, institution, or business shall be permitted wall signs, one canopy sign per street frontage, and one freestanding monument sign per public street frontage, subject to the following maximum size requirements. Multiple businesses in the same building shall apportion façade length, building wall, and street frontage such that any maximum size requirement is not exceeded for a particular property.
 - A. Maximum Wall Sign Area. The total area of wall signage shall not exceed the following requirements for each building wall to which the signage is attached.
 - (1) In the C-1-A district, one square foot for each lineal foot of building wall when viewed in elevation, not to exceed the following maximums:
 - (a) 40 square feet for building walls up to 50 feet in length.
 - (b) 80 square feet for building walls over 50 feet in length.
 - (2) In the C-1-B, C-2, C-3, and P districts, for buildings fewer than four-story in height, two square feet for each lineal foot of building wall when viewed in elevation, not to exceed 300 square feet. For buildings four-stories in height or greater, the total area of wall signage shall not exceed four square feet for each lineal foot of building wall the sign is attached to when viewed in elevation, not to exceed 400 square feet provided that the wall sign be mounted at or above the fourth-story.

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

SECTION 7. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 8. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

First reading on May 13, 2025.

Second reading on _____, 2025.

Third and final reading on _____, 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

I certify that the forgoing was published as Ordinance No. 2025-10 in *The Gazette* on the ____ day of _____, 2025.

TRACEY MULCAHEY, CITY CLERK



Additional Information

To North Liberty Mayor and City Council Members
CC Ryan Heiar, City Administrator
From Brian Platz, Fire Chief
Date May 21, 2025
Re Fire Department Report to Council – May 2025

Since my last memo, several events/topics have occurred that I would like to share with you.

I want to thank you all for your presence, emails, and text messages regarding our recent badge pinning ceremony. April 13th was a day of celebration and lifting those within our department who realized new benchmarks or received lifesaving awards. We appreciate your help in celebrating our members.

On May 10th, in conjunction with the Remarkable Rigs event, the fire department opened its doors for our 80th anniversary. 25 members from the FD were present to welcome the community into the building, show off the trucks, give away a few smoke detectors, and answer questions. It's always nice to mingle with our community members outside of emergency situations. Thanks to those of you who stopped by!

We continue to discuss options related to the existing fire station compared to our current and future needs. Shive Hattery has completed their analysis, which we plan to discuss and then present to you very soon. I'm excited about this process as each day I'm reminded that the current building is not fulfilling our needs, in many ways. More on this in June or July.

On Monday, May 19th, Governor Reynolds signed Senate File 303, which details local restrictions on fireworks. In a nutshell, this means that North Liberty's total ban on the use of fireworks will no longer be enforceable on July 3, July 4, and December 31. Fire Marshal Hardin is working with City Attorney Lientz to craft an adjustment to our local ordinance which you will see in the weeks to come.

I've included our monthly statistics and wanted to point out a few highlights. First, out of the first four months of the year, three of the four months exceeded previous monthly call records. We are on pace to respond to 1,870 calls for service in 2025 which is a 6% increase over last year's total. Second, we continue to flutter around the three-minute mark for turnout time. While I'd like to see this improve, it's a product of our staffing gaps. We always strive for a three-person crew; however, we continue to experience shortages due to sick leave or the unavailability of some of our part-time and paid per-call members. This translates to the duty crew needing to wait for a third responder on some calls. Additionally, 16% of the time we have multiple calls at once. This also promotes exaggerated turnout times. Lastly, it only takes a few calls in such a small sample size to negatively impact this statistic. In the end, we will continue to move with purpose and improve with any augments to our staffing. It's important to our members to provide the best service they can, which we will foster as we move forward.





North Liberty Fire Department 2025 Monthly/YTD Response Report

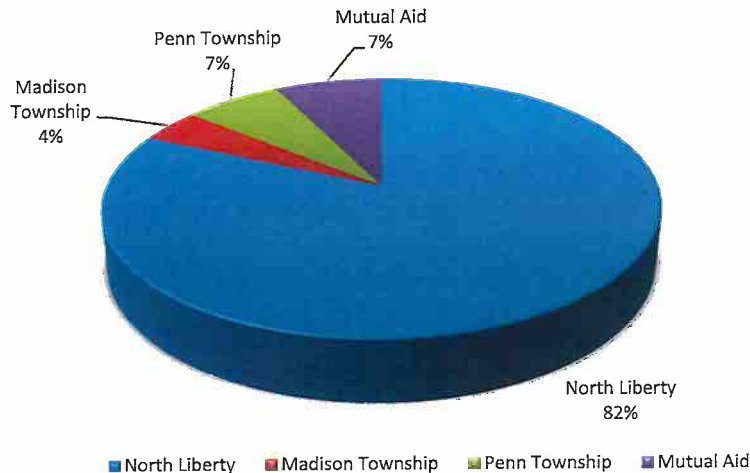
North Liberty Fire Department Responses By Fire District

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
North Liberty	133	102	125	123									483	82.00%
Madison Township	5	5	9	5									24	4.07%
Penn Township	10	13	8	8									39	6.62%
Mutual Aid	9	9	11	14									43	7.30%
Total Responses	157	129	153	150									589	

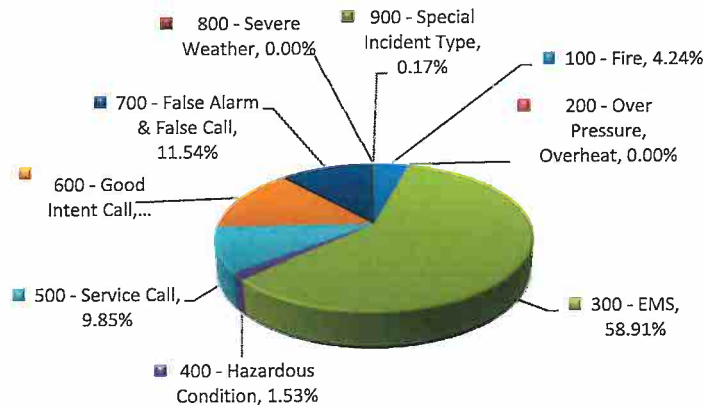
North Liberty Fire Department Responses By Type of Incident

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
100 - Fire	3	5	9	8									25	4.24%
200 - Over Pressure, Overheat														
300 - EMS	89	80	89	89									347	58.91%
400 - Hazardous Condition	2	4		3									9	1.53%
500 - Service Call	15	17	13	13									58	9.85%
600 - Good Intent Call	21	12	27	21									81	13.75%
700 - False Alarm & False Call	26	11	15	16									68	11.54%
800 - Severe Weather														
900 - Special Incident Type	1												1	0.17%
Total Responses	157	129	153	150									589	

**2024 District Responses YTD
(Rounded Percentage)**



**2024 Type of Incidents YTD
(Percentage)**



[illegible][illegible]

North Liberty Fire Department Auto/Mutual Aid Given

North Liberty Fire Department Auto/Mutual Aid Received

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
Auto Aid - Coralville (52001)	2	1	3	2									8	1.36%
Auto Aid - Iowa City (52003)													0	0.00%
Auto Aid - Solon (52008)		1	4										5	0.85%
Auto Aid - Swisher (52009)		2	3	3									8	1.36%
Auto Aid - Tiffin (52010)	3		2	1									6	1.02%
Mutual Aid - Other Fire Departments			1										1	0.17%
Total Responses	5	4	13	6	0	0	0	0	0	0	0	0	28	4.75%

**Planning Commission**

May 6, 2025

Council Chambers, 360 N. Main Street

Call to Order

Vice Chair Barry A'Hearn called this Tuesday, May 6, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Josey Bathke, Sheila Geneser, Jason Heisler, Dave Willer; absent: Valerie Ward and Amy Yotty.

Others present: Ryan Rusnak, Grant Lientz, Stacey House, Josiah Bilskemper, and other interested parties.

Approval of the Agenda

Willer moved, Heisler seconded to approve the agenda. The vote was all ayes. Agenda approved.

Public Comment

No public comments were offered.

Iowa City Area Christian School Association Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Iowa City Area Christian School Association for to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres. The property is located at the southeast corner of Hackberry Street and Juniper Court. Staff recommends the Planning Commission accept the listed finding, the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)E of the Zoning Code, and forward the request to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres to the City Council with a recommendation for approval subject to the following condition: 1. That the temporary classrooms be removed from the property and the area containing the temporary classrooms and related infrastructure be restored to a landscaped condition on or before July 31, 2028.

Applicant Presentation

Brian Goodbar was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application, including Willer asking how many students these would hold.

Goodbar responded that there would be four classrooms with a maximum of 20 students per classroom (80 students total).

Willer also asked about the timing of the permeant addition.

Good responded that have already contracted with FRK would designed Grant Elementary and already have preliminary drawings.

Recommendation to the City Council

Geneser moved, Heisler seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval subject to the condition recommended by City Staff. The vote was: ayes – Ward, Yotty, Heisler, Willer, Geneser, A'Hearn, Bathke; nays – none. Absent; Ward, Yotty. Motion carried.

Bowman Property LLC Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Bowman Property LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision and related infrastructure on approximately 26.44 acres. The property is located at the northeast corner of West Forevergreen Road and South Kansas Avenue. Staff recommends the Planning Commission accept the two findings; 1. The Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations of Urban Medium and Urban High Intensity; and 2. The Preliminary Subdivision Plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and forward the request to approve a Preliminary Subdivision Plat 4-lot subdivision and related infrastructure on approximately 26.44 acres to the City Council with a recommendation for approval.

Applicant Presentation

Christopher Thompson: MMS Consultants was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

Bathke moved, Heisler seconded that the Planning Commission accept the two listed findings and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval. The vote was: ayes – Heisler, A'Hearn, Willer, Bathke, Geneser; nays – none. Absent; Ward, Yotty. Motion carried.

Dahnovan Land Development, LLC Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Dahnovan Land Development, LLC. to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 acres. The property is located at the southeast corner of Harlen Street and Julia Drive. Staff recommends the Planning Commission accept the listed finding, the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)E of the Zoning Code and forward the request to approve a Preliminary Site Plan for 16 townhouse units in four

buildings and related infrastructure on approximately 3.47 acres to the City Council with a recommendation for approval.

Applicant Presentation

Christopher Thompson: MMS Consultants was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

Bathke moved, Willer seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval. The vote was: ayes – Geneser, Bathke, Willer, A’Hearn, Heisler; nays – none. Absent; Ward, Yotty. Motion carried.

Zoning Map Amendment (Watts – West)

Staff Presentation

Rusnak presented the request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street. Staff recommends the Planning Commission accept the listed finding; the rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.17 acres and the property contains approximately 103.75 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request for zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres.

Applicant Presentation

Randy Laing, with Watts Group was present on behalf of the applicant. Adam Hahn with Watts Group was also present and answered questions.

Public Comments

Rob Hubler at (755 Yorkshire St) voiced concerns about the additional traffic that would be created through the adjacent residential areas, the proximity of the RM-12 and RM-14 to single-family homes to the north.

Sue Jensen (1200 Ogden Ln) voiced concerns over the potential construction traffic in their neighborhood and advocated for a construction entrance on Dubuque Street. She also expressed concern over the density of the proposed development.

John Shively (Odgen Ln) voiced support for the comments stated by the two previous speakers.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

Keisler moved, Willer seconded that the Planning Commission accept the listing finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Willer, Heisler, Bathke, Geneser, A'Hearn; nays – none. Absent; Ward, Yotty. Motion carried.

Zoning Map Amendment (Watts – East)

Staff Presentation

Rusnak presented the request of Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 54.49 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive. Staff recommends the Planning Commission accept the listed finding; the rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Two-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres, and RM-14 Multi-Unit Residence District on approximately 8.05 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request for zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 7.17 acres, and RM-14 Multi-Unit Residence District on approximately 8.05 acres.

Applicant Presentation

Randy Laing, with Watts Group was present on behalf of the applicant. Adam Hahn with Watts Group was also present and answered questions.

Public Comments

The three speakers said they had the same comments as for the west side.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

Willer moved, Geneser seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Willer, Geneser, Bathke, A'Hearn, Heisler; nays – none. Absent; Ward, Yotty. Motion carried.

Zoning Code Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs. Staff recommends the Planning Commission accept the listed finding; the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code; and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including Bathke questioning a "light" code for signs.

Recommendation to the City Council

Bathke moved, Willer seconded that the Planning Commission accept the listed finding and forward the ordinance amendment to the City Council with a recommendation for approval. The vote was: ayes – Heisler, Bathke, Willer, A'Hearn, Geneser; nays – none. Absent; Ward, Yotty. Motion carried.

UCD Holdings, LLC Zoning Map Amendment (Urban Central District)

Staff Presentation

Rusnak presented the request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure. Staff recommends the Planning Commission accept the listed findings; 1. the rezoning request from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and 2. The preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards respectively; and forward the request for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt was present on behalf of the applicant and offered to answer any questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application.

Recommendation to the City Council

Heisler moved, Willer seconded that the Planning Commission accept the listed findings and forward the zoning map amendment (rezoning) and preliminary subdivision plat to the City Council with a recommendation for approval. The vote was: ayes – Willer, A'Hearn, Heisler, Bathke, Geneser; nays – none. Absent; Ward, Yotty. Motion carried.

Approval of Previous Minutes

Heisler moved, Bathke seconded to approve the minutes of the April 1, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

There were no updates.

Adjournment

At 7:44 p.m., Willer moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk/Utilities Supervisor