

**North Liberty Candidate
Questionnaire Responses**

Terry Donahue (Incumbent, seeking reelection as Mayor running unopposed)

Please try to keep all answers to 300 words or less

1. Please describe why you are seeking this office, what qualifies you to hold the position, and three goals you would have for your time in office? *(this answer can be up to 500 words)*

I have had the good fortune in being elected Mayor in a special election April, 2017. During this time, my objective was to bring more of a business style involvement with the council/employees. Interactions between staff and council are very important and I have endeavored to keep the council informed on events and items of interest in a timely manner. My previous years on the council have provided me a basis of understanding of the community as a whole. Having served in the past as a Mayor (Creston, IA) and other administrative employment has provided the expertise a person needs to make the job work.

In as far as goals are concerned my three are as follows:

- 1) Monitor and plan for business, residential construction and development in our growth areas.
- 2) See to completion the Forevergreen Road/I-380 project.
- 3) Work for infrastructure development of water/sewer services in the west side areas.

North Liberty is completing numerous road, water and sewer improvements. We are at the point that we can truly look at proactive planning. As our community continues to grow at a phenomenal pace, so do related challenges. Along with this is implementation of the full-time fire chief, completing the new police station, on time, on budget. Continued, controlled development of Centennial Park is a commonly shared goal.

2. What are your thoughts on the role of economic development incentives (TIF, Workforce housing credits, etc..) in spurring growth? Would you support taking advantage of these incentives in the future?

Economic incentives can be useful tools. TIF (Tax Incremental Financing) has been used by the city for various projects. TIF is a means to bring industry/businesses to the community. The financing can help leverage infrastructure such as dedicated roads, water and sewer. TIF can also be leveraged for the company's growth and expansion. My personal belief is to help with business development and employment in business sectors we do not currently have. Also, I do not like long-term TIFs that run for years and years. We know that various government agencies and schools may have a hard time without the revenues we capture from them to pay for the bonds. The affected parties are not out the original base assessment of the property when a project is undertaken. Once the purpose of the TIF is fulfilled, all agencies get the extra revenue.

Workforce housing credits are another tool to be used by communities with developers. Frankly, having attended a program on this recently, the incentives are difficult to use,

access and utilize without a good number of parties partnering. I am not saying this is a program to ignore, but prepare for an arduous application process.

Other development programs such as RISE and Reap are helpful as well in development. Here again, you need to make a good application that reflects absolute need for those fund requests. There will be cost-sharing for the city, but that is usually favorable for city development needs.

3. Transit has been a long-standing issue for employers and employees in the region. North Liberty recently piloted a transit system with less than anticipated success. What will you do to improve transit access in North Liberty, and improve coordination of this system with other regional governments?

The program that was phased out was not a bad program. The task force that developed the plan took great pains on developing such on the best information they could obtain. The program for whatever reason was not successful due to of the lack of ridership. Now we are faced with redefining the population who may need services and what needs to happen. Persons included are seniors, families without transportation, etc., groups we already know. A group that is to be explored is the persons who work in our local larger industries. We want to hear what the employer/employee barriers are in order to maintain successful employment. Along with this is the western expansion of businesses and associated growth. The task force previously had a progressive stepping stone approach to increase rider programs to Coralville at more times that are convenient to use and fall more within a person's work/school time.

Finally, I am not opposed to a regional system. North Liberty is a late entry to transit due to the growth we have had and the costs involved. The majority of resources are held by our neighboring communities and university. A planning stumbling block is as people and families move into more suburban areas, cars are the preferred use for transportation.

4. Affordable housing continues to be a hot button issue in Johnson County. Access to affordable housing is important to the business community, because it contributes to the quality of life for employees and their families, and helps attract and retain the best workers. How will you work to address the affordable housing crisis in Johnson County?

The needs are well noted in Johnson County; however, they vary from community to community. What is needed in Iowa City is not necessarily the same for North Liberty. The general belief of council and staff is we have a good diversification of housing in the community. My preference is we sustain the good spread of housing we have. We will participate, as have our staff, in necessary meetings, task force or groups to work county-wide on these matters.

5. The general business environment in Johnson County will always be a key issue in mind for the Iowa City Area Chamber of Commerce, including the responsible use of regulation on business. How would you work to ensure business has a seat at the table, and regulation is well thought out and places minimal burden on our community's small business owners?

A great deal of regulations that make problems for businesses are federal and state initiated. This is not to say that rules promoted by counties and cities do not have impact, but certainly not to the level of higher governmental agencies.

The initial seating at the table belongs to the chamber of commerce. From that point, they must decide what is the best arena to take the matter to. The chamber is the clearing house for discussing as well as implementing discussion, possible actions needed to be taken and to whom. The chamber by virtue of their unique position has leverage on matters that we as cities may not regarding higher level issues. If we are asked to write letters, take joint action on issues to discourage, modify or stop an action, we will do so.

Concerning local matters, I would count on the city making a proposition well known to all ahead of time. If there is then a call from the business community and/or from chamber staff, we will take the necessary steps to understand the matter at hand and then determine what actions may need to happen.

Brian Wayson (Incumbent, running for one of two council seats)

1. Please describe why you are seeking this office, what qualifies you to hold the position, and three goals you would have for your time in office? *(this answer can be up to 500 words)*

I have served on the North Liberty City Council for over seven years. Over that time several exciting things have occurred such as improved road infrastructure, expansion of the Library and park improvements, and increased business developments. Several projects are still underway including the building of a new police department building, development of Centennial Park, 965/Ranshaw Way improvements, and expansion of the water and wastewater treatment plants. I have been involved in all of these projects and my knowledge of them puts me in a position to help see them through to completion. I have been a long-time resident of North Liberty and that experience has been helpful as the City moves forward by providing perspective on why previous decisions were made and hopefully this will help prevent repeating past mistakes. Going forward I would like to see recreation opportunities increase with implementation of elements of the aquatics study, increased playground infrastructure, and a dog park. I have a fiscal goal of keeping the City budget within growth of the tax base to avoid raising the tax rate. I also would like to see continued targeted use of City funds for local agencies/groups that can provide needed social services to area residents.

2. What are your thoughts on the role of economic development incentives (TIF, Workforce housing credits, etc..) in spurring growth? Would you support taking advantage of these incentives in the future?

North Liberty has a successful history of careful use of TIF for infrastructure upgrades and for helping new businesses start or locate to the City. Agreements that clearly spell out expectations and sunset dates on TIF are required to protect the taxpayer and other taxing entities. The City also has a small business loan program that partners with U of I to help new business start up and make sure they receive technical assistance to help ensure success. These programs need to continue. Additionally North Liberty helped with the development of the CoLab space which also is a useful program.

3. Transit has been a long-standing issue for employers and employees in the region. North Liberty recently piloted a transit system with less than anticipated success. What will you do to improve transit access in North Liberty, and improve coordination of this system with other regional governments?

North Liberty recently piloted a transit program. This program was designed to make sure those without their own transportation could reach critical services such and food, healthcare, and the library. Ridership was much less than expected based on input from local social agencies. The program was limited in scope and was not designed to provide transport to employment. North Liberty collaborated with Johnson County and the Seats program who were great partners. Currently there is a Transit Committee working on updated programs. The Council needs to

make sure funds are allocated to implement any recommendations. Creative thinking will be required to meet North Liberty transit goals.

4. Affordable housing continues to be a hot button issue in Johnson County. Access to affordable housing is important to the business community, because it contributes to the quality of life for employees and their families, and helps attract and retain the best workers. How will you work to address the affordable housing crisis in Johnson County?

Affordable housing is an issue in the County for several reasons including lack of units, high property values, and wage issues. One of the key things North Liberty can do is to work to allow a range of housing development and not place undue regulations on developers which increase costs that are passed on the renters or home buyers. Currently there is a good mix of housing in the City. Low property taxes also help lower housing costs. The Council also recently approved a zoning that allows for smaller lots for some types of houses that are geared towards homebuyers who want smaller lots with less landscape maintenance. Attracting good wage jobs will also help increase worker wages and that will make housing more affordable. Policies to encourage businesses to locate in North Liberty and small business assistance programs are important.

5. The general business environment in Johnson County will always be a key issue in mind for the Iowa City Area Chamber of Commerce, including the responsible use of regulation on business. How would you work to ensure business has a seat at the table, and regulation is well thought out and places minimal burden on our community's small business owners?

While there are some very large employers in Johnson County there are many smaller businesses, especially in North Liberty. As North Liberty has increased in population, new requirements have been placed on the City such as more rigid storm water management and rental inspections. As policies were implemented local businesses were able to comment on them as they were developed. The City also has involved the HBA concerning building code changes. The Council routinely makes sure that local businesses were consulted before policy changes are voted upon. Business owners are encouraged to provide input directly to Council members and many have done so in the past. This dialogue has allowed businesses and Council to solve issues together. It is also important for the Council to be consistent when developing new policies so that business owners know what to expect as they plan for their business. For example builders have a good idea of City requirements for new housing developments and Council generally approves developments that meet the requirements.

Jen Goings (Running for one of two council seats)

1. Please describe why you are seeking this office, what qualifies you to hold the position, and three goals you would have for your time in office? (*this answer can be up to 500 words*)

My passion for wanting to serve as a more active leader in this community is born out of a desire to help make things better for all of us and future residents of North Liberty. I want to take a more active role improving the future of our city because I believe we are at a moment where the decisions we make and direction we take will shape the identity of this community for the next generation. We have access to tremendous resources in our city, with great opportunities at our fingertips. We are rapidly growing and reaping the benefits of that growth, but we are also being challenged by it. To fully tap into the potential of our city, we need leaders who represent all our interests and views, with diverse backgrounds and experience. I earned my Doctorate of Pharmacy and Masters in Business Administration from the University of Iowa. My professional, business, and leadership experience in addition with my work on the North Liberty Communication Advisory Commission have provided me with the skills and interests in policy and strategic planning necessary to be a successful addition to our city leadership. I have developed relationships with new businesses, welcoming them into the community through my work with the Iowa City Area Chamber of Commerce. I will bring a fresh, independent perspective and voice to the City Council and prioritize our next moves to align with the concerns I share and hear from other community members. I will ensure the voices of our friends and neighbors are heard. I am confident I am highly qualified to take on this vital role and have the drive, passion, and energy to fully commit to this position.

My priorities as a councilwoman will be to continue working to meet the needs of a rapidly growing community. The challenges we face exist in multiple forms – infrastructure, sustainable economic growth, and forward-thinking leadership. There are several critical infrastructure issues which must be addressed. There are multiple traffic pain points felt not only on the main roads, but impact residential neighborhoods as well. Improvements in sidewalks, safe intersections, and completion of bike trails for increased accessibility across town also must be prioritized. I will focus on ensuring our policies promote business growth opportunities that set our newest investors in our city up for long-term success and creating conditions which are attractive to needed housing and business developments via policies which create sustainable economic growth. In addition to solidifying infrastructure and growing businesses and services, it is important for our leaders to not only be forward-thinking, but to continue investing in our neighbors. Our city leadership must have a clear vision for our future and provide clear, objective decisions consistent with the goals and needs of North Liberty.

2. What are your thoughts on the role of economic development incentives (TIF, Workforce housing credits, etc..) in spurring growth? Would you support taking advantage of these incentives in the future?

Economic development incentives have the potential to improve the viability of a project, but they also invite a potential risk to the community investing in the project. If tax incentives like tax increment financing (TIF) and Workforce housing credits are utilized, it will be important that these incentives undergo a review process to assess the efficacy of the program. These incentive programs can help

subsidize projects and create the environment necessary to encourage developers to take on affordable housing projects as well.

3. Transit has been a long-standing issue for employers and employees in the region. North Liberty recently piloted a transit system with less than anticipated success. What will you do to improve transit access in North Liberty, and improve coordination of this system with other regional governments?

Unfortunately, the public transit system did not have enough ridership to support continuing the program in its current state. That does not however, mean public transit is not a need in the community. The city has re-opened the Transit Advisory Committee to engage the public in this discussion as that will be necessary to the success of the transit program in any manner going forward. City leadership discussions with the cities of Coralville and Iowa City to identify potential additional opportunities for collaboration and reaching out to similar cities in terms of population, demographics and growth may provide alternatives to the transit program.

4. Affordable housing continues to be a hot button issue in Johnson County. Access to affordable housing is important to the business community, because it contributes to the quality of life for employees and their families, and helps attract and retain the best workers. How will you work to address the affordable housing crisis in Johnson County?

Affordable housing has been a long-standing concern in Johnson County, even more so than in other densely populated counties. In 2016, the apartment vacancy rate in North Liberty was less than 1%. Incentives exist at the state, federal, and local level to incentivize developers to include affordable housing options. We should ensure we have safe, affordable, and quality housing options to meet the needs of our neighbors, our seniors, and those coming to North Liberty for opportunities. Listening to our community members to identify specific housing needs and ensuring appropriate regulations and ordinances are in place for the development of safe, quality affordable housing will be necessary to addressing this issue.

5. The general business environment in Johnson County will always be a key issue in mind for the Iowa City Area Chamber of Commerce, including the responsible use of regulation on business. How would you work to ensure business has a seat at the table, and regulation is well thought out and places minimal burden on our community's small business owners?

Small businesses are good for the local economy and the community at large. Engaging local business leaders and members of the community will be important as North Liberty continues to grow. Improving the economic environment and retaining businesses in North Liberty should be a focal point of the work of city leadership. As a Chamber of Commerce Ambassador, I know creating relationships between city leaders and new business owners will improve the sense of community and lead to enhanced engagement from our newest investors. I will work to ensure we have city leadership representation present at all new business ribbon cutting ceremonies to welcome and celebrate our new partners.

Encouraging engagement by the business community in policy and development discussions will improve understanding on both sides of the impact of regulations. I will advocate for our business partners and other invested parties to hold a community workshop inviting a cross-generational group to share what types of professional and retail services they want and need access to in order to maximize dollars spent in North Liberty. I will also recommend an analysis of similar communities (e.g., population, demographics, proximity to a university) as a tool to assess businesses/services and impact of regulations on the growth of services desired or needed North Liberty. This data would be useful to assist in the recruitment/approval of businesses and commercial property development in the area. Examining best practices from other like communities will assist us in continuously improving our understanding of what draws businesses in, and what keeps them rooted in the community.

Annie Pollock (Incumbent, running for one of two council seats)

1. Please describe why you are seeking this office, what qualifies you to hold the position, and three goals you would have for your time in office? (*this answer can be up to 500 words*)

I am proud of what we have accomplished during my first term on the North Liberty City Council and I want to continue to serve as a voice for the citizens and businesses of North Liberty. I am running so we can continue to actively improve the city and ensure it grows in a sustainable way that meets the needs of our residents in the short and long-term.

I have had the honor to serve our City as a City Councilor since 2014. Prior to City Council, I served on the North Liberty Planning & Zoning Commission from 2012-2014 and was appointed to Chair by my colleagues. Throughout my years on Planning & Zoning and City Council, I have come to a deeper understanding and appreciation for our community. By joining the following groups it provides me an opportunity to meet, engage & collaborate with others. Some examples include, but not limited to: Johnson County's Livable Community for Successful Aging Policy Board, the Iowa City Area Chamber of Commerce's Community Leadership Program Incoming Chair and North Liberty's Beat the Bitter committee. In addition, working in strategic planning and business development on a daily basis in my professional life adds to my qualifications.

My top priorities for my next term are government transparency, strategic growth, fiscal responsibility, public safety, and parks and recreation. Within this framework, I wanted to highlight some specific goals during my next term:

- Create a more robust, integrated & collaborative strategic planning process. This would include stakeholders from various internal & external groups.
- Open a dog park.
- Continue to increase our sidewalk connectivity & safety. One area of focus is walking to & from school.
- Build a state-of-the-art police station.
- Ensure we monitor & stay ahead of our infrastructure needs. Examples include: collaborate with the DOT to see the Forevergreen/I-380 interchange project to open successfully and continue to work on Highway 965 improvements.
- Find a sustainable solution for our transit needs.
- Support our first full-time Fire Chief.
- Determine diversified financial resources for our parks & recreation services to allow us to increase offerings and opportunities at multiple locations for people of all ages & abilities.
- Finalize & implement our aquatics plan.
- Continue to develop Centennial Park.

I want to be a voice for our community members but I also want to be a partner. Together we can do great things for our community!

2. What are your thoughts on the role of economic development incentives (TIF, Workforce housing credits, etc..) in spurring growth? Would you support taking advantage of these incentives in the future?

Economic development is critical to the strength of our community. We need to ensure we are offering incentives for the right kinds of development, though, and not development for the sake of development. We want to bring in jobs that will improve the quality of life for our citizens, whether it is jobs that pay well, businesses that offer additional amenities to our community, or organizations that provide critical services.

3. Transit has been a long-standing issue for employers and employees in the region. North Liberty recently piloted a transit system with less than anticipated success. What will you do to improve transit access in North Liberty, and improve coordination of this system with other regional governments?

This is a very important topic for people who live, work & play in North Liberty. With the direction of our Mayor & Council, we have formed an 11-person Transit Advisory Committee. This committee's mission is to help shape the transit plan for the City of North Liberty. We look to this group for suggestions and ideas to improve our transit system. As part of this commitment from the Council, we allocated operating funds in the budget to support ideas from this Committee.

One of the focal points of the Johnson County Livable Community for Successful Aging Policy Board is transportation and I'm looking forward to the City collaborating with this group. I think it's time that we have a serious discussion with the other local and regional governments around what to do to maximize our transit services; looking broader than our own cities. During our discussions, it's important to have subject matter experts at the table; including employers. We are all trying to solve a similar puzzle; let's work together.

4. Affordable housing continues to be a hot button issue in Johnson County. Access to affordable housing is important to the business community, because it contributes to the quality of life for employees and their families, and helps attract and retain the best workers. How will you work to address the affordable housing crisis in Johnson County?

Affordable housing is absolutely critical. Housing costs in Johnson County are some of the highest in the state. We know from the Johnson County Hunger Task Force report that was published in 2015 that the cost of housing is leading to so many of our citizens experiencing food insecurity. We need to continue to have conversations as a broad community. We need to look at our current needs and consider the anticipated needs of our residents to determine how we can best support housing for all. One of the reasons I joined the Livable Community for Successful Aging Policy Board was to discuss housing.

5. The general business environment in Johnson County will always be a key issue in mind for the Iowa City Area Chamber of Commerce, including the responsible use of regulation on business.

How would you work to ensure business has a seat at the table, and regulation is well thought out and places minimal burden on our community's small business owners?

Business is always welcome at the table. We have had upcoming, newly opened & established employers, including small business owners reach out to us personally and attend City Council meetings. It's important to engage in face-to-face conversations to talk about challenges and opportunities for their business and our community.

Regarding regulation, we want to maintain an open dialogue for how we can help businesses be successful. The Chamber has done a great job with helping to facilitate conversations with the city staff, elected officials and employers to discuss issues. We want to collaborate with businesses within our community. I have personally stopped into several new businesses and thanked the owners for opening a store or restaurant in our community. I always let them know to please reach out if there are ever any questions or suggestions to help them be successful. The business community is interwoven in our greater community. I want North Liberty to be a place for all to live, work & play.