



City Council
April 12, 2022
Regular Session

Call to order

Mayor Chris Hoffman called the April 12, 2022 Regular Session of the North Liberty City Council to order at 6:30 p.m. Councilors present: Ashley Bermel, RaQuishia Harrington, Erek Sittig, Brent Smith, Brian Wayson; absent –none.

Others present: Ryan Heiar, Tracey Mulcahey, Ryan Rusnak, Kevin Trom, Grant Lientz, Kirsten Frey, Mike Bails, Drew Lammers, Dean Colony, Katie Colony, Steve Troyer and other interested parties.

Approval of the Agenda

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

Consent Agenda

Smith moved, Harrington seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on March 22, 2022; City Council Minutes from the Special Session on March 23, 2022; the attached list of Claims; the Liquor License Renewal for Smokin' Joes; the Liquor License Renewal for The Depot; the Liquor License Application for Revitalize U; Ranshaw Way Phase 5 Project, Change Order Number 8, PCI, \$4,100; and Ranshaw Way Phase 5 Project, Pay Application Number 11, PCI, \$69,104.80. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom reported that the contractor working on the Ranshaw Way Phase 5 project is working along the sides of the road and in the medians. Dubuque Street Phase 1 project is progressing with storm water improvement work. A change order will be coming for an underground box culvert that was an unexpected find. The Jones Boulevard extension project bid opening is April 19 with the award coming to Council at the next meeting. The Community Center Roof Project award will be on the next agenda, as well. The Community Center Facility Plan will be submitted to City staff next week for review.

City Administrator Report

City Administrator Heiar reminded Council that Monday is the Joint Government meeting. An ARPA work session is planned in May. Heiar is having conversations with organizations to bring information to the meeting.

Mayor Report

Hoffman thanked all the staff for all their weekend work in past few weeks and overall. Mayor Hoffman proclaimed April 22-28 as Housing Trust Fund Week. Kirsten Frey, HTFJC Board member, was present and offered additional information on affordable housing in North Liberty and Johnson County.

Council Reports

Councilor Harrington attended the Better Together 2030 Visioning Steering Committee. The Committee is finalizing initiatives. Councilor Wayson reported on Muddy Creek Clean Up Day. Councilor Smith reported on Penn Meadows Park baseball field clean-up day. Councilor Bermel reported on a film at Film Scene on April 28 featuring a North Liberty community. Councilor Sittig and Councilor Wayson attended the MPOJC meeting. The MPOJC discussed the proposed federal money swap and alternative uses of CRANDIC right of way other than railroad use.

Archies Brake and Lube Site Plan

Rusnak presented information on the site plan and the staff and Commission recommendations. The Planning Commission recommended approval with no conditions.

Adrienne Bricker, Axiom Consultants, was present on behalf of the applicant and offered to answer questions.

Harrington moved, Wayson seconded to approve Resolution Number 2022-29, A Resolution approving the Development Site Plan for Lot 2 Liberty Centre – Part One, North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Wayson, Bermel, Harrington, Sittig; nays – none. Motion carried.

Forevergreen Estates

Rusnak presented information on the application and the staff and Commission recommendations. The Commission recommended approval with two conditions, one of which has been met.

Chris Thompson, MMS Consultants, was present on behalf of the applicant and offered to answer any questions regarding the application. Council discussed the application.

Smith moved, Sittig seconded to approve Resolution Number 2022-30, A Resolution approving the Preliminary Plat for Forevergreen Estates, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Smith, Sittig, Harrington; nays – none; abstain – Bermel. Motion carried.

Colony Annexation

Rusnak presented information on the application. Smith moved, Sittig seconded to approve Resolution Number 2022-08, A Resolution approving annexation of certain property to the City of North Liberty. After discussion, the vote was: ayes – Smith, Wayson, Sittig, Bermel, Harrington; nays – none. Motion carried.

Lientz presented information on the agreement. Harrington moved, Bermel seconded to approve Resolution Number 2022-09, A Resolution approving the Wildlife Conservation and Depredation Agreement between the City of North Liberty and Colony 1927, LLC. After discussion, the vote was: ayes – Harrington, Bermel, Sittig, Wayson, Smith; nays – none. Motion carried.

CMW Properties, LLC Annexation

Rusnak presented information on the application. Bermel moved, Sittig seconded to approve Resolution Number 2022-31, A Resolution approving annexation of certain property to the City of North Liberty. After discussion, the vote was: ayes – Harrington, Sittig, Smith, Wayson, Bermel; nays – none. Motion carried.

Commercial Drive Extension

Harrington moved, Wayson seconded to approve Resolution Number 2022-32, A Resolution relating to the financing of certain proposed projects to be undertaken by the City of North Liberty, Iowa; establishing compliance with Reimbursement Bond Regulations under the Internal Revenue Code. After discussion, the vote was: ayes – Wayson, Smith, Sittig, Harrington, Bermel; nays – none. Motion carried.

Jones Boulevard Extension Project

At 7:07 p.m., Mayor Hoffman opened the Public Hearing regarding proposed plans, specifications, and estimate of cost. No oral or written comments were received. The public hearing was closed.

Harrington moved, Wayson seconded to approve Resolution Number 2022-33, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the Jones Boulevard Extension Project. After discussion, the vote was: ayes – Bermel, Sittig, Harrington, Wayson, Smith; nays – none. Motion carried.

Waste Water Treatment Plant Facility Plan Update

Bermel moved, Sittig seconded to approve Resolution Number 2022-34, A Resolution approving Task Order Number 7037.011 between the City of North Liberty and Fox Strand Engineering for the 2022 Wastewater Treatment Plant Facility Plan. After discussion, the vote was: ayes – Harrington, Sittig, Smith, Bermel, Wayson; nays – none. Motion carried.

Goose Lake Owner's Association Agreement

Smith moved, Harrington seconded to approve Resolution Number 2022-35, A Resolution approving the Indemnification Agreement and Consent between the City of North Liberty and Goose Lake Estates Condominiums Owners Association, Inc. The vote was: ayes – Harrington, Wayson, Sittig, Smith, Bermel; nays – none. Motion carried.

Zoning Ordinance Amendment

At 7:15 p.m., Mayor Hoffman opened the Public Hearing regarding proposed Zoning Ordinance amendments. No oral or written comments were received. The public hearing was closed.

Harrington moved, Sittig seconded to approve the first consideration of Ordinance Number 2022-09, An Ordinance amending Section 167.01 regarding the definition of "Masonry, Required", Section 168.07(27)(9) regarding design standards for attached garages and Sections 168.07(76) and 168.07(77) correcting scrivener's errors. The vote was: ayes – Sittig, Bermel, Harrington, Smith, Wayson; nays – none. Motion carried.

Solomon Holdings, LLC

Bermel moved, Smith seconded to approve the third consideration and adoption of Ordinance Number 2022-07, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located on the north side of West Penn Street west of North Jones Boulevard as extended northerly from West Penn Street to 240th Street located in North Liberty, Iowa to those set forth in the Municipal Code for the RS-9 Single-Unit Residence District, RM-21 Multiple-Unit Residence District and C-2-A Highway Commercial District. After discussion, the vote was: ayes – Smith, Sittig, Bermel, Harrington, Wayson; nays – none. Motion carried.

Rusnak presented information on the plat and the site plan and the staff and Commission recommendations the preliminary plat. The Planning Commission recommended approval of the preliminary plat with three conditions. Council discussed the applications with Rusnak.

Brandon Pratt, the applicant, was present and offered to additional information and offered to answer any questions regarding the applications.

Harrington moved, Wayson seconded to approve Resolution Number 2022-36, A Resolution approving the Preliminary Plat for Solomon's Landing, North Liberty, Iowa. The vote was: ayes – Bermel, Smith, Sittig, Wayson, Harrington; nays – none. Motion carried.

Rusnak presented additional information on the application. The Planning Commission recommended approval of The Emory Site Plan with one condition.

Zach Ludwig, Insite Construction & Haverkamp Properties, was present on behalf of the applicant and offered to answer questions.

Harrington moved, Bermel seconded to approve Resolution Number 2022-37, A Resolution approving the Development Site Plan for Solomon's Landing Apartments, North Liberty, Iowa. The vote was: ayes – Harrington, Smith, Sittig, Bermel, Wayson; nays – none. Motion carried.

Nicotine Product Free Places

Sittig moved, Wayson seconded to approve the third consideration and adoption of Ordinance Number 2022-06, An Ordinance Amending Chapter 49 of the North Liberty Code of Ordinances to prohibit Nicotine Products in Parks and on Trails. After discussion, the vote was: ayes – Wayson, Smith, Harrington, Sittig, Bermel; nays – none. Motion carried.

Matric Rezoning

Harrington moved, Wayson seconded to approve the second consideration of Ordinance Number 2022-08, An Ordinance amending Chapter 167 of the North Liberty Code of Ordinances by amending the use regulations on property located at 10 Jaro Way located in North Liberty, Iowa to those set forth in the Municipal Code for the RM-21 Multiple-Unit Residential District. After discussion, the vote was: ayes – Harrington, Smith, Sittig, Wayson, Bermel; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Sittig spoke regarding the Long-Range Transportation Plan that was presented at the MPOJC meeting. He encouraged all to review the plan. Mayor requested a presentation of the plan to the Council. Staff will reach out to the MPOJC. Councilor Bermel asked about conversation with the school district about adding a significant number of units in their district. Councilor Wayson reported on the CRANDIC marathon coming through North Liberty on April 24. Rusnak reported that the Comprehensive Plan consultants are coming in next week for community design workshops. On April 21, the workshops will be held at 11:30 a.m. and 5:30 p.m.

Adjournment

Harrington moved, Wayson seconded to adjourn at 7:36 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk