

**City Council**

August 23, 2022

Work and Regular Sessions

**Call to order**

Mayor Chris Hoffman called the August 23, 2022, Work and Regular Sessions of the North Liberty City Council to order at 6:00 p.m. Councilors present: Ashley Bermel, RaQuishia Harrington, Erek Sittig, and Brian Wayson; absent: Brent Smith.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Nick Bergus, Jillian Miller, Shelly Simpson, Guy Goldsmith, Josh Schamberger, Natalie Oppedal, Emma Riordan, Nick Pfeiffer, Chief Diane Venenga, Micah Ariel James, Troy Culver, Kevin McCreedy, Rob Todd, Kyle Gage, Darla Sensor, Olivia Curtin and other interested parties.

**Approval of the Agenda**

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

**Work Session**

Heiar presented introductory information and history on the project. Kevin Trom, Natalie Oppedal and Emma Riordan, Shive-Hattery presented the Centennial Park Project plan. Staff and Council discussed the application with the consultant and Think Iowa City staff, Josh Schamberger and Nick Pfeiffer.

At 6:35 p.m., the Regular Session began.

**Consent Agenda**

Harrington moved, Sittig seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on August 9, 2022; the attached list of claims; Dubuque Street Phase 1 Project, Pay Application Number 5, All American Concrete, Inc., \$445,765.87; and Ranshaw Phase 5 Project, Pay Application Number 20, Peterson Contractors, Inc., \$98,736.36. The vote was all ayes. Consent Agenda approved.

**Public Comment**

Kevin McCreedy, 575 Prairie Street, presented concerns about the proposed new fire station location. Rob Todd, 825 Prairie Street, offered concerns about new fire station location. Kyle Gage, 555 Prairie Street, expressed concerns about the safety of children with the new location of a fire station being so close to the school. Darla Sensor offered concerns regarding location of new fire station and suggested that other locations would be better suited. Olivia Curtin, Harvest Estates, offered concerns regarding the location of the fire station.

### **City Engineer Report**

City Engineer Trom reported that Ranshaw Way Phase 5 Project wall lighting in the tunnel has been installed. The final landscaping, which includes 3,000 to 4,000 plants, is being installed. The lane closures will continue until watering and pavement markings are complete. The Dubuque Street Project portion of Dubuque Street that is currently closed is projected to reopen right around Labor Day with the next phase to close right after. The City Hall Project public hearing is tonight with the bid opening August 30. Council will consider bids at the September 13 Council meeting. The Community Center Roof Project materials have started to be delivered. The roof membrane is expected August 29 with a 1½ month construction period to follow. Council discussed the report with Trom.

### **City Administrator Report**

City Administrator Heiar reported on the Fire Station location discussion. A community meeting will be held to address concerns and answer questions on a date and time to be determined.

### **Mayor Report**

Mayor Hoffman offered kind words for continued improvement for AJ.

### **Council Reports**

Councilor Wayson reported on his presentation to Troop 270 about the job of elected officials. He complimented staff for the end of summer event and fireworks.

### **Destination Iowa Grant Application**

Bermel moved, Harrington seconded to approve Resolution Number 2022-89, A Resolution authorizing and directing the City Administrator to sign, execute and submit application and associated documents for the Destination Iowa Program. After discussion, the vote was: ayes – Bermel, Sittig, Wayson, Harrington; nays – none; absent – Smith. Motion carried.

### **Ranshaw House Furnishings**

Micah Ariel James and Nick Bergus presented the proposed furnishing project at the Ranshaw House. Council discussed the proposal for \$40,000 to furnish the building. Sittig moved, Wayson seconded to allocate up to \$40,000 of ARPA funds for furnishings. After discussion, the vote was all ayes. Motion carried.

### **Police Department Agreements**

Harrington moved, Bermel seconded to approve Resolution Number 2022-90, JFACT 28E, A Resolution approving the First Amendment to the 28E Agreement between Johnson County, the University of Iowa and the City of Iowa City adding the City of North Liberty and the City of Coralville to the 28E Agreement for the Creation and Operation of the Joint Forensic Analysis Cyber Team (“J-Fact”). After discussion, the vote was: ayes – Wayson, Bermel, Sittig, Harrington; nays – none; absent – Smith. Motion carried.

Harrington moved, Wayson seconded to approve Resolution Number 2022-91, A Resolution approving the Memorandum of Understanding between the Johnson County Sheriff's Office, North Liberty Police Department, Coralville Police Department and CommUnity Crisis Services for the Law Enforcement Liaison Partnership. After discussion, the vote was: ayes – Harrington, Bermel, Sittig, Wayson; nays – none; absent – Smith. Motion carried.

### **City Hall Project**

At 7:08 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.

Bermel moved, Sittig seconded to approve Resolution Number 2022-92, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the City Hall Project. After discussion, the vote was: ayes – Sittig, Harrington, Bermel, Wayson; nays – none; absent – Smith. Motion carried.

### **The Preserve**

Sittig moved, Harrington seconded to approve Resolution Number 2022-93, A Resolution approving the Developer's Agreement for The Preserve – Part Three A, North Liberty, Iowa. After discussion, the vote was: ayes – Bermel, Wayson, Harrington, Sittig; nays – none; absent – Smith. Motion carried.

Sittig moved, Harrington seconded to approve Resolution Number 2022-94, A Resolution approving the Developer's Agreement for The Preserve – Part Three B, North Liberty, Iowa. The vote was: ayes- Harrington, Wayson, Bermel, Sittig; nays -none; absent – Smith. Motion carried.

### **Emory Place Rezoning**

At 7:11 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed.

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

Troy Culver, Snyder and Associates, was present on behalf of the applicant and offered additional information. Council discussed the application with Culver.

Wayson moved, Harrington seconded to approve the first consideration of Ordinance Number 2022-21, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RM-21 Multi-Unit Residence District to RM-21 Multi-Unit Residence District Planned Area Development. After discussion, the vote was: ayes – Bermel, Harrington, Sittig, Wayson; nays – none; absent – Smith. Motion carried.

### **Mickelson Rezoning**

Harrington moved, Sittig seconded to approve the third consideration and adoption of Ordinance Number 2022-16, An Ordinance amending the Zoning Map District Designation for property located in North Liberty, Iowa from the RS-6 Single-Unit Residence District to those set forth in

the Municipal Code for the RD-10 Two-Unit Residence District. After discussion, the vote was: ayes – Wayson, Harrington, Sittig; nays – Bermel; absent – Smith. Motion carried.

### **CMW Properties Rezoning**

Wayson moved, Bermel seconded to approve the third consideration and adoption of Ordinance Number 2022-17, An Ordinance amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from the ID-Interim Development District to the C-3 Higher-Intensity Commercial District. The vote was: ayes – Sittig, Bermel, Harrington, Wayson; nays – none; absent – Smith. Motion carried.

### **Scanlon and Trustees of Penn Township Rezoning**

Harrington moved, Sittig seconded to approve the third consideration and adoption of Ordinance Number 2022-18, An Ordinance amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from the ID-Interim Development District to the RS-4 Single-Unit Residence District. After discussion, the vote was: ayes – Sittig, Harrington, Wayson, Bermel; nays – none; absent – Smith. Motion carried.

### **ITC Midwest Franchise**

Harrington moved, Bermel seconded to approve the third consideration and adoption of Ordinance Number 2022-19, An Ordinance granting to ITC Midwest LLC, a wholly owned subsidiary of ITC Holdings Corp., its successors and assigns (The “Company”), the right and franchise to acquire, construct, reconstruct, erect, maintain, operate and remove in the City of North Liberty, Johnson County, Iowa, a transmission system for electric Power and Energy and the right to erect and maintain the necessary poles, lines, wires, conduits and other appliances, equipment and substations for the transmission of electric current and telecommunications along, under and upon the streets, avenues, alleys and public places in the City of North Liberty, Johnson County, Iowa, for the period of ten (10) years; and granting the right of eminent domain. The vote was: ayes – Sittig, Harrington, Bermel, Wayson; nays – none; absent – Smith. Motion carried.

### **Zoning Ordinance Amendment**

Wayson moved, Bermel seconded to approve the third consideration and adoption of Ordinance Number 2022-20, An Ordinance amending Chapters 165, 168, 169, and 180 of the North Liberty Code of Ordinances regarding the Construction Plan Approval Process and Standards, Surface and Subsurface Drainage Requirements, Restoring Building Trades and Services to Use Matrix and adding and relocating certain uses within the Use Matrix, clarifying Landscaping Plan Requirements and amending Dumpster Enclosure Requirements. The vote was: ayes – Bermel, Sittig, Wayson, Harrington; nays – none; absent – Smith. Motion carried.

### **Old Business**

Mayor Hoffman thanked staff for doing the Summer Send Off event.

### **New Business**

No new business was presented.

**Adjournment**

Harrington moved, Bermel seconded to adjourn at 7:30 p.m. The vote was all ayes. Meeting adjourned.

**CITY OF NORTH LIBERTY**

By: \_\_\_\_\_  
Chris Hoffman, Mayor

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk