



City Council
October 11, 2022
Work & Regular Sessions

Call to order

Mayor Chris Hoffman called the October 11, 2022, Work and Regular Sessions of the North Liberty City Council to order at 6:00 p.m. in the Council Chambers, 1 Quail Creek Circle. Councilors present: Ashley Bermel, RaQuishia Harrington, Erik Sittig, Brent Smith and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Ellen McCabe, Micah Ariel James, Richard Grugin, Rita Roberts, Matthew Staber, Noah Egge, Avery Van Abbema, Chase Lovetinsky, Konstantin Titarenko, Leela Strand, Megan Quinn, Piper Kearney, Ruby Frank, Andi Cetta, Asher Bonner, Hadley Andersen, Madison Jurgens, Olivia Roling and other interested parties.

Approval of the Agenda

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

Work Session

Heiar introduced the topic. Ellen McCabe, Housing Trust Fund Johnson County Executive Director, presented information on potential ARPA projects. Council discussed the presentation with McCabe.

Council recessed at 6:33 p.m. and reconvened at 6:34 p.m. The Regular Session began at 6:34 p.m.

Consent Agenda

Smith moved, Bermel seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on September 27, 2022; the attached list of claims, North Jones Boulevard Improvements Project, Pay Application Number 5, Schrader Excavating and Grading, \$754,632.87; Community Center Roof Project, Pay Application Number 2, T&K Roofing Co., \$90,772.50. 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 for the Ranshaw Way Project is using the cones for keeping workers safe while they water. The Dubuque Street Phase 1 Project is moving to the next section late this week or early next week. This will open Penn Meadows Park parking lot. Heritage Drive Streambank Erosion Control Project will receive quotes in November with the work

happening during the winter and seeding in the spring. The City Hall Project will begin soon with an April 2024 final completion. The Jones Boulevard contractor is getting close to substantial completion and expects to open it to traffic in November. The contractor is ahead of schedule on the Community Center Roof Project. Currently, the contractor is waiting on edge metal. Council discussed the report with Trom.

City Administrator Report

City Administrator Heiar reported on calendar reminders. The public meeting with Harvest Estates neighborhood will be held October 17 at 5:30 p.m. at the Fire Station regarding the new fire station. At the 10/25 Council meeting, there will be a 6:00 p.m. work session for the Big O Foundation presentation. The November 8 City Council meeting will be moved to Monday, November 7 due to the election polling place being Council Chambers.

Mayor Report

Mayor Hoffman reported that he Attended Iowa League of Cities conference. He reported that next month the MPOJC meeting here in council chambers on November 16 at 4:30 p.m. Mayor Hoffman made the Hall of Fame presentations to Rita Roberts and Richard Grugin.

Council Reports

Councilor Smith attended a roundtable regarding EMS mobile simulator training and will attend another in November. Councilor Wayson helped with Scouting for Food the last two weekends. He complimented the donors that donated ingredients for a complete meal. Council Sittig represented the city at the opening of the Story Walk. He attended the ILOC Conference and the Affordable Housing Coalition annual meeting. Councilor Bermel attended the ILOC Conference.

Youth Council

Micah Ariel James presented the Youth Council program and introduced the representatives. Mayor Hoffman swore in the Youth Council for 2022-23.

Kwik Star Site Plan

Rusnak reported that staff & Commission recommend approval with no conditions. No applicant was present. Harrington moved, Sittig seconded to approve Resolution Number 2022-104, A Resolution approving the Preliminary Site Plan for Lot 1, The Evermore Part Two, North Liberty, Iowa. After discussion, the vote was: ayes – Bermel, Smith, Sittig, Wayson, Harrington; nays – none. Motion carried.

A to Z Site Plan

Rusnak reported that staff & Commission recommend approval with no conditions. No applicant was present. Smith moved, Wayson seconded to approve Resolution Number 2022-105, A Resolution approving the Preliminary Site Plan for 625 240th Street, North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Smith, Sittig, Wayson, Bermel; nays – none. Motion carried.

Heritage Drive Stormwater Project

Wayson moved, Harrington seconded to approve Resolution Number 2022-106, A Resolution approving the Temporary Construction Easement Agreement between Clothilde B. Stewart and the City of North Liberty. The vote was: ayes – Wayson, Smith, Harrington, Bermel, Sittig; nays – none. Motion carried.

Harrington moved, Sittig seconded to approve Resolution Number 2022-107, A Resolution approving the Temporary Construction Easement Agreement between Jennifer Malatek and the City of North Liberty. The vote was: ayes – Sittig, Wayson, Smith, Bermel, Harrington; nays – none. Motion carried.

Bermel moved, Sittig seconded to approve Resolution Number 2022-108, A Resolution approving the Temporary Construction Easement Agreement between Andrew J. Gilpin and Sarah E. Gilpin and the City of North Liberty. The vote was: ayes – Bermel, Sittig, Smith, Wayson, Harrington; nays – none. Motion carried.

Owner Occupied Rehab Project

Sittig moved, Bermel seconded to approve Resolution Number 2022-109, A Resolution approving the rehabilitation contracts and associated documents between owners, rehabilitation contractors and the City of North Liberty. After discussion, the vote was: ayes – Sittig, Wayson, Smith, Harrington, Bermel; nays – none. Motion carried.

North Liberty Centennial Park – Next Stage

Wayson moved, Bermel seconded to approve Resolution Number 2022-110, A Resolution approving the Designated Fund Agreement for the North Liberty Centennial Park: Next Stage Project between the Community Foundation of Johnson County and the City of North Liberty. After discussion, the vote was: ayes – Sittig, Harrington, Smith, Wayson, Bermel; nays – none. Motion carried.

Site Plan Ordinance Amendment

At 7:17 p.m., Mayor Hoffman opened the Public Hearing regarding proposed ordinance amendment. No oral or written comments were received. The public hearing was closed at 7:17 p.m. Rusnak presented information on the amendment and reported that staff and the Planning Commission recommend approval. Council discussed the proposed amendment. Wayson moved, Bermel seconded to waive the requirement for consideration at two meetings prior to final action. The vote was: ayes – Bermel, Smith, Sittig, Harrington, Wayson; nays – none. Motion carried. Wayson moved, Harrington seconded to approve the first (and final) consideration of Ordinance Number 2022-22, An Ordinance Amending Chapter 165 of the North Liberty Code of Ordinances (Zoning Code-Administrative) by adding Section 165.10, entitled, "Moratorium," to establish a six and a half month moratorium on submittal and review of Preliminary Site Plan applications for which the current Zoning District designation or use is incompatible or inconsistent with the North Liberty Comprehensive Plan 2014 Land Use Map and the Proposed Future Land Use Map. The vote was: ayes – Smith, Bermel, Sittig, Wayson, Harrington; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Harrington moved, Smith seconded to adjourn at 7:29 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk