



City Council
October 25, 2022
Work & Regular Sessions

Call to order

Mayor Chris Hoffman called the October 25, 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, Erek Sittig, Brent Smith and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Joe Skelley, Amy Bartachek, Uby Martinez, Jon Marner, Charlie Cowell, Kate Connell, Ben Logsdon, and other interested parties.

Approval of the Agenda

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

Work Session

Mayor Hoffman introduced the Big O Foundation presentation. Joe Skelley, Amy Bartachek and Uby Martinez representing the Big O Foundation, presented information on the Foundation and their request. Council discussed the presentation and request.

Council recessed at 6:45 p.m. and reconvened at 6:48 p.m. The Regular Session began at 6:48 p.m.

Consent Agenda

Harrington moved, Sittig seconded to approve the Consent Agenda including the City Council Minutes from the Regular and Work Sessions on October 11, 2022; the attached list of claims, Liquor License Application, Andale Cantina; Liquor License Renewal, Rusciano's; Liquor License Renewal, J & A Tap; Liquor License Renewal, Fiesta Restaurant; Dubuque Street Phase 1 Project, Change Order Number 3, All American Concrete, Inc., \$5,309.00; Dubuque Street Phase 1 Project, Pay Application Number 7, All American Concrete, Inc., \$362,066.33; Ranshaw Way Phase 5, Change Order Number 13, Peterson Contractors, Inc., \$19,101.32; and Ranshaw Way Phase 5, Pay Application Number 23, Peterson Contractors, Inc., \$159,460.50. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Trom reported that Dubuque Street Phase 1 is preparing for a goal of being open to traffic by November 18. The contractor is preparing for pavement tomorrow. The Jones Boulevard Project is nearing completion. It is expected to be opening in a couple of weeks.

City Administrator Report

City Administrator Heiar reported on the meeting with the Harvest Estates neighborhood to discuss the proposed Fire Station. He reported that the ICAD annual meeting is on Thursday and the Better Together event is the next Thursday. He reminded Council that the next meeting will be Monday, November 7 due to the election with a 6:30 p.m. start.

Mayor Report

Mayor Hoffman reported he attended the Iowa Autism Project event, the groundbreaking for the new City Hall, the discussion on the fire station location and the Joint Entities meeting.

Council Reports

Councilor Harrington is attending the ICCVB meetings. She reported on the discussion on upcoming sports seasons and the city's Destination Iowa Grant application. Councilor Bermel attended the Balance Autism event. Councilor Sittig reported on the regional transit partnership discussion from the Joint Entities meeting. He thanks staff for their work on the concerns of residents on the location of the proposed fire station. He attended Zach Wahls reception for the receipt of an award from the Iowa League of Cities. North Liberty is the host for the next Joint Entities meeting on January 9.

Comprehensive Plan Presentation

Charlie Cowell, RDG Planning & Design, presented the Comprehensive Plan. Council discussed the plan with Cowell and staff.

Watts Zoning Amendment

At 7:10 p.m., Mayor Hoffman opened the Public Hearing regarding proposed zoning amendment. No oral or written comments were received. The public hearing was closed at 7:11 p.m.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered information on the application. Rusnak reported that staff and Commission recommend approval with no conditions.

Wayson moved, Bermel seconded to approve the first consideration of Ordinance Number 2022-23, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-4 Single-Unit Residence District. The vote was: ayes – Harrington, Wayson, Bermel, Smith, Sittig; nays – none. Motion carried.

Dahnovan Holdings Zoning Amendment

Mayor Hoffman opened the public hearing regarding proposed zoning amendment at 7:12 p.m. No oral or written comments were received. The public hearing was closed at 7:12 p.m.

Rusnak reported that staff and Commission recommend approval with no conditions.

Harrington moved, Bermel seconded to approve the first consideration of Ordinance Number 2022-24, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from O-RP Office and Research Park District to RM-12 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes – Sittig, Smith, Bermel, Harrington; nays – Wayson. Motion carried.

GRD Burleson, LLC Zoning Amendment

At 7:17 p.m., Mayor Hoffman opened the Public Hearing regarding proposed zoning amendment. Kate Connell, 2786 North Liberty Road, offered concerns regarding the proposed amendment. The public hearing was closed at 7:22 p.m.

Ben Logsdon was present on behalf of the applicant and offered information on the application. Rusnak reported that staff and Commission recommend approval with no conditions. Council discussed the application with staff.

Harrington moved, Sittig seconded to approve the first consideration of Ordinance Number 2022-25, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes – Harrington, Smith, Wayson, Sittig; nays – Bermel. Motion carried.

City Hall Project

Mayor Hoffman opened the public hearing on proposal to enter into a General Obligation Municipal Loan Agreement at 7:48 p.m. No oral or written comments were received. The public hearing was closed at 7:48 p.m.

Wayson moved, Smith seconded to approve Resolution Number 2022-111, A Resolution taking additional action on proposal to enter into General Obligation Municipal Building Loan Agreement. After discussion, the vote was: ayes – Sittig, Smith, Wayson, Bermel, Harrington; nays – none. Motion carried.

Heritage Drive Project

Sittig moved, Bermel seconded to approve Resolution Number 2022-112, A Resolution approving the Temporary Construction Easement Agreement between John Paul D. Rethwisch and the City of North Liberty. After discussion, the vote was: ayes – Harrington, Wayson, Bermel, Smith, Sittig; nays – none. Motion carried.

ARPA Transit Contract

Harrington moved, Sittig seconded to approve Resolution Number 2022-113, A Resolution approving the Contract for Same-day On-demand Transit Services between Johnson County

SEATS and the City of North Liberty. After discussion, the vote was: ayes – Bermel, Wayson, Harrington, Sittig, Smith; nays – none. Motion carried.

Front Street Place Lot One

Harrington moved, Wayson seconded to approve Resolution Number 2022-114, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and MATNIC, LLC that establishes the terms and conditions under which stormwater management facilities will be maintained for The Front Street Place Lot One in the City of North Liberty, Iowa. After discussion, the vote was: ayes – Sittig, Smith, Bermel, Harrington, Wayson; nays – none. Motion carried.

Solomon's Landing Part One

Wayson moved, Sittig seconded to approve Resolution Number 2022-115, A Resolution approving the Final Plat for Solomon's Landing Part One North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Smith, Bermel, Sittig, Wayson; nays – none. Motion carried.

The Evermore Part Two

Harrington moved, Sittig seconded to approve Resolution Number 2022-116, A Resolution approving the Developer's Agreement for The Evermore Part Two, North Liberty, Iowa. The vote was: ayes – Sittig, Bermel, Harrington, Smith, Wayson; nays – none. Motion carried.

Harrington moved, Wayson seconded to approve Resolution Number 2022-117, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and DERS 380 LLC and Moyna North LLC that establishes the terms and conditions under which stormwater management facilities will be maintained for The Evermore Part two in the City of North Liberty, Iowa. The vote was: ayes – Smith, Bermel, Harrington, Wayson, Sittig; nays – none. Motion carried.

County Road Maintenance Agreement

Harrington moved, Sittig seconded to approve Resolution Number 2022-118, A Resolution modifying shared road maintenance responsibilities between Johnson County, Iowa and the City of North Liberty, Iowa. After discussion, the vote was: ayes – Harrington, Sittig, Smith, Wayson, Bermel; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Sittig moved, Smith seconded to adjourn at 7:59 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk