



City Council
November 22, 2022
Regular Session

Call to order

Mayor Chris Hoffman called the November 22, 2022, Regular Session of the North Liberty City Council to order at 6:30 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, Ellen McCabe, Jason Stone, Gary Streit, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Harrington moved, Smith seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on November 7, 2022; the attached list of claims; FY 22 Street Finance Report; Fareway Liquor License Renewal; The Depot Liquor License Renewal; The Leaderboard Liquor License Renewal; LaLa Boutique Liquor License Renewal; El Azul Liquor License Application; Dubuque Street Phase 1, Change Order Number 4, All American Concrete, Inc., \$17,016.35; Dubuque Street Phase 1, Pay Application Number 8, All American Concrete, Inc., \$382,885.47. 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 substantially complete and open to traffic. The first progress meeting on the City Hall project was held last week. The Jones Boulevard extension project is substantially complete and open to traffic. The contractor the Community Center Roof Project has received the metal edge. It is being installed this week. Council discussed the report with Trom

City Administrator Report

City Administrator Heiar reported that City offices are closed Thursday and Friday. There will not be a second meeting in December.

Mayor Report

Mayor Hoffman reported Councilor Sittig filled in for the MPOJC meeting last week.

Council Reports

Councilor Sittig reported on the MPOJC meeting. Several Councilors attended the Better Together 2030 event. Councilor Wayson reported on the MPOJC Long Range Transportation Plan 2050. Iowa City is looking at using CRANDIC ROW as bus pathway. It is anticipated that they will be seeking funds for a study. The Severson Challenge may look a bit different this year.

ARPA Funds for Housing

Heiar led discussion regarding use of ARPA funds in support of affordable housing. Ellen McCabe, Housing Trust Fund of Johnson County, was present and discussed the information with Council. Harrington moved, Sittig seconded that staff begin the work with HTFJC for low-income housing tax credit project funding. The vote was: ayes – Wayson, Sittig, Smith, Bermel, Harrington; nays – none. Motion carried.

FY 24 Budget Framework and Guidance

Heiar led Council in discussion regarding the budget framework and guidance for the fiscal year ending June 30, 2024. Council listed the public transit study funding, plan for public safety staffing, and a checkup on transportation program expenses as items for additional discussion.

A & M Zoning Amendment - 1

Rusnak reported that staff and the Planning Commission recommend approval with no conditions. At 6:59 p.m., Mayor Hoffman opened the public hearing regarding proposed rezoning request. No oral or written comments were received. The public hearing was closed. No applicant was present. Bermel moved, Harrington seconded to approve the first consideration of Ordinance Number 2022-26, 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 C-3 Higher Intensity Commercial District. The vote was: ayes – Harrington, Bermel, Sittig, Smith; nays – Wayson. Motion carried.

A & M Zoning Amendment - 2

Rusnak reported that staff and the Planning Commission recommend approval with no conditions. At 7:00 p.m., Mayor Hoffman opened the public hearing regarding proposed rezoning request. No oral or written comments were received. The public hearing was closed. No applicant was present. Sittig moved, Smith seconded to approve the first consideration of Ordinance Number 2022-27, 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 C-3 Higher Intensity Commercial District. The vote was: ayes – Smith, Bermel, Sittig, Harrington; nays – Wayson. Motion carried.

Scanlon Zoning Amendment

Rusnak reported that staff and the Planning Commission recommend approval with no conditions. At 7:02 p.m., Mayor Hoffman opened the public hearing regarding proposed rezoning request. No oral or written comments were received. The public hearing was closed. Jason Stone was present on behalf of the applicant and offered to answer questions. Wayson moved, Bermel seconded to approve the first consideration of Ordinance Number 2022-28, An Ordinance amending the

Zoning Map District designation for certain property located in North Liberty, Iowa from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District. After discussion, the vote was: ayes – Sittig; nays – Smith, Bermel, Wayson, Harrington. Motion failed.

Watts Zoning Amendment

Sittig moved, Wayson seconded to approve the third consideration and adoption 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 – Bermel, Harrington, Sittig, Smith; nays – Wayson. Motion carried.

Dahnovan Holdings Zoning Amendment and Preliminary Plat

Harrington moved, Sittig seconded to approve the third consideration and adoption 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. The vote was: ayes – Bermel, Harrington, Wayson, Smith, Sittig; nays – none. Motion carried.

Rusnak reported that staff and the Planning Commission recommend approval of the Preliminary Plat with no conditions. No applicant was present. Bermel moved, Harrington seconded to approve Resolution Number 2022-120, A Resolution approving the Preliminary Plat for Water Tower Place, North Liberty, Iowa. The vote was: ayes – Sittig, Harrington, Smith, Bermel; nays – Wayson. Motion carried.

GRD Burlison, LLC Zoning Amendment

Sittig moved, Harrington seconded to approve the third consideration and adoption 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, Sittig, Smith, Wayson; nays – Bermel. Motion carried.

Zoning Code Amendment

Rusnak reported that staff and the Planning Commission recommend approval with no conditions. At 7:15 p.m., Mayor Hoffman opened the Public Hearing regarding proposed amendments to the Zoning Code. No oral or written comments were received. The public hearing was closed. Bermel moved, Wayson seconded to approve the first consideration of Ordinance Number 2022-29, An Ordinance amending Chapter 168 (Zoning Code – Development Regulations) and Chapter 169 (Zoning Code – Zoning District Regulations) of the North Liberty Code of Ordinances by amending the use matrix and a use definition, by amending off-street parking and loading setbacks and off-street parking requirements. After discussion, the vote was: ayes – Harrington, Sittig, Bermel, Wayson, Smith; nays – none. Motion carried.

Meade Property Acquisition

Wayson moved, Harrington seconded to approve Resolution Number 2022-122, A Resolution establishing fair market value and just compensation for the acquisition of certain property for the North Side Community Park Project. Gary Streit, the attorney representing the family was present and offered additional information. After discussion, the vote was: ayes – Smith, Sittig, Wayson, Bermel, Harrington; nays – none. Motion carried.

FY 24 Annual Appropriations

Harrington moved, Wayson seconded to approve Resolution Number 2022-123, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Spotix, Inc.). The vote was: ayes – Harrington, Wayson, Bermel, Sittig, Smith; nays – none. Motion carried.

Smith moved, Wayson seconded to approve Resolution Number 2022-124, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Diamond Dreams). The vote was: ayes – Bermel, Sittig, Wayson, Smith, Harrington; nays – none. Motion carried.

FY 24 Urban Renewal Draw

Heiar presented the Annual Urban Renewal funds request for FY 24. Bermel moved, Sittig seconded to approve the request. The vote was: ayes – Bermel, Wayson, Sittig, Smith, Harrington; nays – none. Motion carried.

FY 22 Annual Financial Report

Mulcahey presented the FY 22 Annual Financial Report. Harrington moved, Wayson seconded to approve the FY 22 Annual Financial Report. The vote was: ayes – Wayson, Bermel, Sittig, Harrington, Smith; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Bermel wished all happy thanksgiving and gratitude to city staff and first responders. Councilor Wayson reported that in the Fareway fire inspection no deficiencies noted. He offered thanks to Holiday wrecker for helping put fire containers together. He received positive feedback from his coworkers on North Liberty streets after last week's weather. Councilor Smith reported that on November 30 public safety staff are helping with Holiday Lights on the Lake. He noticed the color pop at Heyn's Ice Cream and Sugar Bottom Bikes today. Mayor Hoffman offered that all should change smoke detectors if house is over 10 years old.

Adjournment

Harrington moved, Smith seconded to adjourn at 7:40 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk