



**City Council**  
January 10, 2023  
Regular Session

**Call to order**

Mayor Chris Hoffman called the January 10, 2023, Regular Session of the North Liberty City Council to order at 6:31 p.m. in the Council Chambers, 1 Quail Creek Circle. Councilors present: Ashley Bermel, RaQuishia Harrington, Ereik Sittig, Brent Smith and Brian Wayson; absent: none.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, and other interested parties.

**Approval of the Agenda**

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

**Consent Agenda**

Bermel moved, Wayson seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on December 13, 2022; the attached list of claims; Community Center Roof Project, Pay Application Number 4, T & K Roofing Co., \$29,013.00; Aquatic Center Pool Water Heater Replacement Project, Tricon General Construction, Pay Application Number 6, \$55,462.34; Dubuque Street Phase 1 Project, All American Concrete, Inc., Change Order Number 5, \$3,877.96; and Dubuque Street Phase 1 Project, All American Concrete, Inc., Pay Application Number 9, \$76,849.97. The vote was all ayes. Consent Agenda approved.

**Public Comment**

No public comments were offered.

**City Engineer Report**

City Engineer Trom provided updates on City projects. Ranshaw Way Phase 5 just had a walk through. Staff will do a double check in spring to see how punch list is coming along. There will be an audit with IDOT staff in the spring after the review. The punch list of outstanding items for the Dubuque Street Phase 1 Project can not be completed due to weather. Quotes were received for the Heritage Drive streambank erosion project. The City Hall elevator shaft and under slab utilities have been installed. Most other work will continue when the frost is out of the ground. The Jones Boulevard Project has a punch list that can not be completed until spring. The final piece of the Community Center Roofing Project was to be installed today. The walk through will be scheduled soon. The Pool Heater Project is complete. The final pay application was on tonight with the retainage payment in about a month. The library acoustical panels and desk project is seeking quotes. Council discussed the report with Trom.

**City Administrator Report**

City Administrator Heiar reported that staff is in FY 24 budget prep mode. The Department Head budget work session is next Tuesday, January 17, beginning at 5:30 p.m. The capital projects and CIP discussion will be at the January 24 meeting with a 6:00 p.m. start. The budget packet will be out by the end of this week.

### **Mayor Report**

Mayor Hoffman reported that the Fire Department and Police Department were extremely busy during the holiday. He thanked them for keeping the city safe. The Iowa Legislative Session began yesterday. The legislature will be having a conversation on property taxes that will have a direct impact on cities. Next Sunday is the North Liberty Community Pantry's Stone Soup Supper at the Methodist Church. He will be attending the Mt. Vernon city sustainability committee meeting. JECC is setting their budget next week.

### **Council Reports**

Councilor Harrington reported on the Joint Entities Meeting. Councilor Sittig attended the Neighborhood Centers of Johnson County Open House.

### **Heritage Drainage Improvements Project**

Harrington moved, Wayson seconded to approve Resolution Number 2023-01, A Resolution accepting the quotation and authorizing execution of the contract for the Heritage Drive Improvements Project, North Liberty, Iowa. After discussion, the vote was: ayes – Sittig, Smith, Harrington, Bermel, Wayson; nays – none. Motion carried.

### **Ranshaw Way Paved Shoulders Project**

Harrington moved, Sittig seconded to approve Resolution Number 2023-03, A Resolution approving the Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Ranshaw Way Paved Shoulders Improvements Project. After discussion, the vote was: ayes – Smith, Bermel, Harrington, Sittig, Wayson; nays – none. Motion carried.

### **Sanitary Sewer Easements**

Smith moved, Harrington seconded to approve Resolution Number 2023-04, A Resolution approving the Public Easement Agreement (Sanitary Sewer Easement) and Dedication between Bowman Property, LLC and the City of North Liberty. The vote was: ayes – Harrington, Bermel, Smith, Sittig, Wayson; nays – none. Motion carried.

Bermel moved, Smith seconded to approve Resolution Number 2023-05, A Resolution approving the Assignment, Dedication and Statement of Consent between Physician's Building Group, LLC and the City of North Liberty. The vote was: ayes – Sittig, Bermel, Wayson, Smith, Harrington; nays – none. Motion carried.

### **A & M Zoning Amendment - 1**

Sittig moved, Wayson seconded to approve the second 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. After discussion, the vote was: ayes – Smith, Harrington, Sittig, Bermel, Wayson; nays – none. Motion carried.

### **A & M Zoning Amendment - 2**

Harrington moved, Smith seconded to approve the second 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, Sittig, Wayson, Bermel, Harrington; nays – none. Motion carried.

### **Zoning Code Amendment**

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

### **Old Business**

No old business was presented.

### **New Business**

Councilor Harrington reported that there will be a Dr. Martin Luther King Jr. Event in Iowa City at Mercer Aquatic Center on Monday. The event will include service projects, entertainment, guest speakers, and food. Councilor Sittig spoke about ICCSD presenting the request for cities to obtain LOST and pass 10% to the ICCSD. He wants to make sure the City has the right info for the discussion. Mayor Hoffman reported it will be on the February 14 agenda.

### **Adjournment**

Wayson moved, Smith seconded to adjourn at 6:49 p.m. The vote was all ayes. Meeting adjourned.

## **CITY OF NORTH LIBERTY**

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

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