



City Council
January 24, 2023
Regular Session

Call to order

Mayor Chris Hoffman called the January 24, 2023, Regular Session 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; absent: none.

Others present: Ryan Heiar, Mary Byers, Grant Lientz, Ryan Rusnak, Kevin Trom, Shelly Simpson, Guy Goldsmith, Michael Pentecost, Brandon Pratt, Brad Klaes, and other interested parties.

Approval of the Agenda

Smith moved; Bermel 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, Regular Session, January 10, 2023; City Council Minutes, Special Session, January 17, 2023; the attached list of Claims; Liquor License Renewal, The Station; Liquor License Renewal, Urban Fuel; Liquor License Renewal, Walgreen Co.; Jones Boulevard Project, Retainage Pay Application, Schrader Excavating & Grading, \$69,886.04; City Hall Project, Pay Application Number 1, City Construction, \$695,366.75. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comments were offered.

City Engineer Report

City Engineer Trom had nothing to report but was available to answer any questions from the Council.

City Administrator Report

City Administrator Heiar gave the schedule to present the Comprehensive Plan. The Planning Commission will review the document on February 7th and Council should be prepared to act on the document at their February 28th meeting.

Mayor Report

Mayor Hoffman reported the Annual Joint Communications Report is the Council Packet.

Mayor Hoffman read a proclamation making the first Thursday in February as Optimist Day in North Liberty.

Council Reports

Bermel reminded everyone this weekend is Beat the Bitter in North Liberty. Sittig reported that he will have to leave the meeting at 7:15 p.m.

FY 2023-24 Budget

Heiar and Council discussed outstanding items on FY 2023-24 Budget that were not discussed at the last budget meeting. It was the consensus of the Council to fund the Animal Control Officer and to transfer \$155,000 from the ARPA Fund to the General Fund for Social Service expenses for this budget year. After discussion on Capital Improvement Projects the Council also was in consensus with staff recommendations. The Public Hearing for approving FY 2023-24 Budget Max Levy will be February 14, 2023.

Forevergreen Estates Part One

Sittig moved, Harrington seconded to approve Resolution Number 2023-02, A Resolution approving the Amended and Restated Developer's Agreement for Forevergreen Estates Part One, North Liberty, Iowa. The vote was: ayes – Wayson, Bermel, Harrington, Smith, Sittig; nays – none. Motion carried.

The Evermore Part Two

Harrington moved, Smith seconded to approve Resolution Number 2023-06, A Resolution approving the Surety Agreement and Addenda to Irrevocable Letters of Credit between DERS-380 LLC, Moyna North LLC, Central State Bank and the City of North Liberty, Iowa. The vote was: ayes – Sittig, Smith, Wayson, Harrington, Bermel; nays – none. Motion carried.

Harrington moved, Sittig seconded to approve Resolution Number 2023-07, A Resolution approving the Final Plat and accepting improvements for The Evermore Part Two, North Liberty, Iowa. The vote was: ayes – Harrington, Sittig, Bermel, Smith, Wayson; nays – none. Motion carried.

Library Improvements Project

Harrington moved, Smith seconded to approve Resolution Number 2023-08, A Resolution accepting the Quotation and authorizing execution of the contract for the Library Improvements Project, North Liberty, Iowa. The vote was: ayes – Harrington, Smith, Sittig, Wayson, Bermel; nays – none. Motion carried.

Forvis Agreement

Wayson moved, Bermel seconded to approve Resolution Number 2023-09, A Resolution approving the Master Services Agreement and Statement of Work A-1 between the City of North Liberty and FORVIS, LLP for accounting services. The vote was: ayes – Wayson, Bermel, Sittig, Harrington, Smith; nays – none. Motion carried.

Physician's Building Group Zoning Map Amendment

Rusnak reported on the request of Steindler Orthopedic Clinic to be located on the west side of South Kansas Avenue on 33.48 acres. The applicant is asking for a C-3 Higher Intensity Commercial District, which would allow for greater flexibility with respect to lot sizes and

commercial use. The Planning Commission unanimously recommended approval along with City Staff.

No one was present on behalf of the applicant.

At 7:00 p.m., Mayor Hoffman opened the Public Hearing regarding proposed amendment to zoning on certain property. No oral comments were given and one letter of concern from the adjacent property was received. The public hearing was closed at 7:01 p.m.

Sittig moved, Wayson seconded to approve the first consideration of Ordinance Number 2023-01, 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 – Sittig, Bermel, Smith, Harrington, Wayson; nays – none. Motion carried.

Zoning Ordinance Amendment

Rusnak reported that the Planning Commission and Staff recommend approval with no conditions.

Mayor Hoffman opened the Public Hearing regarding proposed amendments to the Zoning Ordinances at 7:03 p.m. No oral or written comments were received. The public hearing was closed at 7:03 p.m.

Sittig moved, Smith seconded to approve the first consideration of Ordinance Number 2023-02, An Ordinance amending Chapter 180: Subdivision Ordinance, Chapter 165: Zoning Code – Administration, and Chapter 173: Zoning Code – Sign Regulations, of the Municipal Code of the City of North Liberty, Iowa. The vote was: ayes – Bermel, Smith, Harrington, Sittig, Wayson; nays – none. Motion carried.

Solomon's Landing

Brandon Pratt presented an entertainment district concept located on commercial area located on West Penn Street. The proposed development would include a sports facility, bowling alley, fun center and a new Pizza Ranch in the development. Drawings, photos, and design concepts were included in the Council Packet. The consensus of the council was in favor of the concept and would like city staff to work with Pratt with TIF incentives for the project.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

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

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Mary Byers, Deputy Clerk