



City Council
April 25, 2023
Regular Session

Call to order

Mayor Chris Hoffman called the April 25, 2023, 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; absent: none.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Kevin Trom, Kirsten Frey, Tionna Pooler, Brandon Pratt, Cory Hodapp, Melissa Hodapp, John Lohman, Sloane Tyler, Chad Meachum, Abby Brown, Beau Brown, Jesse Bermel, Kathleen McKean, Allison Strickland, Angie Maddux, Jeff Schweitzer, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Smith moved, Harrington seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, April 11, 2023, Liquor License Renewal for Blue Bird Café, Liquor License Renewal for Revitalize U Med Spa, and the attached list of claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comments were offered.

City Engineer Report

City Engineer Trom reported that the Heritage Drainage Project is complete. The contractor is working on underground detention at the City Hall Project. The Library Project is moving along well. The Penn Meadows Park North Parking Lot 100% complete design submittal will be sent to staff on May 3 with staff review after. The first staff review on the West Penn Street reconstruction project is planned for May 5.

City Administrator Report

City Administrator Heiar reported Solomons Entertainment District site plan is on the agenda. City staff is in conversation with the developer for a potential incentive package. The Street Department's sign making machine has been put to good use with the Cherry Street limited parking signs and on-street designated bike route signs being the latest production.

Mayor Report

Mayor Hoffman reported on the author hosting at the library. On Saturday, he was in Des Moines with the Iowa Mayor's Association. He proclaimed NAMI Mental Health Awareness Day, Housing Trust Fund Week, and Arbor Day. Kirsten Frey was present on behalf of the Housing Trust Fund of Johnson County and offered additional information.

Council Reports

Councilor Harrington attended the CVB board meeting with no major report. Councilor Wayson reported that Johnson County was approved for Small Business Assistance loans. Applications will be received at the Coralville Library. Councilor Sittig attended the library author event and offered compliments. He reported that Blues and BBQ is being planned with the headliner announced May 1. He plans to attend the Housing event on Friday. Councilor Bermel reported on the United Way Community Celebration for 2022 and the kickoff for the 2023 campaign.

2023A Bond Issuance

Tionna Pooler presented information on the bids for the sale of bonds received. Council discussed the bond issuance. Bermel moved, Harrington seconded to approve Resolution Number 2023-41, A Resolution awarding General Obligation Corporate Purpose Bonds, Series 2023A. The vote was: ayes – Smith, Sittig, Bermel, Harrington, Wayson; nays – none. Motion carried.

GRD Burleson Annexation

Mayor Hoffman opened the public hearing regarding the annexation of property as requested by GRD Burleson at 6:54 p.m. No oral or written comments were received. The public hearing was closed at 6:54 p.m.

Sittig moved, Wayson seconded to approve Resolution Number 2023-42, A Resolution approving annexation of certain property to the City of North Liberty, Iowa. The vote was: ayes – Bermel, Wayson, Harrington, Sittig, Smith; nays – none. Motion carried.

Street Maintenance Facility Interior Remodel Project

Harrington moved, Sittig seconded to approve Resolution Number 2023-43, A Resolution approving the Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Streets & Maintenance Facility (SMF) Interior Remodel Project. The vote was: ayes – Smith, Harrington, Wayson, Sittig, Bermel; nays – none. Motion carried.

Penn St. RR Crossing Project

Harrington moved, Wayson seconded to approve Resolution Number 2023-44, A Resolution approving the Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Penn Street Railroad Crossing Improvements Project. After discussion, the vote was: ayes – Smith, Sittig, Wayson, Bermel, Harrington; nays – none. Motion carried.

Water Tower Place Developer's Agreement

Harrington moved, Bermel seconded to approve Resolution Number 2023-45, A Resolution approving the Developer's Agreement for Water Tower Place, North Liberty, Iowa. The vote was: ayes – Harrington, Sittig, Bermel, Smith, Wayson; nays – none. Motion carried.

Water Tower Place Preliminary Site Plan

Rusnak reported that staff and the Planning Commission recommend approval of the application. No applicant was present.

Harrington moved, Sittig seconded to approve Resolution Number 2023-46, A Resolution approving the Preliminary Site Plan for Water Tower Place, Lot 5, North Liberty, Iowa. The vote was: ayes – Smith, Sittig, Harrington, Wayson, Bermel; nays – none. Motion carried.

Solomons Entertainment District Preliminary Site Plan

Rusnak reported that staff and the Planning Commission recommend approval of the application. Brandon Pratt, the applicant, was present and offered to answer questions. The council discussed the application with the applicant and staff.

Harrington moved, Wayson seconded to approve Resolution Number 2023-47, A Resolution approving the Preliminary Site Plan for Solomons Entertainment District, Lots 1 and 2, North Liberty, Iowa. The vote was: ayes – Smith, Wayson, Harrington, Sittig, Bermel; nays – none. Motion carried.

Steindler Orthopedic Clinic Preliminary Plat

Rusnak reported that staff and the Planning Commission recommend approval of the application. No applicant presentation was offered.

Harrington moved, Wayson seconded to approve Resolution Number 2023-48, A Resolution approving the Preliminary Plat for Steindler Medical Park Minor Subdivision, North Liberty, Iowa. The vote was: ayes – Sittig, Wayson, Smith, Bermel, Harrington; nays – none. Motion carried.

Steindler Orthopedic Clinic Preliminary Site Plan

Rusnak reported that staff and the Planning Commission recommended approval of the application.

No applicant presentation was offered.

Bermel moved, Smith seconded to approve Resolution Number 2023-49, A Resolution approving the Preliminary Site Plan for Steindler Medical Park Subdivision, North Liberty, Iowa. After discussion, the vote was: ayes – Bermel, Harrington, Sittig, Smith, Wayson; nays – none. Motion carried.

Modern Horizons, LLC Zoning Map Amendment

Rusnak reported that staff and the Planning Commission recommend approval of the application. The council discussed the application with Rusnak.

Cory Hodapp and Melissa Hodapp, the applicants, were present and offered additional information on the application. The council discussed the application with the applicants.

At 7:43 p.m., Mayor Hoffman opened the public hearing regarding proposed zoning amendment. John Lohman, 562 Fox Run Drive, spoke regarding objections to the application. Sloane Tyler, 45 Vixen Lane, spoke regarding objections to the application. Chad Meachum, 1570 Otter Lane, offered objections regarding the application. Abby Brown, 1530 Otter Lane, spoke regarding objections to the application. Smith left at 7:56 p.m. Beau Brown, 1530 Otter Lane, asked staff about standards of engineering for the traffic study and spoke in opposition of the application.

Smith returned at 8:00 p.m. Jesse Bermel, 930 Pheasant Lane, spoke in support of the application. Kathleen McKean, 551 Fox Run Drive, spoke regarding her objections to the application. Kevin Bullard, 360 Fox Run, spoke regarding objections to the application. Allison Strickland, 340 Fox Run, offered traffic concerns, neighborhood impacts, cost, and other objections to the application. Angie Maddux, 482 Fox Run, spoke regarding her objections to the application. The public hearing was closed at 8:17 p.m.

Bermel moved, Sittig seconded to approve the first consideration of Ordinance Number 2023-05, An Ordinance amending the Zoning Map District Designation for Certain Property Located in North Liberty, Iowa from ID Interim Development District to RS-4 PAD Single Unit Residence District Planned Area Development.

At 8:19 p.m. Council recessed. Council reconvened at 8:25 p.m.

After discussion, the vote was: ayes – Sittig, Wayson; nays– Smith, Harrington, Bermel. Motion failed.

Twopoint2, LLC and Vantage Point Properties, LLC Zoning Map Amendment

Rusnak reported that staff and the Planning Commission recommend approval of the application. Jeff Schweitzer, applicant, offered additional information on the application. The council discussed the application with the applicant.

At 8:53 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 8:53 p.m.

Harrington moved, Sittig seconded to approve the first consideration of Ordinance Number 2023-06, An Ordinance amending the Zoning Map District Designation for Certain Property Located in North Liberty, Iowa from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development. After discussion, the vote was: ayes – Wayson, Harrington, Bermel, Smith, Sittig; nays – none. Motion carried.

City Initiated Zoning Map Amendment on property owned by 160-965, LLC

Rusnak reported that the Planning Commission recommend approval of this application.

The public hearing regarding proposed zoning amendment was opened by the Mayor at 8:55 p.m. No oral or written comments were received. The public hearing was closed at 8:55 p.m.

Bermel moved, Smith seconded to approve the first consideration of Ordinance Number 2023-07, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District.

After discussion regarding errors on the agenda, Harrington moved, Wayson seconded to table the four city initiated rezoning applications; property owned by Mackin Estates, LLC, Random Commercial Properties, LLC, Stephen M. & Debra B. Carneol, and 160-965, LLC. The vote was: ayes – Harrington, Smith, Sittig, Bermel, Wayson; nays – none. Items tabled.

Zoning Code Ordinance Amendment

Rusnak reported that the Planning Commission recommends approval of this application. Lientz presented additional information on the agenda item.

At 9:10 p.m., Mayor Hoffman opened the public hearing regarding proposed zoning ordinance amendment. No oral or written comments were received. The public hearing was closed at 9:10 p.m.

Sittig moved, Harrington seconded to approve the first consideration of Ordinance Number 2023-11, An Ordinance amending Chapter 165 of the North Liberty Code of Ordinances regarding Preliminary Site Plan Approval Standards and Access Easement Requirements for Utility and Emergency Vehicles. The vote was: ayes – Wayson, Sittig, Smith, Bermel, Harrington; nays – none. Motion carried.

Old Business

No old business was offered.

New Business

Councilor Wayson reported that City Clean Up Day is Saturday.

Adjournment

Wayson moved; Smith seconded to adjourn at 9:10 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk