



City Council
May 9, 2023
Regular Session

Call to order

Mayor Chris Hoffman called the May 9, 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, Jeff Kellbach, Josey Bathke, Josiah Bilskemper, Nick Bergus, 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

Harrington moved, Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, April 25, 2023, Pay Application Number 7 for the Pool Heater Project to Tricon General Construction, acceptance of the Pool Heater Project, 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 Library Project is substantially complete. The Ranshaw Paved Shoulders Project will start right after Memorial Day. The project is estimated to take four to five days of work plus time after for installation of pavement markings. The Streets Department will post signs the week before the project. The Penn Meadows Park North Parking Lot 100% review with staff meeting happened today. The public hearing will be on May 23. The bid opening is scheduled for June 7, contract awarded at the first meeting in June. Construction is expected to start right after July 4. The West Penn Street Project 50% submittal was completed last week. The staff review meeting is next week. Shive-Hattery is working with staff on the Centennial Park Next Stage Project for phasing of construction. The council discussed the report with Trom.

City Administrator Report

City Administrator Heiar reported that at the May 23 City Council meeting, Shive-Hattery will be presenting phasing options and financing information. Staff will provide an update on fundraising. The council will be asked to consider moving forward with Phase 1. Heiar updated on the Penn Meadows Park North Parking Lot Project. He reported that social service grant applications are out for completion and submission.

Mayor Report

Mayor Hoffman proclaimed Bike Month and Bike to Work Week. Nick Bergus presented information on the proclamation. Mayor Hoffman proclaimed Older Americans Month. Jeff Kellbach and Josey Bathke accepted the proclamation and offered additional information on the proclamation.

Council Reports

Councilor Wayson reported on the Emergency Management meeting. He reported that SBA loans remain available at the Coralville Library through May 17. Councilor Smith updated on his attendance at the Better Together 2030 Board meeting. He thanked the Mayor for his help in training at the Cedar Rapids Fire Department. Smith reported that the Fire Department staffing plan change resulted in the saving of a life in a recent fire. Councilor Bermel thanked NLPD and NLFD for hosting visits from community elementary kids. Councilor Sittig attended the affordable housing highlights event. HTFJC announced the largest round of grant funding available ever of \$1.75 million. Sittig attended the DVIP groundbreaking. He reported that long-time resident Don Lund passed away last month.

2023A Bond Sale

Bermel moved, Sittig seconded to approve Resolution Number 2023-50, A Resolution authorizing and approving a Loan Agreement, providing for the issuance of \$9,435,000 General Obligation Corporate Purpose Bonds, Series 2023A, and providing for the levy of taxes to pay the same. The vote was: ayes – Sittig, Wayson, Harrington, Smith, Bermel; nays – none. Motion carried.

Assessment Resolution

Harrington moved, Smith seconded to approve Resolution Number 2023-51, A Resolution assessing delinquent amounts owed to the City of North Liberty, Iowa to individual property taxes. The vote was: ayes – Smith, Wayson, Harrington, Sittig, Bermel; nays – none. Motion carried.

Parking Resolution

Harrington moved, Sittig seconded to approve Resolution Number 2023-52, A Resolution approving parking control devices in the City of North Liberty, Iowa. The vote was: ayes– Bermel, Wayson, Smith, Sittig, Harrington; nays – none. Motion carried.

Communications Advisory Commission Ordinance Repeal

At 6:53 p.m., Mayor Hoffman opened the Public Hearing regarding proposed ordinance amendment. No oral or written comments were received. The public hearing was closed at 6:53 p.m.

Harrington moved, Wayson seconded to approve the first consideration of Ordinance Number 2023-12, An Ordinance repealing Chapter 25 of the North Liberty Code of Ordinances, Communications Advisory Commission. After discussion, the vote was: ayes – Sittig, Smith, Bermel, Harrington, Wayson; nays – none. Motion carried.

City Initiated Zoning Map Amendments (Tabled at April 25, 2023 meeting)

Sittig moved, Harrington seconded to table the following ordinances indefinitely; 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; first consideration of Ordinance Number 2023-08, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-1-B General Commercial District; first consideration of Ordinance Number 2023-09, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District; and first consideration of Ordinance Number 2023-10, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes- Harrington, Wayson, Bermel, Sittig, Smith; nays – none. Motion carried.

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

Rusnak presented the amendment and Commission recommendations. The Commission unanimously recommends approval.

At 6:59 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 6:59 p.m.

Smith moved, Wayson seconded to approve the first consideration of Ordinance Number 2023-14, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District. The vote was: ayes- Wayson, Smith, Harrington, Bermel; nays – none; abstain – Sittig. Motion carried.

City Initiated Zoning Map Amendment on property owned by Mackin Estates, LLC

Rusnak presented the amendment and Commission recommendations. The Commission unanimously recommends approval.

At 7:01 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 7:01 p.m.

Harrington moved, Bermel seconded to approve the first consideration of Ordinance Number 2023-15, 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. The vote was: ayes- Wayson, Bermel, Sittig, Smith, Harrington; nays – none. Motion carried.

City Initiated Zoning Map Amendment on property owned by Random Commercial Properties, LLC

Rusnak presented the amendment and Commission recommendations. The Commission unanimously recommends approval.

At 7:02 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 7:02 p.m.

Wayson moved, Harrington seconded to approve the first consideration of Ordinance Number 2023-16, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District. The vote was: ayes – Wayson, Harrington, Smith, Sittig, Bermel; nays – none. Motion carried.

City Initiated Zoning Map Amendment on property owned by Stephen M. & Debra B. Carneol

Rusnak presented the amendment and Commission recommendations. The Commission unanimously recommends approval. The Council discussed the application with staff.

At 7:04 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 7:04 p.m.

Harrington moved, Sittig seconded to approve the first consideration of Ordinance Number 2023-17, An Ordinance amending the Zoning Map Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-1-B Higher-Intensity Commercial District. The vote was: ayes – Sittig, Smith, Harrington, Wayson, Bermel; nays – none. Motion carried.

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

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

Zoning Code Ordinance Amendment

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

Mayor Hoffman recognized Josey Bathke as the Chair of the Planning Commission.

Old Business

No old business was offered.

New Business

Councilor Wayson reminded all that Remarkable Rigs is on Saturday, and it is time for residents to apply for City Commissions.

Adjournment

Harrington moved; Wayson seconded to adjourn at 7:07 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk