



City Council
June 13, 2023
Regular Session

Call to order

Mayor Pro Tem Brian Wayson called the June 13, 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: RaQuishia Harrington, Erek Sittig, Brent Smith, and Brian Wayson; absent: Mayor Chris Hoffman; Ashley Bermel.

Others present: Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Quanda Hood, Lacey Stutzman 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

Harrington moved, Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, May 23, 2023, Dubuque Street Project, Change Order Number 6, All American Concrete, Inc., \$20,687.04; Dubuque Street Project, Pay Application Number 10, All American Concrete, \$46,575.97; City Hall Project, Pay Application Number 5, City Construction, \$700,088.47; Library Circulation Desk & Acoustic Panels Project, APEX Construction, Pay Application Number 1, \$70,300.00; Library Circulation Desk & Acoustic Panels Project, Project Acceptance and Close-out; Liquor License Renewal, Casey's General Store #3955; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Casey's General Store #2788, 595 N. Kansas Avenue; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Casey's General Store #3955, 245 S. Hwy 965; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Fareway Stores, Inc. #993; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Walgreens #11710; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for The Depot Express; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Kum & Go #507; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Smokin' Joe's Tobacco & Liquor Outlet #12; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for J & A Tap; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for LD Express; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Johncy's Liquor Store; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Urban Fuel; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for Liberty View Wine & Spirits; FY 2024 Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for The Station; 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 Bilskemper reported that the Penn Meadows Park North Parking Lot contract is on tonight's agenda for consideration. The City Hall contractor is working on the main parking lot and working inside on electrical and mechanical. The Community Center Roof Project has one item remaining. The Dubuque Street Phase 1 final pay application is on tonight's agenda. The Library desk and acoustical panels project is complete and final. The Ranshaw Paved Shoulders Project is complete except for pavement marking. Other projects are in the queue. Council discussed the report with Bilskemper.

City Administrator Report

Mulcahey reported that City Administrator Heiar is in Washington D.C. and that the house move went well today.

Mayor Report

Mayor Pro Tem Wayson proclaimed Monday, June 19th as Juneteenth National Freedom Day. He encouraged residents to research this proclamation.

Council Reports

Councilor Sittig attended the going away reception for Kaila Rome. He attended the documentary screening of the Last to Know about an 89-year-old that advocated for Juneteenth to become a national holiday. Councilor Wayson attended the MPOJC meeting. The group is working on finalizing projects. The group added another TAC representative from North Liberty. He worked on the evaluation for Emergency Management staff.

Aldi Preliminary Site Plan

Rusnak presented the Aldi Preliminary Site Plan. Staff and the Planning Commission recommend approval.

No applicant was present.

Sittig moved, Harrington seconded to approve Resolution Number 2023-63, A Resolution approving the Preliminary Site Plan for Aldi, Inc., North Liberty, Iowa. The vote was: ayes – Smith, Harrington, Wayson, Sittig; nays – none; absent – Bermel. Motion carried.

Water Tower Place Preliminary Site Plan

Rusnak presented the Water Tower Place Preliminary Site Plan. Staff and the Planning Commission recommend approval.

Lacey Stutzman, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Smith moved, Harrington seconded to approve Resolution Number 2023-64, A Resolution approving the Preliminary Site Plan for Water Tower Place, Lot 2, North Liberty, Iowa. The vote was: ayes – Wayson, Sittig, Harrington, Smith; nays – none; absent – Bermel. Motion carried.

Warehouse Building Preliminary Site Plan

Rusnak presented the Warehouse Building Preliminary Site Plan. Staff and the Planning Commission recommend approval.

Lacey Stutzman, MMS Consultants, was present on behalf of the applicant and offered to answer questions. Council discussed the applicant with Stutzman.

Harrington moved, Sittig seconded to approve Resolution Number 2023-65, A Resolution approving the Preliminary Site Plan for I-380 Industrial Park, Lot 11, North Liberty, Iowa. The vote was: ayes- Harrington, Smith, Wayson, Sittig; nays – none; absent – Bermel. Motion carried.

Penn Meadows Park North Parking Lot Project

Harrington moved, Sittig seconded to approve Resolution Number 2023-66, A Resolution accepting the bid and authorizing execution of the contract for the Penn Meadows Park North Parking Lot Project, North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Sittig, Harrington, Wayson; nays – none; absent – Bermel. Motion carried.

Easement Vacation

Mayor Pro Tem Wayson opened the Public Hearing regarding proposed easement vacation at 6:46 p.m. No oral or written comments were received. The public hearing was closed at 6:46 p.m. Harrington moved, Sittig seconded to approve Resolution Number 2023-67, A Resolution vacating a Drainage Easement held by the City of North Liberty in Saints Corridor Commercial Park Subdivision – Part One. The vote was: ayes – Smith, Harrington, Wayson, Sittig; nays – none; absent – Bermel. Motion carried.

Goose Lake Pond

Harrington moved, Smith seconded to approve Resolution Number 2023-68, A Resolution approving the Deed from Saints Corridor Investments, L.C. for Outlot A of Saints Corridor Commercial Park – Part One. After discussion, the vote was: ayes- Harrington, Wayson, Smith, Sittig; nays – none; absent – Bermel. Motion carried.

Assessment Resolution

Sittig moved, Smith seconded to approve Resolution Number 2023-69, A Resolution assessing amounts owed to the City of North Liberty, Iowa to individual property taxes. The vote was: ayes- Harrington, Smith, Wayson, Sittig; nays – none; absent – Bermel. Motion carried.

Middle Iowa WMA

Sittig moved, Harrington seconded to approve Resolution Number 2023-70, A Resolution approving the Articles of Agreement creating the Middle Iowa Watershed Management Authority. The vote was: ayes- Wayson, Smith, Sittig, Harrington; nays – none; absent – Bermel. Motion carried.

Communications Advisory Commission Ordinance Repeal

Harrington moved, Sittig seconded to approve the third consideration and adoption of Ordinance Number 2023-12, An Ordinance repealing Chapter 25 of the North Liberty Code of Ordinances,

Communications Advisory Commission. The vote was: ayes- Harrington, Wayson, Smith, Sittig; nays – none; absent – Bermel. Motion carried.

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

Smith moved, Harrington seconded to approve the third consideration and adoption 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, Harrington, Sittig, Smith; nays – none; abstain – Sittig; absent – Bermel. Motion carried.

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

Sittig moved, Smith seconded to approve the third consideration and adoption 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 – Smith, Sittig, Wayson, Harrington; nays – none; absent – Bermel. Motion carried.

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

Smith moved, Harrington seconded to approve the third consideration and adoption 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 – Smith, Wayson, Harrington, Sittig; nays – none; absent – Bermel. Motion carried.

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

Harrington moved, Smith seconded to approve the third consideration and adoption 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 – Wayson, Harrington, Smith, Sittig; nays – none; absent – Bermel. Motion carried.

Old Business

Councilor Wayson reported that fundraising is underway for the Centennial Park Next Stage Project, and it is easy to access on the City's website.

New Business

Councilor Harrington highlighted Juneteenth events and activities. Mulcahey reported a 6 p.m. start for the June 27 City Council meeting.

Adjournment

Harrington moved; Sittig seconded to adjourn at 6:55 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Brian Wayson, Mayor Pro Tem

Attest: _____
Tracey Mulcahey, City Clerk