



City Council
December 12, 2023
Regular Session

Call to order

Mayor Hoffman called the December 12, 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.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Brian Leibold, Paul Park, and other interested parties.

Swearing in of newly elected and reelected Council members

City Clerk Mulcahey swore in Brent Smith, Brian Leibold and Paul Park to the City Council.

Approval of the Agenda

Harrington moved; Sittig 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, November 28, 2023; City Hall Project, City Construction, Play Application Number 6, \$1,524,221.76; Ranshaw Way Phase 5 Improvements, Pay Application Number 28, Peterson Contractors, Inc., \$18,350.70; Community Center Roof Project, Pay Application Number 6, T & K Roofing Co., \$26,795.06; Community Center Roof Project Final Acceptance; Liquor License Renewal, Johncy's Liquor Store, Inc.; Liquor License Renewal, Reds Alehouse; Tobacco Permit, Urban Fuel (change of ownership); and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Bilskemper reported that there are two projects to be awarded later on the agenda. The City Hall electrical switch gear was delivered last week to the site. Exterior items are almost all complete. Interior items like flooring, glass walls and doors are being installed inside. The Community Center Roof Project is complete. The completion was on the Consent Agenda. Shive-Hattery met with staff and IDOT for the final walk through on Ranshaw Way Phase 5. When the follow up is complete, IDOT will begin the project audit. The design development phase for Centennial Event Center has been submitted to staff. There is a meeting next week to review and move it on to the final design phase. The project will begin construction after Blues and BBQ 2024.

City Administrator Report

City Administrator Heiar reported that as is this the last meeting of the calendar year, staff worked hard to get the two plats on the agenda. City offices are closed on Monday, December 25, Tuesday, December 26, Friday, December 29, and Monday January 1 for the holidays. Heiar updated on Centennial Next Stage funding. The \$900,000 CAT grant is contingent upon receiving another \$100,000 in pledges/donations. No gift is too small. He thanked Jillian Miller and Nick Bergus for their fundraising.

Mayor Report

Mayor Hoffman reported that he attended the JECSA Policy Board meeting. It is North Liberty's turn to be Vice Chair. He attended the CAT meeting. Mayor Hoffman presented Councilor Harrington and Councilor Bermel plaques and thanks for their service on the Council. He thanked the entire Council for their quality service over the last two years.

Council Reports

Councilor Harrington attended the Youth Council meeting to talk about ideas for the future. She volunteered that the council to continue the charge. Harrington offered kind parting words. Councilor Bermel spoke regarding North Liberty being her hometown. She offered kind parting words. Councilor Smith thanked Harrington and Bermel. He attended the Better Together meeting last week at Field Day where Heiar provided a City update. Councilor Wayson thanked Bermel and Harrington for their service. He attended the EMA meeting where they are working on the budget which should be flat other than salaries. He reported that the County is updating the County-wide Hazard Mitigation Plan. Councilor Sittig thanked Harrington and Bermel for their service. He attended the CID Legislative Breakfast on Saturday.

FY 25 Budget Framework and Guidance

Heiar led the discussion on FY 25 budget framework and guidance. The council discussed the presentation and offered feedback on projects to be added.

Park & Recreation Commission Appointments

Harrington moved, Wayson seconded to affirm the appointments of Nicholas Arnold and Donglin Chai to the Park & Recreation Commission to fill recently created vacancies. The vote was all ayes. Appointments approved.

Fox Run Pond Trail Project

Harrington moved, Wayson seconded to approve Resolution Number 2023-140, A Resolution accepting the bid and authorizing execution of the contract for the Fox Run Pond Trail Project, North Liberty, Iowa. The vote was: ayes – Wayson, Sittig, Bermel, Smith, Harrington; nays – none. Motion carried.

Street Maintenance Facility Remodel Project

Harrington moved, Bermel seconded to approve Resolution Number 2023-141, A Resolution accepting the bid and authorizing execution of the contract for the Street Maintenance Facility

Remodel Project, North Liberty, Iowa. The vote was: ayes- Harrington, Sittig, Bermel, Wayson, Smith; nays – none. Motion carried.

Policy regarding payables for Council meeting

Sittig moved, Wayson seconded to approve Resolution Number 2023-142, A Resolution establishing the policy for the payment of claims due to the cancellation of the second City Council meeting in December 2023. The vote was: ayes – Sittig, Wayson, Bermel, Harrington, Smith; nays –none. Motion carried.

Urban Renewal Loan Agreement

Harrington moved, Smith seconded to approve Resolution Number 2023-143, A Resolution setting the date for a public hearing on proposal to enter into an Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000. The vote was: ayes- Bermel, Harrington, Sittig, Wayson, Smith; nays – none. Motion carried.

Diamond Dreams Agreement

Sittig moved, Smith seconded to approve Resolution Number 2023-144, A Resolution Approving Amended Development Agreement with DD Building, LLC. The vote was: ayes – Smith, Wayson, Sittig, Harrington, Bermel; nays – none. Motion carried.

Forevergreen Road Signalization Project

Wayson moved, Sittig seconded to approve Resolution Number 2023-145, A Resolution approving the acquisition of right of way from Bowman Property LLC for the Forevergreen Road Signalization Project. The vote was: ayes – Harrington, Sittig, Smith, Wayson, Bermel; nays – none. Motion carried.

Solomon's Landing Part Four Final Plat

Harrington moved, Wayson seconded to approve Resolution Number 2023-146, A Resolution approving the Final Plat for Solomon's Landing Part Four in North Liberty, Iowa. The vote was: ayes – Harrington, Sittig, Smith, Bermel, Wayson; nays – none. Motion carried.

Solomon's Landing Part Two Final Plat and Surety Agreement

Sittig moved, Smith seconded to approve Resolution Number 2023-147, A Resolution approving the Final Plat and accepting Surety for Public Improvements for Solomon's Landing Part Two North Liberty, Iowa. The vote was: ayes – Sittig, Harrington, Bermel, Smith, Wayson; nays – none. Motion carried.

Franchise Fee Ordinance

Sittig moved, Harrington seconded to approve the third consideration and adoption of Ordinance Number 2023-27, An Ordinance amending the MidAmerican Energy Company, Interstate Power and Light Company, and Linn County Rural Electric Cooperative Franchise Agreements to adjust franchise fees. The vote was: ayes – Smith, Bermel, Wayson, Harrington, Sittig; nays – none. Motion carried.

Fats Oils Grease

Harrington moved, Sittig seconded to approve the third consideration and adoption of Ordinance Number 2023-28, An Ordinance amending Chapters 95 and 97 of the North Liberty Code of Ordinances further limiting the discharge of fat, oil, and grease into the Sanitary Sewer System, codifying maintenance and recordkeeping requirements and of fat, oil, and grease recovery systems and establishing permitting requirements and penalties for noncompliance. The vote was: ayes – Wayson, Bermel, Smith, Sittig, Harrington; nays – none. Motion carried.

Wayson moved, Smith seconded to approve Resolution Number 2023-148, A Resolution establishing Fat Oil and Grease (FOG) Operation Permit Fee in the City of North Liberty, Iowa. The vote was: ayes – Bermel, Harrington, Wayson, Sittig, Smith; nays – none. Motion carried.

Storm Water Fees Ordinance

Sittig moved, Wayson seconded to approve the third consideration and adoption of Ordinance Number 2023-29, An Ordinance amending Chapter 100 of the North Liberty Code of Ordinances establishing an equitable fee structure for Storm Water Utility Services. Wayson moved, Bermel seconded to amend the effective date to not before February 1, 2024. After discussion, the vote on the amendment was: ayes – Wayson, Bermel, Sittig, Harrington, Smith; nays – none. Motion carried. The vote on the amended motion was ayes – Smith, Wayson, Harrington, Bermel, Sittig; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Harrington welcomed the new councilors.

Adjournment

Harrington moved; Bermel seconded to adjourn at 7:20 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk