



City Council
May 28, 2024
Regular Session

Call to order

Mayor Pro Tem Wayson called the May 28, 2024, Regular Session of the North Liberty City Council to order at 6:30 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson; absent: Mayor Hoffman.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Bryce Achen, Bruce Colony, Jessica Lang, Nick Bergus, Jillian Miller, Natalie Oppedal, Kelly Sittig, Alicia Abrams, Angela Millard, and other interested parties.

Approval of the Agenda

Leibold moved; Smith seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Sittig moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, May 14, 2024; City Hall Project, Change Order Number 5, City Construction, \$19,586.00; Liquor License Renewal, LD Express; 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 the Penn Street Railroad Crossing Project will start Monday, June 10. The crossing will be closed. The detour is North Dubuque Street and Ranshaw Way. The contractor has 15 working days to open the crossing back up to traffic. The Fox Run Pond Trail Project starts Monday, June 17. West Penn Street construction continues.

City Administrator Report

City Administrator Heiar reported that last Friday, Mike Keating, an employee for 28 years, retired. The indoor pool remains closed. The problem has been diagnosed. The pool is expected to be back in service the week of June 3. Heiar reported that starting in June Council meetings will start at 6 p.m.

Mayor Report

Mayor Pro Tem Wayson proclaimed Pride Month and Gun Violence Awareness Month. Alicia Abrams & Kelly Sittig, part of the North Liberty – Anti-Racism & Social Justice group accepted the Pride Month Proclamation. Jessica Lang, Johnson County Community Violence Prevention Coordinator, accepted the Gun Violence Awareness Month Proclamation.

Council Reports

Councilor Leibold attended the Business P.M. at Pinseekers. He reported that Liberty High School and Liberty Lightning Baseball club will be collecting gently used ball equipment for those in the middle of the state affected by severe weather. He thanked military personnel, especially those who died in service. Councilor Smith is part of a review committee that will award grants to non-profits. Councilor Park attended the NLCP golf outing and Remarkable Rigs at Centennial Park. He volunteered at Penn Elementary Fun Night. He is volunteering for the NLCP capital campaign. He offered congratulations to graduating seniors. Councilor Wayson announced the MPOJC meeting will be held here tomorrow with likely conversation about bus rapid transit. He attended the EMA meeting where they completed the budget amendment. He, along with other elected officials, worked on staff evaluation. The County is going to be the bonding authority for the facility being constructed for storing equipment which will be located on Forevergreen Road in the Tiffin area. EMA received funding for new storm siren down by String Town. Councilor Sittig attended Living Room Conversations at the Library on the topic of Trust in Elections.

FY 24 Budget Amendment

Mayor Pro Tem Wayson opened the public hearing regarding the proposed FY 24 Budget Amendment at 6:49 p.m. No oral or written comments were received. The public hearing was closed at 6:50 p.m.

Sittig moved, Leibold seconded to approve Resolution Number 2024-56, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2024. After discussion, the vote was: ayes – Sittig, Park, Smith, Leibold, Wayson; nays – none. Motion carried.

2024A Bond Sale

Mayor Pro Tem Wayson opened the public hearing on proposal to enter into an Essential Purpose Loan Agreement at 6:51 p.m. No oral or written comments were received. The public hearing was closed at 6:51 p.m.

Sittig moved, Leibold seconded to approve Resolution Number 2024-57, A Resolution taking additional action on proposal to enter into an Essential Purpose Loan Agreement. The vote was: ayes- Leibold, Sittig, Wayson, Smith, Park; nays – none. Motion carried.

Sittig moved, Park seconded to approve Resolution 2024-58, A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement. The vote was: ayes – Leibold, Smith, Sittig, Park, Wayson; nays – none. Motion carried.

Centennial Events Center

Wayson moved, Park seconded to approve Resolution Number 2024-59, Resolution accepting the bid and authorizing execution of the contract for the Centennial Park Events Complex Project, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Sittig, Smith, Park, Leibold; nays – none. Motion carried.

Nick Bergus, Jillian Miller, and Angela Millard were present and offered information regarding Centennial Center rental fees. Council discussed the information with staff.

Leibold moved, Park seconded to approve Resolution Number 2024-60, Resolution approving the Centennial Center rental fee structure. The vote was: ayes – Sittig, Park, Smith, Wayson, Leibold; nays – none. Motion carried.

Buck Moon Villas, LLC Rezoning

At 7:18 p.m. the Mayor Pro Tem opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 7:18 p.m.

Rusnak reported that staff and the Planning Commission recommend approval of the proposed rezoning. Council discussed the report with staff.

The applicant was present and available for questions.

Leibold moved, Park seconded to approve the first consideration of Ordinance Number 2024-04, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District. The vote was: ayes – Wayson, Park, Smith, Leibold, Sittig; nays – none. Motion carried.

Primestone Residential Rezoning

At 7:22 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed rezoning. Bruce Colony, property owner, spoke regarding the development. Rusnak reported that one letter of objection was received, and the resident of 1780 Forevergreen Road reached out seeking information on the rezoning. The public hearing was closed at 7:25 p.m.

Rusnak reported that staff and the Planning Commission recommend approval of the proposed rezoning.

Bryce Achen, McClure Engineering, was present on behalf of the applicant and offered additional information on the proposal. Council discussed the proposal with staff and the applicant representative.

Smith moved, Park seconded to approve Resolution Number 2024-61, A Resolution amending the Future Land Use Map. After discussion, the vote was: ayes – Leibold, Park, Smith; nays – Wayson; abstain – Sittig. Motion carried.

Park moved, Smith seconded to approve the first consideration of Ordinance Number 2024-05, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres. The vote was: ayes – Smith, Park, Leibold; nays – Wayson; abstain – Sittig. Motion carried.

North Ridge Part Four Rezoning

Leibold moved, Park seconded to approve the third consideration and adoption of Ordinance Number 2024-03, An Ordinance amending the Zoning Map District Designation for Certain Property located in North Liberty, Iowa from ID Interim Development District to RS-4 Single-Unit Residence District. After discussion, the vote was: ayes – Sittig, Wayson, Leibold, Smith, Park; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Sittig asked about the master plan for development along Forevergreen Road. Councilor Wayson reported that Friday night Ranshaw concerts start in June

Adjournment

Leibold moved; Park seconded to adjourn at 7:52 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Brian Wayson, Mayor Pro Tem

Attest: _____
Tracey Mulcahey, City Clerk