



City Council
June 11, 2024
Regular Session

Call to order

Mayor Hoffman called the June 11, 2024, Regular Session of the North Liberty City Council to order at 6:00 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Brent Smith, and Brian Wayson; absent – Ere Sittig.

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

Approval of the Agenda

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

Consent Agenda

Wayson moved, Park seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, May 28, 2024; Penn Meadows Parking Lot Project, Pay Application Number 6, Midwest Concrete, Inc., \$112,163.93; West Penn Street Improvements Project, Pay Application Number 2, Peterson Contractors, Inc., \$31,110.51; West Penn Street Improvements Project, Change Order Number 1, Peterson Contractors, Inc., (\$7,859.84); and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Randy Belknap, 2547 North Liberty Road, spoke regarding the eminent domain vote coming in two meetings regarding his property. He invited Council to come walk the property to observe what is being destroyed with the proposed eminent domain.

City Engineer Report

City Engineer Bilskemper reported on the Centennial Park Event construction, the Street Maintenance Facility remodel project, the City Hall punch list, the Penn Street Railroad Crossing Project, The Forevergreen Road Signalization Project, and the West Penn Street Project. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported that social service applications have gone out. Heiar and Mulcahey met with United Way and other funders this week to discuss the City joining the joint application process. Greater Iowa City will be at the next meeting to present an update on the organization's activities.

Mayor Report

Mayor Hoffman attended Let Love Fly event and will be in Washington DC with Heiar tomorrow and Thursday to meet with legislators. The Mayor proclaimed Juneteenth National Freedom Day.

Council Reports

Councilor Wayson attended the MPOJC meeting where there was discussion on rapid transit. The bus study is underway. The organization adjusted funding for the I380 project for signage. Council discussed the rapid transit project. Councilor Smith volunteered at the Fight with Flash event. He thanked Mr. Kasper and the construction class for building shed at Penn Meadows Park. There was discussion on tomorrow's lunch event. Councilor Park offered compliments on landscaping around the City. He reminded that garage sales are this weekend and suggested to exercise caution. Councilor Leibold attended Let Love Fly. He thanked organizers, sponsors and attendees. He thanked the Belknaps for joining tonight.

2024A Bond Sale

At 6:16 p.m., Mayor Hoffman opened the public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:16 p.m.

Smith moved, Leibold seconded to approve Resolution 2024-62, A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement. After discussion, the vote was: ayes – Wayson, Park, Smith, Leibold; nays – none; absent – Sittig. Motion carried.

Janitorial Contract

Park moved, Wayson seconded to approve Resolution Number 2024-63, A Resolution approving the Janitorial Services Contract – City Hall & Library between the City of North Liberty and Riggangood, LLC. The vote was: ayes – Smith, Park, Leibold, Wayson; nays – none; absent – Sittig. Motion carried.

Solomon's Entertainment District Part Two

Rusnak reported that staff and Planning Commission recommend approval. Council discussed the application.

Kelly Beckler, MMS Consultants, was present on behalf of the applicant and offered additional information on the application. Council discussed the application with Beckler.

Leibold moved, Park seconded to approve Resolution Number 2024-64, A Resolution approving the Preliminary Site Plan for Solomons Entertainment District – Part Two, Lot 1, North Liberty, Iowa. The vote was: ayes – Leibold, Wayson, Park, Smith; nays – none; absent – Sittig. Motion carried.

350 W. Penn Street

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

Brian Belk, Axiom Consultants, was present on behalf of the applicant and offered additional information on the project.

Park moved, Wayson seconded to approve Resolution Number 2024-65, A Resolution approving the Preliminary Site Plan for 350 W. Penn Street, North Liberty, Iowa. The vote was: ayes – Smith, Park, Wayson, Leibold; nays – none; absent – Sittig. Motion carried.

TL&L and UIHC Easement Agreement

Smith moved, Leibold seconded to approve Resolution Number 2024-66, A Resolution approving the Public Easement Agreement between T L & L, the City of North Liberty, and the State Board of Regents. The vote was: ayes – Park, Smith, Leibold, Wayson; nays – none; absent – Sittig. Motion carried.

Greenbelt Trail

Wayson moved, Smith seconded to approve Resolution Number 2024-67, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easements between the City of North Liberty and Greenbelt Trail, L.L.C. that establishes the terms and conditions under which stormwater management facilities will be maintained for Greenbelt Trail Parts Three and Four in the City of North Liberty, Iowa. The vote was: ayes – Leibold, Smith, Wayson, Park; nays -none; absent – Sittig. Motion carried.

Buck Moon Villas, LLC

Wayson moved, Park seconded to approve Resolution Number 2024-68, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and Buck Moon Villas, L.L.C. that establishes the terms and conditions under which stormwater management facilities will be maintained for Buck Moon Villas Subdivision in the City of North Liberty, Iowa. After discussion, the vote was: ayes – Park, Leibold, Smith, Wayson; nays – none; absent – Sittig. Motion carried.

Leibold moved, Park seconded to approve Resolution Number 2024-69, A Resolution approving the Developer's Agreement for Buck Moon Villas Subdivision, North Liberty, Iowa. The vote was: ayes – Leibold, Park, Smith, Wayson; nays – none; absent – Sittig. Motion carried.

Park moved, Leibold seconded to approve the second 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 – Smith, Leibold, Park, Wayson; nays – none; absent – Sittig. Motion carried.

Primestone Residential Rezoning

Smith moved, Leibold seconded to approve the second 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 – Park, Smith, Leibold; nays – Wayson; absent – Sittig. Motion carried.

Old Business

Heiar reported that Nick Bergus is presenting at the lunch tomorrow.

New Business

No new business was presented.

Adjournment

Leibold moved; Smith seconded to adjourn at 6:35 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk