



City Council
November 12, 2024
Regular Session

Call to order

Mayor Hoffman called the Tuesday, November 12, 2024, Regular Session of the North Liberty City Council to order at 6:01 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erik Sittig, Brent Smith (by phone), and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Josiah Bilskemper, Ryan Rusnak, Rachel Carr, Tionna Pooler, Ellen McCabe, Cady Gerlach, and other interested parties.

Approval of the Agenda

Sittig moved; Park seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Park moved, Wayson seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, October 22, 2024; Streets and Maintenance Facility – Interior Remodel, Pay Application Number 8, Peak Construction, \$23,950.75; City Hall Project, Change Order Number 6, City Construction, \$30,859.00; City Hall Project, Pay Application Number 16, City Construction, \$30,568.15; Centennial Park Event Complex Phase 1, Change Order Number 2, Larson Construction Co., Inc., (\$536.00); Centennial Park Event Complex Phase 1, Pay Application Number 3, Larson Construction Co., Inc., \$637,740.71; Forevergreen Road Signalization Project, Change Order Number 1, Eastern Iowa Excavating & Concrete, LLC., \$3,225.00; Forevergreen Road Signalization Project, Pay Application Number 3, Eastern Iowa Excavating & Concrete, LLC., \$36,602.55; Penn Meadows Park Parking Lot Project, Pay Application Number 7, Midwest Concrete Inc., \$10,208.06; Liquor License Renewal, Andale Cantina; Liquor License Renewal, J & A Tap; Liquor License Renewal, Fiesta Mexican Restaurant; Liquor License Renewal, Rusciano's; 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 work continues on the Centennial Park Next Stage Project. He provided updates on projects in design, North Liberty Road Trail and Freedom Park Trail. Updates were provided for the Penn Street Interchange Project and the Forevergreen Road Extension Design Study.

City Administrator Report

City Administrator Heiar reported on budget work for FY 2026, the annual North Liberty Lunch hosted by Tom Cilek on November 19 at South Slope, and Library Director, Jennie Garner, being

awarded the Iowa Library Association Distinguished Leader Award. Council discussed the report with Heiar.

Mayor Report

Mayor Hoffman proclaimed National Hunger and Homelessness Awareness Week. Rachel Carr, chair of the Local Homeless Coordinating Board, spoke regarding the proclamation. Mayor Hoffman reported on Corda Credit Union groundbreaking and thanked all at the table and in the room for all that they do for the community. He reported on staff reports in the Council packet.

Council Reports

Councilor Sittig attended Johnson County Affordable Housing Coalition meeting, Corda Credit Union groundbreaking, and Neighborhood Ambassador gathering. He offered information on the Living Room Conversations program at the Library focusing on political peace building. He offered a shout out to all who auditioned and those going to all-state music festival. Councilor Park attended the Emergency Management Seminar in Des Moines, Corda Credit Union groundbreaking, and Heritage Christian School Veteran's Day celebration. He will be rooting on the Liberty High School football team at the UNI Dome in Cedar Falls. Councilor Leibold recognized all fall activities in the community. He extended a welcome to Corda Credit Union. He attended the Next Stage beam signing, the check presentation from True North, the CBJ coffee connection and the Iowa City Sports Commission's breakfast at the Xtream Arena. He met with representatives from Senator Grassley's office. Councilor Smith attended Think Iowa City Board of directors meeting and the Iowa City Area Sports Commission breakfast. Councilor Wayson reported on the Elected Officials Guide for Emergency Management for the State of Iowa. The County's Hazard Mitigation Plan is ongoing. He offered congratulations to city staff for The Golden Turkey Hunt.

2024 A Bond Sale

Tionna Pooler, IPA, presented information on the City's bond sale awarded to Robert W. Baird & Co., Inc. Council discussed the bond sale with Pooler. Sittig moved, Wayson seconded to approve Resolution Number 2024-104, A Resolution awarding General Obligation Corporate Purpose Bonds, Series 2024A. The vote was: ayes – Wayson, Leibold, Park, Sittig, Smith; nays – none. Motion carried.

American Rescue Plan Act (ARPA) Funds

Heiar presented information on ARPA distribution. Ellen McCabe, Housing Trust Fund of Johnson County, provided an update on the funds provided to HTFJC. Council discussed the information with McCabe. Council discussed proposed options for expending the balance of ARPA funds, \$311,610. Cady Gerlach, Greater Iowa City, provided information on potential economic development uses. Consensus was United Action for Youth would receive \$5,000, Greater Iowa City would receive \$100,000 for economic development programming/grants, and the balance of \$206,610 would fund Community Center projects.

Hodge Construction Company Rezoning

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

Park moved, Leibold seconded to approve the first consideration of Ordinance Number 2024-10, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District. After discussion, the vote was: ayes – Leibold, Sittig, Park, Smith; nays – Wayson. Motion carried.

Administrative Rezoning

At 7:21 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 7:21 p.m.

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

Sittig moved, Wayson seconded to approve the first consideration of Ordinance Number 2024-12, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District. After discussion, the vote was: ayes – Park, Smith, Wayson, Leibold, Sittig; nays –none. Motion carried.

Forevergreen Roundabout Easement

Park moved, Sittig seconded to approve Resolution Number 2024-105, A Resolution approving the Temporary Construction Easement Agreement between DERS Investments LLC and the City of North Liberty. The vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays –none. Motion carried.

Iowa DOT Preconstruction Agreement

Sittig moved, Smith seconded to approve Resolution Number 2024-106, A Resolution approving the Preconstruction Agreement between the Iowa Department of Transportation and the City of North Liberty. The vote was: ayes – Smith, Sittig, Wayson, Park, Leibold; nays –none. Motion carried.

FY 26 Tax Increment Financing (TIF) Request

Sittig moved, Wayson seconded to approve Resolution Number 2024-107, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year. The vote was: ayes – Park, Smith, Wayson, Sittig, Leibold; nays – none.

Heiar presented information on the request. Sittig moved, Wayson seconded to approve the Annual Urban Renewal funds request for FY 26. The vote was ayes: Wayson, Leibold, Park, Sittig, Smith; nays – none. Motion carried

Library Board Appointment

The consensus was to affirm the Mayor's appointment of Cara Flynn to the Library Board.

North Jones LLC Rezoning

Park moved, Leibold seconded to approve the second consideration of Ordinance Number 2024-11, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District. The vote was: ayes – Park, Smith, Sittig, Wayson, Leibold; nays – none. Motion carried.

Old Business

Heiar reported that the City granted \$5,000 to UAY in FY 25.

New Business

Councilor Park requested that City Hall lights be turned purple on Friday.

Adjournment

Leibold moved; Wayson seconded to adjourn at 7:29 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk