



City Council
November 26, 2024
Regular Session

Call to order

Mayor Hoffman called the Tuesday, November 26, 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: Paul Park, Erek Sittig, Brent Smith, and Brian Wayson; absent: Brian Leibold.

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

Approval of the Agenda

Sittig 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, November 12, 2024; City Council Minutes, Special Session, November 14, 2024; FY 2024 Street Finance Report; FY 2024 Annual Financial Report; FY 2024 Annual Urban Renewal Report; Penn Meadows Park North Parking Lot Project, Pay Application Number 8, Midwest Concrete, \$85,011.25; Penn Meadows Park North Parking Lot Project, Midwest Concrete, Project Acceptance; 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 on Freedom Park Trail Project, North Liberty Road Trail Project, Centennial Park Event Complex, Fox Run Park Trail, and Penn Meadows Park Parking Lot Project.

City Administrator Report

City Administrator Heiar reported that ARPA agreements will be on the December 10 agenda. Alexis Miller, new HR Director starts on Monday, December 2. Deb Hilton retires in January.

Mayor Report

Mayor Hoffman reported that he attended Community Thanksgiving Lunch and Pizza & Politicians. Mayor Hoffman proclaimed Small Business Saturday.

Council Reports

Councilor Wayson attended Pizza with Politicians and the MPOJC meeting. He provided a report on possible rapid bus line along CRANDIC rail line. Wayson expressed his appreciation to the Fire Department for training facility tour. Councilor Smith reported on a fire in town where he watched the department in action. Councilor Sittig offered a thank you to the Fire Department for a big month. He attended Living Room Connections at Library, North Liberty Lunch, Greater IC Annual Meeting, and Johnson County Affordable Housing Coalition meeting. Councilor Park attended the North Liberty Lunch and Greater IC Annual dinner.

FY 26 Budget Framework and Guidance

Heiar led the discussion on FY 26 budget framework and guidance. Feedback from Council included making funds available for transit, keeping things moving ahead for public art program, and the fact that the budget is pretty slim.

Watts Rezoning

At 6:31 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:31 p.m.

Rusnak reported that staff and the Planning Commission recommend approval with no conditions.

No applicant presentation was offered.

Smith moved, Park seconded to approve the first consideration of Ordinance Number 2024-13, 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-9 Single-Unit Residence District. After discussion, the vote was: ayes – Sittig, Park, Smith, Wayson; nays -none; absent – Leibold. Motion carried.

Liberty's Gate Lots 7 & 8 Rezoning

At 6:34 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:34 p.m.

Rusnak reported that staff and the Planning Commission recommend approval with no conditions. Council discussed the application with staff.

No applicant presentation was offered.

Sittig moved, Park seconded to approve the first consideration of Ordinance Number 2024-14, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from C-1-B General Commercial District to C-2 Highway Commercial District. The vote was: ayes – Sittig, Park, Wayson, Smith; nays – none; absent –Leibold. Motion carried.

Fire Station #2 Rezoning

At 6:42 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:42 p.m.

Rusnak reported that staff and the Planning Commission recommend approval with no conditions.

Wayson moved, Sittig seconded to approve the first consideration of Ordinance Number 2024-15, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to P Public District. The vote was: ayes – Wayson, Park, Sittig, Smith; nays – none; absent – Leibold. Motion carried.

Liberty's Gate Lots 4, 5, & 6 Site Plan

Rusnak reported that staff and the Planning Commission recommend approval with no conditions.

No applicant presentation was offered.

Park moved, Smith seconded to approve Resolution Number 2024-108, A Resolution approving the Preliminary Site Plan for Auditor's Parcel 2016-069, North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Sittig, Wayson, Park; nays – none; absent – Leibold. Motion carried.

Shive Design Proposal

Sittig moved, Wayson seconded to approve Resolution Number 2024-109, A Resolution approving the Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Ranshaw Way Phase 6 Project. The vote was: ayes – Wayson, Smith, Park, Sittig; nays – none; absent – Leibold. Motion carried.

2024A Bond Sale

Smith moved, Sittig seconded to approve Resolution Number 2024-110, A Resolution authorizing and approving a Loan Agreement providing for the issuance of \$9,195,000 General Obligation Corporate Purpose Bonds, Series 2024A, and providing for the levy of taxes to pay the same. The vote was: ayes – Wayson, Sittig, Smith, Park; nays – none; absent – Leibold. Motion carried.

Hodge Construction Company Rezoning

Smith moved, Sittig seconded to waive the rules requiring two considerations prior to final passage of an ordinance with respect to Ordinance Number 2024-10. After discussion, the vote was: ayes – Wayson, Smith, Park, Sittig; nays – none; absent – Leibold. Motion carried.

Park moved, Sittig seconded to approve the second and potentially final consideration and adoption 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. The vote was: ayes – Smith, Sittig, Park, Wayson; nays – none; absent – Leibold. Motion carried.

North Jones LLC Rezoning

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

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Park moved; Smith seconded to adjourn at 6:49 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk