

**City Council**

January 14, 2025

Regular Session

Call to order

Mayor Hoffman called the Tuesday, January 14, 2025, 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, Erek Sittig, Brent Smith, and Brian Wayson.

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

Approval of the Agenda

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

Consent Agenda

Wayson moved, Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, December 10, 2024; Centennial Park Event Complex Phase 1, Change Order Number 3, Larson Construction Co., Inc., \$8,900.42; Centennial Park Event Complex Phase 1, Pay Application Number 5, Larson Construction Co., Inc., \$360,405.43; West Penn Street Improvements, Pay Application Number 7, Peterson Contractors, Inc., \$7,130.24; City Hall Project, Change Order Number 7, City Construction, \$10,604.00; Liquor License Renewal, Walgreens; Liquor License Renewal Urban Fuel; 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 the Centennial Events Center, the Forevergreen Road and Jasper Intersection, and the Functional Study for the Forevergreen Road Extension. Council discussed the report with Bilskemper and Heiar.

City Administrator Report

City Administrator Heiar reported that the FY 26 Budget Work Session is January 21 at 5:30 p.m. Capital Projects will be discussed at the January 28 Council meeting starting at 6:00 p.m. Accessory Dwelling Units will be discussed at the January 28 meeting. Water and Wastewater engineers will present facility plans in February.

Mayor Report

Mayor Hoffman reported that the Council will have busy weeks coming up. He encouraged Council to be aware of what is happening in the Legislature.

Council Reports

Councilor Wayson reported on the EMA work on their budget. Councilor Smith reported Better Together 2030 awards are on January 30 and Think Iowa City wrapped up the year. Councilor Sittig attended the Joint Entities Meeting and the Community Foundation Legislative Breakfast. Councilor Park attended the Community Foundation Legislative Breakfast. Councilor Leibold offered thanks to great start for City Slate with Fire & Ice and Snuggie Crawl coming up. He attended the Legislative Launch at Cedar Ridge and served on Leadership Panel for Think Iowa City.

Zoning Ordinance

At 6:13 p.m., Mayor Hoffman opened the Public Hearing regarding proposed amendments to the Zoning Code. No oral or written comments were received. The public hearing was closed at 6:13 p.m.

Rusnak reported that staff and the Planning Commission recommend approval of the application. Park moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-01, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances pertaining to Residential District Dimensional Standards. The vote was: ayes – Smith, Wayson, Sittig, Park, Leibold; nays – none. Motion carried.

Solomon Part 5 Easement Vacation

At 6:14 p.m., Mayor Hoffman opened the Public Hearing regarding proposed disposal of an easement. No oral or written comments were received. The public hearing was closed at 6:14 p.m.

Leibold moved, Wayson seconded to approve Resolution Number 2025-01, A Resolution vacating an Easement being a part of the Final Plat for Solomons Landing – Part Five, North Liberty, Iowa. The vote was: ayes – Leibold, Park, Smith, Sittig, Wayson; nays – none. Motion carried.

Greenbelt Trail Part 8 Rezoning

At 6:15 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:15 p.m.

Rusnak reported that staff and Planning Commission recommend approval of the application. Bob Downer was present on behalf of the applicant and offered to answer any questions. Council discussed the application with Mr. Downer.

Sittig moved, Smith seconded to approve the first consideration of Ordinance Number 2025-02, An Ordinance amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-6 Single-Unit Residence District. The vote was: ayes – Wayson, Leibold, Smith, Park, Sittig; nays – none. Motion carried.

Steindler Revised Developer's Agreement and Plat

Park moved, Wayson seconded to approve Resolution Number 2025-02, A Resolution approving the Amended and Restated Developer's Agreement for Steindler Medical Park Subdivision, North Liberty, Iowa. The vote was: ayes – Sittig, Wayson, Leibold, Smith, Park; nays – none. Motion carried.

Smith moved, Park seconded to approve Resolution Number 2025-03, A Resolution approving the Amended Final Plat for Steindler Medical Park in North Liberty, Iowa. The vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays –none. Motion carried.

Liberty Farm Access Easement

Wayson moved, Sittig seconded to approve Resolution Number 2025-04, A Resolution approving the Right of Way Access Easement Agreement between the City of North Liberty and Liberty Farm Homeowner’s Association. After discussion, the vote was: ayes – Smith, Sittig, Leibold, Park, Wayson; nays –none. Motion carried.

Freedom Park Trail Improvements Project

Sittig moved, Leibold seconded to approve Resolution Number 2025-05, A Resolution accepting the bid and authorizing execution of the contract for the Freedom Park Trail Improvements Project, North Liberty, Iowa. The vote was: ayes – Leibold, Wayson, Park, Smith, Sittig; nays – none. Motion carried.

Watts Rezoning

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

The Preserve Part Three B

Park moved, Sittig seconded to approve Resolution Number 2025-06, A Resolution approving the Amended and Restated Developer’s Agreement for The Preserve – Part Three B, North Liberty, Iowa. The vote was: ayes – Smith, Wayson, Sittig, Park, Leibold; nays – none. Motion carried.

Sittig moved, Wayson seconded to approve Resolution Number 2025-07, A Resolution approving the Preliminary Plat for The Preserve – Part Three B, North Liberty, Iowa. The vote was: ayes – Sittig, Leibold, Wayson, Park, Smith; nays – none. Motion carried.

Liberty’s Gate Lots 7 & 8 Rezoning

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

Liberty's Gate Lots 7 & 8 Preliminary Site Plan

Sittig moved, Wayson seconded to approve Resolution Number 2025-07, A Resolution approving the Preliminary Site Plan for Auditor's Parcel 2002-08, North Liberty, Iowa. The vote was: ayes – Smith, Wayson, Park, Leibold, Sittig; nays – none. Motion carried.

Fire Station #2 Rezoning

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

North Liberty Clinic of Chiropractic Settlement Agreement

Sittig moved, Leibold seconded to approve Resolution Number 2025-09, A Resolution authorizing Settlement Agreement with North Liberty Clinic of Chiropractic PLC. After discussion, the vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays – none. Motion carried.

240 N. Main Street Purchase Agreement

Park moved, Leibold seconded to approve Resolution Number 2025-10, A Resolution authorizing the completion of purchase of Real Property situated at 240 N. Main Street. After discussion the vote was: ayes – Park, Wayson, Sittig, Smith, Leibold; nays – none. Motion carried.

Economic Development Agreement with Grow America

Park moved, Leibold seconded to approve Resolution Number 2025-11, A Resolution approving a Technical Advisory Services Agreement between Grow America and the City of North Liberty, Iowa. After discussion, the vote was: ayes – Park, Smith, Leibold, Wayson; nays – none; abstain – Sittig. Motion carried.

Forevergreen Road Roundabout 28E

Park moved, Smith seconded to approve Resolution Number 2025-12, A Resolution approving the 28E Agreement between the City of North Liberty, the City of Tiffin, the City of Coralville, and Johnson County, Iowa for the construction of a roundabout at the intersection of Forevergreen Road and Jasper Avenue. After discussion, the vote was: ayes – Park, Wayson, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Leibold moved; Smith seconded to adjourn at 6:37 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk