



CITY COUNCIL

Tuesday, May 13, 2025

6:00 p.m.

Regular Session

Council Chambers

360 N. Main Street

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Consent Agenda
 - A. City Council Minutes, Regular Session, April 22, 2025
 - B. Centennial Park Event Complex, Pay Application Number 8, Larson Construction Co., Inc., \$688,655.62
 - C. Liquor License Renewal, LD Express
 - D. Liquor License Application, Big Picture Studio
 - E. Liquor License – Ownership Change, Rusciano’s
 - F. Liquor License Renewal, Rayos
 - G. Claims
5. Public Comment
6. Engineer Report
7. City Administrator Report
8. Mayor Report
 - A. Older Americans Month Proclamation
9. Council Reports
10. 2025A Bond Sale
 - A. Public hearing on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement”
 - B. Resolution Number 2025-51, A Resolution taking additional action on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement
 - C. Resolution Number 2025-52, A Resolution Approving the Engagement Letter between the City of North Liberty and Dorsey & Whitney LLP

regarding Bond Counsel Services for the Taxable General Obligation Urban Renewal Bonds, Series 2025A And General Obligation Corporate Purpose Bonds, Series 2025B

11. 2025B Bond Sale

- A. Public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement
- B. Resolution Number 2025-53, A Resolution taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and combining Loan Agreements

12. South Fiber Project

- A. Public Hearing regarding proposed plans, specifications, and estimate of cost
- B. Resolution Number 2025-54, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the South Fiber Improvements Project

13. Water Rate Ordinance Amendment

- A. Public Hearing regarding proposed water rate increase
- B. First consideration of Ordinance Number 2025-08, An Ordinance amending Chapter 92.02, entitled "Rates for Service," of the Municipal Code of North Liberty by adopting a new Section 92.02 to increase the charges for water used

14. Sewer Rate Ordinance Amendment

- A. Public Hearing regarding proposed sewer rate increase
- B. First consideration of Ordinance Number 2025-09, An Ordinance amending Chapter 99.02 entitled "Rate," of the Municipal Code of North Liberty by adopting a new Section 99.02 to increase the charges for Sanitary Sewer Services

15. Zoning Ordinance Amendments

- A. Public Hearing regarding proposed Zoning Ordinance amendments
- B. First consideration of Ordinance Number 2025-10, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances governing Residential, Commercial, and Industrial Districts defined and dimensional standards and the Use Matrix Table and Chapter 173 of the North Liberty Code of Ordinances governing Business and Public Use Signs

16. Urban Central District

- A. Resolution Number 2025-55, A Resolution authorizing Economic Development Forgivable Loan Agreement to UCD Holdings LLC
- 17. Heritage Christian School Site Plan
 - A. Staff and Planning Commission recommendations
 - B. Applicant presentation
 - C. Resolution Number 2025-56, A Resolution approving the Preliminary Site Plan for Heritage Christian School, North Liberty, Iowa
- 18. Forevergreen Estates Part Two Preliminary Plat
 - A. Staff and Planning Commission recommendations
 - B. Applicant presentation
 - C. Resolution Number 2025-57, A Resolution approving the Preliminary Plat for Forevergreen Estates – Part Two, North Liberty, Iowa
- 19. Forevergreen Estates Part Two Lot 125 Preliminary Site Plan
 - A. Staff and Planning Commission recommendations
 - B. Applicant presentation
 - C. Resolution Number 2025-58, A Resolution approving the Preliminary Site Plan for Forevergreen Estates – Part Two, Lot 125, North Liberty, Iowa
- 20. FY 2025-26 Budget
 - A. Resolution Number 2025-59, A Resolution setting time and place for a Public Hearing for the purpose of considering the Fiscal Year 2025-2026 Budget
- 21. MLDC, Inc. Rezoning
 - A. Second consideration of Ordinance Number 2025-07, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 Single-Unit Residence District on approximately 1.74 acres, RS-9 Single-Unit Residence District on approximately 1.74 acres, RS-9 Single-Unit Residence District on approximately 0.42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres
- 22. Old Business
- 23. New Business
- 24. Adjournment