

City Council on May 27, 2025

Agenda

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
 - 1 City Council Minutes, Regular Session, May 13, 2025
 - 2 North Liberty Road Trail, Pay Application Number 2, Metro Pavers, Inc., \$120,020.88
 - 3 North Liberty City Hall Project, Change Order Number 8, City Construction, \$10,615
 - 4 Centennial Park Event Complex, Change Order Number 5, Larson Construction Co., \$33,425.56
 - 5 Centennial Park Event Complex, Pay Application Number 9, Larson Construction Co., \$750,142.08
- 6 Claims
- 5 Public Comment
- 6 Engineer Report
- 7 City Administrator Report
- 8 Mayor Report
 - 1 Gun Violence Awareness Day Proclamation
- 9 Council Reports
- 10 Johnson County Elected Officials Update

- 1 A discussion with the Johnson County Recorder, Attorney, Treasurer, Auditor and Sheriff
- 11 FY 2025-2026 Budget
 - 1 Public Hearing regarding proposed FY 2025 -2026 Budget
 - 2 Resolution Number 2025-60, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2026 for the City of North Liberty, Iowa
- 12 FY 2024-2025 Budget Amendment
 - 1 Public Hearing regarding proposed FY 2024-2025 Budget Amendment
 - 2 Resolution Number 2025-61, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2025
- 13 UCD Holdings, LLC Rezoning
 - 1 Public Hearing regarding proposed rezoning
 - 2 Planning Commission and staff recommendations
 - 3 Applicant presentation
 - 4 First consideration of Ordinance Number 2025-11, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from C-1-B General Commercial District and C-3 High Intensity Commercial District to CU C-3 Urban Central Higher-Intensity Commercial District
- 14 Watts Group Development, Inc. Rezoning (East Side)
 - 1 Public Hearing regarding proposed rezoning
 - 2 Planning Commission and staff recommendations
 - 3 Applicant presentation
 - 4 First consideration of Ordinance Number 2025-12, 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, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District
- 15 Watts Group Development, Inc. Rezoning (West Side)
 - 1 Public Hearing regarding proposed rezoning
 - 2 Planning Commission and staff recommendations
 - 3 Applicant presentation
 - 4 First consideration of Ordinance Number 2025-13, 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, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District

16 2025A and 2025B Bond Sales

- 1** Resolution Number 2025-62, A Resolution setting the date for the sale of Taxable General Obligation Urban Renewal Bonds, Series 2025A and authorizing the use of a preliminary official statement in connection therewith
- 2** Resolution Number 2025-63, A Resolution setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2025B and authorizing the use of a preliminary official statement in connection therewith

17 GRD Burleson, LLC Annexation

- 1** Resolution Number 2025-64, A Resolution approving Annexation of certain real property to the City of North Liberty, Iowa

18 Greenbelt Trail Parts 5 & 6

- 1** Resolution Number 2025-65, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 5 Subdivision, North Liberty, Iowa
- 2** Resolution Number 2025-66, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 6 Subdivision, North Liberty, Iowa

19 Hodge Workforce Housing Tax Credit

- 1** Resolution Number 2025-67, A Resolution supporting the application of Jordan Street Developers, LLC, for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same

20 MLDC, Inc. Rezoning

- 1** Third consideration and adoption 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 0.42 acres and RD-10 Two Unit Residence District on approximately 10.34 acres

21 Water Rate Ordinance Amendment

- 1** Second 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

22 Sewer Rate Ordinance Amendment

- 1** Second 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

23 Zoning Ordinance Amendments

- 1** Second 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

24 Old Business

25 New Business

26 Adjournment

NOTE: The City Council will be meeting in an exempt session pursuant to Iowa Code section 20.17 at 5:30p.m. in the North Liberty City Hall.

Attachments

Information Packet

Workforce Housing Tax Credit

IEDA Support Background Material