

MEETING MINUTES OF THE WEST LIBERTY CITY COUNCIL

WEST LIBERTY, IOWA

March 5th, 2024

The West Liberty City Council held a work session on March 5th, 2024 at 6:00 p.m. Mayor Mark Smith along with Council Members Mayor Pro Tem Cara McFerren, Councilmember Josh Shiltz, Councilmember Tim Parizek, Councilmember Omar Martinez, and Councilmember Dana Dominguez. City Staff in attendance: City Manager Lee Geertz, City Clerk Shari Hoffert, Communications Specialist Brittany Woodson, Library Director Allie Paarsmith, Parks and Recreation Staff Cobain Polman and Mac Howes, IT and Parkas and Rec Director Nick Heath, Officer Derek Holmes, and Police Chief Josh Houser. The work session ended at 6:29 p.m.

Mayor Mark Smith called the Regular Council Meeting to order at 7:30 p.m. by roll call. City Council Members in attendance: Mayor Pro Tem Cara McFerren, Councilmember Josh Shiltz, Councilmember Tim Parizek, Councilmember Omar Martinez, and Councilmember Dana Dominguez. City Staff in attendance: City Manager Lee Geertz, City Clerk Shari Hoffert, Communications Specialist Brittany Woodson, Library Director Allie Paarsmith and Police Chief Josh Houser. *The full video can be viewed on the City website at www.cityofwestlibertyia.org.*

The City Council approved the agenda. McFerren/Dominguez (5-0)

The City Council approved the consent agenda. Shiltz/McFerren (5-0)

Reports: City Engineer Leo Foley communicated the sewer service discussions with City Manager Geertz for the annexation of Wiele Chevrolet Inc. In 2007, the City took the sewer up to Walnut, but there will need to be a lift station or grinder system to allow Wiele Chevrolet to connect to the sewer system. Foley communicated that the Wastewater Baseline Improvements will be looked at to phase them out with the most important needs happening first. Foley communicated that Well #2 is in place and the roof has been completed and just needs final leak testing.

City Manager Geertz communicated that there was a Utility Committee Meeting to look over Electric Superintendent applications and interviews were held on March 04th, 2024.

There was a Public Hearing on the proposed zoning changes to the west side of N Elm St. to R-2 and C-2.

The Public Hearing was opened by roll call vote. McFerren/Dominguez Shiltz-Y, Parizek-Y, Martinez-Y, Dominguez-Y, McFerren-Y (5-0)

During the public comments section of the public hearing, community members on N. Elm St. brought up concerns they had on switching the zoning from M-2 Heavy Industrial to C-2 General Retail District. City Manager Geertz communicated that the construction that has happened on N. Elm St. has not followed an M-2 Zoning and the City of West Liberty is attempting to correct the section based on what is currently there. To unify the zoning on N. Elm St. City Building Inspector Terry Goerdts communicated that the items in the zoning that are not a true C-2 would be non-conforming and as long as there was not a lapse in time of more than a year of operation, the businesses could continue to function as they are today despite the zoning change. The zoning changes should have been completed during the construction periods of the items that are on N. Elm St., but now the City needs to correct the zoning and have it fall in line with the Comprehensive Plan for the City.

The Public Hearing was closed by roll call vote. McFerren/Shiltz Martinez-Y, Parizek-Y, Shiltz-Y, McFerren-Y, Dominguez-Y (5-0)

The first reading of Ordinance 20240305-05: An Ordinance Amending the City of West Liberty Zoning Map to Establish the Zoning of 35 Parcels of Land on the West Side of North Elm Street from Railroad Park to Rainbow Drive Organizing into two Categories R-2 and C-2 Removing M-1 and M-2 was approved by roll call vote. McFerren/Parizek McFerren-Y, Dominguez-Y, Martinez-Y, Parizek-Y, Shiltz-Y (5-0)

There was a Public Hearing on the proposed zoning changes for the annexation of Wiele Chevrolet Inc. just west of the corporate City limits from Agricultural to C-2.

The Public Hearing was opened by roll call vote. McFerren/Dominguez Parizek-Y, Shiltz-Y, McFerren-Y, Dominguez-Y, Martinez-Y (5-0)

During the public comments section of the public hearing, City Manager communicated that when a property is annexed it comes in as Agricultural and this is just changing the zoning to meet the code for the existing property.

The Public Hearing was closed by roll call vote. McFerren/Parizek Shiltz-Y, Martinez-Y, Dominguez-Y, McFerren-Y, Parizek-Y (5-0)

The first reading of Ordinance 20240305-06: An Ordinance Amending the City of West Liberty Zoning Map to Establish the Zoning of a Parcel of Land belonging to Wiele Chevrolet Inc. from the Current Zoning Classification of A-1, Agricultural District to C-2, General Retail District was approved by roll call vote. McFerren/Dominguez Dominguez-Y, Martinez-Y, Parizek-Y, Shiltz-Y, McFerren-Y (5-0)

Vendor Voucher Claims List #1 in the amount of \$455,089.36 was approved. McFerren/Dominguez (5-0)

During the Public Comment Section: There were no public comments from the community. Councilmember Dominguez communicated that a community member reached out to inquire about Solar Power in the City of West Liberty. Dominguez communicated that she knows the City has had preliminary discussions and wants to make sure that this stays on the radar. Mayor Pro Tem McFerren communicated that the City will continue to work on this when the Electric Superintendent is in place.

There was discussion and appropriate action by the Council of The City of West Liberty, IA., on sending an RFQ out for sidewalk repair in the City of West Liberty, IA 52776. There was a motion to approve sending out an RFQ for sidewalk repair in the City of West Liberty. McFerren/Parizek (5-0)

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There was discussion and appropriate action by the Council of The City of West Liberty, IA., on the repairs to the West Liberty Volunteer Fire Department Ladder Truck not to exceed \$60,000.00 from the Fire Reserve. Councilmember Dominguez communicated that she reached out to City Manager Geertz to follow up to be sure the Fire Department had done the due diligence of getting three quotes for these repairs. Mayor Smith communicated that at the last meeting the Fire Department had discussed that they were having difficulty finding places that were able to do the repairs needed on the truck and they were able to locate this company. City Manager Geertz communicated our process is to get three quotes, but from her understanding they were unable to get all the quotes because there was a limitation of who could do the work. Geertz communicated that this has gone before the Rural Trustees, and they have approved they repairs to come from the Fire Reserve. There was a motion to approve the expenses for the repairs not to exceed \$60,000 for the ladder truck. McFerren/Shiltz (4-1)

Resolution 20240305-136: A Resolution to Approve Reimbursement to Slightly Vintage (Amber and Ralph Cardona) for the West Liberty Economic Development Matching Fund Grant in the City of West Liberty, IA 52776 was approved by roll call vote. McFerren/Parizek McFerren-Y, Dominguez-Abstain, Martinez-Y, Parizek-Y, Shiltz-Y (4-0-1 Dominguez abstention)

Resolution 20240305-137: A Resolution to Approve Payment to D.C. Taylor Co. for the Well #2 Roofing Project at the West Liberty Electrical Plant in the City of West Liberty, IA 52776 was approved by roll call vote. McFerren/Shiltz Shiltz-Y, Parizek-Y, Martinez-Y, Dominguez-Y, McFerren-Y (5-0)

The City Council of West Liberty entered into closed session pursuant to Iowa Code Chapter 21.5 (J) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and audio of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed. The council entered closed session by roll call vote. McFerren/Dominguez Dominguez-Y, Martinez-Y, Parizek-Y, Shiltz-Y, McFerren-Y (5-0)

The City Council entered back into open session by roll call vote. McFerren/Shiltz Shiltz-Y, Parizek-Y, Martinez-Y, Dominguez-Y, McFerren-Y (5-0)

The City Council made a motion to have the City Manager go into discussion with the property owners to pursue the possibility of acquiring the property discussed in closed session. The motion was passed by roll call vote. McFerren/Martinez Parizek-Y, Martinez-Y, Dominguez-Y, McFerren-Y, Shiltz-Y (5-0)

There was a motion to adjourn at 8:29 p.m. McFerren/Martinez (5-0)

Mayor, Mark Smith

ATTEST:

City Clerk, Shari Hoffert