**North Liberty Town Council Minutes – March 15, 2021**

The regular meeting of the North Liberty Town Council was held at the North Liberty Community Building. The Pledge of Allegiance was recited and Ben Webb gave the Invocation. President Randy Lemert called the meeting to order at 6:00 P.M.

Gerry Brown, Will Groves, Jr., Tom England Council Members, Town Attorney Marcel Lebbin, Utilities Manager Skip Davidson, Brian Smith and Qasim Asghar from DLZ, and Vicki Kitchen Clerk-Treasurer; were in attendance. There was one citizen in attendance. There was no representation from the press.

Will Groves, Jr. made a motion to approve the consent agenda including the March 1, 2021 Minutes and the vouchers as presented. Ben Webb seconded the motion. All voted to approve.

There were no comments from the citizen in attendance.

Stellar Trail and railroad property was discussed. Tom England made a motion not to exceed $10,000.00 for additional professional fees to keep the project moving. Ben Webb seconded the motion. All voted to approve.

Will Groves, Jr. made a motion to award the Community Crossing Bids to Rieth Riley for $291,297.28. Ben Webb seconded the motion. All voted to approve.

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|  | **2020-2 Community Crossing Paving Bids** | | | |
|  | **Phase 1** | **Phase 2** | **Phase 3** | **Total** |
| Milestone | 150111.65 | 110784.45 | 87872.72 | 348768.82 |
| Rieth Riley | 128338.68 | 91252.58 | 71706.02 | 291297.28 |
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The property at 305 S. Main Street that the Town has listed for sale discussed. Ben Webb made a motion for Tom England and Will Groves, Jr. authority to approve any reasonable offer if received. Gerry Brown seconded the motion. All voted to approve.

The burnt house at 309 S. Main Street was discussed. Gerry Brown is going to call the homeowner for update or signing over the deed.

Skip Davidson provided his February 2021 Utility and Street Report. A copy is filed with the minutes. The town council confirmed the six inch (6”) meter proposal and rates should be sent to The Meadows.

Skip Davidson expressed an interest in going back to meter pits. The meter pits and additional fees were unclear after the last meeting. The town council concurred the new fees were for new construction and the additional fee is $1,300.00. The new total for new construction for Capital Recovery Fee and Tap Fees will total $2,640.00.

Discussion of the Shamrock Run lots were discussed. Town Attorney Marcel Lebbin stated with the Town’s investment in the infrastructure for the North Liberty Senior Housing Phases One and Two; the Town can substantiate it has spent the HUD Bond Refinancing funds for low to moderate income housing. Clearing lots, listing them for sale, utility extensions, and an additional appraisal if the State Board of Accounts will accept a combined appraisal were all discussed. Will Groves, Jr. made a motion for DLZ to take the previous infrastructure specifications after the meeting for their review. Tom England seconded the motion. Ben Webb made a motion to move forward with taps for eleven lots and clear one lot to sell. Gerry Brown seconded the motion. All voted to approve.

The APC Town petition to zone 701 S. State Street and adjoining town property was discussed. This was discovered that the properties were not zoned when the Town’s Zoning Ordinance was updated in 2018. Will Groves, Jr. made a motion for St. Joseph County Area Plan Commission to move forward with the zoning. Gerry Brown seconded the motion. All voted to approve.

The TRECS Memo of Understanding for collection of money owed to the Town was sent out in the council packets. The main purpose is to collect unpaid utility fees to the Town since HB1165 does not allow the Town to hold the landlord responsible. Will Groves, Jr. made a motion to approve the TRECS MOU. Tom England seconded the motion. All voted to approve.

With no further business before the North Liberty Town Council, Tom England made a motion to adjourn at 7:15 P.M. Ben Webb seconded the motion. The vote was unanimous.

Signed:

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Attest:

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Vicki L. Kitchen, Clerk-Treasurer