

City Council  
June 23, 2026  
Regular Session

Call to order

Mayor Hoffman called the Tuesday, June 23, 2026, 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: Tonja Fortney, Brian Leibold, Brent Smith, Brian Wayson; absent: Paul Park.

Others present: Ryan Heiar, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Tracey Mulcahey, Randy Dolson, Binua Matiyabo, Louis Lubanda, Bijou Maliabo, Jon Marner, and other interested parties.

Approval of the Agenda

Brian Wayson moved, Brent Smith seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Brian Wayson moved, Brian Leibold seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, June 9, 2026; the attached list of Claims; May Treasurer's Report; May Revenues; Forevergreen Road and Jasper Avenue Roundabout Project, Change Order Number 1, CJ Moyna & Sons and Progressive Structures LLC, \$46,774.00; and Forevergreen Road and Jasper Avenue Roundabout Project, Pay Application Number 2, CJ Moyna & Sons, Inc., \$131,332.37. The vote was all ayes. Consent Agenda approved.

Public Comment

Randy Dolson spoke regarding use of electric bikes and scooters in the community.

Engineer Report

City Engineer Bilskemper reported on the Fire House Project, I380 - Penn Street Interchange Project, Forevergreen Road and Jasper Avenue Roundabout Project, Forevergreen Road Extension Phase 1 Project, Community Center Parking Lot Project, and Sunset Prairie trail repairs. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the check from the Community Foundation of Johnson County and fundraising for Centennial Next Stage. He updated Council on a recent meeting with LRS. Council discussed the report with Heiar.

## Mayor Report

Mayor Hoffman reported on the Fire Department report in the Council packet. He proclaimed Congolese Independence Day and World Refugee Day. Binou Matiyabo, Louis Lubanda, and Bijou Maliabo spoke regarding the proclamations.

## Council Reports

Councilor Wayson reported that July 2 is the 250th official birthday of the United States. The City will be hosting a drone show that night. Council Leibold reported he has been receiving feedback from North Liberty residents on a variety of topics.

## Mickelson 3rd Rezoning and Future Land Use Map Amendment

At 6:38 p.m. Mayor Hoffman opened the public hearing regarding the proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:38 p.m.

Rusnak presented the request of MLDC for a Future Land Use Map Amendment and rezoning. Staff reports the Planning Commission accepted the listed findings; the Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations Urban Low Intensity and Urban Medium Intensity and the Preliminary Subdivision Plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards; and forwarded the request to City Council with a recommendation for approval.

Jon Marner, MMS Consultants, was present on behalf of the applicant, but had no presentation.

Brent Smith moved, Brian Leibold seconded to approve Resolution Number 2026-70, A Resolution amending the 2022 North Liberty Comprehensive Plan - Connected to Tomorrow Future Land Use Map for certain property located in North Liberty, Iowa from Urban Low Intensity (ULI) to Urban Medium Intensity (UMI). The vote was: ayes - Brian Leibold, Brent Smith, Brian Wayson, Tonja Fortney; nays - none; absent - Paul Park. Motion passed.

Tonja Fortney moved, Brian Leibold seconded to approve first consideration of Ordinance Number 2026-10, An Ordinance amending the Zoning Designation for certain property located in North Liberty, Iowa from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District and ID Interim Development District to RS-7 Single-Unit Residence. The vote was: ayes - Tonja Fortney, Brent Smith, Brian Wayson, Brian Leibold; nays - none; absent - Paul Park. Motion passed.

## Cherry Street Commercial Subdivision Final Plat

Rusnak presented the request of Meadowlark Investments LLC for a Final Plat. Staff recommends approval of the application. The Planning Commission does not review Final Plats.

No applicant presentation was offered.

Brian Wayson moved, Tonja Fortney seconded to approve Resolution Number 2026-71, A Resolution approving the Final Plat for Cherry Street Commercial Subdivision North Liberty, Iowa. The vote was: ayes - Tonja Fortney, Brian Leibold, Brent Smith, Brian Wayson; nays - none; absent - Paul Park. Motion passed.

#### FY 2027 Salary Resolution

Brian Leibold moved, Brent Smith seconded to approve Resolution Number 2026-72, A Resolution Authorizing Salaries and Hourly Wages for City Employees for the Fiscal Year of July 1, 2026 through June 30, 2027. The vote was: ayes - Tonja Fortney, Brian Leibold, Brian Wayson, Brent Smith; nays - none; absent - Paul Park. Motion passed.

#### Board & Commission Appointments

Brian Wayson moved, Brian Leibold seconded to confirm the Mayor's Board and Commission appointments. The vote was all ayes. Motion passed.

#### Water Revenue Borrowing

Tonja Fortney moved, Brian Wayson seconded to approve Resolution Number 2026-73, A Resolution to fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$2,000,000. The vote was: ayes - Brian Wayson, Brent Smith, Tonja Fortney, Brian Leibold; nays - none; absent - Paul Park. Motion passed.

#### Water Rates

Brian Wayson moved, Tonja Fortney seconded to approve second consideration of Ordinance Number 2026-08, 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. The vote was: ayes - Tonja Fortney, Brian Leibold, Brent Smith, Brian Wayson; nays - none; absent - Paul Park. Motion passed.

#### Sewer Rates

Tonja Fortney moved, Brent Smith seconded to approve second consideration of Ordinance Number 2026-09, An Ordinance amending Chapter 99.02 entitled "Rate," of the Muncipal code of North Liberty by adopting a new Section 99.02 to increase the charges for sanitary sewer. The vote was: ayes - Tonja Fortney, Brian Leibold, Brent Smith; nays - none; absent - Paul Park. Motion passed.

#### Old Business

No old business was presented.

New Business

Councilor Smith spoke regarding fireworks in the city.

Closed Session

Upon advice of City Attorney Lientz, at 6:51 p.m., Brent Smith moved, Brian Wayson seconded to move into closed session pursuant to Iowa Code § 21.5(1)(c) to discuss strategy with counsel in matters presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. The vote was: ayes - Brian Wayson, Brian Leibold, Brent Smith, Tonja Fortney; nays - none; absent - Paul Park. Motion carried.

Adjournment

Brent Smith moved; Brian Leibold seconded to adjourn at 8:01 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: \_\_\_\_\_  
Chris Hoffman, Mayor

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk