



City Council
April 28, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, April 28, 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, Paul Park, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Ryan Rusnak, Grant Lientz, Josiah Bilskemper, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Paul Park moved, Brent Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, April 14, 2026; March Revenues; March Treasurer's Report; Liquor License Application - Event at Centennial Center, May 19, 2026; Liquor License Application - Event at Centennial Center, May 27, 2026; Liquor License Application - Event at Centennial Center, June 4, 2026; Liquor License Renewal - LD Express; Liquor License Renewal - Rayo Mexican Bar & Grill, LLC; Tobacco License - Cheers and Gears LLC (Urban Fuel new ownership); Centennial Park Event Complex Project, Larson Construction Co., Inc., Pay Application Number 18, \$358,590.46; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was received.

Engineer Report

City Engineer Bilskemper reported on the Ranshaw Way Phase 6 Project, the Cherry Street Fire House Project, the Parks and Water Maintenance Building Expansion Projects, and the North Liberty Road Trail Project.

City Administrator Report

City Administrator Heiar reported on the Progress Report on City Council Goals. He is still waiting for the newest report on City Council Goal Setting from ECICOG. The city has given Coralville notice that as of July 1, the city will not be using Coralville's Transit Service. Staff has sent out an RFP to private contractors to continue the service that will start in July. Council discussed the report with Heiar.

Mayor Report

Mayor Hoffman reported on the Joint Entities meeting. He will not be able to attend either Council meeting in May due to work conflicts. He reported that Grow Solar East Central Iowa is hosting Solar Power Hour on Thursday, June 25 at the North Liberty Library. He proclaimed April as Limb Loss and Limb Difference Awareness Month.

Council Reports

Councilor Wayson reminded residents that severe weather season continues. He reported to be prepared and aware and encouraged the use of storm radios and the JoCo Ready app. Councilor Smith met with candidates running for Johnson County Supervisor positions. Councilor Park reported on Hawkeye Day of Caring at NLCP, Liberty High School sportsmanship award and his meeting with Senate Candidate Zach Wahls. He reported on the NAMI walk. Councilor Leibold offered thanks to spring clean up staff and congratulations to Liberty High music department on trip to Orlando. He volunteered at Dream City teaching a business marketing class. Councilor Fortney attended Joint Entities Meeting, the ICCSD Legislative Forum and the peace vigil in the Ped Mall. She announced that Youth Council is having a flag football event on Sunday May 3 at 10 a.m.

Kwik Star Rezoning

At 6:17 p.m. Mayor Hoffman opened the public hearing. No oral or written comments were received. The public hearing was closed at 6:17 p.m.

Rusnak presented the request of Kwik Star for rezoning. Staff and the Planning Commission had one finding; the rezoning request from I-1 Light Industrial to C-2 Highway Commercial District on approximately 3.69 acres would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forwarded the request to City Council with a recommendation for approval. Council discussed the application with Rusnak.

Kacie Bonjour, Kwik Trip representative, offered additional information on the application. Council discussed the application with Bonjour.

Brian Wayson moved, Paul Park seconded to approve the first consideration of Ordinance Number 2026-06, An Ordinance amending the Zoning Designation for Certain Property Located in North Liberty, Iowa from I-1 Light Industrial District to C-2 Highway Commercial District. The vote was: ayes – Brian Leibold, Brent Smith, Brian Wayson, Paul Park, Tonja Fortney; nays - none. Motion passed.

Tobacco Retailer Compliance Penalties

Brent Smith moved, Tonja Fortney seconded to approve Resolution Number 2026-39, A Resolution accepting payment of \$300.00 Civil Penalty from Fareway Stores, Inc. The vote was: ayes – Brent Smith, Brian Wayson, Tonja Fortney, Brian Leibold, Paul Park; nays - none. Motion Passed.

Tonja Fortney moved, Brian Wayson seconded to approve Resolution Number 2026-40, A Resolution accepting payment of \$300.00 Civil Penalty from The Station LLC. The vote was: ayes - Tonja Fortney, Brian Wayson, Paul Park, Brent Smith, Brian Leibold; nays - none. Motion passed.

Community Center Parking Lot Project

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-41, A Resolution accepting the bid and authorizing execution of the Contract for the North Liberty Community Center Parking Lot Improvements Phase 1 Project, North Liberty, Iowa. The vote was: ayes - Tonja Fortney, Paul Park, Brian Wayson, Brent Smith, Brian Leibold; nays - none. Motion passed.

Transit 28E with Johnson County

Brent Smith moved, Brian Wayson seconded to approve Resolution Number 2026-42, A Resolution approving the 28E Agreement between the City of North Liberty and Johnson County, Iowa for Transit Service. The vote was: ayes – Brent Smith, Brian Wayson, Brian Leibold, Paul Park, Tonja Fortney; nays - none. Motion passed.

2026A Bond Sale

Brian Wayson moved, Tonja Fortney seconded to approve Resolution Number 2026-45, A Resolution approving the Engagement Letter between the City of North Liberty and Dorsey & Whitney LLP regarding Bond Counsel Services for the General Obligation Corporate Purpose Bonds, Series 2026A. The vote was: ayes – Paul Park, Brian Wayson, Tonja Fortney, Brent Smith, Brian Leibold; nays – none. Motion passed.

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-43, A Resolution setting the date for public hearings on proposal to enter into a General Obligation Corporate Purpose Loan Agreements and to borrow money thereunder. The vote was: ayes – Paul Park, Brent Smith, Tonja Fortney, Brian Wayson, Brian Leibold; nays – none. Motion passed.

Liberty Commons Part Two

Tonja Fortney moved, Brian Wayson seconded to approve Resolution Number 2026-44, A Resolution approving the Developer's Agreement and Storm Water Maintenance Facilities Agreement for Liberty Commons Part Two. The vote was: ayes – Brent Smith, Brian Wayson, Paul Park, Tonja Fortney, Brian Leibold; nays – none. Motion passed.

Urban Central TIF District

Brian Leibold moved, Tonja Fortney seconded to approve the third consideration of Ordinance Number 2026-05, An Ordinance providing for the Division of Taxes Levied on Taxable Property in the April, 2025 Addition to the North Liberty Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. The vote was: ayes – Brian Leibold, Paul Park, Brian Wayson, Tonja Fortney, Brent Smith; nays – none. Motion passed.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Brian Wayson moved; Brent Smith seconded to adjourn at 6:36 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk