



City Council
May 12, 2026
Regular Session

Call to order

Mayor Pro Tem Wayson called the Tuesday, May 12, 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, Brian Wayson; absent: Mayor Chris Hoffman.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Donglin Chai, Angela McConville, Jeff Kellbach, Nick Bergus, Corrie Brase, Alexis Miller, Jon Marner, Dan Hayes, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Brent Smith moved, Brian Leibold seconded to approve the Consent Agenda including the City Council Minutes Regular Session, April 28, 2026; 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 Forevergreen Road/Jasper Avenue Improvement Project. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the Construction Manager at Risk Request for Qualifications for the Fire House Project, the 2026 Bond Sale, and water and sewer rate increase proposals. Council discussed the report with Heiar.

Mayor Report

Mayor Pro Tem Wayson proclaimed Older Americans Month and Asian American and Pacific Islander Heritage Month. Jeff Kellbach and Angela McConville spoke regarding the Older Americans Month Proclamation. Donglin Chai spoke regarding the AAPI Heritage Month Proclamation.

Council Reports

Councilor Wayson reported meeting North Liberty residents at the Cystic Fibrosis Walk and attending Remarkable Rigs. He also noted that May 12 is International Nurses Day and recognized National Police Week. Additionally, he reported that construction has begun on the Johnson County Emergency Management building.

Councilor Smith attended the Better Together 2030 meeting in the City of Tiffin to discuss regional initiatives and recognized National Police Week.

Councilor Park attended the Toast to Business event and Remarkable Rigs. He thanked the Liberty High art teacher for assistance with the Arts and Culture Survey and reported on the May 20 blood drive at Bowl Dogs in recognition of EMS Week.

Councilor Leibold attended the Toast to Business event and the OS14 Golf Outing. He also recognized Teacher Appreciation Week.

Councilor Fortney attended the Toast to Business event, the Affordable Housing Bus Tour, the Habitat for Humanity Women Build Groundbreaking, and Remarkable Rigs.

2026A Bond Sale

At 6:25 p.m. Mayor Pro Tem Wayson opened the Public Hearing on proposal to enter into an Essential Purpose Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:25 p.m.

At 6:25 p.m. Mayor Pro Tem Wayson opened the Public Hearing on proposal to enter into a General Purpose Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:25 p.m.

Brian Leibold moved, Paul Park seconded to approve Resolution Number 2026-46, A Resolution taking additional action on proposals to enter into Loan Agreements and combining Loan Agreements. After discussion, the vote was: ayes - Brian Leibold, Brian Wayson, Tonja Fortney, Brent Smith, Paul Park; nays - none. Motion carried.

Eastern Iowa Productions, LLC. Preliminary Site Plan

Staff and Planning Commission Recommendation

Rusnak presented the request of Eastern Iowa Productions, LLC for a Preliminary Site Plan. Staff recommended approval with the listed finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code; and reported that the Planning Commission recommended forwarding the request to City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the proposed site plan. The owner, Dan Hayes, was also present and offered additional information on the application and business. Council discussed the application with Hayes.

Brian Leibold moved, Tonja Fortney seconded to approve Resolution Number 2026-47, A Resolution approving the Preliminary Site Plan for I-380 Industrial Park, Lot 12. The vote was: ayes - Paul Park, Brian Wayson, Tonja Fortney, Brian Leibold, Brent Smith; nays - none. Motion carried.

Green State Credit Union Parking Agreement

Brent Smith moved, Tonja Fortney seconded to approve Resolution Number 2026-48, A Resolution approving the Permissive Use Agreement (Parking) between the City of North Liberty and Green State Credit Union. After discussion, the vote was: ayes - Brian Wayson, Paul Park, Brian Leibold, Tonja Fortney, Brent Smith; nays - none. Motion carried.

On-Street Parking Resolution

Tonja Fortney moved, Brent Smith seconded to approve Resolution Number 2026-49, A Resolution approving Parking Control Devices in the City of North Liberty, Iowa. After discussion, the vote was: ayes - Brian Wayson, Tonja Fortney, Brent Smith, Paul Park, Brian Leibold; nays - none. Motion carried.

Purchasing Policy

Paul Park moved, Tonja Fortney seconded to approve Resolution Number 2026-50, A Resolution approving the Purchasing Policy for the City of North Liberty, Iowa. After discussion, the vote was: ayes - Paul Park, Tonja Fortney, Brian Wayson, Brian Leibold, Brent Smith; nays - none. Motion carried.

Hy-Vee Center Staffing

Brian Leibold moved, Tonja Fortney seconded to make the Hy-Vee Center Event Lead position full-time. After discussion, the vote was all ayes. Motion carried.

Water Project

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-51, A Resolution approving Task Order Number 26-02 between the City of North Liberty and Strand Associates, Inc. for the Water Supply and Treatment Improvements, Division 1 - Well No. 7 Conversion. After discussion, the vote was: ayes - Brian Wayson, Brian Leibold, Tonja Fortney, Brent Smith, Paul Park; nays - none. Motion carried.

Kwik Star Rezoning

Paul Park moved, Tonja Fortney seconded to approve the second consideration of Ordinance Number 2026-06, An Ordinance amending the Zoning Designation for certain property located in North Liberty, Iowa from I-L Light Industrial District to C-2 Highway Commercial District. The vote was: ayes - Tonja Fortney, Brent Smith, Brian Wayson, Paul Park, Brian Leibold; nays - none. Motion carried.

Old Business

No old business was presented.

New Business

Council discussed upcoming community events, including Memorial Day programming and The Pork Tornadoes concert. Council members also congratulated graduating students, encouraged helmet use while riding scooters, and reminded the public that monthly department reports containing additional information were included in the Council packet.

Adjournment

Brian Leibold moved; Brent Smith seconded to adjourn at 6:53 p.m. The vote was all ayes.
Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Brian Wayson, Mayor Pro-Tem

Attest: _____
Tracey Mulcahey, City Clerk