



City Council  
May 26, 2026  
Regular Session

Call to order

Mayor Pro Tem Wayson called the Tuesday, May 26, 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 Hoffman.

Others present: Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Lori Durian, Teva Dawson, Angela McConville, Kacie Bonjour, Jes Lange, and other interested parties.

Approval of the Agenda

Brent Smith moved, Tonja Fortney seconded to approve the Agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Paul Park moved, Tonja Fortney seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, May 12, 2026; Forevergreen Road Jasper Avenue Improvements Project Pay Application Number 1 to CJ Moyna and Sons in the amount of \$450,189.70; Ben Yoder Resignation Agreement 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 provided an update on the Penn Street - I380 Project.

City Administrator Report

No City Administrator report was presented.

Mayor Report

Mayor Pro Tem Wayson proclaimed June 5, 2026 as National Gun Violence Day. Lori Durian spoke regarding the proclamation. Jes Lang spoke regarding the proclamation. Mayor Pro Tem offered congratulations to graduates on behalf of the Mayor.

## Council Reports

Councilor Wayson reported on the Emergency Management building being constructed. He will attend the MPOJC meeting. He helped at The Pork Tornadoes concert. He reported that several more events are coming up at this impressive facility. Councilor Smith has had conversations with candidates running for Johnson County Supervisors. He was contacted by Representative Marianette Miller-Meeks looking for a venue to hold an event. Councilor Park worked at The Pork Tornadoes show. He is excited about the summer there. Los Trompos art installation is in Centennial Park. He attended Liberty High School Scholarship and award program. He offered congratulations to graduates. Anyone interested in participating in the Avenue of Flags should contact the Optimists Club. Councilor Leibold offered congratulations to graduates and parents. He offered congratulations to track athletes at the State Track meet. He offered well-wishes to the baseball and softball teams. He gave thanks to veterans who have served. Councilor Fortney attended the Iowa League of Women's Voters annual meeting. She attended the Pork Tornadoes. She encouraged the community to attend events at Centennial Park. Councilor Wayson reported that the Auditor's Office sent postcards out with where to vote. Some cards had the wrong address for voting locations. Contact the Auditor's Office for correct information.

## Art & Culture Plan Presentation

Teva Dawson, Group Creative Services, presented Emerging Themes for North Liberty's Art & Culture Plan. Council discussed the presentation with Dawson.

## FY 2026 Budget Amendment Number Two

At 6:41 p.m. Mayor Pro Tem Wayson opened the public hearing regarding proposed budget amendment. No oral or written comments were received. The public hearing was closed at 6:42 p.m.

Paul Park moved, Brent Smith seconded to approve Resolution Number 2026-52, A Resolution amending the Current Budget for the Fiscal Year Ending June 30, 2026. The vote was: ayes – Brian Leibold, Tonja Fortney, Brent Smith, Paul Park, Brian Wayson; nays - none. Motion passed.

## Water Project Plans and Specifications

At 6:43 p.m. Mayor Pro Tem Wayson opened the public hearing regarding proposed plans, specifications, and estimate of cost for the water improvements project. No oral or written comments were received. The public hearing was closed at 6:43 p.m.

Brian Leibold moved, Brent Smith seconded to approve Resolution Number 2026-53 A Resolution finally approving and confirming Plans, Specifications, and Estimate of Cost for the Water Supply and Treatment Improvements Project Division 1 - Raw Water Main and ASR Well Modifications. After discussion, the vote was: ayes – Brent Smith, Paul Park, Tonja Fortney, Brian Wayson, Brian Leibold; nays – none. Motion passed.

## Hodge Workforce Housng

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-54, A Resolution supporting the Application of HC Investment Properties, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same. After discussion, the vote was: ayes – Brent Smith, Brian Leibold, Tonja Fortney, Paul Park, Brian Wayson; nays – none. Motion passed.

#### 2026A Bond Sale

Brent Smith moved, Paul Park seconded to approve Resolution Number 2026-55, A Resolution setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2026 and authorizing the use of a preliminary official statement in connection therewith. The vote was: ayes – Brent Smith, Brian Wayson, Brian Leibold, Tonja Fortney, Paul Park; nays – none. Motion passed.

#### Transit Services Contract

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-56, A Resolution approving the Agreement for Fixed Route Transit Services (Fare Free) between the City of North Liberty and Black Diamond Limousine, Inc. After discussion, the vote was: ayes - Brian Wayson, Brian Leibold, Brent Smith, Paul Park, Tonja Fortney; nays – none. Motion Passed.

#### Solomon's Landing

Brian Leibold moved, Brent Smith seconded to approve Resolution Number 2026-57, A Resolution approving the Developer's Agreement for Solomon's Landing Part Six, North Liberty, Iowa. The vote was: ayes – Brian Leibold, Paul Park, Brian Wayson, Brent Smith, Tonja Fortney; nays – none. Motion passed.

#### Urban Central District, Part 2

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-58 A Resolution Approving the Developer's Agreement for Urban Central District, Part 2, North Liberty, Iowa. The vote was: ayes – Paul Park, Brian Leibold, Tonja Fortney, Brian Wayson, Brent Smith; nays – none. Motion passed.

#### Kwik Star Rezoning

Paul Park moved, Brian Leibold seconded to approve the third consideration and adoption of Ordinance Number 2026-05, 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, Tonja Fortney, Paul Park, Brian Wayson, Brent Smith; nays – none. Motion passed.

#### Kwik Star Preliminary Plat and Site Plan

Rusnak presented the application of Kwik Trip, Inc. for a Preliminary Subdivision Plat. Staff and Planning Commission recommend approval with no conditions.

Kacie Bonjour from Kwik Star presented additional information on the applications.

Brian Leibold moved, Brent Smith seconded to approve Resolution Number 2026-59, A Resolution approving the Preliminary Plat for Kwik Star, North Liberty, Iowa. After discussion, the vote was: ayes – Brian Wayson, Tonja Fortney, Brent Smith, Paul Park, Brian Leibold; nays – none. Motion passed.

Brian Leibold moved, Paul Park seconded to approve Resolution Number 2026-60, A Resolution approving the Preliminary Site Plan for Kwik Trip Convenience Store #1950, North Liberty, Iowa Site Plan. The vote was: ayes – Brian Wayson, Paul Park, Tonja Fortney, Brent Smith, Brian Leibold; nays – none. Motion passed.

Old Business

Councilor Park reminded staff to place all items in packet the correct orientation.

New Business

Councilor Wayson encouraged all to check out the event calendar for Centennial Park.

Adjournment

Brian Leibold moved; Brent Smith seconded to adjourn at 7:00 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: \_\_\_\_\_  
Brian Wayson, Mayor Pro Tem

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