

City Council
June 9, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, June 9, 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, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Abbi Cobb, Jon Marner, Lisa Green-Douglass, Bob Sentman, Harold Cameron, Nile Dusdieker, Greg Metternich, Alicia Abrams, Ardi Stoner, Tionna Pooler (virtually), John Gade (virtually), and other interested parties.

Approval of the Agenda

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

Consent Agenda

Brian Wayson moved, Brent Smith seconded to approve the Consent Agenda including: City Council Minutes, Regular Session, May 26, 2026; Claims; April Revenues; April Treasurer's Report; Liquor License Application Tap this Concessions 5-Day Event License; Liquor License Application Hy-Vee 5-Day Event License; Liquor License Renewal Colony Acres; Liquor License Renewal Maverik; Liquor License Renewal Smokin Joe's; Liquor License Renewal Izumi Sushi & Hibachi; Liquor License Renewal Field Day; Liquor License Renewal Sushiya; Liquor License Renewal Paradise Indian Grill; Liquor License Renewal Tin Roost; Liquor License Renewal Rusciano's; Liquor License Renewal Kwik Star #1213; Liquor License Renewal Casey's #3955; Tobacco Permit - Casey's #2788; Tobacco Permit - Casey's #3955; Tobacco Permit - Fareway Store, Inc.; Tobacco Permit - Greenleaf Tobacco & Vape; Tobacco Permit - Greenleaf Tobacco & Vape - Devices; Tobacco Permit - J & A Tap; Tobacco Permit - Johncy's Liquor Store; Tobacco Permit - Kwik Star 1927; Tobacco Permit - LD Express; Tobacco Permit - Maverik 5185; Tobacco Permit - Smokin' Joe's Tobacco & Liquor Outlet; Tobacco Permit - The Station II; Tobacco Permit - Urban Fuel; and Tobacco Permit - Walgreens #11710. The vote was: ayes – Tonja Fortney, Brent Smith, Brian Leibold, Brian Wayson; nays - none; absent – Paul Park. Motion passed.

Public Comment

No public comment was received.

Engineer Report

City Engineer Bilskemper reported on the North Stewart Street Project, the Cherry Street Fire House Project, the Parks and Water Maintenance Building Improvements, Forevergreen Road and Jasper Avenue Roundabout Project, and the Community Center Parking Lot Project.

City Administrator Report

City Administrator Heiar provided a trash service update.

Mayor Report

Mayor Hoffman thanked Councilor Wayson for covering meetings for the Month of May. He highlighted the Library's monthly report in the Department Reports Section of the Council Packet. He proclaimed Juneteenth National Freedom Day and Pride Month.

Council Reports

Councilor Wayson reported on the MPOJC meeting, progress on the EMA Building, Weather Service reports, and the Symphony at Centennial Center. Councilor Smith congratulated graduates and thanked Coralville for hosting graduation. Councilor Leibold attended Coffee Connections and offered a reminder about volunteer opportunities in the community. Councilor Fortney attended Orchestra Iowa. She encouraged all to look at the calendar for upcoming summer activities.

2026A Bond Sale

Tionna Pooler, IPA, spoke on the sale of 2026A bonds. The City received 6 bids. The lowest bid was BOK Financial at 3.17% true interest cost. The bid resulted in an additional \$365,000 in proceeds to be used for approved projects. Tonja Fortney moved, Brent Smith seconded to approve Resolution Number 2026-61, A Resolution authorizing and approving a certain Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2026, and providing for the levy of taxes to pay the same. The vote was: ayes - Brian Leibold, Brian Wayson, Tonja Fortney, Brent Smith; nays - none; absent - Paul Park. Motion passed.

Water Utility Rate Increase

At 6:21 p.m. Mayor Hoffman opened the public hearing regarding the proposed water utility rate increase. No oral or written comments were received. The public hearing was closed at 6:21 p.m.

Brian Wayson moved, Brian Leibold seconded to approve the first 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. After discussion, the vote was: ayes - Tonja Fortney, Brian Wayson, Brian Leibold, Brent Smith; nays - none; absent - Paul Park. Motion passed.

Sewer Utility Rate Increase

At 6:28 p.m. Mayor Hoffman opened the public hearing regarding the proposed sewer utility rate increase. No oral or written comments were received. The public hearing was closed at 6:28 p.m.

Brent Smith moved, Tonja Fortney seconded to approve the first consideration of Ordinance Number 2026-09, An Ordinance amending Chapter 99.02 entitled "Rate," of the Municipal Code of North Liberty by adopting a new Section 99.02 to increase the charges for Sanitary Sewer Services. After discussion, the vote was: ayes - Brent Smith, Tonja Fortney, Brian Wayson, Brian Leibold; nays - none; absent - Paul Park. Motion passed.

Water Supply and Treatment Improvements, Divisions 2 and 3

Heiar, Lientz, and John Gade from Strand & Associates spoke regarding the project. Council discussed the report with staff.

At 7:04 p.m. Mayor Hoffman opened the public hearing regarding the Water Supply and Treatment Modifications Improvements Project. Lisa Green - Douglass spoke regarding the project. Dr. Nile Duesdieker spoke regarding the project. Mayor Hoffman spoke regarding the project. Heiar presented information on the location of the well outside Deerfield Park. Mayor Hoffman asked about the 2025 Study and why changes occurred. Gade provided information on the location of the wells. Green-Douglass asked additional questions about the project. Dr. Duesdieker spoke regarding the project. Gade presented information on the control of the land. Robert Sentman spoke regarding the project. Mayor Hoffman spoke regarding growth and the project. Harold Cameron spoke regarding the project. Gade, Heiar, and Lientz responded to Cameron's questions. Greg Metternich, Water Superintendent, offered information regarding the water projects. The public hearing was closed at 7:53 p.m.

Brian Leibold moved, Brian Wayson seconded to approve Resolution Number 2026-62, A Resolution to authorize Approval to Proceed with a Public Improvement, the Water Supply and Treatment Improvements Project, Divisions 2 and 3. After discussion, the vote was: ayes - Brian Leibold, Brent Smith, Brian Wayson, Tonja Fortney; nays - none; absent - Paul Park. Motion passed.

Brian Wayson moved, Brian Leibold seconded to approve Resolution Number 2026-63, A Resolution of Approval of the Access Agreement with MAJ Properties I LLC regarding the Water Supply and Treatment Improvements Project Divisions 2 and 3. The vote was: ayes - Tonja Fortney, Brian Wayson, Brian Leibold, Brent Smith; nays - none; absent - Paul Park. Motion passed.

2740 Stoner Court Site Plan

Rusnak presented the application for a Preliminary Site Plan for I380 Industrial Park, Lot 15. Staff and Planning Commission recommend approval with the following finding the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code. Council discussed the application with staff.

Doug Brain, Brain Engineering, offered additional information on the application.

Brent Smith moved, Brian Leibold seconded to approve Resolution Number 2026-64, A Resolution approving the Preliminary Site Plan for I380 Industrial Park, Lot 15, North Liberty, Iowa. The vote was: ayes - Brian Wayson, Brian Leibold, Tonja Fortney, Brent Smith; nays - none; absent - Paul Park. Motion passed.

Cherry Street Commercial Subdivision

Rusnak presented information on the application. Staff and Commission had two findings; the Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Land Use Map designations of Urban Low Intensity, Urban Medium Intensity and Urban High 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, respectively; and recommend approval of the application.

No applicant presentation was offered.

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-65, A Resolution approving the Preliminary Plat for Cherry Street Commercial Subdivision, North Liberty, Iowa. The vote was: ayes - Brent Smith, Brian Wayson, Brian Leibold, Tonja Fortney; nays - none; absent - Paul Park. Motion passed.

Urban Lofts Preliminary Site Plan

Rusnak presented information on the application. Staff and Commission recommend approval of the application with one finding; the preliminary plat would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the application. Council discussed the application with Marner and staff. Ardi Stoner spoke regarding the application.

Brian Wayson moved, Brian Leibold seconded to approve Resolution Number 2026-66, A Resolution approving the Preliminary Site Plan for Urban Lofts North Liberty, Iowa. After discussion, the vote was: ayes - Brian Leibold, Brent Smith, Brian Wayson; nays - Tonja Fortney; absent - Paul Park. Motion passed.

Water Supply and Treatment Improvements Division 1 - ASR Well No. 7 Conversion

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-67, A Resolution awarding Contract for the Water Supply and Treatment Improvements Division 1, ASR Well No. 7 Conversion Project. The vote was: ayes - Brian Wayson, Brent Smith, Brian Leibold, Tonja Fortney; nays - none; absent - Paul Park. Motion passed.

Brent Smith moved, Brian Leibold seconded to approve Resolution Number 2026-68, A Resolution accepting the Bid and authorizing execution of the contract for Water Supply and Treatment Improvements Division 1 - ASR Well No. 7 Conversion Project in North Liberty, Iowa. After discussion, the vote was: ayes - Tonja Fortney, Brian Leibold, Brent Smith, Brian Wayson; nays - none; absent - Paul Park. Motion passed.

Eide Bailly Agreement

Brian Leibold moved, Tonja Fortney seconded to approve Resolution Number 2026-69, A Resolution approving the Master Services Agreement for Tax Consulting regarding Energy Incentives at the Hy-Vee Center between the City of North Liberty and Eide Bailly LLP. After discussion, the vote was: ayes - Brian Wayson, Brian Leibold, Brent Smith, Tonja Fortney; nays - none; absent - Paul Park. Motion passed.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Brian Leibold moved; Brent Smith seconded to adjourn at 8:31 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk