

City Council
July 14, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, July 14, 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, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Heiar presented information on the composition of the Consent Agenda. Paul Park moved, Brent Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, June 23, 2026; City Council Minutes, Special Session, July 1, 2026; Liquor License 5-Day Application, City of North Liberty Hy-Vee Amphitheater, August 2, 2026; Liquor License 5-Day Application, City of North Liberty, Street Dance, August 19, 2026; Liquor License 5-Day Application, City of North Liberty, HyVee Amphitheater, September 10, 2026; Centennial Park Phase 2, Conlon Construction Co., Pay Application Number 1, \$184,248.59; South Fiber Project, Pay Application Number 3, Midwest Underground Contractors, Inc., \$27,912.00; Community Center Parking Lot Phase 1, All American Concrete, Inc., Pay Application Number 1, \$105,805.46; Forevergreen Road & Jasper Avenue Roundabout Project, CJ Moyna & Sons and Progressive Structures LLC, Change Order Number 2, \$3,556.80; Forevergreen Road & Jasper Avenue Roundabout Project, CJ Moyna & Sons, Inc., Pay Application Number 3, \$308,866.78; Resolution Number 2026-74, A Resolution approving the Temporary Easement Agreement between Dusdieker Garden Farms, LP and the City of North Liberty; Resolution Number 2026-75, A Resolution Assessing Amounts owed to the City of North Liberty, Iowa to Individual Property Taxes; Investment Policy; Records Request Policy and Form; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Holiday Lodge Residents' Association leaders spoke regarding the recent sale of Holiday Lodge Mobile Home Park. Patrick Nuro-Gyina, who lives on Mary Lane, spoke about the parking notice. He does not want parking restricted to one side.

Engineer Report

City Engineer Bilskemper reported on Construction Manager at Risk process for Parks Building, Water Building, and Fire House. He provided an update on the Community Center Parking Lot project. He is seeking an update on the I380 ramp closure. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported the Joint Entities meeting is at Johnson County Health and Human Services building at 4:30 p.m. on Monday, July 20. The city launched a new website this week and will be updating email addresses to .gov from .org. He offered feedback on the recent Blues and BBQ festival.

Mayor Report

Mayor Hoffman reported on Blues and BBQ and KCRG Our Town. He reported that tomorrow night is MPOJC meeting. Councilor Leibold will be attending on behalf of the mayor. On next Wednesday, the Board of Supervisors will be discussing a data center ordinance.

Council Reports

Councilor Wayson reported on Blues and BBQ and the Emergency Management Building. Councilor Smith reported on Savannah Bananas and Blues and BBQ. Councilor Park echoed others on Blues and BBQ. He offered congratulations to everyone appointed to city boards and commissions. He offered congratulations to Lily Schloss for winning Star-Spangled Sing-off. He volunteered at Art & Culture booth at Blues and BBQ seeking community input. He suggested with drone shows at Centennial Park should find a radio station that will host the music so those outside of the park can hear the music. He attended meeting with residents of Holiday Mobile Home Park. Councilor Leibold offered a thank you to those who offer feedback and speak at public comment. He offered thanks to Blues and BBQ sponsors for financing the event. He recognized CCA and Liberty baseball playing in substate final game tomorrow night. Councilor Fortney volunteered at Blues and BBQ. She met with Holiday Lodge Association group. Councilor Wayson recognized Jean Keeley for all her years of service to Blues and BBQ.

SRF Water Revenue Loan

At 6:27 p.m. Mayor Hoffman opened the public hearing for the SRF Water Revenue Loan. No oral or written comments were received. The public hearing was closed at 6:27 p.m.

Tonja Fortney moved, Brian Wayson seconded to approve Resolution Number 2026-76, A Resolution taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement. The vote was: ayes – Brent Smith, Paul Park, Tonja Fortney, Brian Leibold, Brian Wayson; nays – none. Motion passed.

Creekside South II Preliminary Site Plan

Rusnak presented the request of HC Investment Properties, LLC for a preliminary site plan. Staff and Planning Commission accepted the finding and forwarded the request to City Council with a recommendation for approval. The Council discussed the application with Rusnak and the applicant's representative, Nate Kaeding.

No applicant presentation was offered. Council discussed the application with staff and the applicant, Nate Kaeding of Hodge.

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-77, A Resolution approving the Preliminary Site Plan for Creekside South II, Lots 1 - 4, North Liberty, Iowa. After discussion, the vote was: ayes – Brian Wayson, Tonja Fortney, Brent Smith, Brian Leibold, Paul Park; nays – none. Motion passed.

Agenda Posting Requirement

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-78, A Resolution Designating the Official Public Posting Location for Meeting Notices Pursuant to Iowa Code 21.4. After discussion, the vote was: ayes – Tonja Fortney, Paul Park, Brian Leibold, Brent Smith, Brian Wayson; nays - none. Motion passed.

Sanctuary at North Bend Developer's Agreement and Stormwater Management Agreement

Paul Park moved, Tonja Fortney seconded to approve Resolution Number 2026-79, A Resolution approving the Developer's Agreement and Storm Water Maintenance Facilities Agreement for The Sanctuary at North Bend Subdivision, North Liberty, Iowa. The vote was: ayes - Brent Smith, Tonja Fortney, Brian Wayson, Brian Leibold, Paul Park; nays - none. Motion passed.

Urban Central District Part Two Surety Agreement, Storm Water Management Agreement, and Final Plat

Tonja Fortney moved, Brian Leibold seconded to approve Resolution Number 2026-80, A Resolution approving the Storm Water Maintenance Facilities Agreement for Urban Central District - Part Two, North Liberty, Iowa. After discussion, the vote was: ayes – Paul Park, Brian Wayson, Tonja Fortney, Brian Leibold, Brent Smith; nays – none. Motion passed.

Brian Wayson moved, Tonja Fortney seconded to approve Resolution Number 2026-81, A Resolution approving the Surety Agreement for Urban Central District - Part Two Subdivision between the City of North Liberty and UCD Holdings, L.L.C. The vote was: ayes – Tonja Fortney, Paul Park, Brian Leibold, Brian Wayson, Brent Smith; nays – none. Motion passed.

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-82, A Resolution approving the Final Plat for Urban Central District - Part Two, North Liberty, Iowa. The vote was: ayes – Tonja Fortney, Paul Park, Brian Wayson, Brian Leibold, Brent Smith; nays – none. Motion passed.

Northside Park Land - Settlement Agreement

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-83, A Resolution authorizing Stipulation of Settlement in Johnson County Case No.

CVCV084538. After discussion, the vote was: ayes – Brian Wayson, Paul Park, Tonja Fortney, Brian Leibold, Brent Smith; nays – none. Motion passed.

Urban Renewal Plan Amendment

Paul Park moved, Brian Wayson seconded to approve Resolution Number 2026-84, A Resolution setting date for Public Hearing on designation of the Expanded North Liberty Urban Renewal Area and on Urban Renewal Plan Amendment. The vote was: ayes – Brian Wayson, Paul Park, Brian Leibold, Tonja Fortney, Brent Smith; nays – none. Motion passed.

Parking Resolution

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-85, A Resolution approving Parking Control Devices in the City of North Liberty, Iowa . After discussion, Paul Park moved, Tonja Fortney seconded to table this item to the next meeting. The vote was ayes - Paul Park, Brian Leibold, Tonja Fortney, Brent Smith, Brian Wayson; nays - none. Motion passed.

Penn Street Addition Developer's Agreement and Storm Water Management Agreement

Tonja Fortney moved, Brian Wayson seconded to approve Resolution Number 2026-86, A Resolution approving the Developer's Agreement and Storm Water Maintenance Facilities Agreement for Penn Street Addition - Part One, North Liberty, Iowa. The vote was: ayes – Brent Smith, Tonja Fortney, Brian Leibold, Paul Park, Brian Wayson; nays – none. Motion passed.

Water Utility Rate Increase

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

Sewer Utility Rate Increase

Paul Park moved, Tonja Fortney seconded to approve Third consideration and adoption 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. The vote was: ayes - Brent Smith, Tonja Fortney, Brian Leibold, Paul Park, Brian Wayson; nays - none. Motion passed.

Mickelson 3rd Rezoning

Paul Park moved, Brent Smith seconded to approve Second 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, Paul Park, Brian Wayson, Brent Smith, Brian Leibold; nays – none. Motion passed.

Old Business

Councilor Smith presented additional information on the Savannah Banana event.

New Business

Councilor Park requested rules for the pickle ball courts. There was discussion regarding the current pickleball court rules. Councilor Smith is requesting a meeting for changes on I380 and stoplights on Highway 965. Councilor Wayson suggested review of staff reports in the packet.

Adjournment

Brian Leibold moved; Paul Park seconded to adjourn at 7:01 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk