



City Council
July 28, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, July 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, Paul Park, Brent Smith, Brian Wayson; absent: Brian Leibold.

Others present: Ryan Heiar, Grant Lientz, Josiah Bilskemper, Ryan Rusnak, Nick Merulla, Erika Wade, Cory Hodapp, Jake England, Natalie Oppedal, Chief Brian Platz, Brian Cummings, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Paul Park moved, Brian Wayson seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, July 14, 2026; Tobacco License Application, Rosin Imperial Group; Liquor License Application, Dawgs & Lawgs Event at Field Day, August 1, 2026; Liquor License Application, Red's Alehouse Outdoor Service Amendment for Street Dance; Liquor License Application, J & A Tap Outdoor Service Area Amendment for Street Dance; June Treasurer's Report; June Revenues; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Erika Wade spoke regarding the Cemetery Board and the cemetery. Nick Merulla spoke regarding parking on Mary Lane. Luke spoke regarding the Story Walk at Liberty Centre Park.

Engineer Report

City Engineer Bilskemper reported on Community Center Parking Lot Project, Forevergreen Road & Jasper Avenue Project, South Fiber Project, Penn Street Interchange Project, temporary traffic signals on Highway 965 installed by IDOT, and Coralville replacement of railroad crossing on Forevergreen Road. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the groundbreaking for the Forevergreen East Project happening tomorrow.

Mayor Report

Mayor Hoffman reported on the Joint Entities meeting and the Metropolitan Planning Organization of Johnson County (MPOJC) meeting that he was not able to attend. Councilor Leibold attended the MPOJC meeting in the Mayor's place.

Council Reports

Councilor Wayson reported on the Johnson County EMA storage building construction and his attendance at the MPOJC meeting, Councilor Fortney attended the Affordable House Legislative forum and Elemental Circus. She thanked Erika Wade for her work on the Cemetery Board. Fortney reported that next weekend is Women's Build for Habitat for Humanity.

Traffic Regulations Ordinance

At 6:21 p.m. Mayor Hoffman opened the public hearing regarding proposed Traffic Regulations Ordinance. No oral or written comments were received. The public hearing was closed at 6:21 p.m.

Brian Wayson moved, Tonja Fortney seconded to approve the first consideration of Ordinance 2026-07, An Ordinance Amending Chapter 62.01 of the North Liberty Code of Ordinances concerning Motor Vehicles and the Law of the Road. The vote was: ayes - Brent Smith, Tonja Fortney, Paul Park, Brian Wayson; nays - none; absent - Brian Leibold. Motion passed.

Paul Park moved, Brent Smith seconded to approve waiver of the rules requiring two considerations prior to final passage of an ordinance with respect to Ordinance Number 2026-07. The vote was: ayes - Brian Wayson, Tonja Fortney, Brent Smith, Paul Park; nays - none; absent - Brian Leibold. Motion carried.

Brian Wayson moved, Tonja Fortney seconded to approve the final consideration and adoption of Ordinance Number 2026-07, An Ordinance Amending Chapter 62.01 of the North Liberty Code of Ordinances concerning Motor Vehicles and the Law of the Road. The vote was: ayes - Tonja Fortney, Paul Park, Brent Smith, Brian Wayson; nays - none; absent - Brian Leibold. Motion passed.

LSTJ Holdings, LLC Rezoning

At 6:25 p.m. Mayor Hoffman opened the public hearing regarding the proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:26 p.m.

Rusnak presented the request of LSTJ Holdings, LLC for rezoning. The Planning Commission accepted the listed finding; the rezoning request from C-1-B General Commercial District to C-3 Higher-Intensity Commercial District on approximately 2.67 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.

Cory Hodapp, the applicant, was present and offered additional information on the application. Council discussed the application with Hodapp.

Paul Park moved, Brent Smith seconded to approve the first consideration of Ordinance Number 2026-11, An Ordinance amending the Zoning Designation for certain property located in North Liberty, Iowa from C-1-B General Commercial District to C-3 Higher Intensity Commercial District. After discussion, the vote was: ayes – Brian Wayson, Brent Smith, Tonja Fortney, Paul Park; nays – none; absent – Brian Leibold. Motion passed.

The Emory North Liberty III, LC Rezoning

At 6:32 p.m. Mayor Hoffman opened the public hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:32 p.m.

Rusnak presented the request of The Emory North Liberty III, LC for rezoning. The Planning Commission accepted the listed finding; the request for a zoning map amendment (rezoning) to amend the Planned Area Development (PAD) within the existing RM-21 Multi-Unit Residence District on approximately 5.93 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 staff.

Jake England, The Haverkamp Group, was present on behalf of the applicant and offered additional information on the project. Council discussed the application with the applicant.

Paul Park moved, Tonja Fortney seconded to approve First consideration of Ordinance Number 2026-12, An Ordinance amending the Zoning Designation for certain property located in North Liberty, Iowa to amend the Planned Area Development (PAD) within the existing RM-21 Multi-unit Residence District. After discussion, the vote was: ayes – Brian Wayson, Paul Park, Tonja Fortney, Brent Smith; nays – none; absent – Brian Leibold. Motion passed.

Penn Township 28E Agreement for Cemetery Maintenance

Brian Wayson moved, Tonja Fortney seconded to approve Resolution Number 2026-87, A Resolution approving the 28E Agreement between the City of North Liberty and Penn Township for maintenance and upkeep of the Alt and Ridgewood Cemeteries. After discussion, the vote was: ayes – Tonja Fortney, Paul Park, Brent Smith, Brian Wayson; nays – none; absent – Brian Leibold. Motion passed.

Penn Street Addition Final Plat

Brent Smith moved, Paul Park seconded to approve Resolution Number 2026-88, A Resolution approving the Final Plat for Penn Street Addition – Part One, North Liberty, Iowa. The vote was: ayes – Paul Park, Brian Wayson, Brent Smith, Tonja Fortney; nays – none; absent – Brian Leibold. Motion passed.

Greenbelt Trail – Part Six

Brian Wayson moved, Brent Smith seconded to approve Resolution Number 2026-89, A Resolution approving the Final Plat for Greenbelt Trail, Part Six, North Liberty, Iowa. The vote was: ayes - Paul Park, Tonja Fortney, Brent Smith, Brian Wayson; nays - none; absent - Brian Leibold. Motion passed.

FY 2027 Social Service Agreements

Paul Park moved, Tonja Fortney seconded to approve Resolution Number 2026-90, A Resolution approving the Social Services Funding Agreements between the City of North Liberty and Social Service Providers for Fiscal Year ending June 30, 2027. After discussion, the vote was: ayes - Tonja Fortney, Brent Smith, Brian Wayson, Paul Park; nays - none; absent - Brian Leibold. Motion passed.

Selection of a Construction Manager At-Risk (CMaR) on a Guaranteed Maximum Price Contract

Brent Smith moved, Brian Wayson seconded to approve Resolution Number 2026-91, A Resolution approving the selected Construction Manager-at Risk, Miron Construction. After discussion, the vote was: ayes - Paul Park, Brent Smith, Brian Wayson, Tonja Fortney; nays - none; absent - Brian Leibold. Motion passed.

Commercial Drive Improvements Project

Brian Wayson moved, Paul Park seconded to approve Resolution Number 2026-92, A Resolution approving the Standard Form of Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Commercial Drive Improvements Project. After discussion, the vote was: ayes - Brent Smith, Paul Park, Brian Wayson, Tonja Fortney; nays - none; absent - Brian Leibold. Motion passed.

Dubuque Street Trail Project

Paul Park moved, Brent Smith seconded to approve Resolution Number 2026-93, A Resolution approving the Standard Form of Agreement between the City of North Liberty and Shive-Hattery for the Dubuque Street Trail Improvements Project. After discussion, the vote was: ayes - Paul Park, Brian Wayson, Tonja Fortney, Brent Smith; nays - none; absent - Brian Leibold. Motion passed.

Parking Resolution

Paul Park moved, Brent Smith seconded to approve removing Resolution Number 2026-85 from the table. The vote was: ayes - Tonja Fortney, Paul Park, Brent Smith, Brian Wayson; nays - none; absent - Brian Leibold. Motion approved.

Tonja Fortney moved, Paul Park seconded to approve Resolution Number 2026-85, A Resolution approving Parking Control Devices in the City of North Liberty, Iowa. Brian Wayson moved, Brent Smith seconded to amend the resolution to exclude Ash Court. After discussion, the vote on the amendment was ayes: Tonja Fortney, Brent Smith, Brian Wayson, Paul Park; nays - none; absent - Brian Leibold. Motion passed. After discussion, the vote on the amended Resolution was: ayes - Paul Park, Brent Smith, Brian Wayson; nays - Tonja Fortney; absent - Brian Leibold. Motion passed.

Mickelson 3rd Rezoning

Brian Wayson moved, Brent Smith seconded to approve the third consideration and adoption of Ordinance 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 from ID Interim Development District to RS-7 Single-Unit Residence District. The vote was: ayes - Tonja Fortney, Brent Smith, Paul Park, Brian Wayson; nays - none; absent - Brian Leibold. Motion passed.

Mickelson 3rd Preliminary Plat

Rusnak presented the request for Mickelson 3rd Preliminary Plat. The Planning Commission accepted the two listed findings; the Preliminary Subdivision Plat would facilitate development consistency with the Comprehensive Plan Future Land Use Map designations Urban Low Intensity and Urban Medium 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 forwarded the request to City Council with a recommendation for approval.

Brian Cummings, MMS Consultants, was present on behalf of the applicant and offered to answer questions. Council discussed the application with staff.

Paul Park moved, Tonja Fortney seconded to approve Resolution Number 2026-94, A Resolution approving the Preliminary Subdivision Plat for Mickelson 3rd, North Liberty, Iowa. The vote was: ayes - Tonja Fortney, Brian Wayson, Paul Park, Brent Smith; nays - none; absent - Brian Leibold. Motion passed.

Old Business

No old business was presented.

New Business

Councilor Smith spoke regarding Murray Elite event at Hy-Vee Center.

Adjournment

Brent Smith moved; Brian Wayson seconded to adjourn at 7:11 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk