



City Council
August 11, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, August 11, 2026, Regular Session of the North Liberty City Council to order at 6:02 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Tonja Fortney (virtually), Brian Leibold, Paul Park, Brent Smith, Brian Wayson.

Others present: Ryan Heiar, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Gary Watts, Dan Bernacki, and other interested parties.

Approval of the Agenda

Brian Wayson 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 28, 2026; Liquor License Owner Amendment - Casey's #2788; Liquor License Owner Amendment - Casey's #3955; Liquor License Application - Hy-Vee Center Event, Five Day Permit effective September 4, 2026; Liquor License Renewal - Micky's Irish Pub; Forevergreen Road and Jasper Avenue Improvements Project, Pay Application Number 4, CJ Moyna & Sons, Inc., \$222,999.08; Freedom Park Trail Improvements, Pay Application #5, J & L Construction, LLC, \$4,818.70; Freedom Park Trail Improvements Final Completion; Resolution Number 2026-95, A Resolution approving Access Agreement with Harold W. Cameron regarding the Water Supply and Treatment Improvements Project Division 3; 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 Penn Street/I380 interchange project; Forevergreen Road/Jasper Avenue Project; Community Center Parking Lot Project; and design of North Stewart Street Project.

City Administrator Report

City Administrator Heiar reported on the progress of the Art and Culture Plan and provided an update on the Strategic Plan.

Mayor Report

Mayor Hoffman reported on events at Centennial Center.

Council Reports

Councilor Wayson reported on Dueling Pianos show. Councilor Smith attended Dueling Pianos. Councilor Park spoke regarding groundbreaking for Forevergreen Road. He attended Buckets and Boards.

Cemetery Board Ordinance Repeal

At 6:12 p.m. Mayor Hoffman opened the public hearing regarding the proposed ordinance Amendment. Erika Wade provided an update on the Cemetery Board members. The public hearing was closed at 6:12 p.m.

Brent Smith moved, Paul Park seconded to approve first consideration of Ordinance Number 2026-13, An Ordinance amending Chapter 15 and repealing Chapter 26 governing oversight and operation of a Joint Cemetery Board. The vote was: ayes – Paul Park, Brian Wayson, Brent Smith, Brian Leibold, Tonja Fortney; nays – none. Motion passed.

Electric Personal Assistive Devices & Micromobility Devices Ordinance

At 6:13 p.m. Mayor Hoffman opened the public hearing regarding proposed ordinance Amendment. No oral or written comments were received. The public hearing was closed at 6:13 p.m.

Brian Wayson moved, Paul Park seconded to approve the first consideration of Ordinance Number 2026-14, An Ordinance amending Chapter 76 of the North Liberty Code of Ordinances concerning the Operation of Electric Personal Assistive Devices and Micromobility Devices. After discussion, the vote was: ayes – Brian Wayson, Brian Leibold, Paul Park, Brent Smith, Tonja Fortney; nays – none. Motion passed.

Urban Renewal Plan Amendment

At 6:16 p.m. Mayor Hoffman opened the public hearing on a proposed amendment to the North Liberty Urban Renewal Area. No oral or written comments were received. The public hearing was closed at 6:16 p.m.

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-96, A Resolution to approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. The vote was: ayes – Brent Smith, Brian Wayson, Tonja Fortney, Brian Leibold, Paul Park; nays – none. Motion passed.

Buck Moon Villas Preliminary Site Plan

Rusnak presented the request of Buck Moon Villas for a preliminary site plan. The Planning Commission accepted 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 recommended approval of the preliminary site plan.

Dan Bernacki, the applicant, was present and offered to answer questions.

Brent Smith moved, Paul Park seconded to approve Resolution Number 2026-97, A Resolution approving the Preliminary Site Plan for Buck Moon Villas, Lots 48 - 51, North Liberty, Iowa. The vote was: ayes - Brian Wayson, Brian Leibold, Paul Park, Brent Smith, Tonja Fortney; nays - none. Motion passed.

Sunset Prairie Part One & Part Two Final Plats

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-98, A Resolution approving the Storm Water Facilities Maintenance Agreements and Easement Documents for Sunset Prairie - Part One and Sunset Prairie - Part Two between the City of North Liberty and Watts Group Development, Inc. The vote was: ayes - Brent Smith, Brian Leibold, Paul Park, Brian Wayson, Tonja Fortney; nays - none. Motion passed.

Brent Smith moved, Brian Wayson seconded to approve Resolution Number 2026-99, A Resolution approving the Escrow Agreement for Sunset Prairie Part One between the City of North Liberty and Watts Group Development, Inc. The vote was: ayes - Brian Leibold, Tonja Fortney, Brent Smith, Brian Wayson, Paul Park; nays - none. Motion passed.

Paul Park moved, Brian Leibold seconded to approve Resolution Number 2026-100, A Resolution approving the Final Plat for Sunset Prairie - Part One, North Liberty, Iowa. Gary Watts spoke regarding the development process. After discussion, the vote was: ayes - Brian Leibold, Tonja Fortney, Brent Smith, Brian Wayson, Paul Park; nays - none. Motion passed.

Brent Smith moved, Brian Leibold seconded to approve Resolution Number 2026-101, A Resolution approving the Final Plat for Sunset Prairie - Part Two, North Liberty, Iowa. After discussion, the vote was: ayes - Brent Smith, Paul Park, Tonja Fortney, Brian Leibold, Brian Wayson; nays - none. Motion passed.

Sewer Revenue Borrowing

Brian Wayson moved, Brian Leibold seconded to approve Resolution Number 2026-102, A Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$3,166,300. The vote was: ayes - Brian Leibold, Brent Smith, Paul Park, Tonja Fortney, Brian Wayson; nays - none. Motion passed.

Shive-Hattery Proposal - Cedar Springs Lift Station Controls Upgrade

Brian Wayson moved, Paul Park seconded to approve Resolution Number 2026-103, A Resolution approving the Standard Form of Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Cedar Springs Lift Station Controls Update Improvements Project . After discussion, the vote was: ayes - Brian Wayson, Paul Park, Brent Smith, Tonja Fortney, Brian Leibold; nays - none. Motion passed.

LSTJ Holdings, LLC Rezoning

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

The Emory North Liberty III, LC Rezoning

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

Old Business

No old business was presented.

New Business

Councilor Smith spoke regarding the County starting the jail vote referendum and significant damage to playground surfacing from motorized scooters.

Adjournment

Paul Park moved; Brent Smith seconded to adjourn at 6:30 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk