



City Council
August 25, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, August 25, 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.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Austin Kopp, Greg Erceg and other interested parties.

Approval of the Agenda

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

Consent Agenda

Paul Park moved, Brian Leibold seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, August 11, 2026; July Treasurer Report, July Revenues, Liquor License Application, Hy-Vee Centennial Center Special Event, October 8, 2026 - 5 day application; Community Center Parking Lot Project Phase 1, Change Order Number 1, All American Concrete, Inc., \$ 7,202.34; Community Center Parking Lot Project Phase 1, Pay Application Number 2, All American Concrete, Inc., \$123,643.29; Centennial Park Phase 2, Pay Application Number 2, Conlon Construction Co., \$112,241.61 and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Austin Kopp, 425 Anne Boulevard, spoke regarding traffic at Abraham and Anne. Greg Erceg, Supervisor Candidate, congratulated the city for the people being tremendous.

Engineer Report

City Engineer Bilskemper provided updates on the Community Center Parking Lot Project, Forevergreen Road and Jasper Avenue Project, and the reopening of the I380 ramp (northbound). He reported on projects in design including Ranshaw Way Phase 6 and the Cherry Street Fire House Project. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the new financial reports and the Inclusive Play Atlas website that includes the Centennial Park playground.

Mayor Report

Mayor Hoffman reported that the Grow Solar Program ends in September. Leibold and Hoffman will be part of a group discussing data centers in the region. There is a lot of discussion regarding new jail proposal including next Tuesday night's presentation at Johnson County HHS building.

Council Reports

Councilor Wayson attended the Street Dance. He spoke regarding the new bus and new routes. Councilor Smith appreciated seeing the Police and Fire Departments at the Street Dance. He reported that the Think Iowa City Board added RaQuishia Harrington. Councilor Park attended Neighborhood Centers of Johnson County's grand opening at the new Towncrest Building. He attended the Street Dance. He is attending IFA Housing Iowa Conference. He is excited about Arts and Culture meeting coming up on Thursday 8/27. Councilor Leibold spoke regarding volunteers at events. He offered a start of school safety reminder. Councilor Fortney attended Street Dance, the Data and Society at the Library and jail open house.

Solomon's Landing Amended Development Agreement

Heiar presented a summary of the amendments to the Development Group. Brandon Pratt was present and offered additional information on the requests. Brent Smith moved, Brian Leibold seconded to approve Resolution Number 2026-107, A Resolution approving Amended Development Agreement with Pratt Real Estate Management, Inc. . After discussion, the vote was: ayes - Brent Smith, Brian Wayson, Paul Park, Brian Leibold, Tonja Fortney; nays - none. Motion passed.

Sewer Revenue Borrowing

At 6:30 p.m. Mayor Hoffman opened the public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. No oral or written comments were received. The public hearing was closed at 6:30 p.m.

Paul Park moved, Tonja Fortney seconded to approve Resolution Number 2026-104, A Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving, and securing the payment of a \$3,166,300 Sewer Revenue Loan and Disbursement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). After discussion, the vote was: ayes - Brian Wayson, Paul Park, Brent Smith, Brian Leibold, Tonja Fortney; nays - none. Motion passed.

Zoning Ordinance

At 6:31 p.m. Mayor Hoffman opened the public hearing regarding proposed amendment to the Zoning Ordinance. No oral or written comments were received. The public hearing was closed at 6:31 p.m.

Rusnak presented the Zoning Ordinance amendments. The Planning Commission accepted the listed finding; the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code; and forward the request to City Council with a recommendation for approval.

Paul Park moved, Brian Leibold seconded to approve the first consideration of Ordinance Number 2026-15, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing Dimensional Standards and Use Defined and Use Standards, Chapter 169 of the North Liberty Code of Ordinances governing Off Street Parking and Loading, Landscaping Requirements, Accessory Structures and Uses and Design Standards and Chapter 173 of the North Liberty Code of Ordinances regarding Temporary Signs. After discussion, the vote was: ayes - Brian Leibold, Tonja Fortney, Brian Wayson, Brent Smith, Paul Park; nays - none. Motion passed.

2026-2028 Strategic Plan

Brent Smith moved, Brian Wayson seconded to approve Resolution Number 2026-105, A Resolution approving the 2026 Strategic Planning and Goal Setting Report prepared by East Central Iowa Council of Governments for the City of North Liberty. After discussion, the vote was: ayes - Tonja Fortney, Brian Leibold, Paul Park, Brent Smith, Brian Wayson; nays - none. Motion passed.

Cherry Street Firehouse Project

Brian Wayson moved, Paul Park seconded to approve Resolution Number 2026-106, A Resolution setting the date for Public Hearing and Additional Action on proposal to enter into General Obligation Urban Renewal Loan Agreement and to borrow money thereunder. The vote was: ayes - Brian Leibold, Brent Smith, Paul Park, Brian Wayson, Tonja Fortney; nays - none. Motion passed.

LSTJ Holdings, LLC Rezoning

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

The Emory North Liberty III, LC Rezoning

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

Cemetery Board Ordinance Repeal

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

Electric Personal Assistive Devices & Micromobility Devices Ordinance

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

Old Business

Councilor Park added additional information to Mr. Kopp's comments.

New Business

No new business was presented.

Adjournment

Brian Leibold moved; Paul Park seconded to adjourn at 6:40 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk