



City Council
April 22, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, April 22, 2025, 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: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Josiah Bilskemper, Grant Lientz, Ryan Rusnak, Jon Marner, Kevin Digmann, Coleen Chipman, and other interested parties.

Approval of the Agenda

Wayson moved; Sittig seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Smith moved, Park seconded to approve the Consent Agenda including the City Council Minutes, Special Session, April 8, 2025; City Council Minutes, Regular Session, April 8, 2025; North Liberty Road Trail Project, Pay Application Number 1, Metro Pavers, Inc., \$5,723.00; Forevergreen Road Signal Improvement Project, Pay Application Number 5, Eastern Iowa Excavating & Concrete, \$7,634.20; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

City Engineer Report

City Engineer Bilskemper reported on the Penn Street/I-380 Project and the North Liberty Road Trail Project.

City Administrator Report

City Administrator Heiar reported that Saturday is City Clean Up Day.

Mayor Report

Mayor Hoffman reported he attended Iowa Healthcare Open House and ribbon cutting; Think Iowa City Focus Group; and led the Johnson County Solar Task Force breakfast. He proclaimed Arbor Day and Mental Health Awareness Month. Lori representing NAMI accepted the proclamation and offered additional information on the Mental Health Awareness Month and NAMI.

Council Reports

Councilor Wayson attended the Greater Iowa City conversation regarding regional cooperation on projects, was on the interview committee for CCA Superintendent, and attended the Fire

Department Badge, Bugle and lifesaving event. He reported that the EMA budget amendment is coming up and FEMA funding is trickling down. He reported that April is Donate Life Month, and that Iowa Donor Network is based in North Liberty. Councilor Smith met with reps from Greater Iowa City to discuss LOSST. He was a board participant in Think Iowa City planning process. He spoke regarding the proclamation on mental health awareness. Councilor Sittig attended United Way Condition of the Community Breakfast, the Greater Iowa City Lunch, Iowa Health ribbon cutting, and NLFD badge and pinning ceremony. Councilor Park attended the Iowa Health Grand Opening and met with Greater Iowa City regarding LOSST. Councilor Leibold met with Greater Iowa City, attended the ribbon cutting at Iowa Health. He congratulated North Liberty resident Kayla for winning the Drake Beautiful Bulldog contest with her dog. He congratulated those who qualified for Drake relays.

Johnson County Aging Report

No one was present to present the Johnson County Aging Report. Heiar suggested review of the information included in the packet.

FY 2025-26 Budget

At 6:18 p.m., Mayor Hoffman opened the Public Hearing regarding FY 2025-26 Budget and Capital Improvements Plan. No oral or written comments were received. The public hearing was closed at 6:19 p.m.

Park moved, Leibold seconded to approve Resolution Number 2025-43, A Resolution adopting the Annual Budget and Capital Improvements Plan for the Fiscal Year ending June 30, 2026 for the City of North Liberty, Iowa. The vote was: ayes – Wayson, Park, Leibold, Sittig, Smith; nays – none. Motion carried.

Urban Renewal Plan Update

At 6:19 p.m. Mayor Hoffman opened the Public Hearing on the proposed expansion of the North Liberty Urban Renewal Area. No oral or written comments were received. The public hearing was closed at 6:20 p.m.

Park moved, Wayson seconded to approve Resolution Number 2025-44, A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. The vote was: ayes – Leibold, Park, Smith, Wayson; nays – none; abstain – Sittig. Motion carried.

2025A Bond Sale

Wayson moved, Smith seconded to approve Resolution Number 2025-45, A Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$3,850,000. After discussion, the vote was: ayes – Wayson, Leibold, Smith, Sittig, Park; nays – none. Motion carried.

Park moved, Wayson seconded to approve Resolution Number 2025-50, 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. After discussion, the vote was: ayes – Wayson, Park, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

Centennial Park Project, Phase 2

Sittig moved, Smith seconded to approve Resolution Number 2025-46, A Resolution authorizing the execution of Services Agreement between the City of North Liberty and Shive-Hattery, Inc. for the Centennial Park Event Complex Project – Phase 2. After discussion, the vote was: ayes – Park, Leibold, Smith, Sittig, Wayson; nays – none. Motion carried.

Greenbelt Trail Part Three and Part Four

Wayson moved, Sittig seconded to approve Resolution Number 2025-47, A Resolution releasing surety and accepting improvements for Greenbelt Trail Part Three and Part Four in North Liberty, Iowa. The vote was: ayes – Park, Wayson, Smith, Leibold, Sittig; nays – none. Motion carried.

MLDC, Inc. Rezoning

At 6:24 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. Coleen Chipman spoke regarding the proposed rezoning. The public hearing was closed at 6:26 p.m.

Rusnak reported that the Planning Commission and staff recommend approval of the rezoning application. Council discussed the application with staff.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the application. Kevin Digmann was present on behalf of the applicant, as well, and offered additional information. Council discussed the application with the developer's representatives.

Wayson moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-07, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 Single-Unit Residence District on approximately 1.74 acres, RS-9 Single-Unit Residence District on approximately 1.74 acres, RS-9 Single-Unit Residence District on approximately 0.42 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres. After discussion, the vote was: ayes – Sittig, Leibold, Park, Smith; nays – Wayson. Motion carried.

Cedarhurst Rezoning, Land Use Map Amendment and Site Plan

Wayson moved, Park seconded to approve the third consideration and adoption of Ordinance Number 2025-06, An Ordinance amending the Zoning Map District for certain property located in North Liberty, Iowa from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District. The vote was: ayes – Leibold, Sittig, Wayson, Smith, Park; nays – none. Motion carried.

Rusnak presented the Planning Commission and staff recommendation on the Land Use Map Amendment and Site Plan.

No applicant presentation was made, but the applicant offered to answer questions.

Park moved, Sittig seconded to approve Resolution Number 2025-48, A Resolution amending the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow Future Land Use Map for certain property located in North Liberty, Iowa from Urban Medium Intensity (UMI) to Urban High Intensity (UHI). After discussion, the vote was: ayes – Wayson, Sittig, Park, Leibold, Smith; nays – none. Motion carried.

Park moved, Smith seconded to approve Resolution Number 2025-49, A Resolution approving the Preliminary Site Plan for Cedarhurst, North Liberty, Iowa. The vote was: ayes – Smith, Sittig, Park, Wayson, Leibold; nays – none. Motion carried.

Old Business

Councilor Sittig stated that the two additional considerations on MLDC rezoning will require super majority.

New Business

No new business was presented.

Adjournment

Park moved; Smith seconded to adjourn at 7:03 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk