



City Council
May 13, 2025
Regular Session

Call to order

Mayor Pro Tem Wayson called the Tuesday, May 13, 2025, Regular Session of the North Liberty City Council to order at 6:01 p.m. in Council Chambers at 360 N. Main Street. Councilors present: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson; absent – Mayor Chris Hoffman.

Others present: Ryan Heiar, Tracey Mulcahey, Josiah Bilskemper, Grant Lientz, Ryan Rusnak, Jeff Kellbach, Brandon Pratt, Brian Goodbar, Chris Thompson and other interested parties.

Approval of the Agenda

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

Consent Agenda

Sittig moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes Regular Session, April 22, 2025; Centennial Park Event Complex, Pay Application Number 8, Larson Construction Co., Inc., \$688,655.62; Liquor License Renewal, LD Express; Liquor License Application, Big Picture Studio; Liquor License – Ownership Change, Rusciano's; Liquor License Renewal, Rayos; 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 projects in the design phase – Centennial Phase Two and Forevergreen Road and Jasper Avenue; and on projects in the construction phase – North Liberty Road Trail and Centennial Park Event Center.

City Administrator Report

City Administrator Heiar had no report.

Mayor Report

Mayor Pro Tem Wayson proclaimed Older Americans Month. Jeff Kellbach was present to accept and offered additional information.

Council Reports

Councilor Sittig attended Johnson County Affordable Housing Coalition meeting. Councilor Park thanked the second grader for letter advocating for temporary classrooms at Heritage School. He will be attending the Strategic Investment District Event on May 14 and the Design Charette. He

attended the Greater Iowa City Luncheon at Big Grove. Councilor Leibold is impressed with activities and events coming together with volunteer support. Volunteers are integral part of our community. He reported on Mental Health Awareness month events. Councilor Wayson thanked the Heartlanders for good season. He attended Remarkable Rigs Program. It is National Police Week and National Hospital Week.

2025A Bond Sale

At 6:13 p.m. Mayor Pro Tem Wayson opened the public hearing on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:13 p.m.

Wayson moved, Smith seconded to approve Resolution Number 2025-51, A Resolution taking additional action on proposal to enter into a Taxable General Obligation Urban Renewal Loan Agreement. The vote was: ayes – Wayson, Park, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

Leibold moved, Smith seconded to approve Resolution Number 2025-52, A Resolution Approving the Engagement Letter between the City of North Liberty and Dorsey & Whitney LLP regarding Bond Counsel Services for the Taxable General Obligation Urban Renewal Bonds, Series 2025A And General Obligation Corporate Purpose Bonds, Series 2025B. The vote was: ayes –Wayson, Park, Leibold, Smith; nays – none; abstain – Sittig. Motion carried.

2025B Bond Sale

At 6:16 p.m., Mayor Pro Tem Wayson opened the public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. No oral or written comments were received. The public hearing was closed at 6:16 p.m.

Sittig moved, Leibold seconded to approve Resolution Number 2025-53, A Resolution taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and combining Loan Agreements. The vote was: ayes – Park, Leibold, Wayson, Sittig, Smith; nays – none. Motion carried.

South Fiber Project

At 6:18 p.m., Mayor Pro Tem opened the public hearing regarding proposed plans, specifications, and estimate of cost for the South Fiber Project. No oral or written comments were received. The public hearing was closed at 6:18 p.m.

Park moved, Smith seconded to approve Resolution Number 2025-54, A Resolution finally approving and confirming plans, specifications, and estimate of cost for the South Fiber Improvements Project. After discussion, the vote was: ayes – Sittig, Leibold, Wayson, Smith, Park; nays – none. Motion carried.

Water Rate Ordinance Amendment

At 6:19 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed water rate increase. No oral or written comments were received. The public hearing was closed at 6:19 p.m.

Leibold moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-08, 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. After discussion, the vote was: ayes – Wayson, Leibold, Park, Smith, Sittig; nays – none. Motion carried.

Sewer Rate Ordinance Amendment

At 6:23 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed sewer rate increase. No oral or written comments were received. The public hearing was closed at 6:23 p.m.

Sittig moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-09, 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 Services. After discussion, the vote was: ayes – Leibold, Sittig, Smith, Wayson, Park; nays – none. Motion carried.

Zoning Ordinance Amendments

At 6:24 p.m., Mayor Pro Tem Wayson opened the public hearing regarding proposed Zoning Ordinance amendments. Ryan Rusnak presented information on the Zoning Ordinance Amendments. At 6:25 p.m., the public hearing was closed.

Smith moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-10, An Ordinance amending Chapter 168 of the North Liberty Code of Ordinances governing Residential, Commercial, and Industrial Districts defined and dimensional standards and the Use Matrix Table and Chapter 173 of the North Liberty Code of Ordinances governing Business and Public Use Signs. After discussion, the vote was: ayes – Park, Smith, Sittig, Leibold, Wayson; nays – none. Motion carried.

Urban Central District

Heiar presented information on the Urban Central District Project. Brandon Pratt spoke regarding the development.

Smith moved, Leibold seconded to approve Resolution Number 2025-55, A Resolution authorizing Economic Development Forgivable Loan Agreement to UCD Holdings LLC. After discussion, the vote was: ayes – Leibold, Wayson, Smith, Park; nays – none; abstain – Sittig. Motion carried.

Heritage Christian School Site Plan

Rusnak reported that staff and Planning Commission recommend approval of the site plan with a required removal of the temporary classrooms and restoration of the property by July 31, 2028.

Brian Goodbar, Heritage Christian School Head of School, offered additional information on the site plan.

Park moved, Smith seconded to approve Resolution Number 2025-56, A Resolution approving the Preliminary Site Plan for Heritage Christian School, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Sittig, Leibold, Park, Smith; nays – none. Motion carried.

Forevergreen Estates Part Two Preliminary Plat

Rusnak reported that staff and Planning Commission recommend approval of the Preliminary Plat.

Chris Thompson, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Sittig moved, Park seconded to approve Resolution Number 2025-57, A Resolution approving the Preliminary Plat for Forevergreen Estates – Part Two, North Liberty, Iowa. The vote was: ayes – Park, Sittig, Smith, Leibold, Wayson; nays – none. Motion carried.

Forevergreen Estates Part Two Lot 125 Preliminary Site Plan

Rusnak reported that staff and Planning Commission recommend approval of the Preliminary Site Plan.

Chris Thompson, MMS Consultants, was present on behalf of the applicant and offered additional information on the application.

Sittig moved, Park seconded to approve Resolution Number 2025-58, A Resolution approving the Preliminary Site Plan for Forevergreen Estates – Part Two, Lot 125, North Liberty, Iowa. After discussion, the vote was: ayes – Wayson, Sittig, Park, Leibold, Smith; nays – none. Motion carried.

FY 2025-26 Budget

Sittig moved, Leibold seconded to approve Resolution Number 2025-59, A Resolution setting time and place for a Public Hearing for the purpose of considering the Fiscal Year 2025-2026 Budget. After discussion, the vote was: ayes – Leibold, Park, Smith, Wayson, Sittig; nays – none. Motion carried.

MLDC, Inc. Rezoning

Park moved, Sittig seconded to approve the second 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 – Leibold, Sittig, Park, Smith; nays – Wayson. Motion carried.

Old Business

Councilor Smith reiterated Council appreciation to the State House for taking up the motion to help North Liberty out with the budget. Councilor Sittig reported on the bill signed into law regarding accessory dwelling units and asked about the need for an ordinance. Council discussed the ordinance.

New Business

Councilor Wayson reported the Police Department accident reports show many are due to distractions. Councilor Park reported the Police Department won an award from Lexipol.

Adjournment

Leibold moved; Wayson seconded to adjourn at 7:46 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Brian Wayson, Mayor Pro Tem

Attest: _____
Tracey Mulcahey, City Clerk