



City Council
May 27, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, May 27, 2025, 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: Brian Leibold, Paul Park, Erek Sittig, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Josiah Bilskemper, Grant Lientz, Ryan Rusnak, Kelly Pelzel, Laurie Durian, Scott Finlayson, Rachel Zimmerman – Smith, Sheriff Brad Kunkel, Randy Lang, Jon Marner, Kevin Digmann, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Smith moved, Wayson seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on May 13, 2025; North Liberty Road Trail, Pay Application Number 2, Metro Pavers, Inc., \$120,020.88; North Liberty City Hall Project, Change Order Number 8, City Construction, \$10,615.00; Centennial Park Event Complex, Change Order Number 5, Larson Construction Co., \$33,425.56; Centennial Park Event Complex, Pay Application Number 9, Larson Construction Co., \$750,142.08; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

A member of the audience asked about the change order relating to the Centennial Project. Heiar provided information on the change order. Kelly Pelzel, 440 Juniper Street, presented concerns about speeding on Juniper Street and offered suggestions for improvement of the speeding issue.

City Engineer Report

City Engineer Bilskemper reported on the South Fiber Project, the Penn Street/I 380 Project, Freedom Park Trail Improvements Project, and the Centennial Event Complex project. Council discussed the report with Bilskemper and Heiar.

City Administrator Report

City Administrator Heiar reported on conversations with Greater Iowa City on the potential of LOSST. The discussion on the potential will be on the June 10 agenda. He reported on Urban Central District acquisitions. The City's bond rating was affirmed by Moody's at Aa3.

Mayor Report

Mayor Hoffman proclaimed Gun Violence Awareness Day. Laurie Durian offered information on the proclamation. Mayor Hoffman thanked Mayor Pro Tem Wayson for covering the last meeting. He expressed gratitude to city staff for their work on the UCD Project and the Developer's Agreement.

Council Reports

Councilor Wayson attended the EMA meeting, the MPOJC meeting and the Memorial Day service at Ridgeway Cemetery. Councilor Sittig attended the MPOJC meeting, the Greater Iowa City Lunch, Emory Ribbon cutting, and the Johnson County Affordable Housing Coalition meeting. Councilor Smith attended the monthly Think Iowa City meeting and the Solon Fire Department Pancake breakfast. Councilor Park attended the strategic investment neighborhood open house and design charette. He thought that the Playground Crawl looked great. He attended the American Legion Memorial Day Service at Ridgeway Cemetery. Councilor Leibold thanked Kelly and Laurie for their comments. He attended the State of the City in Cedar Rapids. He toured ChildServe. He offered congratulations to all graduates.

Johnson County Elected Officials Update

Johnson County Treasurer, Scott Finlayson, offered information on what his office is doing and requested feedback on regular visits. Rachel Zimmerman – Smith, Johnson County Attorney, spoke regarding her office's work with City Attorney Lientz and presented statistics on cases in Johnson County and North Liberty. She presented an update on the Civil Mental Health Court that helps those with severe mental health issues stay out of the justice system. Sheriff Brad Kunkel offered thanks to those who brought the proclamation. He provided updates from the Sheriff's office including the proposed bond referendum for new jail. A Joint Law Enforcement Facility is being considered. Council discussed the updates with County elected officials.

FY 2025-2026 Budget

At 6:41 p.m., Mayor Hoffman opened the Public Hearing regarding proposed FY 2025 -2026 Budget. No oral or written comments were received. The public hearing was closed at 6:42 p.m.

Park moved, Wayson seconded to approve Resolution Number 2025-60, 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 – Leibold, Smith, Wayson, Sittig, Park; nays – none. Motion carried.

FY 2024-2025 Budget Amendment

At 6:43 p.m., Mayor Hoffman opened the Public Hearing regarding proposed FY 2024-2025 Budget Amendment. No oral or written comments were received. The public hearing was closed at 6:43 p.m.

Smith moved, Sittig seconded to approve Resolution Number 2025-61, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2025. The vote was: ayes – Wayson, Park, Leibold, Smith, Sittig; nays – none. Motion carried.

UCD Holdings, LLC Rezoning

At 6:45 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:45 p.m.

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

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

Park moved, Wayson seconded to approve the first consideration of Ordinance Number 2025-11, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from C-1-B General Commercial District and C-3 High Intensity Commercial District to CU C-3 Urban Central Higher-Intensity Commercial District. The vote was: ayes – Wayson, Leibold, Park, Smith; nays – none; abstain – Sittig. Motion carried.

Watts Group Development, Inc. Rezoning (East Side)

At 6:49 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 6:50 p.m.

Rusnak presented the application and reported that the Planning Commission and staff recommended approval of the rezoning.

Randy Lang, Watts Group Development, and Jon Marner, MMS Consultants, were present on behalf of the applicant and offered additional information on Watts Group Development, Inc. and the proposed development. Council discussed the proposed rezoning with Lang and Marner.

Park moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-12, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-6 Single-Unit Residence District, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District. After discussion, the vote was: ayes – Leibold, Wayson, Sittig, Smith, Park; nays – none. Motion carried.

Watts Group Development, Inc. Rezoning (West Side)

At 7:26 p.m., Mayor Hoffman opened the Public Hearing regarding proposed rezoning. No oral or written comments were received. The public hearing was closed at 7:26 p.m.

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

Jon Marner, MMS Consultants, and Randy Lang, Watts Development Group were present on behalf of the applicant and offered to answer questions. Council discussed the application with Marner and Lang.

Sittig moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-13, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from ID Interim Development District to RS-6 Single-Unit Residence District, RS-9 Single-Unit Residence District, RD-10 Two-Unit Residence District, RM-12 Multi-Unit Residence District and RM-14 Multi-Unit Residence District. After discussion, the vote was: ayes – Smith, Leibold, Park, Sittig, Wayson; nays – none. Motion carried.

2025A and 2025B Bond Sales

Wayson moved, Smith seconded to approve Resolution Number 2025-62, A Resolution setting the date for the sale of Taxable General Obligation Urban Renewal Bonds, Series 2025A and authorizing the use of a preliminary official statement in connection therewith. After discussion, the vote was: ayes – Leibold, Smith, Park, Wayson; nays – none; abstain – Sittig. Motion carried.

Sittig moved, Wayson seconded to approve Resolution Number 2025-63, A Resolution setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2025B and authorizing the use of a preliminary official statement in connection therewith. The vote was: ayes – Sittig, Smith, Leibold, Wayson, Park; nays – none. Motion carried.

GRD Burleson, LLC Annexation

Sittig moved, Park seconded to approve Resolution Number 2025-64, A Resolution approving Annexation of certain real property to the City of North Liberty, Iowa. The vote was: ayes – Wayson, Leibold, Sittig, Park, Smith; nays – none. Motion carried.

Greenbelt Trail Parts 5 & 6

Park moved, Wayson seconded to approve Resolution Number 2025-65, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 5 Subdivision, North Liberty, Iowa. The vote was: ayes – Smith, Sittig, Leibold, Wayson, Park; nays – none. Motion carried.

Smith moved, Park seconded to approve Resolution Number 2025-66, A Resolution approving the Developer's Agreement for the Greenbelt Trail Part 6 Subdivision, North Liberty, Iowa. The vote was: ayes – Sittig, Smith, Park, Leibold, Wayson; nays – none. Motion carried.

Hodge Workforce Housing Tax Credit

Park moved, Leibold seconded to approve Resolution Number 2025-67, A Resolution supporting the application of Jordan Street Developers, LLC, for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same. Kevin Digmann, Hodge Construction, presented information on the project. After discussion, the vote was: ayes – Smith, Leibold, Wayson, Park, Sittig; nays – none. Motion carried.

MLDC, Inc. Rezoning

Sittig moved, Leibold seconded to approve the third consideration and adoption 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 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.

Water Rate Ordinance Amendment

Sittig moved, Wayson seconded to approve the second 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. The vote was: ayes – Leibold, Wayson, Sittig, Park, Smith; nays – none. Motion carried.

Sewer Rate Ordinance Amendment

Park moved, Wayson seconded to approve the second 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. The vote was: ayes – Wayson, Smith, Sittig, Leibold, Park; nays – none. Motion carried.

Zoning Ordinance Amendments

Sittig moved, Park seconded to approve the second 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. The vote was: ayes – Park, Sittig, Leibold, Smith, Wayson; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Smith asked about the school zone speed on Juniper Street relating to Heritage School. Councilor Park offered a shoutout to staff for the Council packet.

Adjournment

Leibold moved; Smith seconded to adjourn at 8:08 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk