



City Council
June 10, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, June 10, 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, Ereik Sittig, Brent Smith, and Brian Wayson; absent: Paul Park.

Others present: Ryan Heiar, Stacey House, Josiah Bilskemper, Grant Lientz, 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

Wayson moved, Sittig seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on May 27, 2025; North Liberty Road Trail Project, Pay Application Number 3, Metro Pavers, Inc., \$92,295.66; North Liberty Road Trail Project, Change Order Number 1, Metro Pavers, Inc., \$11,977.20; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comments were offered.

City Engineer Report

City Engineer Bilskemper reported on the splash pad in Centennial Park, Penn Street Bridge work, North bound on-ramp closed with a detour in place, and Freedom Park trail updates. North Liberty Road Trail is still on-going and anticipates south side to be worked on.

City Administrator Report

City Administrator Heiar reported it's that time of the year to review social service applications. He is close to wrapping up reports with Shive with the Fire Station for a July 8th discussion. Wayson questioned social service approval for 2 years with combination with Coralville. Heiar said this would be us working through the United Way with applications approval through council.

Mayor Report

Mayor Hoffman reported he was lucky enough to attend a retirement ceremony with Lori Meyer. He reported on events coming up in the city including Summer Slate activities and encouraged residents to check out the City's events page.

Council Reports

Councilor Wayson thanked all the companies who support the Summer Slate events. He advised to look at the bottom of the packet for the use of police report. Councilor Sittig reported that he went to the Pantry sneak peek. Councilor Leibold reported he was able to attend the event by CBJ at the Double Tree in Cedar Rapids.

Local Option Sales Tax

Council discussed the potential of a vote on Local Option Sales Tax. Council directed staff to gather additional information.

Greater Iowa City ARPA Small Business Assistance Program

Greater Iowa City staff presented information on the Small Business Assistance Program. Council discussed the report with Greater Iowa City staff.

Hyper Energy Bar Site Plan

Bilskemper reported that staff and the Planning Commission recommend approval.

The owner was present and offered to answer any questions.

Sittig moved, Leibold seconded to approve Resolution Number 2025-62, A Resolution approving the Preliminary Site Plan for Hyper Energy Bar, 1695 Jordan Street, North Liberty, Iowa. The vote was: ayes – Sittig, Leibold, Wayson, Smith; nays – none; absent – Park. Motion carried.

Fireworks Ordinance

At 7:15 p.m., Mayor Hoffman opened the public hearing regarding proposed update to the Fireworks Ordinance. No oral or written comments were received. The public hearing was closed at 7:15 p.m.

Wayson moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-14, An Ordinance amending Chapter 41.10 of the North Liberty Code of Ordinances governing the Use and Sale of Fireworks. The vote was: ayes – Leibold, Wayson, Sittig; nays – Smith; absent – Park. Motion carried.

Zoning Ordinance Amendment

At 7:20 p.m., Mayor Hoffman opened the public hearing regarding proposed amendments to the Zoning Code including allowance of Accessory Dwelling Units and timeline for Good Neighbor meetings. No oral or written comments were received. The public hearing was closed at 7:20 p.m.

Sittig moved, Smith seconded to approve the first consideration of Ordinance Number 2025-15, An Ordinance amending the North Liberty Code of Ordinances Chapter 165 governing Zoning Map Amendments, Chapter 168 governing the Use Matrix Table and Uses Defined and Use Standards and Chapter 169 governing Accessory Structures and Uses. The vote was: ayes – Wayson, Smith, Sittig, Leibold; nays – none; absent – Park. Motion carried.

2025A Bond Sale

Tionna Pooler presented information on the 2025A Bond Sale. Wayson moved, Smith seconded to approve Resolution Number 2025-63, A Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of \$21,260,000 Taxable General Obligation Urban Renewal Bonds, Series 2025A, and providing for the levy of taxes to pay the same. The vote was: ayes – Wayson, Sittig, Smith, Leibold; nays – none; absent – Park. Motion carried.

2025B Bond Sale

Pooler presented information regarding the 2025B Bond Sale. Sittig moved, Wayson seconded to approve Resolution Number 2025-64, A Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of \$8,750,000 General Obligation Corporate Purpose Bonds, Series 2025B, and providing for the levy of taxes to pay the same. The vote was: ayes – Smith, Wayson, Leibold, Sittig; nays – none; absent – Park. Motion carried.

Tobacco Citation Acceptance of Payment

Wayson moved, Smith seconded to approve Resolution Number 2025-65, A Resolution accepting payment of \$300.00 Civil Penalty from M & Q, LLC. The vote was: ayes – Wayson, Sittig, Leibold, Smith; nays – none; absent – Park. Motion carried.

South Fiber Project

Sittig moved, Smith seconded to approve Resolution Number 2025-66, A Resolution accepting the bid and authorizing execution of the Contract for the South Fiber Project, North Liberty, Iowa. The vote was: ayes – Sittig, Wayson, Leibold, Smith; nays – none; absent – Park. Motion carried.

Urban Renewal Area Expansion & Plan Update

Wayson moved, Smith seconded to approve Resolution Number 2025-67, A Resolution setting date for Public Hearing on Designation of the Expanded North Liberty Urban Renewal Area and on Urban Renewal Plan Amendment. The vote was: ayes – Wayson, Leibold, Smith, Sittig; nays – none; absent – Park. Motion carried.

Water Rate Ordinance Amendment

Sittig moved, Wayson seconded to approve the third consideration and adoption 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 – Sittig, Leibold, Wayson, Smith; nays – none; absent – Park. Motion carried.

Sewer Rate Ordinance Amendment

Smith moved, Sittig seconded to approve the third consideration and adoption 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 – Smith, Wayson, Sittig, Leibold; nays – none; absent – Park. Motion carried.

Zoning Ordinance Amendments

Wayson moved, Leibold seconded to approve the third consideration and adoption 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 – Wayson, Sittig, Smith, Leibold; nays – none; absent – Park. Motion carried.

UCD Holdings, LLC Rezoning

Sittig moved, Smith seconded to approve the second 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 – Sittig, Leibold, Wayson, Smith; nays – none; absent – Park. Motion carried.

Watts Group Development, Inc. Rezoning (East Side)

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

Watts Group Development, Inc. Rezoning (West Side)

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

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Sittig moved; Leibold seconded to adjourn at 7:40 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Stacey House, Deputy City Clerk