North Liberty IOWA

MINUTES

City Council
August 12, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, August 12, 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, and Brian Wayson; absent: Brent Smith.

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

Approval of the Agenda

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

Consent Agenda

Wayson moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes from the Regular Session on July 22, 2025; Liquor License Amendment, Field Day Brewing Company, expanded outdoor service for Special Event on 08.23.2025; Centennial Park Event Complex, Pay Application Number 12, Larson Construction, $462,992.23; Centennial Park Event Complex, Change Order Number 7, Larson Construction, $8,987.38; Freedom Park Trail Improvements, Pay Application Number 2, J + L Construction, $49,925.21; North Liberty Road Trail, Pay Application Number 5, Metro Pavers, Inc., $234,519.66; 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 that no projects are out to bid, Forevergreen Road Extension Phase 1 is in the design phase and projects under construction are Penn Street and I380, Freedom Park Trail, South Fiber Project, and the North Liberty Road Trail projects. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the Strategic Plan Goals Progress Report.

Mayor Report

Mayor Hoffman reported on the meeting with LRS. He attended Tom Palmer's retirement party. He attended Gerry Kuhl's funeral service and thanked Kuhl for his service.

Council Reports

Councilor Wayson reported on the EMA building delay due to concerns on appearance of building. Councilor Sittig attended Community Foundation Happy Hour at Field Day. Councilor Park shot video for Community Leadership Program anniversary. He encouraged community participation in the program. Park met with local architect, Andrew Ballard, who is working on the Cherry Street Investment District Project.

Liberty Commons Part 2 Preliminary Subdivision Plat

Rusnak reported the staff and Planning Commission recommend approval of the application. Jon Marner, MMS Consultants, was present on behalf of the applicant and offered to answer questions.

Wayson moved, Sittig seconded to approve Resolution Number 2025-92, A Resolution approving the Preliminary Subdivision Plat for Liberty Commons Part Two, North Liberty, Iowa. The vote was: ayes – Park, Wayson, Leibold, Sittig; nays – none; absent - Smith. Motion carried.

Urban Central District – Part One, Lot 1 Preliminary Site Plan

Rusnak reported that staff and Planning Commission recommend approval with the addition of the required parking spaces. He reported that the parking spot count issue has been remedied with the revised site plan.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the application. Council discussed the site plan with Marner.

Park moved, Leibold seconded to approve Resolution Number 2025-93, A Resolution approving the Preliminary Site Plan for Urban Central District – Part One, Lot 1, North Liberty, Iowa. The vote was: ayes – Leibold, Wayson, Sittig, Park; nays – none; absent - Smith. Motion carried.

North Liberty Community Pantry SMF Agreement

Wayson moved, Leibold seconded to approve Resolution Number 2025-94, A Resolution approving the Storm Water Management Facilities Maintenance Agreement and Easement between the City of North Liberty and North Liberty Community Pantry. After discussion, the vote was: ayes – Park, Wayson, Leibold; nays – none; abstain – Sittig; absent - Smith. Motion carried.

Forevergreen Estates Part 2 Developer's Agreement and SMF Agreement

Sittig moved, Park seconded to approve Resolution Number 2025-95, A Resolution approving the Developer's Agreement and Storm Water Maintenance Facilities Agreement for Forevergreen Estates Part Two Subdivision, North Liberty, Iowa. After discussion, the vote was: ayes – Leibold, Wayson, Park, Sittig; nays – none; absent - Smith. Motion carried.

FY 26 Social Service Applications

The Mayor and Council discussed FY 26 Social Service Applications. The following proposed awards were agreed on:

Organization	FY 26 Request	FY 26 Award
North Liberty Community Pantry	$ 30,000	$ 30,000
Domestic Violence Intervention Program	$ 14,630	$ 14,500
Big Brothers Big Sisters of Johnson County	$ 13,500	$ 13,000
Horizons	$ 10,000	$ 10,000
Houses into Homes	$ 10,000	$ 10,000
Table to Table	$ 9,000	$ 9,000
Community Crisis Services	$ 16,500	$ 15,000
Iowa Legal Aid	$ 5,000	$ 5,000
4 C's Community Coordinated Child Care	$ 6,000	$ 5,000
Iowa City Free Medical & Dental Clinic	$ 12,000	$ 11,000
Johnson County VNA	$ 5,000	$ 2,500
Neighborhood Centers	$ 5,000	$ 4,000
Shelter House	$ 20,000	$ 10,000
Arc of Southeast Iowa	$ 4,000	$ 2,000
Housing Trust Fund of Johnson County	$ 22,100	$ 20,000
United Action for Youth	$ 10,000	$ 5,000
TRAIL	$ 2,000	$ 2,000
Iowa Valley Habitat for Humanity	$ 20,000	$ 3,000
Iowa City Community School District	$ 5,000	$ 2,000
Girl Scouts of Eastern Iowa and Western Illinois	$ 5,000	$ 2,000
Iowa City Bike Library	$ 25,000	$ -
Immigrant Welcome Network	$ 15,000	$ -
Escucha Mi Voz Iowa	$ 10,000	$ -
Center for Worker Justice	$ 20,000	$ -
Totals	**$ 294,730**	**$ 175,000**

The proposed awards will be presented in an agreement form for each entity at the next City Council meeting.

Murray Elite Development Agreement & TIF Ordinance

Sittig moved, Park seconded to approve Resolution Number 2025-96, A Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. The vote was: ayes – Leibold, Sittig, Wayson, Park; nays – none; absent - Smith. Motion carried.

Wayson moved, Leibold seconded to approve the third Consideration and adoption of Ordinance Number 2025-16, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2025 Addition to the North Liberty Urban Renewal Area, Pursuant to Section 403.19 of

the Code of Iowa. The vote was: ayes – Sittig, Park, Leibold, Wayson; nays – none; absent – Smith. Motion carried.

Speed Zone Ordinance

Wayson moved, Sittig seconded to approve the second consideration of Ordinance Number 2025-17, An Ordinance amending Chapter 62 of the North Liberty Code of Ordinances to update special speed zones. The vote was: ayes – Sittig, Wayson, Leibold, Park; nays – none; absent - Smith. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Wayson reported on upcoming events including movie nights and the Street Dance.

Adjournment

Park moved; Wayson 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