



City Council
September 9, 2025
Regular Session

Call to order

Mayor Hoffman called the Tuesday, September 9, 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; absent: None.

Others present: Ryan Heiar, Tracey Mulcahey, Josiah Bilskemper, Ryan Rusnak, Cady Gerlach, Abbi Cobb, Kenyon Murray, Jon Davidshofer, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Park moved, Wayson seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, August 26, 2025; Freedom Park Trail Improvements, Pay Application Number 3, J + L Construction, LLC, \$13,526.10; North Liberty Road Trail Project, Pay Application Number 6, Metro Pavers, Inc., \$252,238.66; 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 following projects: Ranshaw Way Phase 6, Community Center Parking Lot Phase 1, Penn Street Trail Connections, Forevergreen Road Trail Connections, I-380, and North Liberty Road Trail. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the upcoming LOST vote and Water and Wastewater Expansion Projects.

Mayor Report

Mayor Hoffman proclaimed Welcoming Week. Cady Gerlach offered additional information on Welcoming Week. He reported that he is running for Mayor, again.

Council Reports

Councilor Wayson filed paperwork today for council position. He reported on the out of sequence siren test tomorrow and the Corda Credit Union opening. Councilor Smith attended the football game showing at Colony Acres and met with representatives from the University of Iowa School

of the Wild and the Raptor Center. Councilor Park attended Corda Credit Union Grand Opening and sponsors other things in the community. Councilor Leibold met with a few local business owners, attended Corda Credit Union ribbon cutting and complimented the Youth Council.

Youth Council

Abbi Cobb, Outreach & Access Coordinator, introduced the Youth Council. Mayor Hoffman swore in the 2025-26 Youth Council cohort.

Murray Elite Development

At 6:22 p.m., Mayor Hoffman opened the public hearing on Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. No oral or written comments were received. The public hearing was closed at 6:22 p.m.

Leibold moved, Smith seconded to approve Resolution Number 2025-103, A Resolution to approve Urban Renewal Plan Amendment for the North Liberty Urban Renewal Area. The vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays – none. Motion carried.

At 6:23 p.m., Mayor Hoffman opened the public hearing on Development Agreement with Be Still Property Management, LLC. No oral or written comments were received. The public hearing was closed at 6:23 p.m.

Park moved, Leibold seconded to approve Resolution Number 2025-104, A Resolution approving Development Agreement with Be Still Property Management, LLC, authorizing Annual Appropriation Tax Increment Payments and pledging certain Tax Increment Revenues to the Payment of the Agreement. The vote was: ayes – Leibold, Wayson, Smith, Sittig, Park; nays – none. Motion carried.

Murray Elite Site Plan

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

Council discussed the application with Kenyon Murray and Jon Davidshofer, the applicants.

Leibold moved, Wayson seconded to approve Resolution Number 2025-105, A Resolution approving the Preliminary Site Plan for Lot 2 – Liberty Commons, North Liberty, Iowa. The vote was: ayes – Wayson, Sittig, Smith, Leibold, Park; nays – none. Motion carried.

Culver's Site Plan

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

No applicant presentation was offered.

Park moved, Smith seconded to approve Resolution Number 2025-106, A Resolution approving the Preliminary Site Plan for Lot 2 Saints Corridor Commercial Park – Part One, North Liberty,

Iowa. After discussion, the vote was: ayes – Leibold, Park, Smith, Wayson; nays – none; abstain – Sittig. Motion carried.

Sunset Prairie Preliminary Plat

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

Randy Laing, Watts Development, was present on behalf and offered additional information. Council discussed the plat with staff and the applicant.

Sittig moved, Leibold seconded to approve Resolution Number 2025-107, A Resolution approving the Preliminary Subdivision Plat for Sunset Prairie, North Liberty, Iowa. The vote was: ayes – Leibold, Smith, Wayson, Park, Sittig; nays – none. Motion carried.

Opioid Manufacturer Settlement

Sittig moved, Wayson seconded to approve Resolution Number 2025-108, A Resolution opting to participate in nationwide settlements with Purdue, the Sacklers, and Opioid Manufacturers Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus. After discussion, the vote was: ayes – Sittig, Wayson, Smith, Leibold, Park; nays – none. Motion carried.

Forevergreen Road – Jasper Avenue Project

Park moved, Smith seconded to approve Resolution Number 2025-109, A Resolution Approving Temporary and Permanent Acquisitions of Real Property Interests Necessary for the Forevergreen Road and Jasper Avenue Public Improvement Project. After discussion, the vote was: ayes – Leibold, Park, Smith, Sittig, Wayson; nays – none. Motion carried.

Watts First Subdivision

Wayson moved, Sittig seconded to approve Resolution Number 2025-110, A Resolution approving the Developer's Agreement for Watts First Subdivision, North Liberty, Iowa. The vote was: ayes – Wayson, Park, Leibold, Sittig, Smith; nays – none. Motion carried.

435 Heritage Place Rezoning

Wayson moved, Sittig seconded to approve the second consideration of Ordinance Number 2025-18, An Ordinance amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from RD-10 Two-Unit Residence District to RS-6 Single-Unit Residence District. After discussion, the vote was: ayes – Sittig, Wayson, Smith, Park, Leibold; nays – none. Motion carried.

240-242 North Main Street Rezoning

Wayson moved, Smith seconded to approve the second consideration of Ordinance Number 2025-19, An Ordinance amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from RD-10 Two-Unit Residence District to P Public Use District. The vote was: ayes – Smith, Sittig, Leibold, Wayson, Park; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Smith offered a reminder about LOST information at Field Day. Councilor Wayson offered a welcome to the new police officer.

Adjournment

Leibold moved; Wayson seconded to adjourn at 6:56 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk