



City Council
November 11, 2025
Regular Session

Call to order

Mayor Chris Hoffman called the Tuesday, November 11, 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.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Allan Schau, Ardi Stoner, Karen Johnson, Jenny Nicholas, Michelle King, Brandon Pratt, and other interested parties.

Approval of the Agenda

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

Consent Agenda

Park moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, October 28, 2025; Centennial Park Event Complex, Pay Application Number 15, Larson Construction Co., Inc., \$122,185.19; North Liberty Road Trail Project, Pay Application Number 9, Metro Pavers, Inc., \$29,338.93; 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 the following projects: Trail Improvements, Cherry Street Firehouse, Forevergreen/Jasper Roundabout, Centennial Splashpad, and North Liberty Road Trail. Council discussed the report with Bilskemper.

City Administrator Report

City Administrator Heiar reported on the Local Option Sales Tax Referendum passing. The FY 27 Budget Planning Session is planned for November 25. There will be only one Council meeting in December. Council discussed the report with Heiar.

Mayor Report

Mayor Hoffman thanked Councilor Wayson for covering the last Council meeting. He offered congratulations on Councilor Wayson's reelection and the election of Tonja Fortney. He thanked Councilor Sittig for his service. He attended the Joint Entities meeting, the Hy-Vee Center ribbon cutting, and the Iowa League of Cities Mayor's Association webinar. He will be attending his last ECICOG meeting as the representative of the MPOJC. North Liberty is hosting the MPOJC

meeting here. He attended the Coffee Connection at Corda Credit Union. He recognized Veteran's Day.

Council Reports

Councilor Wayson attended the EMA meeting, the EMA is getting ready to let bids on Tiffin storage facility. He reported that the Joint Entities meeting, with good discussion, is on the City of Iowa City's website. Councilor Smith thanked those who helped with LOST referendum. Councilor Park attended Johnson County Community Foundation grant awarding event at Hy-Vee Center. He attended the Iowa City Area Sports Commission where it was announced that the Palestra hosting two large events in March. He attended Coffee Connections. He offered congratulations to Library for being selected in Teen Accelerator grant. Councilor Leibold echoed comments on Veterans. He attended the Greater IC Lunch with all things growth related in North Liberty. He recommends establishing a working group from this event. He reminded the community that as the holidays approach, now is a good time to reach out and donate. He requested adding where to donate to the City's website. He offered congratulations to Community Foundation of Johnson County 25th anniversary. He offered congratulations to Coach Chandler and Liberty Football team for making it to the semi finals.

Urban Central District Land Use Map Amendment & Rezoning

At 6:17 p.m., Mayor Hoffman opened the Public Hearing regarding the proposed rezoning. Allan Schau spoke in opposition to the proposed rezoning. Ardi Stoner spoke in opposition to the proposed rezoning. Karen Johnson spoke in opposition to the proposed rezoning. Jenny Nicholas spoke in opposition to the proposed rezoning. Michelle King spoke in opposition to the proposed rezoning. The public hearing was closed at 6:43 p.m.

Rusnak presented information on the request and the staff and Commission recommendations regarding the rezoning.

Brandon Pratt, Lion Development Group, was present and offered to answer questions. Council discussed the application with Pratt and staff.

Sittig moved, Leibold seconded to approve Resolution Number 2025-122, A Resolution amending the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow Future Land Use Map for certain property located in North Liberty, Iowa from Commercial/Industrial Flex (FLX) to Urban High Intensity (UHI). After discussion, the vote was: ayes – Sittig, Leibold, Wayson, Park, Smith; nays – none. Motion carried.

Park moved, Sittig seconded to approve the first consideration of Ordinance Number 2025-22, An Ordinance Amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from I-1 Light Industrial District to CU C-3 Central Urban High Intensity Commercial District and P Public District. After discussion, the vote was: ayes – Park, Smith, Sittig, Leibold, Wayson; nays – none. Motion carried.

Special Speed Zone Ordinance

At 7:33 p.m., Mayor Hoffman opened the Public Hearing regarding proposed updates to the Special Speed Zone Ordinance. No oral or written comments were received. The public hearing was closed at 7:33 p.m.

Wayson moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-23, An Ordinance amending Chapter 62 of the North Liberty Code of Ordinances concerning Special Speed Zones. The vote was: ayes – Smith, Wayson, Sittig, Leibold, Park; nays – none. Motion carried.

Floodplain Ordinance

Mayor Hoffman opened the Public Hearing regarding the Floodplain Ordinance at 7:34 p.m. Ardi Stoner spoke regarding the proposed changes to the Floodplain Ordinance. Staff provided additional information on the ordinance. The public hearing was closed at 7:40 p.m.

Sittig moved, Leibold seconded to approve the first consideration of Ordinance Number 2025-24, An Ordinance amending the North Liberty Code of Ordinances by creating Chapter 160 entitled Floodplain Management. The vote was: ayes – Sittig, Wayson, Park, Smith, Leibold; nays – none. Motion carried.

Liberty Commons

Smith moved, Wayson seconded to approve Resolution Number 2025-123, A Resolution approving supporting documents and Final Plat for Liberty Commons Subdivision, North Liberty, Iowa. The vote was: ayes – Wayson, Sittig, Smith, Park, Leibold; nays – none. Motion carried.

Forevergreen Estates Part 2

Park moved, Wayson seconded to approve Resolution Number 2025-124, A Resolution approving Offsite Utility Easement, Surety Agreement, and an Amended Storm Water Maintenance Facilities Agreement for Forevergreen Estates Part Two Subdivision, North Liberty, Iowa. The vote was: ayes- Smith, Sittig, Leibold, Park, Wayson; nays – none. Motion carried.

Buckmoon Villas

Smith moved, Wayson seconded to approve Resolution Number 2025-125, A Resolution accepting Public Improvements and Releasing Surety for Buck Moon Villas in North Liberty, Iowa. The vote was: ayes – Sittig, Leibold, Wayson, Smith, Park; nays – none. Motion carried.

SRF Water Revenue Planning & Design Loan

Sittig moved, Wayson seconded to approve Resolution Number 2025-126, A Resolution approving the Engagement Letter between the City of North Liberty and Dorsey & Whitney LLP regarding Bond Counsel Services for 2025-2028 SRF Water System Improvements Project. The vote was: ayes – Leibold, Wayson, Smith, Sittig, Park; nays – none. Motion carried.

Park moved, Wayson seconded to approve Resolution Number 2025-127, A Resolution to fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement

Agreement and to borrow money thereunder in a principal amount not to exceed \$1,144,500. After discussion, the vote was: ayes – Sittig, Park, Wayson, Leibold, Smith; nays – none. Motion carried.

Climate Plan

Sittig moved, Leibold seconded to approve Resolution Number 2025-128, A Resolution approving the Technical Services Proposal for City Operations Climate Action Plan between the East Central Iowa Council of Governments and the City of North Liberty. The vote was: ayes – Wayson, Smith, Sittig, Park, Leibold; nays -none. Motion carried.

Mickelson 4th Rezoning

Wayson moved, Park seconded to approve the second consideration of Ordinance Number 2025-21, An Ordinance Amending the Zoning Map District Designation for certain property located in North Liberty, Iowa from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District and from RD-10 Two-Unit Residence District to RS-6 Single-Unit Residence District. After discussion, the vote was: ayes – Leibold, Sittig, Smith, Park, Wayson; nays – none. Motion carried.

Old Business

No old business was presented.

New Business

Councilor Park extended an invitation for the ribbon cutting at the Giving Machineon November 20 at 9:00 a.m.

Adjournment

Park moved; Smith seconded to adjourn at 7:48 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk