



City Council
November 25, 2025
Regular Session

Call to order

Mayor Chris Hoffman called the Tuesday, November 25, 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, Ardi Stoner, Allan Schau, Cathryn Schau, and other interested parties.

Approval of the Agenda

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

FY 25 Audit

Dustin Opatz, BergankDVB, presented the Fiscal Year 2025 Audit Report. Council discussed the report with Opatz.

Wayson moved, Leibold seconded to approve Resolution Number 2025-130, A Resolution accepting the Audit Report for Fiscal Year 2025 as completed by BergankDVB. The vote was: ayes – Smith, Wayson, Leibold, Sittig, Park; nays – none. Motion carried.

Consent Agenda

Wayson moved, Park seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, November 11, 2025; City Council Minutes, Special Session, November 14, 2025; FY 25 Annual Urban Renewal Report; FY 25 Annual Financial Report; October Revenues; October Treasurer Report; Liquor License Renewal, Fiesta Mexican Restaurant; Liquor License Renewal, The Leaderboard; Centennial Events Center, Change Order Number 9, Larson Construction Co., Inc., (\$15,364.97); and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Ardi Stoner spoke in opposition of the UCD Rezoning. Allan Schau spoke in opposition of the UCD Rezoning. Catherine Schau spoke regarding the FY 25 Audit.

City Engineer Report

City Engineer Bilskemper offered to answer questions.

City Administrator Report

City Administrator Heiar reported the FY 27 budget framework discussion will be on the December 9 agenda. There will only be one Council meeting in December, December 9. He reported that over \$4,000 was raised for the North Liberty Community Pantry at the City luncheon.

Mayor Report

Mayor Hoffman reported on Community Lunch, ribbon cutting for Giving Machine, Greater IC Annual Meeting, and the Joint Emergency Communications Board Meeting.

Council Reports

Councilor Wayson attended Lunch Connection, MPOJC meeting, and EMA meeting. Councilor Smith reported on the Think Iowa City meeting and the Sports Authority past and future events. Councilor Sittig attended the MPOJC meeting where IDOT presented on projects coming up. Councilor Park attended the Community Lunch at South Slope, ribbon cutting for the Giving Machine, and the Greater IC Annual Meeting. Councilor Leibold spoke regarding Liberty football, Community Luncheon, Greater IC Annual Meeting, and Happy Thanksgiving to the community. He offered special recognition to the Liberty Football Team, and all associated with the team. He thanked the public commenters for being here.

SRF Water Revenue Planning & Design Loan

Mayor Hoffman opened the public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement at 6:31 p.m. No oral or written comments were received. The public hearing was closed at 6:31 p.m.

Smith moved, Wayson seconded to approve Resolution Number 2025-131, A Resolution taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$1,144,500 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). The vote was: ayes – Park, Sittig, Leibold, Smith, Wayson; nays – none. Motion carried.

Sunset Prairie Master Developer's Agreement

Park moved, Sittig seconded to approve Resolution Number 2025-132, A Resolution approving the Master Development Agreement for Sunset Prairie, North Liberty, Iowa. After discussion, the vote was: ayes – Sittig, Leibold, Wayson, Smith, Park; nays – none. Motion carried.

Public Utility Easement

Sittig moved, Wayson seconded to approve Resolution Number 2025-133, A Resolution approving an Underground Public Utility Easement Agreement for Outlot A of North Liberty Commercial Park Subdivision. After discussion, the vote was: ayes – Smith, Park, Wayson, Sittig, Leibold; nays – none. Motion carried.

FY 27 Urban Renewal

Wayson moved, Leibold seconded to approve Resolution Number 2025-134, A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next

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

Council discussed the FY 27 Urban Renewal Draw. Wayson moved, Smith seconded to approve the FY 27 Urban Renewal Draw. The vote was all ayes. Motion carried.

Forevergreen Estates Part 2

Park moved, Leibold seconded to approve Resolution Number 2025-135, A Resolution accepting public improvements and releasing surety for Forevergreen Estates Part 2 in North Liberty, Iowa. The vote was: ayes – Smith, Sittig, Leibold, Park, Wayson; nays – none. Motion carried.

Mickelson 4th Rezoning

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

Urban Central District East Rezoning

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

Special Speed Zone Ordinance

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

Floodplain Ordinance

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

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

Leibold moved; Smith seconded to adjourn at 6:42 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk