



City Council
December 9, 2025
Regular Session

Call to order

Mayor Chris Hoffman called the Tuesday, December 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 (virtually), Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Tonja Fortney, Ardi Stoner, Allan Schau, Bonnie Winslow Garvin, Cathryn Schau, Karen Johnson, Jon Marner, Brandon Pratt, and other interested parties.

Approval of the Agenda

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

Swearing in of Newly Elected and Re-elected Officials

Mulcahey swore in Tonja Fortney as newly elected City Councilor, Chris Hoffman as reelected Mayor, and Brian Wayson as reelected City Councilor.

Consent Agenda

Smith moved, Leibold seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, November 25, 2025; Liquor License Application, City of North Liberty, Orchestra Candlelight Concert, January 7, 2026; Liquor License Application, City of North Liberty, Orchestra Candlelight Concert, February 11, 2026; Liquor License Application, City of North Liberty, Orchestra Candlelight Concert, March 12, 2026; North Liberty Road Trail Project, Pay Application Number 10, Metro Pavers, \$40,865.18; Centennial Park Event Complex, Pay Application Number 16, Larson Construction Co., Inc., \$74,220.20; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

Ardi Stoner spoke regarding the UCD Rezoning and Plat. She requested that both items be tabled to a future meeting. Allan Schau spoke regarding the UCD Rezoning and Plat. Bonnie Winslow Garvin spoke regarding the UCD Rezoning and Plat. Cathryn Schau spoke regarding the UCD Rezoning and Plat items and requested the tabling of the agenda items. Karen Johnson spoke regarding screening of the parking at UCD. Mayor Hoffman responded to comments received.

City Engineer Report

City Engineer Bilskemper reported on the Jasper Avenue/Forevergreen Road Roundabout Project and Forevergreen Road Extension Project. Council discussed the report with staff.

City Administrator Report

City Administrator Heiar reported on the public input request on the I380 Express bus service. The Council will be conducting Strategic Plan and Goals with ECICOG in March. Council discussed the report with Heiar.

Mayor Report

Mayor Hoffman attended Coffee Connections last Friday. He attended his last ECICOG meeting last week on behalf of MPOJC. He presented a plaque to Councilor Sittig for his service to the City of North Liberty. Council offered kind words to Councilor Sittig. Sittig responded to the presentation.

Council Reports

Councilor Wayson offered a shout out to City staff for road work. The Library report showed 190,000 visits this year. Bids for EMA storage building came in over the estimate. Councilor Park volunteered at Holiday Lights at the Lake and rang the Salvation Army bell at Fareway. Councilor Leibold met with a local business leader. He offered congratulations to those elected and reelected. He offered holiday greetings. He thanked the public commenters for their perspective and input. Mayor Hoffman reported that Scout Troop 216 was in the audience tonight.

FY 27 Budget Guidance

Heiar led the discussion regarding FY 27 Budget. Council discussed the presentation with staff.

FY 26 Budget Amendment #1

At 7:03 p.m., Mayor Hoffman opened the Public Hearing regarding proposed budget amendment for the fiscal year ending June 30, 2026. No oral or written comments were received. The public hearing was closed at 7:03 p.m.

Wayson moved, Leibold seconded to approve Resolution Number 2025-136, A Resolution amending the Current Budget for the Fiscal Year ending June 30, 2026. After discussion, the vote was: ayes – Leibold, Smith, Park, Wayson, Sittig; nays – none. Motion carried.

Policy regarding payables for Council Meeting

Park moved, Smith seconded to approve Resolution Number 2025-137, A Resolution establishing the policy for the payment of claims due to the cancellation of the second City Council meeting in December 2025. After discussion, the vote was: ayes – Leibold, Park, Wayson, Sittig, Smith; nays – none. Motion carried.

DERS 380 Moyna North Temporary Easement

Wayson moved, Park seconded to approve Resolution Number 2025-138, A Resolution approving a Temporary Construction Easement Agreement between DERS 380 LLC, Moyna North LLC, and North Liberty, Iowa. The vote was: ayes – Park, Smith, Leibold, Sittig, Wayson; nays – none. Motion carried.

North Stewart Street Project

Park moved, Wayson seconded to approve Resolution Number 2025-139, A Resolution approving the Standard Form of Agreement between the City of North Liberty and Shive-Hattery, Inc. for the North Stewart Street Improvements Project. After discussion, the vote was: ayes – Sittig, Leibold, Park, Wayson, Smith; nays – none. Motion carried.

Mickelson Fourth Addition Preliminary Plat

Rusnak reported that the Planning Commission and Staff recommend approval of Mickelson Fourth Addition Preliminary Plat.

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information on the stormwater accommodation.

Smith moved, Leibold seconded to approve Resolution Number 2025-140, A Resolution approving the Preliminary Subdivision Plat for Mickelson Fourth Addition, North Liberty, Iowa. The vote was: ayes – Wayson, Park, Leibold, Sittig, Smith; nays – none. Motion carried.

Sunset Prairie Preliminary Site Plan

Rusnak reported that the Planning Commission and Staff recommend approval of Sunset Prairie Preliminary Site Plan. Council discussed the proposal with staff.

Jon Marner, was present on behalf of the applicant and offered additional information on the proposed site plan.

Park moved, Smith seconded to approve Resolution Number 2025-141, A Resolution approving the Preliminary Site Plan for Sunset Prairie Subdivision Lot 61, North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Leibold, Wayson, Sittig, Park; nays – none. Motion carried.

Greenbelt Trail

Wayson moved, Leibold seconded to approve Resolution Number 2025-142, A Resolution accepting public improvements and releasing escrow for Greenbelt Trail Subdivision, Part Five, North Liberty, Iowa. The vote was: ayes – Wayson, Leibold, Sittig, Smith, Park; nays – none. Motion carried.

Smith moved, Wayson seconded to approve Resolution Number 2025-143, A Resolution approving an Amended Storm Water Maintenance Facilities Agreement for Greenbelt Trail Parts Three and Four, North Liberty, Iowa. The vote was: ayes – Wayson, Smith, Sittig, Leibold, Park; nays – none. Motion carried.

Urban Central District East Rezoning

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

Urban Central District Lofts Preliminary Plat

Rusnak reported that the Planning Commission and Staff recommend approval of Urban Central District Lofts Preliminary Plat. Council discussed the plat with staff.

Brandon Pratt, the applicant, was present and offered to answer questions. Council discussed the application with the applicant.

Park moved, Leibold seconded to approve Resolution Number 2025-144, A Resolution approving the Preliminary Subdivision Plat for Urban Lofts, North Liberty, Iowa. The vote was: ayes – Smith, Park, Wayson, Leibold; nays – Sittig. Motion carried.

Special Speed Zone Ordinance

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

Floodplain Ordinance

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

Old Business

Councilor Sittig offered appreciation to the Mayor and Councilors for time spent on issues and offered compliments to city staff.

New Business

No new business was presented.

Adjournment

Leibold moved; Park seconded to adjourn at 7:38 p.m. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Tracey Mulcahey, City Clerk