



City Council
January 27, 2026
Regular Session

Call to order

Mayor Hoffman called the Tuesday, January 27, 2026, Regular Session of the North Liberty City Council to order at 6:00 p.m. in Council Chambers at 360 N. Main Street.

Roll call

Councilors present: Tonja Fortney, Brian Leibold, Paul Park, Brent Smith, and Brian Wayson.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Michael Pentecost, Jennie Garner, Greg Metternich, Brian Platz, Shelly Simpson, Guy Goldsmith, and other interested parties.

Approval of the Agenda

Park moved, Leibold seconded to approve the agenda. The vote was all ayes. Agenda approved.

Consent Agenda

Wayson moved, Smith seconded to approve the Consent Agenda including the City Council Minutes, Regular Session, January 13, 2026; City Council Minutes, Special Session, January 20, 2026; Liquor License Renewal, Bowldogs; Liquor License Renewal, Urban Fuel; Liquor License Renewal, Johncy's; Liquor License Application, Kwik Star; Liquor License Renewal, The Station II; Liquor License Application, City of North Liberty, April 8, 2026, 5-day application; November Revenues; December Revenues; November Treasurers Report; December Treasurers Report; and the attached list of Claims. The vote was all ayes. Consent Agenda approved.

Public Comment

No public comment was offered.

Engineer Report

City Engineer Bilskemper reported on the Interstate 380 and Penn Street Bridge Project.

City Administrator Report

City Administrator Heiar had no report.

Mayor Report

Mayor Hoffman reported that he attended the North Liberty Community Pantry Stone Soup Supper.

Council Reports

Councilor Wayson participated in meetings with MPOJC as part of the Nominating Committee for Chair and Co-Chair. He attended the EMA meeting for the budget hearing. EMA will be taking bids for new storage building. Councilor Park attended North Liberty Lunch Connections at Bowldogs. He met the new chiropractor who is applying for the City's economic development grant. Councilor Leibold attended North Liberty Lunch Connections and had lunch with UI staff. He offered congratulations to Liberty Dance Team on going to National Championship in Florida.

FY 2027 Budget

FY 2026-27 Capital Improvements Plan

Heiar presented a recap on last week's budget meeting. He provided a synopsis of tonight's budget discussion. Heiar presented information on projects on the CIP for FY 2026 - 2027.

Local Option Sales Tax

Heiar presented information from the model in the packet including projections for revenues and proposed use of funds. Council discussed the model with staff including the internal loan, language approved by the voters, property tax relief, and the structure of allocation of the funds.

Heiar offered conclusion on FY 2027 budget information. Council discussed rates for FY 2027 and the notice from the county that will be mailed to taxpayers.

Animal Control Ordinance

At 7:01 p.m., Mayor Hoffman opened the Public Hearing regarding proposed amendments to the Animal Control Ordinance. No oral or written comments were received. The public hearing was closed at 7:01 p.m.

Wayson moved, Fortney seconded to approve the first consideration of Ordinance Number 2026-02, An Ordinance amending Chapters 55, 56, and 57 of the Code of Ordinances of the City of North Liberty, Iowa concerning and reorganizing provision for Animal Control, Pet Licenses, and Dangerous and Potentially Dangerous Animals. After discussion, the vote was: ayes- Fortney, Park, Smith, Leibold, Wayson; nays – none. Motion carried.

SST Forevergreen Future Land Use Map Amendment and Zoning Map Amendment

Rusnak presented information on the application. The Commission and staff recommend approval of the proposed requests. Council discussed the requests with staff including access to Alexander Way.

Park moved, Leibold seconded to approve Resolution Number 2026-07, 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 Urban Low Intensity (ULI) to Urban High Intensity (UHI). The vote was: ayes – Leibold, Wayson, Smith, Park, Fortney; nays – none. Motion carried.

At 7:15 p.m., the Public Hearing regarding proposed rezoning was opened. Jon Marner, MMS Consultants, was present on behalf of the application and presented additional information. The public hearing was closed at 7:16 p.m.

Wayson moved, Park seconded to approve the first consideration of Ordinance Number 2026-03, An Ordinance amending the Zoning Map District designation for certain property located in North Liberty, Iowa from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District, and RM-12 Multi-Unit Residence District to RS-6 Single-Unit Residence District; from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to RD-10 Two-Unit Residence District; from RM-12 Multi-Unit Residence to RM-14 Multi-Unit Residence District; and from RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to C-2 Highway Commercial District. After discussion, the vote was: ayes – Leibold, Fortney, Park, Smith, Wayson; nays – none. Motion carried.

Zoning Code Ordinance Amendment

At 7:19 p.m., Mayor Hoffman opened the Public Hearing regarding proposed amendments to the Zoning Code. No oral or written comments were received. The public hearing was closed at 7:19 p.m.

Rusnak presented information on the application and reported that staff and Commission recommend approval of the Zoning Code Ordinance amendment. Council discussed the amendments with staff.

Fortney moved, Smith seconded to approve the first consideration of Ordinance Number 2026-04, An Ordinance Amending Chapter 167 of the North Liberty Code of Ordinances governing Definitions, Chapter 168 of the North Liberty Code of Ordinances governing Use Standards and Chapter 169 of the North Liberty Code of Ordinances governing Other Accessory Uses. The vote was: ayes – Fortney, Wayson, Smith, Park, Leibold; nays – none. Motion carried.

Fund Balance Policy

Park moved, Fortney seconded to approve Resolution Number 2026-08, A Resolution approving the General Fund Financial Reserve Policy for the City of North Liberty, Iowa. After discussion, the vote was: ayes – Fortney, Smith, Leibold, Wayson, Park; nays – none. Motion carried.

FY 25 General Fund Balance Allocation

Wayson moved, Park seconded to approve Resolution Number 2026-09, A Resolution approving allocation of excess funds from the FY 2025 General Fund Balance according to the General Fund Financial Reserve Policy. After discussion, the vote was: ayes - Smith, Wayson, Fortney, Leibold, Park; nays – none. Motion carried.

Forevergreen Road & Jasper Avenue Project

Fortney moved, Park seconded to approve Resolution Number 2026-10, A Resolution accepting the Bid and authorizing execution of the Contract for the Forevergreen Road & Jasper Avenue Improvements Project, North Liberty, Iowa. After discussion, the vote was: ayes — Fortney, Leibold, Wayson, Smith, Park; nays – none. Motion carried.

Mowing Assessment

Wayson moved, Smith seconded to approve Resolution Number 2026-11, A Resolution assessing amounts owed to the City of North Liberty, Iowa to Individual Property Taxes. After discussion, the vote was: ayes – Leibold, Smith, Wayson, Park, Fortney; nays – none. Motion carried.

Civic Campus Right of Way Vacation

Park moved, Fortney seconded to approve the second consideration of Ordinance Number 2026-01, An Ordinance Vacating a Portion of Front and Dubuque Street Right of Way in North Liberty, Iowa. The vote was: ayes – Smith, Park, Wayson, Fortney, Leibold; nays – none. Motion carried.

Old Business

Councilor Wayson asked for a breakdown of the costs that will be paid by Tiffin for the Forevergreen Road/Jasper Avenue Project. The breakout was provided.

New Business

Mayor Hoffman reminded Council that tomorrow is the MPOJC meeting at 4:30 p.m. in Iowa City. Councilor Park stated that dangerous dogs are included in the animal ordinance. Smith stated that the Better Together 2030 awards are on Thursday. He is sharing an exhibit with upcoming athletic events locally.

Adjournment

Leibold moved; Park 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