



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, June 17, 2024
5:30 PM**

**CITY OF WATERLOO
COMMUNITY VISION PLAN**

1. Fly the W: To develop a sense of pride and relationship between residents and the City of Waterloo, and then leverage that pride to communicate the City's attributes to external audiences.
2. Elevate Housing: Redevelop, renovate, or improve 800 residences in Waterloo in eight years by providing access to capital.
3. Celebrate and Connect Neighborhoods: To leverage Waterloo's rich tradition of neighborhoods by celebrating and connecting them with the community and region at large.
4. Waterloo Works: Grow a diverse and skilled workforce in Waterloo that connects people and employers for mutual growth.
5. Crossroads Doubledown: Re-energize the Crossroads Mall area into a sports/recreation-themed gravitational center.
6. Power Up Downtown: Keep Waterloo's core downtown evolving to meet the needs of future generations, supporting and showcasing arts and cultural opportunities and creating an experience like no other.
7. Sportstown USA: To generate excitement, develop youth, and drive investment and economic impact from year-round visitors.
8. Community of Opportunity: Eliminate barriers that keep Waterloo residents, and the community as a whole, from reaching its true potential, creating an equitable, thriving, and sustainable community for future generations.
Waterloo is a Community of Opportunity, where everyone can prosper.

GENERAL RULES FOR PUBLIC PARTICIPATION REGULAR SESSION AGENDA

- A. Iowa Code Chapter 21 gives the public the right to attend council meetings, but it does not require cities to allow public participation except during public hearings. The public

is required to follow the rules listed in this article when speaking during any meeting of the city council.

- B. At the presiding officer's discretion, individuals may address the presiding officer by stepping to the podium, and after recognition by the presiding officer, shall state their name, address, and group affiliation, if appropriate, and speak clearly into the microphone.
- C. Comments shall be germane and refrain from personal, impertinent, or slanderous remarks.
- D. Cell phones and electronic devices shall be set to silent prior to the start of the meeting.

RULES FOR PUBLIC COMMENT SECTION OF THE AGENDA

- A. Individuals shall speak one (1) time on only one (1) issue for a maximum of three (3) minutes During the public comment section of the agenda. The public shall not be required to pre-register to speak during public comment. Individuals shall only speak on matters not listed on the regular agenda for that date. Any matter presented shall be directed to the presiding officer and addressed, if necessary, after the meeting.
- B. Council members may speak during public comment portion of the agenda after the public has finished speaking
- C. City staff shall not be required to provide an immediate answer to a matter presented during a council meeting unless it specifically pertains to an item on the agenda

RULES FOR PUBLIC COMMENT DURING PUBLIC HEARINGS

Individuals may speak during the public comment portion of a scheduled public hearing for a maximum of three (3) minutes or may submit written comments to the city clerk by four o'clock (4:00) P.M. on the day of the public hearing. Groups of citizens with similar viewpoints are encouraged to select a representative to share the viewpoint of the group.

RULES FOR PUBLIC COMMENT DURING AGENDA ITEMS

At the discretion of the presiding officer, individuals may speak for a maximum of three (3) minutes when the council discusses agenda items. This section does not apply to businesses or parties directly involved in agenda items.

Roll Call.

Prayer or Moment of Silence.

Pledge of Allegiance, Mayor Quentin Hart.

Approval of Agenda as proposed or amended.

Approval of Minutes of June 3, 2024, Regular Council Session, as proposed or amended.

PUBLIC COMMENTS

Iowa Code Chapter 21 gives the public the right to attend council meetings but it does not require cities to allow public participation except during public hearings. The City of Waterloo encourages the public to participate during the Oral Presentations by following the rules listed on the front of the agenda.

CONSENT AGENDA

The consent agenda is reserved for routine resolutions and motions, acted upon by roll call vote on a single motion without discussion. Council shall either vote yea or nay when the roll is called. Council members may request that an item be removed from the consent agenda and considered separately. Such a request does not require a second. The public shall be prohibited from requesting that items listed on the consent agenda be removed and considered separately. The public may contact council members with questions regarding consent agenda items. 1-4A-16(A)(8).

1. Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.
2. Resolution approving the request by Ephese D. Honore, for tax exemptions on the construction of a new single family home valued at \$290,000.00, for property located at 130 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
3. Resolution approving the request by Leonard F. Zeien, for tax exemptions on the construction of a new single family home valued at \$254,000.00, for property located at 119 Coral Drive and located in the Consolidated Urban Revitalization Area (CURA).
4. Resolution setting the date of public hearing as July 1, 2024, to approve the request by Fall Auto, LLC, to rezone approximately 1.81 acres from "C-2" Commercial District to "C-2,C-Z" Conditional Zoning District, to allow for an auto repair facility with incidental auto sales, located at 2424 Falls Avenue, and instruct the City Clerk to publish notice.
5. Resolution setting date of public hearing as July 1, 2024, to approve a request by Walnut Baptist Church for a Site Plan Amendment to convert an office building into a religious facility at the former Grainger Industries building in the "B-P" Business Park District located at 827 Fisher Drive, and instruct the City Clerk to publish notice.
6. Resolution setting date of public hearing as July 1, 2024, to approve a request by J&R Real Estate Holdings, LLC, to rezone approximately 2.69 acres from "R-2" One and Two Family Residence District to "C-P" Planned Commercial District to remodel the former St. Johns School and Church into nineteen residential units, a daycare, and community space, located at 1721-1729 Mulberry Street, and instruct the City Clerk to publish notice.
7. Resolution setting the date of public hearing as July 1, 2024, to approve the request by Ryan Companies for a Site Plan Amendment to construct a 223,148.23 square foot office/warehouse in the "M-2,P" Planned Industrial District located east of 3280 Newell Street, and instruct the City Clerk to publish notice.
8. Resolution authorizing fund transfers, as listed in Exhibit "A" as required by law.
9. Motion to approve Change Order No. 2 with WRH, Inc., of South Amana, Iowa, for a net

increase of \$108,092.58, in conjunction with FY 2023 Wastewater Treatment Plant Final Clarifier No. 2 Rehabilitation Project, Contract No.1067, and authorizing the Mayor to execute said document.

10. Motion to approve Change Order No. 14 with Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$120,120.00, in conjunction with FY 2020 University Avenue Reconstruction Phase 3 Project, Contract No. 971, and authorizing the Mayor and City Clerk to execute said document.
11. Motion to approve Change Order No. 7 with Woodruff Construction of Waterloo, Iowa, for a total decrease of (\$214,278.68), in conjunction with the FY 2023 Gates Park Improvements Project, Contract No. 1076, and authorizing the Mayor to execute said document.
12. Motion to approve appointment of Jesse Gaherty from Interim Collection Systems Project Director to the position of Collection Systems Project Director in the Waste Management Services division of Public Works, effective June 18, 2024.
13. Motion to approve the appointment of Austin Packard from the current Civil Service List to the position of Animal Control Officer in the Public Works Animal Control Department, effective June 20, 2024, pending pre-employment physical and drug testing.
14. Communication from the Culture and Arts Department on the notice of the conclusion of employment of Brandon Alvarado, Graphic Designer/Digital Arts Manager, effective May 17, 2024, with recommendation of approval of payout of \$1,089.45 for unused benefits.
15. Motion to approve Cigarette/Tobacco Permit renewal applications as listed in Exhibit "A", and authorizing the City Clerk to approve any Cigarette/Tobacco applications received and paid for between June 18, 2024, and July 1, 2024.
16. Liquor Licenses
 - a. Light House Lounge, 1307 W. 5th St., Class C Alcohol with Sunday Sales (Renewal) Exp: 6/28/2025.
 - b. Main Street Waterloo, 300 Jefferson St., Special Class C Alcohol w/Sunday Sales (New) Exp: 10/12/2024.
 - c. Metro Fuel #1, 3201 W. 4th St., Class B Alcohol w/Sunday Sales (Renewal) Exp: 7//2025.
 - d. Metro Fuel #4, 2332 Falls Ave., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/30/2025.
 - e. CVS Pharmacy #8544, 1825 E. San Marnan Dr., Class E Alcohol w/Sunday Sales (Renewal) Exp: 5/31/2025.
 - f. Placita, 321 W. 4th St., Class B Alcohol w/Sunday Sales (Renewal) Exp: 7/13/2025.
 - g. Walgreens #7455, 111 W. Ridgeway Ave., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/16/2025.
 - h. Walgreens #10855, 1850 Logan Ave., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/16/2025.
 - i. Walgreens #3590, 3910 University Ave., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/16/2025.
 - j. Casey's General Store #2867, 2424 Ranchero Rd., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/14/2025.
 - k. Benevolent and Protective Order of Elks #290, 407 E. Park Ave., Class C Alcohol w/Outdoor Service, Catering and Sunday Sales (Renewal) Exp: 6/30/2025.

- l. Black Hawk Tennis Club, 1005 Black Hawk Rd., Special Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 6/25/2025.
- m. BP Fuel, 127 Jefferson St., Class E Alcohol w/Sunday Sales (Renewal) Exp: 5/29/2025.
- n. Flirts Gentlemen's Club, 319 Jefferson St., Class C Alcohol w/Sunday Sales (Renewal) Exp: 6/10/2025.
- o. Kwik Star #724, 1105 Cedar Bend St., Class B Alcohol w/Sunday Sales (Renewal) Exp: 7/21/2025.
- p. Target, 1501 E. San Marnan Dr., Class E Alcohol w/Sunday Sales (Renewal) Exp: 6/27/2025.

17. Fireworks Display Applications

- a. Bamboo Ridge Campground/Lost Island KOA, Red, White and Boom Event, July 6, 2024 (Rain date: July 7, 2024), beginning at 10:00 p.m. for approximately 20 minutes.
- b. Sunnyside Golf and Country Club, 4th of July Annual Fireworks Display, July 4, 2024 (Rain date: July 5, 2024), from 9:30 p.m. to 10:00 p.m.

18. Bonds.

PUBLIC HEARINGS

1. FY 2024 Hawthorne Avenue Storm Sewer Lift Station Relief Well Project, Contract No. 1066.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close the hearing and receive and file oral and written comments.

Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed.

No bids were received for this project.

Submitted by: Wayne Castle, PLS, PE, Assistant City Engineer

2. FY 2023 Hammond Avenue Bridge Replacement, Iowa DOT project number BROS-8155(759)--8J-07, Contract No. 922.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close the hearing and receive and file oral and written comments.

Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed.

Submitted by: Wayne Castle, PLS, PE, Assistant City Engineer

3. Asbestos Abatement Services, Contract No. AB-2024-05-08P.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file, and instruct the City Clerk to read bids.

Resolution approving award of bid to Advanced Environmental of Waterloo, Iowa, in the amount of \$79,500.00, in conjunction with Asbestos Abatement Services, Contract No. AB-

2024-05-08P, for properties located at 708 W. 3rd Street, 324-326 W. 7th Street, 617 W. 1st Street, 200 E. Mullan Avenue, and 1202 Sycamore Street (City-owned properties), and 100 Commercial Street, 118 Sycamore Street, and 128 Sycamore Street (WDC owned properties), and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving liability insurance coverage with Chubb, Travelers, Arch, Allied, Coalition, and Safety National for property, tort, employment practices, public officials, law enforcement liability, auto, cyber, workers compensation, umbrella, and excess liability insurance, with a total premium of not to exceed \$2,208,847, and authorize the City Clerk to execute necessary documents.

Submitted by: Kelley Felchle, City Clerk

2. Resolution to place each non-bargaining employee on a salary grade and step based on the results of the wage and compensation survey, conducted by GovHR, and approve an additional 3% across the board salary increase for those employees effective July 1, 2024.

Submitted by: Lance Dunn, Human Resources Director

3. Resolution approving the FY 2025 Ambulance Fee Schedule.

Submitted by: Jason Hernandez, Medical Supervisor

4. Resolution approving an Employment Contract with the Sayer Law Group, P.C., in the amount of \$25,000.00, for professional services for 657A case consultations, and authorizing the Mayor to execute said document.

Submitted by: Martin Petersen, City Attorney

5. Resolution approving a Grant Writing Services Agreement with Integral Grant Writing Services, in the amount of \$5,000.00, for federal grant-writing services, and authorizing the Housing Authority Director to execute said document.

Submitted by: LeKeisha Veasley, Housing Authority Director

6. Resolution approving a Senior Community Service Employment Program Agreement with the AARP Foundation, and authorizing the Mayor to execute said document.

Submitted by: LeKeisha Veasley, Housing Authority Director

7. Resolution approving a Professional Services Agreement with Vandewalle and Associates, in the amount of \$72,000.00, for continued work on downtown Waterloo planning efforts, redevelopment design, riverfront development, and funding opportunities for FY 2025, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving the Development and Minimum Assessment Agreement with Nagle Sign Company, in conjunction with the construction of a new commercial building located at 1029 Thorndale Avenue, with a minimum assessed value of \$345,000.00, and authorizing

the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

CLOSED SESSION

1. Closed Session on the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j).
2. Closed Session on the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j).
3. Closed Session on the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j).

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk