THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, October 7, 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 the September 26, 2024, Special Council meeting and the

September 30, 2024, Planning 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 Paul and Linda Dupuy, for tax exemptions on the construction of a new single family home valued at $400,000.00, for property located at 618 Creston Avenue and located in the Consolidated Urban Revitalization Area (CURA).

3. Resolution approving the request of Ken Samek for a waiver for a concrete driveway, located at 205 Lillian Lane, with the elimination of the sidewalk section due to inability to meet grade requirements.

4. Resolution approving the request of Jesse Thompson for a waiver for a concrete driveway, located at 313 W. Orange Road, with the elimination of the sidewalk section due to inability to meet grade requirements.

5. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as November 7, 2024, and date of public hearing as November 18, 2024, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-02P, located at 2127 E. 4th Street (Saint Mary's Church and School) and 123 E. Parker Street (Saint Mary's Villa), and instruct the City Clerk to publish notice.

6. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as October 24, 2024, and date of public hearing as November 4, 2024, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-06P, and instruct the City Clerk to publish notice.

7. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as October 24, 2024, and date of public hearing as November 4, 2024, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-04P, and instruct the City Clerk to publish notice.

8. Resolution approving preliminary plans, specifications, bid documents etc., setting date of bid opening as October 17, 2024, and date of public hearing as October 21, 2024, in

conjunction with the Waterloo Fire Rescue Turnout Gear Replacement Project, and instruct the city clerk to publish the notice.

9. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as October 24, 2024, and date of public hearing as November 4, 2024, in conjunction with the Terminal Security Upgrades, IDOT CSVI FY-24 Project, Contract No. 5819, and instruct the City Clerk to publish said notice.

10. Resolution setting the date of the public hearing as October 21, 2024, to approve a request by David R. and Mary H. Alderman for the sale and conveyance of approximately 1,250 square feet of city-owned property located adjacent to 4805 Edgebrook Drive for $1.00, including a Development Agreement, and instruct the City Clerk to publish notice.

11. Resolution setting date of the public hearing as October 21, 2024, for approval of a Development Agreement with Iowa Heartland Habitat for Humanity, in conjunction with the sale and conveyance of five vacant lots located within the Walnut Neighborhood, with a grant of $15,000.00 for infill housing development, and direct the City Clerk to publish Notice.

12. Resolution authorizing an exception to the City of Waterloo Purchasing Policy for the purchase of one Ford F-550 171" Superliner Type I Ambulance, in the amount of $301,401.00, through the HGACBuy Cooperative Program, for the Ambulance Department.

13. Resolution accepting an Iowa DOT Air Service Development grant, in the amount of $48,000.00, with a twenty-percent match, for promoting passenger air service from the Waterloo Regional Airport through strategic advertising, and authorizing the Mayor and Airport Director to execute said document.

14. Resolution accepting an Iowa DOT Commercial Service Vertical Infrastructure grant, in the amount of $124,902.00, for hangar improvements and terminal interior upgrades, and authorizing the Mayor and City Clerk to execute said document.

15. Resolution approving the installation of a speed hump in the 1100 block of Prospect Boulevard.

16. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Hawkeye Flat Roof Solutions of Monroe, Iowa, in the amount of $169,100.00, in conjunction with the Replacement of City Hall Roof Project.

17. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Mike Fereday Heating and Air Conditioning of Waterloo, Iowa, in the amount of $24,850.00, in conjunction with the Hangar No. 4 Improvements - HVAC Replacements, IDOT CSVI FY-23 Project, Contract No. 4606.

18. Motion to approve Change Order No.1 with Boulder Contracting, of Grundy Center, Iowa, for a net increase of $121,965.00, in conjunction with Waterloo Convention Center Underground Parking Ramp Repairs Project, and authorizing the Mayor and City Clerk to execute said document.

19. Motion to approve Change Order No. 2 with Boulder Contracting, LLC, of Grundy Center, Iowa, for a net increase of $3,393.50, in conjunction with the Waterloo Convention Center

Underground Parking Ramp Repairs Project, and authorizing the Mayor to execute said document.

20. Motion to approve Change Order No. 3 with WRH, Inc., of South Amana, Iowa, for a net decrease of $7,226.00, in conjunction with Titus Lift Station and Force Main, Contract No. 975, and authorizing the Mayor to execute said document.

21. Motion to approve a Change Order with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of $25,937.04, in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

22. Communication from the Housing Department on the notice of the conclusion of employment of **Wanda Hill-Dorris**, Housing Coordinator, effective September 30, 2024, with recommendation of approval of payout of $8,798.21 for unused benefits.

23. Communication from the Police Department on the notice of the conclusion of employment of **August Camarata**, Police Officer, effective August 30, 2024, with recommendation of approval of payout of $1,194.29 for unused benefits.

24. Communication from the Police Department on the notice of the conclusion of employment of **Cassandra Jakoubek**, Police Officer, effective September 12, 2024, with recommendation of approval of payout of $6,220.37 for unused benefits.

25. Communication from the Animal Control Department on the notice of the conclusion of employment of **Sally Hayward**, Animal Contol Officer, effective September 1, 2024, with recommendation of approval of payout of $7,350.32 for unused benefits.

26. Communication from the Engineering Department on the notice of the conclusion of employment of **Matthew Buenger,** Engineering Technician, effective September 13, 2024, with recommendation of approval of payout of $3,773.49 for unused benefits.

27. Motion to approve the appointment of **Kenneth Motsinger** from the current Civil Service List to the position of GIS Technician in the Engineering Department, with an effective date of October 8, 2024.

28. Motion to approve the appointment of **Stacey Wright** to the position of Administrative Secretary in the Community Development Department, effective October 14, 2024.

29. Motion to approve the appointment of **Justin Rohlfsen** to the position of Financial Analyst in the Finance Department, effective October 14, 2024.

30. **Emily Seliga,** Board/Commission: Main Street Waterloo, Expiration Date: December 31, 2026, [new].

31. **Don Patnode,** Board/Commission: Main Street Waterloo, Expiration Date: December 31, 2024, [New].

32. Airport Board minutes of August 28, 2024.

33. Board of Adjustment regular meeting minutes of June 25, 2024, and July 23, 2024.

34. Complete Streets Advisory Committee minutes of June 25, 2024.

35. Historical Preservation Commission minutes of June 18, 2024, and July 16, 2024.

36. Leisure Services Commission Board minutes of August 13, 2024.

37. Planning, Programming, and Zoning Commission minutes of June 11, 2024 and July 9, 2024

38. Bonds.

PUBLIC HEARINGS

1. **Asbestos Abatement Services, Contract No. AB-2024-09-07P.**

   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, Inc. of Waterloo, Iowa, in the amount of $28,700.00, in conjunction with Asbestos Abatement Services, Contract No. AB-2024-07-08P, for properties located at 1335 Mulberry Street, 724 Lincoln Street, 418 Oak Avenue, 110 Chestnut Street, 318 Bratnober Street, 309 E. 2nd Street, and 1103 Commercial Street, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. **FY 2025 Martin Luther King, Jr. Drive Wetland A Restoration, Contract No. 1109.**

   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 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 Shift General Contracting, of Cedar Rapids, Iowa, in the amount of $349,172.14. in conjunction with the FY 2025 Martin Luther King, Jr. Drive Wetland A Restoration, Contract No. 1109.

   Submitted by: Jamie Knutson, City Engineer

RESOLUTIONS

1. Resolution approving a Primary Highways Detour Agreement with the Iowa Department of Transportation for the use of city streets to detour traffic from the ramp to US 218 northbound at Broadway Street, in conjunction with the Bridge Repair Project Number: MB-218-2(521)187--77-07, and authorizing the Mayor to execute said document.

   Submitted by: Jamie Knutson, City Engineer

2. Resolution approving an agreement with MidAmerican Energy Company, of Des Moines,

Iowa, in the estimated amount of $595,271.60, in conjunction with the gas main extension to service South Waterloo Business Park, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

3. Resolution approving Supplemental Agreement No. 3 with AECOM, of Waterloo, Iowa, in the amount of $66,800.00, in conjunction with the FY 2024 LaPorte Road Improvements, Phase I, Contract 1016, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Jamie Knutson, City Engineer

4. Resolution amending the Professional Services Agreement with Nutri-Ject Systems Inc., of Hudson, Iowa, to extend the contract for a term of five years in conjunction with the biosolids management, storage, and land application, with no increase to the current contract rate, and authorizing the mayor and City Clerk to execute said document

   Submitted by: Randy Bennett, Public Works Division Manager

5. Resolution approving the Supplement to Fiber Project Reimbursement Agreement with Waterloo Municipal Communications Utility (Waterloo Fiber) of Waterloo, Iowa, estimated to be in the amount of $18,000,000.00, in conjunction with the Fiber Project, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Bridgett Wood, Finance Director

6. Resolution approving a Development Agreement with A.C.O. Construction, L.C. for the construction of two single-family dwellings located at 4429 and 4455 Charm Drive, including a $5,000.00 infill incentive for each dwelling for a total incentive amount of $10,000.00, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Professional Services Agreement with Impact7G, in an amount not to exceed $3,200.00, to complete a phase I Environmental Site Assessment for properties located north of 1650 Idaho Street , and authorizing the Mayor to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Professional Services Agreement with Impact7G, in an amount not to exceed $3,200.00, to complete a phase I Environmental Site Assessment for properties located at 1651 and 1659 Sycamore Street, and authorizing the Mayor to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in an estimated amount of $11,785.67, in conjunction with the gas main extension located along GT Drive, and authorizing the Mayor to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Professional Services Agreement with Impact7G, in an amount not

to exceed $3,200.00, to complete a phase I Environmental Site Assessment for a vacant property located southeast of 1907 Black Hawk Street, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving the Assignment of Development Agreement with BCS Properties LLC and GAC Real Estate, LLC, and Lincoln Savings Bank, for the Development Agreement originally approved on July 3, 2019, in conjunction with the development of property located at the northeast corner of Highway 63 and Ridgeway Avenue, assigning the rebates for the project to Lincoln Savings Bank, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving the Real Estate Purchase Agreement with Galactic Development Corp., for property located west of 1101 Van Miller Way, in the amount of $699,900.00 plus up to $2,000.00 in closing costs, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

<u>ADJOURNMENT</u>

Motion to adjourn.

Kelley Felchle
City Clerk