

September 30, 2024

The Council of the City of Waterloo, Iowa, met in a Planning Session in the Harold E. Getty Council Chambers, City Hall, at 5:30 p.m., on Monday, September 30, 2024.

Roll Call.

Mayor Quentin Hart in the Chair. Roll Call: Mr. Boesen, Mr. Nichols, Ms. Creighton-Smith, Mr. Chiles, Mr. Simon, Mr. Feuss. Ms. Wilder was absent.

Prayer or Moment of Silence.

Pledge of Allegiance, Steve Simon, At-Large Council Member.

Approval of Agenda as proposed or amended.

Feuss/Creighton Smith
that the agenda as amended, by the removal of Other Council Business, Economic development site tour, be approved. Voice vote-Ayes: Six. Motion carried.

Approval of Minutes of the September 16, 2024, Regular Session, as proposed or amended.

Feuss/Creighton-Smith
that the minutes of the September 16, 2024, Regular Session as proposed be approved. Voice vote-Ayes: Six. Motion carried.

CONSENT AGENDA

Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.

Feuss/Simon
that the following items on the consent agenda be received and placed on file, including the payment of bills for September 23, 2024, in the amount of \$4,734,119.76, be received and placed on file. Roll Call vote-Ayes: Six. Motion carried.

Liquor Licenses

a. The Brown Bottle, 209 W. 5th St., Class C Alcohol w/Sunday Sales (Renewal) Exp: 10/21/2025.

b. Casey's 218 Pub, 4010-4018 University Ave., Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 9/30/2025.

c. Damon's Sports Bar and Grill, 2122 Kimball Ave., Class C Alcohol w/Sunday Sales (Renewal) Exp: 10/4/2025.

d. Dollar General #7136, 66 E. Tower Park Dr., Class B Alcohol w/Sunday Sales (Renewal) Exp: 8/21/2025.

e. Dub's Pub, 1106 LaPorte Rd., Class C Alcohol w/Outdoor Service and Sunday Sales (New) Exp: 9/12/2025.
f. Starbuck's Smokehouse, 250 Westfield Ave., Class C Alcohol w/Outdoor Service, Catering and Sunday Sales (Renewal) Exp: 6/20/2025.
g. Dallas Fresh Waterloo, 814 La Porte Rd., Class C Alcohol w/Sunday Sales (New) Exp: 2/11/2025.
h. Eventos VIP, 32 Lafayette St., Class C Alcohol w/Sunday Sales (Renewal) Exp: 10/4/2025.
i. Hy-Vee Wine and Spirits #1, 2126 Kimball Ave., Class E Alcohol w/Sunday Sales (Renewal) Exp: 11/14/2025.
j. Hy-Vee Tast and Fresh #1, 3700 University Ave., Class B Alcohol w/Sunday Sales (Renewal) Exp: 10/31/2025.
k. Waterloo Fraternal Order of Eagles, 202 E. 1st St., Class F Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 7/14/2025.
l. Rudy's Taco-Beer Hall-Lava Lounge, 2401 Falls Ave., Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 9/27/2025.

Motion approving an Exception to Burning Yard Waste Application by George Wyth State Park, to burn locations within the park located generally at 3659 Wyth Road, between October 2024 and February 2025, weather permitting.

PUBLIC HEARINGS

Request by the City of Waterloo to vacate Elm Street from Sycamore Street to Lafayette Street, located adjacent to 1515 Sycamore Street with the retention of a utility easement over, under, and upon the vacated area.

Feuss/Nichols

to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Six. Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

Feuss/Nichols

to close the hearing and receive and file recommendation of approval of the Planning, Programming and Zoning Commission. Voice vote-Ayes: Six. Motion carried.

Feuss/Nichols

to receive, file, consider, and pass for the first time an ordinance approving a request by the City of Waterloo to vacate Elm Street from Sycamore Street to Lafayette Street, located adjacent to 1515 Sycamore Street with the retention of a utility easement over, under, and upon the vacated area. Roll Call vote-Ayes: Six. Motion carried.

Mr. Boesen commented that there would be no parking on Division Street as was discussed at the Board of Adjustments meeting, because it affects the Cedar Valley Fish Market and other

properties along that street.

Noel Anderson, Community Planning and Development Director, confirmed that there was no action for parking on Division Street so it will remain as public parking.

Mr. Boesen questioned when the building could be boarded up.

Sam Edelman, developer of the property, commented that they will not take ownership of the property until the summer of 2025.

Mayor Hart commented that Noel Anderson would look at options to get the property secured.

Feuss/Nichols

to suspend the rules. Roll Call vote-Ayes: Six. Motion carried.

Feuss/Nichols

to consider and pass for the second and third times and adopt said ordinance. Roll Call vote-Ayes: Six. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5774.

Request by the City of Waterloo to rezone approximately 0.21 acres from "M-2" Heavy Industrial District to "C-P" Planned Commercial District located adjacent to 1515 Sycamore Street.

Nichols/Feuss

to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Six. Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

Nichols/Feuss

to close the hearing and receive and file recommendations of approval of the Planning, Programming, and Zoning Commission. Voice vote-Ayes: Six. Motion carried.

Nichols/Feuss

to receive, file, consider, and pass for the first time an ordinance amending Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a request by the City of Waterloo to rezone approximately 0.21 acres from "M-2" Heavy Industrial District to "C-P" Planned Commercial District located adjacent to 1515 Sycamore Street. Roll Call vote-Ayes: Six. Motion carried.

Nichols/Feuss

to suspend the rules. Roll Call vote-Ayes: Six. Motion carried.

Nichols/Feuss

to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Six. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5775.

Request by 1515 Sycamore, LLC, for a Site Plan Amendment for the redevelopment of the Rath Administration Building.

Feuss/Nichols

to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Six. Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

Feuss/Nichols

to close public hearing and receive and file recommendation of approval of the Planning, Programming, and Zoning Commission. Voice vote-Ayes: Six. Motion carried.

Feuss/Nichols

to receive, file, consider and pass for the first time an ordinance amendment to Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a request by 1515 Sycamore, LLC, for a Site Plan Amendment to allow for redevelopment of the Rath Administration Building into 87 residential units, including the potential to add parking within vacated Elm Street and allowing for a total of 122-180 parking spaces, potentially up to 52 spaces less than the 174 parking spaces required in the "C-P" Planned Commercial District, located at 1515 Sycamore Street. Roll Call vote-Ayes: Six. Motion carried.

Feuss/Nichols

to suspend the rules. Roll Call vote-Ayes: Six. Motion carried.

Feuss/Nichols

to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Six. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5776.

RESOLUTIONS

Resolution approving a Project Funding Agreement with the Waterloo Development Corporation for the demolition of properties located at 100 Commercial Street, 118 Sycamore Street, and 128 Sycamore Street, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Chiles

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-577.

OTHER COUNCIL BUSINESS

Economic development site tour.

Removed by amendment.

ADJOURNMENT

Feuss/Simon

that the council adjourn at 5:42 p.m. Voice vote-Ayes: Six. Motion carried.

Kelley Felchle
City Clerk