



**THE CITY COUNCIL OF WATERLOO, IOWA
Regular Session TO BE HELD AT
Harold E. Getty Council Chambers
Monday, November 4, 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, Belinda Creighton-Smith, Ward 4 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of October 21, 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 preliminary plans, specifications, form of contract, etc., setting date of bid opening as November 21, 2024, and date of public hearing as December 2, 2024, in conjunction with the FY 2025 W.A.R.P. 4th Addition, Contract No. 1114, and instruct City Clerk to publish said notice.
3. Resolution setting date for public hearing as January 6, 2025, to review the proposed funding recommendations set forth by the Housing Authority Board for the Five-year Capital Funds Action Plan for FY 2024-2028, as proposed by the Housing Authority Department for maintenance of the existing housing complex at Ridgeway Towers, and instruct the City Clerk to publish said notice.
4. Resolution approving the request by Brian and April Leadley, for tax exemptions on the construction of a new garage valued at \$17,000.00, for property located at 1330 Wallgate Avenue and located in the Consolidated Urban Revitalization Area (CURA).
5. Resolution approving the request by Lamont W. Good, for tax exemptions on the construction of a new single-family home valued at \$340,000.00, for property located at 4455 Charm Drive and located in the City Limits Urban Revitalization Area (CLURA).
6. Resolution approving submission of Highway Safety Improvement Program (HSIP) Grant Application in the amount of \$640,000.00 for systemic snow protection of red signals, and authorizing the Mayor and City Clerk to execute said document.
7. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by K & W Electric of Cedar Falls, Iowa, in the amount of \$162,450.00, in conjunction with the Logan Ave. ASCT Project, DOT Project No. ICAAP-SWAP-8155(781)--SH-07 Contract No. 1068, and authorize the release of retainage in the amount of \$4,873.50.
8. Resolution approving Completion of Project and Recommendation of Acceptance of Work

for work performed by WRH, Inc., of Amana, Iowa, in the amount of \$50,843.54, in conjunction with the FY 2023 Wastewater Treatment Plant Final Clarifier No. 3 Rehabilitation Project, Contract No. 1067, and receive and file a two-year maintenance bond.

9. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Landmark Turf Services, LLC, of Dunkerton, Iowa, in the amount of \$53,664.00, in conjunction with the FY 2025 Levee Rip Rap Spraying, Contract No. 1104, and receive and file a two-year maintenance bond.
10. Motion to approve Change Order No. 8 with Peters Construction Corporation, of Waterloo, Iowa, for a net increase of \$0.00, in conjunction with the Waterloo Convention Center Restroom Renovation Project, and authorizing the Mayor and City Clerk to execute said document.
11. Motion approving the appointment of **Adarsh Tummula** from the current Civil Service List to the position of Planner I in the Community Planning and Development Department, effective November 18, 2024.
12. Motion to approve the appointment of **Richard Wagner** from the current Civil Service list to the position of Construction Foreman in the Leisure Services Department, effective November 5, 2024.
13. Motion approving the appointment of **Collin Weber** from the current Civil Service List to the position of Solid Waste Technician in the Sanitation Department, effective November 5, 2024, pending pre-employment physical and drug testing.
14. Motion to approve the appointment of **Kenneth Van Deest** from the current Civil Service List to the position of Park Maintenance II Construction in the Leisure Services Department, effective November 5, 2024.
15. Motion to receive and file Leisure Services Commission Board minutes of September 10, 2024.
16. Liquor Licenses
 - a. The Next Level, 229 E. 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 10/17/2025.
 - b. Traveling Tapster, 250 Ansborough Ave/Hippodrome, Class C Alcohol w/Sunday Sales (New) Exp: 11/25/2024.
 - c. The Slippery Pickle, 341 Fletcher Ave., Class C Alcohol w/Outdoor Service and Sunday Sales (New) Exp: 5/31/2025.
17. Motion approving Cigarette/Tobacco Permit Application for BP Fuel, 127 Jefferson Street.
18. Bonds.

PUBLIC HEARINGS

1. **Terminal Security Upgrades Project, Contract No. 5819, IDOT CSVI Grant.**

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.
Motion to receive, file, and instruct the City Clerk to read the bids.
Resolution rejecting the bid of K & W Electric, Inc., of Cedar Falls, Iowa in the amount of \$514,894.00, in conjunction with the Terminal Security Upgrades Project, Contract No. 5819, IDOT CSCI Grant.

Submitted by: Steven Kjergaard, Director of Aviation

2. Demolition and Site Clearance Services, Contract No. D-2024-10-06P.

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 D.W. Zinser Company, Inc., of Walford, Iowa, in the amount of \$118,000.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-06P, for properties located at 708 W. 3rd Street, 324-326 W. 7th Street, 617 W. 1st Street, and 200 E. Mullan Avenue (City-owned properties), and also 100 Commercial Street, and 128 Sycamore Street (Waterloo Development Corp. owned properties), and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Demolition and Site Clearance Services, Contract No. D-2024-10-04P,

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 D.W. Zinser, Co., of Walford, Iowa, in the amount of \$198,000.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-04P, for properties located at 105 E. 11th Street, 114 E. 10th Street, 100 E. 9th Street (a.k.a. 105 E. 10th Street), and 1202 Sycamore Street, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Agreement with Iowa Northland Regional Council of Governments to utilize city property for transit vehicle parking near 1325 Black Hawk Street.

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 approving a Property Use Agreement with Iowa Northland Regional Council of Governments, to park transit vehicles on city-owned property near 1325 Black Hawk Street, expiring December 31, 2026, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a Farm Lease Agreement beginning March 1, 2025, and expiring February 28, 2026, with Lanehaven Farms, Inc., to farm approximately 70.25 acres of land located east of 4719 Ansborough Avenue at \$300.00 per acre for annual rental payment of \$21,075.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving a Development Agreement with Kent Dierks for the construction of a new commercial building with a tax rebate schedule of fifty percent for five years, and a Minimum Assessment Agreement of \$574,720.00, located at 3169 West Airline Highway, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a Project Demolition Agreement with Iowa Heartland Habitat for Humanity for the demolition of properties located at 512 Almond Street and 222 Randall Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving an Encroachment Agreement with Danielle White, to allow for a fence, gazebo, and swing set on city-owned property in the "R-2" One-and Two-Family Residence District and "A-1" Agricultural District located south of 601 Cedar Bend Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., in an amount not to exceed \$667,900.00, to complete engineering and survey work related to the University Avenue Area TIF District projects, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution of the City of Waterloo, Iowa, authorizing official banking signatures.

Submitted by: Bridgett Wood, Finance Director

7. Resolution approving a Property Lease Agreement for Underbridge Access Truck with the Iowa Department of Transportation, and authorizing the Mayor and City Clerk to execute said document.

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

8. Resolution approving an ongoing Lease Agreement with C&S Car Company for a 2025

Hyundai Santa Fe, VIN # 5NMP3DGL5SH069038, to be used by the Police Department, at no cost to the city, and authorizing the Mayor to execute said document.

Submitted by: Aaron McClelland, Captain

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk