November 18, 2024

The City Council of the City of Waterloo, Iowa, met in Regular Session at Harold E. Getty Council Chambers, Waterloo, Iowa, at 5:30 PM, on Monday, November 18, 2024.

Roll Call.

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

Prayer or Moment of Silence.

Pledge of Allegiance, Dave Boesen, Ward 2 Council Member.

Approval of Agenda, as proposed or amended.

Nichols/Wilder
that the agenda as proposed be approved. Voice vote-Ayes: Six. Motion carried.

Approval of Minutes of November 4, 2024, Council Regular Session, as proposed or amended.

Nichols/Wilder
that the minutes of the November 4, 2024, Regular Session, as proposed be approved. Voice vote-Ayes: Six. Motion carried.

Check presentation in honor of Donna Bartley Reed to add a new play structure to one of Waterloo's parks.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Mary Potter, 1416 W. 4th
Aaron Stacey Roberts, 511 Almond
David Dryer, 3145 W. 4th Street
Ryan Madison, 1320 E. 4th Street
LaTonya Graves, 607 E. Donald Street

Ms. Creighton-Smith shared the date and time of her upcoming ward meeting at the Boys and Girls Club.

Mr. Chiles shared that on the last Saturday of the month he would hold ward office hours at the Sidecar Coffee on Ridgeway.

Mr. Boesen commented that two weeks ago he was able to hook up to Waterloo Fiber and highly recommends others sign up for the service. He did lose his Mediacom phone during the switch, which was his council contact. He anticipates that it will be next Spring before he will have a new phone through Waterloo Fiber and asked that if anyone needs to reach him, please reach out via email.

Mr. Chiles commented that he also was connected with Waterloo Fiber and the service is amazing.

Ms. Wilder commented that the Ward 3 meeting would be held on the last Sunday of the month at 4:00 p.m. at the Waterloo Library.

Mr. Nichols requested information regarding the yard waste curbside pick up and drop site schedules, and asked if the drop site might remain open longer if weather conditions are favorable.

Shelia Steffen, Public Works Coordinator, shared that the curbside pick up will be ceasing due to the colder weather affecting how efficiently leaves can be dumped from the cart. The Sanitation Department will be looking at extending operations at the drop site and will reach out to Tara Thomas-Gettman to post that information if we are able to do so.

Mr. Simon questioned how weather-related bumps in the roads are managed.

Jamie Knutson, City Engineer, shared that Mr. Simon would be referring to frost heaves. Public Works will perform maintenance on problem areas and encourage the public to contact public works. He further provided an update on construction on Broadway Street, La Porte Road from Shaulis Road to the KOA Campground, and the Park Avenue Bridge project.

Ms. Wilder requested an update on the white power fliers that were sent out around town.

Rob Duncan, Police Chief, provided an update on the efforts to identify the individuals involved. A few people have been identified and they are working with the county attorney, the attorney general and the FBI. If someone does receive fliers, they should contact the police at the non-emergency number 319-291-2515.

Nichols/Wilder
to close public comments. Voice vote-Ayes: Six. Motion carried.

CONSENT AGENDA

Nichols/Wilder
that the following items on the consent agenda be received and placed on file, including the payment of bills for November 12, 2024, in the amount of $5,398,217.86, and November 18, 2024, in the amount of $6,696,312.83, be received and placed on file. Voice vote-Ayes: Six. Motion carried.

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

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-662.

Resolution approving the request by E & A Properties LLC, for tax exemptions on the construction of a new single-family home valued at $109,000.00, for property located at 835 Jane Street and located in the City Limits Urban Revitalization Area (CLURA).

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-663.

Resolution approving the request of Geraldine Thornsberry for a waiver for a concrete driveway, located at 704 Sheridan Road, with the elimination of the sidewalk section due to inability to meet grade requirements.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-664.

Resolution setting a date of public hearing as December 2, 2024, on the proposed issuance of not to exceed $18,000,000.00 Taxable General Obligation Urban Renewal Bonds of the City of Waterloo, Iowa, for Essential Corporate Urban Renewal Purposes and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-665.

Resolution setting a date of public hearing as December 2, 2024, on the proposed issuance of not to exceed $10,500,000.00 Taxable General Obligation Urban Renewal Bonds of the City of Waterloo, Iowa, for Essential Corporate Urban Renewal Purposes and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-666.

Resolution setting a date of public hearing as December 2, 2024, on the proposed issuance of not to exceed $4,000,000.00 Taxable General Obligation Urban Renewal Bonds of the City of Waterloo, Iowa, for Essential Corporate Urban Renewal Purposes and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-667.

Resolution approving the City of Waterloo Annual Financial Report for the Fiscal Year ended June 30, 2024, authorizing publication of the report, submission to the State of Iowa, and execution of the document by the Mayor and Finance Director.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-668.

Resolution approving the Annual Financial Report for City Streets, for the fiscal year ended June 30, 2024, and authorizing transmittal to the Iowa Department of Transportation.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-669.

Resolution approving preliminary plans, specifications, bid documents etc., setting date of bid opening as November 21, 2024, and date of public hearing as December 2, 2024, in conjunction with the Waterloo Fire Rescue Turnout Gear Replacement Project, and instruct the City Clerk to publish the notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-670.

Resolution setting date of public hearing as December 2, 2024, for approval of a Development Agreement with Iowa Heartland Habitat for Humanity, in conjunction with the sale and conveyance of one vacant lot located within the Walnut Neighborhood, with a grant of $5,000.00 for infill housing development for the construction of a new single-family home, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-671.

Resolution setting date of public hearing as December 2, 2024, for the sale and conveyance of city-owned properties located at 1027 W. 3rd Street and 128 Lincoln Street, in the amount of $25,200.00, to Rock Star Real Estate, LLC, including approval of a Development Agreement for the rehabilitation of the homes, a grant of $10,000.00 for partial purchase price refund and a grant of $10,000.00 for infill housing development, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-672.

Resolution setting date of public hearing as December 2, 2024, for the sale and conveyance of city-owned property located at 715 Mulberry Street and 626 Mulberry Street, in the amount of $1.00, to FDP CD, LLC in exchange for the acquisition of a property located at 100 E. 4th Street in the amount of $1.00, including a Development Agreement and Minimum Assessment Agreement including a grant of $6,200,000, an annual tax support grant equal to the amount of tax increment collected by the City, and seventy percent tax rebates for fifteen years for each completed phase.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-673.

Resolution setting the date of public hearing as December 2, 2024, to approve a request by Maria E. Schnepf to rezone approximately 0.10 acres from “R-4” Multiple Residence District to “R-4, C-Z” Conditional Zoning District to allow for a retail store located at 1122 W. 4th Street, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-674.

Resolution setting the date of public hearing as December 2, 2024 for a real estate purchase agreement with 1515 Sycamore, LLC to purchase the former Rath Administration Building and a vacated portion of Elm Street, and approving a second amendment to the development agreement for the sale and conveyance of Elm Street, located at, as well as adjacent to 1515 Sycamore Street, and instruct City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-675.

Resolution approving electronic submission of the Tax Increment Finance (TIF) reports to the State of Iowa for Fiscal Year 2024.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-676.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Crossroads Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-677.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Downtown Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-678.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Northeast Industrial Park Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-679.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Martin Road Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-680.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 San Marnan Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-681.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Rath Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-682.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 East Unified Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-683.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 Schoitz Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-684.

Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2024 University Avenue Waterloo Tax Increment District, and place the certification on file.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-685.

Resolution approving award of bid to HM Cragg, of Edina, Minnesota, in the amount of $308,879.69, approving the contract, bonds, and certificate of insurance, in conjunction with the FY 2025 Prefabricated Shelter at 1700 Idaho Street, Contract No. 1112, and authorizing the Mayor and City Clerk to execute said documents.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-686.

Resolution approving award of bids for the seasonal farm and hay concessions at the Waterloo Regional Airport, for the 2025 through 2027 farming seasons to McKenzie Halligan, of Parkersburg, Iowa, in the amount of $228.00 per acre for the farming operation; and Brad Feckers, of Shell Rock, Iowa, in the amount of $41.00 per bale, for the hay operation, and authorizing the Airport Director to execute the rental agreements.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-687.

Motion to approve Final Quantity Summary with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net decrease of $40,908.38, in conjunction with the FY 2024 Kingsley Avenue Reconstruction, Contract No. 1100, and authorizing the Mayor and City Clerk to execute said document.

Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of $592,005.17 in conjunction with the FY 2024 Kingsley Avenue Reconstruction, Contract No. 1100, and receive and file a two-year maintenance bond.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-688.

Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Modern Painting, Inc., of Waterloo, Iowa, in the amount of $15,600.00, in conjunction with the T-Hangar C Exterior Painting, IDOT FY-23 CSVI Project, Contract No. 4606.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-689.

Motion to approve Change Order No. 5 with Cedar Valley Corporation, of Waterloo, Iowa, for a net increase of $59,100.00, in conjunction with the FY 2024 Broadway Street Reconstruction Project, Contract No. 1095, and authorizing the Mayor and City Clerk to execute said document.

Motion to approve the appointment of **Latoya Hall** from the current Civil Service List to the position of Housing Coordinator in the Housing Authority Department, effective November 18, 2024, pending pre-employment physical and drug testing.

Lindsey McEnaney, Board/Commission: Main Street Waterloo, Expiration Date: December 31, 2025, [renewal].

Board of Adjustment Regular Meeting Minutes of August 27, 2024, and September 24, 2024.

Complete Streets Advisory Committee Minutes of July 30, 2024, and September 24, 2024.

Historic Preservation Commission Minutes of July 16, 2024.

Planning, Programming, and Zoning Commission Minutes of August 13, 2024, and September 10, 2024.

Liquor Licenses
a. Courtyard By Marriott, 250 Westfield Avenue, Class C Retail Alcohol w/Outdoor Service/Catering/Sunday Sales (Renewal) Exp: 11/19/2025.
b. Kwik Star #380, 506 W. 9th Street, Class B Alcohol w/Sunday Sales (Renewal) Exp: 11/18/2025.
c. LJ's Neighborhood Bar and Grill, 3550 Kimball Avenue, Class C Alcohol w/Outdoor Service/Sunday Sales (Renewal) Exp: 10/11/2025.
d. Neighborhood Mart, 2102 Lafayette Street, Class E Alcohol w/Sunday Sales (Renewal) Exp: 11/14/2025.
e. New Star Liquor, 1625 W. 4th Street, Class E Alcohol w/Sunday Sales (Renewal) Exp: 12/10/2025.
f. Peach Cart Co., Inc., 250 Ansborough Avenue, Class C Retail Alcohol w/Sunday Sales (New) Exp: 11/23/2024.
g. Prime Mart, 508 Broadway Street, Classd E Alcohol w/Sunday Sales (Renewal) Exp: 09/15/2025.

h. Trucker Bar, 1915 Bourland Avenue, Class C Alcohol w/Outdoor Service & Sunday Sales (Renewal) Exp: 12/12/2025.

Motion to approve a Cigarette/Tobacco/Nicotine/Vapor Permit Application for King Star, 2035 E. Mitchell Avenue.

Motion to approve Application for Theater License for Romantix Adult Emporium, 1507 LaPorte Road.

Motion to approve Application for Theater License for Marcus Crossroads Cinema, 2450 Crossroads Boulevard.

PUBLIC HEARINGS

Demolition and Site Clearance Services, Contract No. D-2024-10-02P.

Nichols/Wilder
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/Wilder
to close hearing. Voice vote-Ayes: Six. Motion carried.

Nichols/Wilder
Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Six. Motion carried.
Resolution adopted and upon approval by Mayor assigned No. 2024-690.

Nichols/Wilder
to receive, file, and instruct the City Clerk to read bids, and refer them to the Community Planning and Development Director for review. Voice vote-Ayes: Six. Motion carried.

Estimate: $400,000.00

Midwest Demolition Contractors, Walford, IA - 5% - $646,220.00
Lehman Trucking & Excavating, Inc., Waterloo, IA - 5% - $516,274.00
Peterson Contractors, Inc., Reinbeck, IA - 5% - $468,000.00
D.W. Zinser Co., Walford, IA - 5% - $339,900.00

Amendment to the Crossroads Waterloo Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

David Deeds, JSA Development, commented on the increase in future spending from these amendments. He further commented on the upcoming move of City Hall to the old Courier building on the east side of the river. He stated that the cost to remodel the interior of the building should not fall on the backs of the downtown property owners through the use of TIF funds, but should be borne by the entire city because it benefits the entire city. He asks that other funding sources be identified to pay for the remodeling and use the 4.5 million dollars of TIF dollars for downtown projects that increase the taxable value.

David Dryer, 3145 W. 4th Street, questioned if the TIF areas will continue to be increased with each amendment.

Boesen/Creighton-Smith
to close hearing and receive and file oral comments. Voice vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-691.

Noel Anderson, Community Planning and Development Director, explained that everything that is listed in the Urban Renewal Plans are options that we have in moving forward and every project and expenditure would need to come back through council approval. Concerning the City Hall swap of buildings, the council could, during the budget process, choose to repay those bonds with the debt service levy instead of the downtown TIF. By including it in the Urban Renewal Plan we leave ourselves open with options as to which way we want to move ahead with that as we get closer to the budget. He further explained that everything in the Urban Renewal Plans for projects that we raise the expenditures on is because we anticipate needing to acquire, demolish or do some road construction, so we increase those amounts as potential projects. He shared that there is no action to expand the area of the TIF districts in tonight's actions.

Mr. Boesen commented that the reuse of City Hall and the Annex Building will also benefit the downtown area as far as attracting another usage for these buildings.

Noel Anderson confirmed.

Amendment to the East Waterloo Unified Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-692.

Amendment to the Martin Road Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-693.

Amendment to the Northeast Industrial Area Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.
Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-694.

Amendment to the Rath Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-695.

Amendment to the University Avenue Area Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-696.

Amendment to the Downtown Waterloo Riverfront Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan.

Boesen/Creighton-Smith
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.

Boesen/Creighton-Smith
to close hearing. Voice vote-Ayes: Six. Motion carried

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-697.

Amendment No. 7 to the San Marnan Urban Renewal and Redevelopment Plan, to remove properties from the TIF area.

Boesen/Creighton-Smith
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.

David Dryer, 3145 W. 4th Street, commented on the plan to remove and add boundaries.

David Deeds, 922 Mulberry Street, questioned how long this action would reset this TIF district.

Noel Anderson, Community Planning and Development Director, commented that it would add a twenty-year timeframe to the TIF district for those properties.

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

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-698.

Boesen/Creighton-Smith

to receive, file, consider and pass for the first time an ordinance providing that general property taxes levied and collected each year on all property located within the newly described San Marnan Urban Renewal and Redevelopment Plan Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project. Roll Call vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
to suspend the rules. Roll Call vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith
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. 5777.

Amendment No. 8 to the San Marnan Urban Renewal and Redevelopment Plan, to expand the boundaries and to update projects and project budgets to be included in the Plan, and other general updates to the Plan.

Boesen/Creighton-Smith
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.

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

Boesen/Creighton-Smith
Resolution affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-699.

Boesen/Creighton-Smith
to receive, file, consider and pass for the first time an ordinance providing that general property taxes levied and collected each year on all property located within the newly described San Marnan Urban Renewal and Redevelopment Plan Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project. Roll Call vote-Ayes: Six. Motion carried.

Boesen/Creighton-Smith

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

Boesen/Creighton-Smith
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. 5778.

RESOLUTIONS

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

Chiles/Boesen
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-700.

Resolution approving Amendment No. 2 to the Professional Services Agreement with INVISION Architecture, LLC, of Waterloo, Iowa, originally executed on June 20, 2022, in the amount of $1,830.00, in conjunction with the FY 2024 Byrnes Aquatic Center Project, and authorizing the Mayor to execute said document.

Chiles/Boesen
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-701.

Resolution approving a Professional Service Agreement with AECOM of Waterloo, Iowa, in the amount of $24,700.00, in conjunction with the Commercial Street Skywalk Repair Project, and authorizing the Mayor and City Clerk to execute said document.

Chiles/Boesen

David Dryer, 3145 W. 4th Street, questioned the progress to date and who would be paying for this.

Michelle Sweeney, AECOM Technical Services, shared that site visits and designs have already begun. This incident is considered an emergency due to the damage caused, and the road remains closed as a precaution because of safety concerns.

Mr. Boesen questioned if structural engineers had looked into the damage.

Michelle Sweeney confirmed.

Mr. Boesen commented that the same thing happened one block over and asked if there was any opportunity to merge the two projects to try to save some money.

Michelle Sweeney explained that they have already asked for that, but the decision to do so would be between the county and the city.

Mr. Simon questioned if we know for sure that this is going through insurance and not coming out of the city's coffers.

Michelle Sweeney confirmed that it will be filed through the driver's insurance company.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-702.

Resolution approving a Professional Service Agreement with HDR Engineering Inc., in an amount not to exceed $7,705.00, to complete traffic studies, and authorizing the Mayor to execute said document.

Nichols/Wilder
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-703.

Resolution approving a Professional Service Agreement with AECOM of Waterloo, Iowa, in the amount of $99,300.00, in conjunction with the Sanitary Sewer Improvements FY 2025 CIPP Phase V Project, and authorizing the Mayor to execute said document.

Nichols/Wilder
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-704.

Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the estimated amount of $148,640.03, in conjunction with the gas main extension to service W.A.R.P. 4th Addition, and authorizing the Mayor to execute said document.

Nichols/Wilder
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-705.

Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the amount of $358,857.04, in conjunction with furnishing electric service to W.A.R.P. 4th Addition, and authorizing the Mayor to execute said document.

Boesen/Chiles
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-706.

Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the amount of $40,011.18, for the installation of streetlights for W.A.R.P. 4th Addition, and authorizing the Mayor to execute said document.

Boesen/Chiles
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-707.

Resolution approving a Development and Minimum Assessment Agreement with Dhani Re Water, LLC, for renovation of an existing commercial building into no less than twenty-six residential units with a $5,000.00 infill housing incentive per unit, totaling $130,000.00, and a $290,000.00 grant, totaling $420,000.00, and a minimum assessed value of $2,400,000.00, with rebates of ninety percent for years one through five, seventy percent for years six through ten and fifty percent for years eleven through fifteen, located at 722 Water Street, in the Downtown TIF District, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Chiles

Mr. Chiles questioned the current assessed value of the property.

Noel Anderson, Community Planning and Development Director, commented that it is approximately $750,000.00. He provided a brief overview of the redevelopment plan for 26 housing units and a small commercial space in the middle.

Mr. Simon questioned if there were any parking concerns.

Noel Anderson explained there are over fifty stalls.

Ms. Creighton-Smith questioned if there were any businesses there and if any agreements that might have been in place.

Noel Anderson confirmed there were businesses there and explained that the businesses have been gone for a couple of years.

Mr. Boesen questioned if the project would proceed if the developer is unable to get historic tax credits.

Noel Anderson stated that they are counting on the historic tax credits to come through in order to move forward with the project.

Mr. Boesen commented that he would like to see us take a hard look at our incentives.

Mayor Hart commented that they need those credits, and it is important that we let the state and federal agencies know that we need the support for this project to renovate and reuse this building.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-708.

Resolution approving a Development Agreement with Waterloo Crossroads Development, LLC, for the acquisition, demolition, and redevelopment of the Crossroads Mall area, with over $20 million in improvements planned for the redevelopment of the site, and authorizing the Mayor and City Clerk to execute said documents.

Chiles/Wilder

Terry Lutz and Michael Goll, McClure Engineering Company, provided a slide presentation introducing their firm and their redevelopment plans for the Crossroads Mall area.

Mr. Nichols questioned if there would be community input sessions to get additional ideas on redevelopment of the site.

Terry Lutz commented that they would welcome an opportunity to hear input from the community.

Ms. Creighton-Smith commented on how important it is to revitalize this space.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-709.

Resolution declaring a moratorium on the issuance of a special permit or variance for hobby farms in the City of Waterloo, Black Hawk County, Iowa.

Boesen/Chiles

Mr. Boesen shared that he is the council liaison for Planning and Zoning and attends all the Board of Adjustment meetings, and we have issues with urban animal hobby farms and would appreciate us tightening up the ordinance. He explained that he would like to include input from Black Hawk County Health Department, the Humane Society, Code Enforcement, possibly the Iowa State Extension Service and someone from Planning and Zoning and the Board of Adjustments. He commented that he would like to get moving on this as soon as possible to try to limit this to a 6-month moratorium.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-710.

ORDINANCES

An ordinance amending the city of Waterloo Traffic code by repealing Section 4 of Section 582, Truck Traffic Prohibited on Certain Streets, and enacting in Lieu thereof a new section 4, of Section 582 Truck Traffic Prohibited on Certain Streets.

Chiles/Wilder
to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing Section 4, of Section 582, entitled, "Truck Traffic Prohibited on Certain Streets", and enacting in lieu thereof a new Section 4, of Section 582, Truck Traffic Prohibited on Certain Streets. Roll Call vote-Ayes: Six. Motion carried.

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

Chiles/Wilder
to receive, file, 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. 5779.

ADJOURNMENT

Boesen/Wilder
that the council adjourn at 6:55 p.m. Voice vote-Ayes: Six. Motion carried.

Kelley Felchle
City Clerk