December 2, 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, December 2, 2024.

Roll Call.

Mayor Quentin Hart in the Chair. Roll Call: Mr. Boesen, Mr. Nichols, Ms. Creighton-Smith, Mr. Simon, Ms. Wilder and Mr. Feuss. Mr. Chiles arrived at 6:53 p.m.

Prayer or Moment of Silence.

Pledge of Allegiance, John Chiles, Ward 1 Council Member.

Approval of Agenda, as proposed or amended.

Feuss/Nichols
that the agenda as amended, by changing the effective date for Lorenzo Jackson, to December 9, 2024, be approved. Voice vote-Ayes: Six. Motion carried.

Approval of Minutes of the November 18, 2024, Regular Council Session, as proposed or amended.

Feuss/Nichols
that the minutes of November 18, 2024, Regular Session, as proposed be approved. Voice vote-Ayes: Six. Motion carried.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Aaron Stacey Roberts, 411 Almond Street
Major Rob Green, Commander, Civil Air Patrol of Black Hawk County
Ritch Kurtenbach, 238 Normandy Street
Todd Obadal, 124 Amity Drive
LaTonya Graves, 607 E. Donald Street
Destiny Wilder
Joel Shephard, 4323 W. 4th Street

Councilperson Nia Wilder asked that any questions about what happened this weekend be directed to her attorney, Alfredo Parrish, in Des Moines and stated that she does not plan to resign her seat on council.

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

CONSENT AGENDA

Feuss/Wilder
that the following items on the consent agenda be received and placed on file, including the payment of bills for November 25, 2024, in the amount of $4,833,927.03, and December 2, 2024, in the amount of $4,823,644.28, 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. 2024-711.

Resolution approving the request by Brooke Eighmey, for tax exemptions on the construction of a new single family home valued at $515,000.00, for property located at 1346 Partridge Lane 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. 2024-712.

Resolution approving the request of Hasib Rekic for a waiver for a concrete driveway, located at 918 Roosevelt Street, 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. 2024-713.

Resolution approving the request of Brad Stroh, for a waiver for a concrete driveway, located at 709 Dearborn Avenue, and authorizing the construction of a concrete driveway and placing a driveway or sidewalk on the city right-of-way on an unimproved street and for culvert placement by property, at property owner expense, if required for future ditch work.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-714.

Resolution setting date of public hearing as December 16, 2024, for approval of a Development Agreement with Iowa Heartland Habitat for Humanity, in conjunction with the sale and conveyance of 408 Vermont Street located within the Church Row Neighborhood, with a grant of $5,000.00 for infill housing development for the rehabilitation of a single-family home, and with a grant of up to $16,885.00 to cover the costs of asbestos mitigation, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-715.

Resolution approving award of bid to D.W. Zinser Company, Inc., of Walford, Iowa, in the amount of $339,900.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2024-10-02P, for properties located at 2127 E. 4th Street (the former Saint Mary's Church and School) and 123 E. Parker Street (the former Saint Mary's Villa), 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. 2024-716.

Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Midwest Surface Prep, Inc., of Nashua, Iowa in the amount of $23,680.00, in conjunction with the FY-23 IDOT CSVI Project, Contract No. 4606.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-717.

Motion to approve Final Quantity Summary with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net decrease of $2,061.32, in conjunction with the MLK Wetland Mitigation Project - Phase I, Contract No. 1005, 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 $121,480.83 in conjunction with the MLK Wetland Mitigation Project - Phase I, Contract No. 1005, 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. 2024-718.

Motion to approve Change Order No. 1 with Advanced Environmental, Inc., of Waterloo, Iowa, for a net increase of $2,200.00, in conjunction with additional asbestos abatement work (duct paper) for property located at 318 Bratnober Street under Contract No. AB-2024-09-07P, and authorizing the Mayor to execute said document.

Motion to approve submission of an AFG Grant Application by the Waterloo Fire Department for one million dollars, to be put towards a new aerial truck.

Motion to approve the appointment of **Lorenzo Jackson** from the current Civil Service List to the position of Equipment Operator I in the Street Department, effective December 3, 2024, pending pre-employment physical and drug testing.

The effective date changed to December 9, 2024, by amendment.

Motion to approve the appointment of **Joseph Geilman** from the current Civil Service List to the position of Planner I in the Planning & Zoning Department, effective December 9, 2024, pending pre-employment physical and drug testing.

Communication from the Planning & Zoning Department on the notice of the conclusion of employment of Adrienne Miller, Planner II, effective November 1, 2024, with recommendation of approval of payout of $4,053.76 for unused benefits.

Motion to receive and file the Airport Board minutes of September 25, 2024.

Liquor Licenses
a. Carlos O'Kelly's, Inc., 2060 Sovis Drive, Class C Alcohol/Outdoor Service/Catering w/Sunday Sales (Renewal) Exp: 12/30/2025.
b. Knights of Pythias - Furgeson Lodge #5, 244 Ash Street, Class B Retail Alcohol/Outdoor Service w/Sunday Sales (New) Exp: 11/22/2025.
c. Locker Room Lounge, 1918 Hawthorne Avenue, Class C Alcohol/Outdoor Service w/Sunday Sales (Renewal) Exp: 12/31/2025.
d. Three Amigos Family Restaurant, 2820 Falls, Avenue, Class C Alcohol w/Sunday Sales (Renewal) Exp: 08/24/2025.

Bonds.

Receive and file the 2025 Budget of the Waterloo Telecommunications Utility and authorize City Clerk to file said documents with Black Hawk County Auditor.

Receive and file the 2025 Budget of the Waterloo Water Works and authorize City Clerk to file said documents with Black Hawk County Auditor.

Motion to receive and place on file the 2023 Operating Report of the Waterloo Water Works.

Motion to receive and place on file the 2023 Audit of the Waterloo Water Works.

PUBLIC HEARINGS

FY 2025 W.A.R.P. 4th Addition, Contract No. 1114.

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 hearing. Voice vote-Ayes: Six. Motion carried.

Nichols/Feuss
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. 2024-719.

Nichols/Feuss
to receive, file, and instruct the City Clerk to read bids. Voice vote-Ayes: Six. Motion carried.

Engineers Estimate: $4,174,677.23
Peterson Contractors, Inc., Reinbeck, IA - 5% - Base Bid: $3,040,843.63 / Alt A: $444,098.80 / Total: $3,484,942.43
Pirc-Tobin, Alburnett, IA - 5% - Base Bid: $3,807,985.95 / Alt A: $498,784.70 / Total: $4,306,770.65
J.B. Holland Construction, Inc. - 5% - Base Bid: $3,537,967.76 / Alt A: $527,298.97 / Total: $4,065,293.73
Boomerang, Corp., Anamosa, IA - 5% - Base Bid: $3,757,935.78 / Alt A: $487,905.88 / Total: $4,245,841.66
Baker Enterprises, Inc., Waverly, IA - 5% - Base Bid: $2,943,927.95 / Alt A: $444,840.95 / Total: $3,388,768.90

Nichols/Feuss
Resolution approving award of bid to Baker Enterprises, Inc., of Waverly, Iowa, in the amount of $3,388,768.90, approving the contract, bond, and certificate of insurance, in conjunction with the FY 2025 W.A.R.P. 4th Addition, Contract No. 1114, and authorizing the Mayor and City Clerk to execute said document. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-720.

The issuance of not to exceed $18,000,000.00 Taxable General Obligation Urban Renewal Bonds (ECP/UR-1).

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 that JSA is not against the relocation of city hall, but opposes the decision to have the downtown property taxpayers pay for the entire project because this benefits the entire city of Waterloo. They believe this should be funded by general debt service levy obligations and not by the downtown TIF obligations.

Jessica Rucker, Main Street Waterloo, concurs with JSA's comments and urged council to consider a different source of funding.

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

Boesen/Creighton-Smith
Resolution instituting proceedings to take additional action for the issuance of not to exceed $18,000,000.00 Taxable General Obligation Urban Renewal Bonds (ECP/UR-1). Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-

721.

Ms. Wilder questioned if there were other funding mechanisms for the relocation project.

Noel Anderson, Community Planning and Development Director, provided an overview of the funding options.

Ms. Wilder questioned whether this will stifle planned growth downtown by utilizing Downtown TIF.

Noel Anderson commented that he does not believe it will.

Mr. Boesen questioned if the bonding will impact our Moody's rating going forward.

Bridgett Wood, Finance Director, shared that the city will be receiving a new rating this month for this bond issuance and another rating in the spring and she does not believe this will affect the Moody's rating in a negative way.

<u>The issuance of Not to Exceed $10,500,000.00 General Obligation Urban Renewal Bonds (ECP/UR-2).</u>

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 instituting proceedings to take additional action for the issuance of not to exceed $10,500,000.00 General Obligation Urban Renewal Bonds (ECP/UR-2). Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-722.

<u>The issuance of Not to Exceed $4,000,000.00 Taxable General Obligation Urban Renewal Bonds (ECP/UR-3).</u>

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 instituting proceedings to take additional action for the issuance of not to exceed

$4,000,000.00 Taxable General Obligation Urban Renewal Bonds (ECP/UR-3). Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-723.

<u>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.</u>

Feuss/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.

Erin Conners, 1116 W. 2nd Street, commented that she lives in a home owned by Rock Star Real Estate and provided details of issues and concerns she has experienced when dealing with Rock Star Real Estate and said that she does not think they are the best choice for the city to enter into an agreement with.

Ms. Creighton-Smith shared that she has received several inquiries about allowing Rock Star to take the lead on purchasing these properties. Tenants who have expressed their concern are about the landlord's lack of care for the properties along with the belligerent and denigrating response to the tenants.

Mr. Boesen commented that he would like to see a heavier emphasis on homeownership as opposed to incentivizing the purchase price to create rental property. He further commented that this company does not outline the specifics of the development like other applicants do, so he has no idea what their plan is for these properties. And he has a real issue with increasing rental properties rather than increasing homeownership for low and moderate income families.

Mr. Nichols questioned if there were other bids received on these properties from individuals who might have been looking for homeownership.

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

Feuss/Wilder
Resolution approving the sale and conveyance of city-owned property located at 1027 W. 3rd Street and 128 Lincoln Street, in the amount of $25,200.00, to Rock Star Real Estate, LLC, and authorizing the Mayor and City Clerk to execute said documents.

Aric Schroeder, City Planner, explained that there were a total of four properties in this request for proposal. He mailed the RFP to over sixty individuals interested in rehab properties. Two proposals were received, but one proposal was incomplete and the other was Rock Star Real Estate, LLC., for two of those properties. He explained that Tyler Junker, representative of Rock Star Real Estate, was unable to make it to the meeting tonight, but indicated that if there were any questions or concerns, that he would not be opposed to tabling the item.

Mr. Boesen questioned how someone could get on the mailing list of individuals interested in rehab properties.

Aric Schoeder explained that on the Planning Department's page of the City's website there is a page that lists the properties available along with contact information on how to reach our office.

Boesen/Simon
to table the item until the first city council meeting in January. Roll Call vote-Aye: Six. Motion carried.

Boesen/Creighton-Smith
to table a resolution approving a Development Agreement with Rock Star Real Estate, LLC in conjunction with the rehabilitation of 1027 W. 3rd Street and 128 Lincoln Street, including a grant of $10,000.00 for partial purchase price refund and a grant of $10,000.00 for infill housing development. Roll Call vote-Aye: Six. Motion carried.

Sale and conveyance of city-owned property, located at 715 Mulberry Street and 626 Mulberry Street, to FDP CD, LLC, in the amount of $1.00 and acquisition of 100 E. 4th Street in the amount of $1.00.

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.

David Deeds, JSA Development, 214 E. 4th Street, commented on the proposed development agreement and property exchange and shared his views on the matter.

David Dryer, 3145 W. 4th Street, shared his concern that there are a lot of individuals that do not want to see this happen, yet the decision will be made by the seven council members without asking the citizens of Waterloo. He urged the council not to support this project.

Forest Dillavou, 1725 Huntington Road, commented on the high cost of moving forward with this project and the impact on the citizens. He urged council to vote no.

Todd Obadal, 124 Amity Drive, concurred with the two previous speakers.

Nichols/Wilder
to close the hearing and receive and file oral comments. Voice vote-Ayes: Six. Motion carried.

Resolution approving 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, and acquisition of 100 E. 4th Street, in the amount of $1.00, from FDP CD, LLC. Roll Call vote-Ayes: Five. Nays: Two (Boesen, Simon). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-724.

Ms. Creighton-Smith commented that she believes city hall belongs to the people. She stated that the community should have input into the idea of relocating city hall. She questioned if there could be an alternative process put in place to talk about the plans and get community buy-in on the process.

Mayor Hart commented that eight years ago he had a building audit done to talk about the condition that city buildings are in. It was noted at that time, that the city should not invest even one cent in this building. He spoke of a number of concerns that need to be addressed for the safety, efficiency and comfort of our employees and citizens.

Mr. Boesen commented that he agrees that we need to get a new city hall and have needed to for some time. He questioned the associated costs and requested clarification on the numbers.

Noel Anderson, Community Planning and Development Director, provided an overview of the building's assessed value, current costs for renovations vs. replacement and the development agreement.

Noel Anderson addressed various questions from the council.

Bridgett Wood, Finance Director, explained that if the decision was to purchase the building outright, funding would be through regular bond issuance which would increase levy rates and debt service levy, thus raising property taxes.

Mr. Boesen questioned when the developer would receive the $6.2 million dollars.

Noel Anderson explained that the $6.2 million would be payable at closing.

Resolution approving a Development Agreement and Minimum Assessment Agreement with FDP CD, LLC including the sale and conveyance of city-owned property, located at 715 Mulberry Street and 626 Mulberry Street, in the amount of $1.00, in exchange for the acquisition of a property located at 100 E. 4th Street in the amount of $1.00, including a grant of $6,200,000.00, 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: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-725.

<u>Sale and conveyance of city-owned property, a vacant lot located within the Walnut Neighborhood, in the amount of $1.00, to Iowa Heartland Habitat for Humanity, including approval of a development agreement.</u>

Wilder/Nichols
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried.

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

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

Wilder/Nichols
Resolution authorizing the sale and conveyance of city-owned property, a vacant lot located within the Walnut Neighborhood, in the amount of $1.00 to Iowa Heartland Habitat for Humanity, and authorizing the Mayor and City Clerk to execute said documents. Roll Call vote-

Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-726.

Wilder/Nichols
Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for constructing one single-family home, with a total of $5,000.00 Infill Housing Grant, and authorizing the Mayor and City Clerk to execute said document. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-727.

<u>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.</u>

Creighton-Smith/Wilder
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried.
This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

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

Creighton-Smith/Wilder
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 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. Roll Call vote-Ayes: Seven. Motion carried.

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

Creighton-Smith/Wilder
to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5780.

Feuss/Wilder
to recess at 7:06 p.m.

Feuss/Wilder
to reconvene at 7:11 p.m.

<u>Real Estate Purchase Agreement with 1515 Sycamore, LLC, to purchase the former Rath Administration Building and a vacated portion of Elm Street, including an Amendment to the Development Agreement.</u>

Feuss/Wilder
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. 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, questioned what the amendments are.

Noel Anderson, Community Planning and Development Director, explained that the First Amendment is to add a Real Estate Agreement, in accordance with the Iowa Finance Authority's requirement. The Second Amendment is to vacate Elm Street between Sycamore and Lafayette for redevelopment in to more parking for their site.

Feuss/WIlder
to close the hearing and receive and file oral comments. Voice vote-Ayes: Seven. Motion carried.

Feuss/Wilder
Resolution approving the sale and conveyance of city-owned property located at 1515 Sycamore Street and a portion of vacated Elm Street, to 1515 Sycamore, LLC, and authorizing the Mayor and City Clerk to execute said documents. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-728.

Mr. Boesen commented that the details of the Development Agreement do not require the developer to take possession of the property for up to 48 months, leaving the property as a liability of the city.

Sam Adelson, representative for 1515 Sycamore, LLC, commented that getting a Real Estate Purchase Agreement in place is the final step in order to obtain funding.

Charles Moore, representative for 1515 Sycamore, LLC, explained that the Iowa Finance Authority required clarification on how Elm Street was getting worked into the project. To satisfy those concerns, they require a purchase agreement to satisfy all the conditions. He further explained that this is the last step to secure the historic tax credits and move forward with the project. He provided an overview of their anticipated timeline.

Mr. Boesen questioned if, after this amendment, all the requirements have been met other than the historic tax credits.

Sam Adelson confirmed.

Mr. Chiles commented on the significant amount of time the development agreement allows for the developer to take possession of the property. He stated that it sounds like that timeline doesn't need to be as long as is currently written in the document. He questioned if that is something that could be orally change to be shorter.

Noel Anderson explained that the lengthier timeline was to keep the development agreement alive in the event they didn't get the Greyfield credits, because they would have to wait a year to reapply. It does sound like things are moving along a lot faster. He shared that once they get the allocations, there are timelines of two to three years, so they will need to get going pretty quickly once they get those.

Feuss/Wilder
Resolution approving a Second Amendment to the Development Agreement with 1515 Sycamore, LLC in conjunction with the rehabilitation of 1515 Sycamore Street conveying a portion of vacated Elm Street, and authorizing the Mayor and City Clerk to execute said documents. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-729.

Waterloo Fire Rescue Turnout Gear Replacement Project.

Wilder/Creighton-Smith
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried.

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

Wilder/Creighton-Smith
to close the hearing. Voice vote-Ayes: Seven. Motion carried.

Wilder/Creighton-Smith
Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-730.

Wilder/Creighton-Smith
to receive, file, and instruct the City Clerk to read the bids. Voice vote-Ayes: Seven. Motion carried.

MacQueen, Cresco, IA - $3,198.00
Dinges Fire Company, Amboy, IL - Opt. A $3,555.00 / Opt. B $3,255.00

Wilder/Creighton-Smith
Resolution approving award of bid to MacQueen of Cresco, Iowa in the amount of $3,198.98, in conjunction with the Fire Turnout Gear Replacement Project, and authorizing the Mayor to execute said documents. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-731.

RESOLUTIONS

Resolution approving name change of the Riverview Recreation Area to Paul Huting Recreation Area, as recommended by the Waterloo Leisure Services Commission.

Boesen/Feuss
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-732.

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

Boesen/Feuss
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor

assigned No. 2024-733.

Resolution approving Preconstruction Agreement with Iowa Department of Transportation for the use of City of Waterloo Right-of-Way, for primary road improvements pertaining to the asphalt resurfacing of US Hwy. 63 from University Avenue to US Hwy. 20, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Feuss
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-734.

Resolution approving a Traffic Control Device Agreement with the Iowa Department of Transportation for the installation and maintenance of pedestrian push-buttons on US Highway 63, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Feuss
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-735.

Resolution approving the City of Waterloo Municipal Golf Rate Fee Schedule for the 2025 Season.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-736.

Resolution approving the Cedar Valley Sportsplex rates for 2025 as recommended by the Leisure Services Commission.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-737.

Resolution approving a Professional Services Agreement with Levi Architecture for services related to the construction of the South Hills Golf Course Maintenance Building and authorizing the Park Superintendent to execute said document.

Nichols/Creighton-Smith

David Dryer, 3145 W. 4th Street, commented on the high cost of the architect.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-738.

Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, for on-call consulting services, in conjunction with the FY 2025 - FY 2029 FAA-funded Airport Improvement Projects, and authorizing the Mayor to execute said document.

Feuss/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-739.

Resolution approving a Professional Service Agreement with Invision of Waterloo, Iowa, in the amount of $420,000.00, in conjunction with the Courier Building Renovations, and authorizing the Mayor to execute said document.

Feuss/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-740.

Resolution approving a Professional Services Agreement with Eocene Environmental Group, of Coralville, Iowa, in an amount not to exceed $510,000.00, to perform professional consulting services as a qualified environmental professional to assist with the management and implementation of a CERCLA Section 104(K) Multipurpose Grant from the Environmental Protection Agency pertaining to environmental cleanup of multiple sites within the City of Waterloo, and authorizing the Mayor to execute said document.

Creighton-Smith/Wilder

David Dryer, 3145 W. 4th Street, questioned if there was an original grant and if so, in what amount.

Noel Anderson, Community Planning and Development Director, provided an overview of the grant process.

Roll Call vote-Ayes: ____. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-741.

Resolution approving an amendment to the Development and Purchase Agreement with Ryan Companies US, Inc., amending section 9.B of the Development Agreement and Section One of the Purchase Agreement, to change the purchase price from $2,139,000.00 to $2,276,875.50, located at 3280 Newell Street, and authorizing Mayor and City Clerk to execute said documents.

Creighton-Smith/Wilder

David Dryer, 3145 W. 4th Street, questioned the need to purchase the property.

Noel Anderson, Community Planning and Development Director, provided an overview of the amendment.

Mr. Boesen commented on the limitations we will have to do clean-up, because half of the grant is going toward managing the grant.

Aric Schroeder, City Planner, provided an overview of the activities under the grant.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-742.

ADJOURNMENT

Feuss/Wilder
that the council adjourn at 7:45 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk