December 16, 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 16, 2024.

Roll Call.

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

Prayer or Moment of Silence.

Pledge of Allegiance, Ray Feuss, Ward 5 Council Member.

Approval of Agenda as proposed or amended.

Feuss/Nichols
that the agenda as proposed, be approved. Voice vote-Ayes: Seven. Motion carried.

Approval of Minutes of the December 2, 2024, Regular Council Session, as proposed or amended.

Feuss/Nichols
that the minutes of December 2, 2024, Regular Council Session, as proposed, be amended. Voice vote-Ayes: Seven. Motion carried.

PUBLIC COMMENTS

Aaron Stacey Roberts, 411 Almond St.; LaTonya Graves, 607 E. Donald St.

Mr. Chiles shared that his ward meeting is canceled for December but will resume at the end of January. He shared that Ward 1 and Ward 2 will begin having joint meetings, which will start in January. He further shared that residents are providing positive feedback about Waterloo Fiber and thanked their staff for all of their work.

Mr. Boesen commented that he has received comments about sidewalk sand and questioned if that will be made available this winter as well.

Randy Bennett, Public Works Division Manager, shared that historically, sand was put down to help with slick roads prior to us having the salt spreaders. He commented that Leisure Services has provided sand, but Public Works has not purchased sand for the past four years and does not intend to bring back that practice.

Mr. Boesen commented that people have been directed to contact the developer of All In Groceries for answers to their questions. He stated that he has tried to contact the developer on two occasions and has not received a response.

Ms. Creighton-Smith commented that it is wonderful to drive on Broadway now that the road is complete. She shared the Waterloo Bucks Community Impact Report.

Mr. Simon wished everyone a Merry Christmas and encouraged everyone to be safe.

Feuss/Creighton-Smith
to close public comments. Voice vote-Ayes: Seven. Motion carried.

CONSENT AGENDA

Feuss/Nichols
that the following items on the consent agenda be received and placed on file, including the payment of bills for December 9, 2024, in the amount of $3,394,506.69, and December 16, 2024, in the amount of $4,563,044.94, be received and placed on file. Roll Call vote-Ayes: Seven. 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: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-743.

Resolution setting date of public hearing as January 6, 2025, for the sale and conveyance of City-owned property to International Paper Company in the amount of $1.00, and approval of a Development Agreement for the construction of 800,000 square feet of industrial building with tax rebates for fifteen years at fifty percent and a Minimum Assessment Agreement in the amount of $40,000,000.00, located at the northeast corner of the CN Railroad and Leversee Road, and instruct City Clerk to publish public notice.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-744.

Resolution approving the Experience Waterloo Board recommendations for funding the FY2025 Quarter 3 and Quarter 4 Event and Partner Hotel-Motel Tax Grants as listed in the attached exhibit.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-745.

Resolution approving the request by Almina and Samir Sarkic, for tax exemptions on the construction of a new twin home unit valued at $269,900.00, for property located at 4125 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-746.

Resolution approving the request of Thomas Ralston for a waiver for a concrete driveway, located at 230 Maryland Avenue, with the elimination of the sidewalk section due to inability to meet grade requirements.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-747.

Resolution approving the installation of a speed hump in the 1900 block of Huntington Road.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-748.

Resolution approving the installation of a speed hump in the 1300 block of Prospect Boulevard.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-749.

Resolution approving an Iowa Brownfield Redevelopment Program Community Assistance Grant from the Iowa Department of Natural Resources in an amount not to exceed $20,260.00, for asbestos survey services to assist with the cleanup activities at the former Rath buildings, and authorizing the Mayor to execute said document.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-750.

Motion to approve Final Quantity Summary with Boulder Contracting, LLC., of Grundy Center, Iowa, for a net increase of $59,925.05, in conjunction with the FY 2025 Sidewalk Ramp & Trail Repair Program - Zone 4, Contract No. 1106, 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 Boulder Contracting, LLC, of Grundy Center, Iowa, in the amount of $343,775.62, in conjunction with the FY 2025 Sidewalk Ramp & Trail Program - Zone 4, Contract No. 1106, and receive and file a two-year maintenance bond.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-751.

Motion to approve Final Quantity Summary with Boulder Contracting, LLC, of Grundy Center, Iowa, for a net decrease of $142.80, in conjunction with the FY 2024 W. 11th Street Railroad Crossing Repair, Contract No. 1107, 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 Boulder Contracting, LLC, of Grundy Center, Iowa, in the amount of $98,666.61, in conjunction with the FY 2024 W. 11th Street Railroad Crossing Repair, Contract No. 1107, and receive and file a two-year maintenance bond.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-752.

Motion to approve Final Quantity Summary with Boulder Contracting, LLC, of Grundy Center, Iowa, for a net derease of $4,957.37, in conjunction with the FY 2024 Rainbow Drive Railroad Crossing Repair, Contract No. 1108, 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 Boulder Contracting, LLC, of Grundy Center, Iowa, in the amount of $50,755.82, in conjunction with the FY 2024 Rainbow Drive Railroad Crossing Repair, Contract No. 1108, and receive and file a two-year maintenance bond.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-753.

Motion to approve Change Order No. 4 by Municipal Pipe Tool Co. LLC, of Hudson, Iowa, for a net decrease of $36,253.84, in conjunction with FY2023 CIP Pipelining Phase IVA3, Contract No. 1063, and authorizing the Mayor to execute said document.

Communication from the City Clerk's Department on the notice of the conclusion of employment of **Douglas Anderson**, Clerk II, effective December 6, 2024, with recommendation of approval of payout of $5,089.70 for unused benefits.

Scott Cook, Board/Commission: ALO Waterloo Airport Board, Expiration Date: June 30, 2028 [New].

Andrew Van Fleet, Board/Commission: Telecommunications Board, Expiration Date: December 31, 2030, [Renewal].

Motion to receive and file Community Development Board minutes of November 19, 2024.

Motion to approve Cigarette/Tobacco Permit Application for The Cedar Corner, 4335 Texas Street.

Liquor Licenses
a. Screaming Eagle Bar and Grill, 228 E. 4th Street, Class C Alcohol/Outdoor Service w/Sunday Sales (Renewal) Exp: 01/13/2026.

Bonds.

PUBLIC HEARINGS

Sale and conveyance of 408 Vermont Street to Iowa Heartland Habitat for Humanity for $1.00, including a Development Agreement.

Chiles/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.

David Dryer, 3145 W. 4th Street, questioned why Habitat for Humanity would receive grants for asbestos abatement when they will eventually sell the property.

Noel Anderson, Community Planning and Development Director, provided an overview of the sale and development agreement.

Chiles/Nichols
to close the hearing and receive and file oral and written comments. Voice vote-Ayes: Seven. Motion carried.

Chiles/Nichols
Resolution authorizing the sale and conveyance of 408 Vermont Street to Iowa Heartland Habitat for Humanity in the amount of $1.00, 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. 2024-754.

Chiles/Nichols
Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for rehabilitating one single-family home located at 408 Vermont Street, with a total of $5,000.00 Infill Housing Grant, and a grant of up to $16,885.00 to cover the costs of asbestos mitigation, 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. 2024-755.

RESOLUTIONS

Resolution approving a Professional Services Agreement with Eocene Environmental Group, of Coralville, Iowa, in an amount not to exceed $20,260.00, to perform professional asbestos survey services to assist with the cleanup activities at the former Rath buildings as part of implementation of an Iowa DNR Brownfield Redevelopment Program Community Assistance Grant, and authorizing the Mayor to execute said document.

Nichols/Creighton-Smith

David Dryer, 3145 W. 4th Street, questioned if we have hired an inspector in the past.

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

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-756.

Resolution approving a Subordination Agreement with 5 Bees LLC, to complete Phase IV of 4 for several projects in the area of Blackhawk Street and 18th Street, in the Rath TIF District, and authorizing the Mayor and City Clerk to execute said documents.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-757.

Resolution approving a Real Estate Purchase Agreement with John R Wolfe and Margaret A Wolfe, for the purchase of 14 acres of land for $45,000 per acre, and rights to purchase in series 4 additional tracts of land, and authorizing the Mayor and City Clerk to sign and execute said documents.

Nichols/Creighton-Smith

David Dryer, 3145 W. 4th Street, commented that the city has enough land and if someone does not like the land the city has available, they should find a new community to do business.

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

Mr. Feuss commented that though we have a lot of land, we need to have the right type of land in order to attract the kind of business we want and not lose them to other cities.

Noel Anderson shared that this is a state-certified site at one hundred and eighty-three acres. The state of Iowa just created new MEGA legislation for large sites, trying to bring large projects to the state.

Mayor Hart questioned how often we get calls about the site.

Noel Anderson explained that larger projects will contact the State of Iowa for large project sites. The city will receive six to eight calls for these sites each year. The site is state certified, which will move it through the approval process faster.

Council members discussed the purchase agreement with Mr. Anderson and Jamie Knutson, City Engineer.

Roll Call vote-Ayes: Six. Nays: One (Boesen). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-758.

Resolution approving a Professional Services Contract with Nutri-Ject Systems Inc., of Hudson, Iowa, in the amount of $79,847.09, for sludge storage tank cleaning and final land application of biosolids, for the bottom four-feet of tank solids plus $9,446.26 per foot for solids above the bottom four-foot, in an amount not to exceed $98,739.61, and authorizing the Mayor to execute said document.

Feuss/Chiles

Mr. Boesen questioned if additional preventative maintenance can be provided on these tanks.

Randy Bennett, Public Works Division Manager, provided an overview of the item.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-759.

Resolution approving a Finance Agreement with Waterloo Water Works to pay for Division II - Water Main, in conjunction with FY 2025 W.A.R.P. 4th Addition, Contract 1114, and authorizing the Mayor and City Clerk to execute said document.

Feuss/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-760.

Resolution approving an amendment to the City of Waterloo Employee Handbook adding a Library management vacation schedule.

Feuss/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-761.

Resolution directing the advertisement for sale of $3,560,000.00* (Subject to adjustment per terms of offering) General Obligation Urban Renewal Bonds, Series 2025A, and approving electronic bidding procedures and distribution of preliminary official statement.

Nichols/Wilder

David Dryer, 3145 W. 4th Street, questioned why we continue to borrow money.

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

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-762.

Resolution directing the advertisement for sale of $28,590,000.00* (Subject to adjustment per terms of offering) Taxable General Obligation Urban Renewal Bonds, Series 2025B, and approving electronic bidding procedures and distribution of preliminary official statement.

Nichols/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2024-763.

ADJOURNMENT

Feuss/Chiles
that the council adjourn at 6:13 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk