CITY OF WATERLOO IOWA

THE CITY COUNCIL OF WATERLOO, IOWA
Regular Session TO BE HELD AT
Harold E. Getty Council Chambers
Monday, December 16, 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, Ray Feuss, Ward 5 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the December 2, 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 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.

3. 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.

4. 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).

5. 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.

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

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

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

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

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

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

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

22. Bonds.

<u>PUBLIC HEARINGS</u>

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

   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 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.
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.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. 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.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. 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.

   Submitted by: Noel Anderson, Community Planning and Development Director

3. 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.

   Submitted by: Noel Anderson, Community Planning and Development Director

4. 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.

   Submitted by: Sheila Steffen, Public Works Coordinator

5. 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.

   Submitted by: Jamie Knutson, City Engineer

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

   Submitted by: Lance Dunn, Human Resources Director, David Eckert, Library Director

7. 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.

   Submitted by: Bridgett Wood, Finance Director

8. 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.

   Submitted by: Bridgett Wood, Finance Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk