



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, January 6, 2025
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, Dave Boesen, Ward 2 Council Member

Approval of Agenda

Approval of Minutes of December 16, 2024, Regular Session, as proposed or amended.

PUBLIC COMMENTS

Iowa Code Chapter 21 gives the public the right to attend council meetings but it does not require cities to allow public participation except during public hearings. The City of Waterloo encourages the public to participate during the Oral Presentations by following the rules listed on the front of the agenda.

CONSENT AGENDA

The consent agenda is reserved for routine resolutions and motions, acted upon by roll call vote on a single motion without discussion. Council shall either vote yea or nay when the roll is called. Council members may request that an item be removed from the consent agenda and considered separately. Such a request does not require a second. The public shall be prohibited from requesting that items listed on the consent agenda be removed and considered separately. The public may contact council members with questions regarding consent agenda items. 1-4A-16(A)(8).

1. Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.
2. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as January 23, 2025, and date of public hearing as February 3, 2025, in conjunction with the FY 2023 Sunnyside Creek Improvements Wet Detention Pond and Channel Stabilization Project, Contract No. 1062, and instruct City Clerk to publish said notice.
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as January 23, 2025, and date of public hearing as February 3, 2025, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-01-05P, and instruct the City Clerk to publish notice.
4. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as January 23, 2025, and date of public hearing as February 3, 2025, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-01-03P, and instruct the City Clerk to publish notice.
5. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as February 6, 2025 and date of public hearing as February 17, 2025, in conjunction with the Terminal Security Upgrades, IDOT CSVI FY-24 Project, Contract No. 5819, and direct City Clerk to publish said notice.
6. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new twin-home unit valued at \$250,000.00, for property located at 4142 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
7. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new twin-home unit valued at \$200,000.00, for property located at 4143 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
8. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new twin-home unit valued at \$200,000.00, for property located at 4144 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
9. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new twin-home unit valued at \$250,000.00, for property located at 4145 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
10. Resolution approving the request by Babic Properties LLC., for tax exemptions on the construction of a new single-family unit valued at \$400,500.00, for property located at 110 Kestrel Circle and located in the City Limits Urban Revitalization Area (CLURA).

11. Resolution approving the request by Andrew and Christa Miehe, for tax exemptions on the construction of a new single-family home valued at \$950,000.00, for property located at 133 Kimberly Lane and located in the City Limits Urban Revitalization Area (CLURA).
12. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Municipal Pipe Tool Co., of Hudson, IA, in the amount of \$56,745.60, in conjunction with the FY 2023 CIP Pipelining Phase IVA3 Project, Contract No. 1063, and receive and file a two-year maintenance bond.

Submitted by: Randy Bennett, Public Works Division Manager

13. Motion approving Change Order No. 1 with Peters Construction Corporation, of Waterloo, Iowa, for a net increase of \$11,898.00, in conjunction with the City of Waterloo Parking Ramp, Atrium and Skywalk update and Commercial Street Parking Ramp, and authorizing the Mayor and City Clerk to execute said document.
14. Motion approving Change Order No. 5 with WRH, Inc., of South Amana, Iowa, for a net increase of \$4,048.41, in conjunction with Titus Lift Station and Force Main, Contract No. 975, and authorizing the Mayor to execute said document.
15. Motion approving appointment of **Kyler Fischels** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective January 7, 2025.
16. Motion to approve the appointment of **Vincent Walker** from the current Civil Service List to the position of Park Maintenance II - Construction, in the Leisure Services Department, effective January 27, 2025.
17. Motion to receive and file Leisure Services Commission Board minutes of October 8, 2024, and November 12, 2024.
18. Motion to receive and file Airport Board minutes of November 13, 2024.
19. Complete Streets Advisory Committee minutes of October 29, 2024.
20. Historic Preservation Commission minutes of August 20, 2024, September 17, 2024, October 15, 2024, and November 19, 2024.
21. Planning, Programing, and Zoning Commission minutes of October 8, 2024, and November 12, 2024.

22. Liquor Licenses

- a. Casey's General Store #3880, 1900 W. Ridgeway Ave., Class E Retail and Sunday Sales, 2/1/2025.
- b. Club Ambassador, 313 W. 5th Street, Class C w/Outdoor Service Exp: 12/15/2025.
- c. Medo's, 1010 E. Mitchell Ave., Suite 6, Class C w/Outdoor Service Exp: 9/8/2025.
- d. Single Speed Brewing Co., 325 Commercial Street, Class C, Special Class A Beer Permit, Catering and Outdoor Service Exp: 12/31/2025.
- e. The Other Place, 360 E. Ridgeway, Class C Exp: 01/25/2026.
- f. Aldi #33, 1918 Schukei Road, Class C Exp: 11/20/2025.
- g. Spectra Venue Management, 200 W. 4th Street, Class C with outdoor service and

catering Exp: 1/31/2026.

h. Maple Lanes Bowling, Inc. 2608 University Ave., Exp: 7/22/2025 - Ownership Update

PUBLIC HEARINGS

1. **Sale and conveyance of city-owned property, located at the northeast corner of the CN Railroad and Leverage Road, in the amount of \$1.00, to International Paper Company, including approval of 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 approving the sale and conveyance of city-owned property, located at the northeast corner of the CN Railroad and Leverage Road, in the amount of \$1.00, to International Paper Company, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with International Paper Company, for the construction of 800,000 square feet of industrial building with tax rebates for fifteen years at fifty percent with a minimum assessed value of \$40,000,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. 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.

Submitted by: Noel Anderson, Community Planning and Development Director

2. 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 incentive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a request by the City of Waterloo for the Final Plat of Waterloo Air and Rail Park 4th Addition, a 39-lot industrial subdivision in the "M-2,P" Planned Industrial District, located east of 4050 Leverage Road.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving the acceptance of a deed and donation of real property to the City of Waterloo from Said Maktal and Samia Sheikh Alisufi, for property located at 406 Randall Street, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a request by Robson Homes Inc., for the Preliminary Plat of Prairie Meadow Estates First Addition, a 49-lot residential subdivision in the "R-3" Multiple Residence District located east of Omaha Avenue.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Development Agreement with E & A Properties, LLC, for the construction of a new single-family house on an infill lot, located at 835 Jane Street, including a \$5,000.00 infill incentive upon substantial completion, and authorizing Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving the suspension of civil service hiring practices for entrance positions as authorized by Iowa Code Section 400.12A for the time period January 7, 2025 to January 6, 2026.

Submitted by: Missy Gearhart, Assistant Human Resources Director

8. Resolution approving the 2025 Sports & Aquatics Program Rates.

Submitted by: Todd Derifield, Leisure Services Interim Director

9. Resolution approving an Agreement for Professional Services with ALLiiANCE of Minneapolis, MN, for a not-to-exceed amount of \$12,300.00, in conjunction with the FY-25 IDOT CSVI Terminal Interior Vision Plan Project, and authorizing the Director of Aviation to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

10. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$425,900.00, in conjunction with the Rehabilitate Runway 18/36 Project, FAA AIP 3-19-0094-0XX-2025, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

11. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc of Waterloo, IA, in the amount of \$158,900.00, in conjunction with the Replace Aircraft Passenger Boarding Bridge Project, FAA AIP 3-19-0094-0XX-2025, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

12. Resolution directing sale of \$3,560,000.00* (Subject to adjustment per terms of offering) General Obligation Urban Renewal Bonds, Series 2025A.

Submitted by: Bridgett Wood, Finance Director

13. Resolution directing sale of \$28,590,000* (Subject to adjustment per terms of offering) Taxable General Obligation Urban Renewal Bonds, Series 2025B.

Submitted by: Bridgett Wood, Finance Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk