January 6, 2025

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, January 6, 2025.

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, Dave Boesen, Ward 2 Council Member

Approval of Agenda

Feuss/Wilder
that the agenda as amended, by moving Resolution items 12 and13 to immediately follow the consent agenda, be approved. Voice vote-Ayes: Seven. Motion carried.

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

Feuss/Wilder
that the minutes of the December 16, 2024, Regular Session, as proposed be approved. Voice vote-Ayes: Seven. Motion carried.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Aaron Stacey Roberts, 411 Almond Street; Ritch Kurtenbach 238 Normandy Street; LaTonya Graves, 607 E. Donald Street.

Mr. Boesen commented that he reads the bill payments and it appears that departments are increasingly spending money at Amazon rather than local businesses.

Mayor Hart commented that he believes that buying from Amazon was an attempt to reduce costs, and that internal conversation can be held on the matter.

Feuss/Chiles
to close public comments. Voice vote-Ayes: Seven. 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 December 30, 2024, in the amount of $6,093,292.97, and January 6, 2025, in the amount of $1,625,488.47, 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. 2025-001.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-002.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-003.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-004.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-005.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-006.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-007.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-008.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-009.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-010.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-011.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-012.

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.

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.

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.

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.

Motion to receive and file Leisure Services Commission Board minutes of October 8, 2024, and November 12, 2024.

Motion to receive and file Airport Board minutes of November 13, 2024.

Complete Streets Advisory Committee minutes of October 29, 2024.

Historic Preservation Commission minutes of August 20, 2024, September 17, 2024, October 15, 2024, and November 19, 2024.

Planning, Programing, and Zoning Commission minutes of October 8, 2024, and November 12, 2024.

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

Feuss/Chiles
Resolution directing sale of $3,560,000.00* (Subject to adjustment per terms of offering) General Obligation Urban Renewal Bonds, Series 2025A. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-013.

Feuss/Chiles
Resolution directing sale of $28,590,000* (Subject to adjustment per terms of offering) Taxable General Obligation Urban Renewal Bonds, Series 2025B. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-014.

Maggie Burger, Speer Financial, shared that the city held a bond sale today on the General Obligation Urban Renewal Bonds, Series 2025A and Taxable General Obligation Urban Renewal Bonds, Series 2025B, and provided an overview of the bonds and the city's bond rating.

Mr. Nichols questioned what criteria the city would need to meet to have an upgrade in ratings.

Maggie Burger explained that the City would need to reduce long term liabilities to a ratio closer to one hundred fifty percent of revenues. Currently the City is at around two-hundred percent. Resident income would also need to go up to nearly one hundred twenty percent of full value per capita, closer to one hundred thousand. The city has been at AA2 for about 19 years.

Mayor Hart commented that for many years the repair of city owned buildings was passed over in an effort to keep debt down. We recently determined that it was time to begin fixing up facilities which has and will increase our our debt.

Maggie Burger shared that it is very difficult to get an upgrade in ratings. Once you can get in a position to upgrade, they will monitor you for 4-5 years to ensure it is a trend.

<u>PUBLIC HEARINGS</u>

<u>Sale and conveyance of city-owned property, located at the northeast corner of the CN Railroad and Leversee Road, in the amount of $1.00, to International Paper Company, including approval of a Development Agreement.</u>

Nichols/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, commented that our bond rating cannot be upgraded if we don't stop selling property for a dollar.

Forest Dillavou, 1725 Huntington Road, shared his concerns on this transaction.

Lisa Skubal, Vice President of Economic Development, Grow Cedar Valley, commented that this is a great project and congratulated the mayor, council, staff and the company for making this significant investment. She shared that the City will continue to see an increase in both new construction and the demand for existing industrial facilities. She reiterated that this is a good project that deserves all of our support.

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

Nichols/Wilder

Resolution approving the sale and conveyance of city-owned property, located at the northeast corner of the CN Railroad and Leversee Road, in the amount of $1.00, to International Paper Company, 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. 2025-015.

Noel Anderson, Community Planning and Development Director, provided an overview of the sale of property, project, and incentives planned for the project with International Paper Company. The company has filed an application with the State of Iowa noting that are bringing ninety new jobs to the area.

Mr. Boesen questioned how jobs will be tracked.

Noel Anderson shared that any incentive from the State of Iowa will be contingent upon the ninety jobs.

Mr. Boesen commented that his concern is with getting stuck with the property on W. Parker Street. He further expressed concern regarding the city ending up with the property and the cost associated with having a rail spur.

Noel Anderson commented that they are working with the FAA release area on the rail spur.

Mr. Boesen questioned how it would work if multiple businesses would need access to a rail spur.

Noel Anderson provided an overview of the plans for the rail spur.

Mr. Boesen shared his appreciation for the work on the project and looks forward to the ninety new jobs.

Nichols/Wilder
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. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-016.

<u>RESOLUTIONS</u>

<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>

Chiles/Nichols

Ms. Wilder commented that Rock Star Real Estate is doing a lot to encourage home-ownership in the community, which she was not aware of previously.

Mr. Boesen commented that he fully supports this moving forward.

Ms. Creighton-Smith commented that she has received information from tenants that have been maligned by Rock Star Real Estate and that she will not be supporting this action.

Roll Call vote-Ayes: Six. Nays: One (Creighton-Smith). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-017.

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.

Chiles/Nichols
Roll Call vote-Ayes: Six. Nays: One (Creighton-Smith). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-018.

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 Leversee Road.

Chiles/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-019.

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.

Nichols/Chiles

David Dryer, 3145 W. 4th Street, questioned if the taxes on the property are up to date and what is the current condition of the property.

Noel Anderson, Community Planning and Development Director, provided an overview of rehabilitation or demolition of properties and shared that the taxes have been paid.

Mayor Hart questioned if Habitat for Humanity was interested in the property.

Noel Anderson commented that he believes Habitat for Humanity would be interested in the property if it were torn down for new construction.

Ms. Wilder commented that Church Row looks terrible and thanked staff for getting this on the agenda

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-020.

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.

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

assigned No. 2025-021.

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.

Nichols/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-022.

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.

Boesen/Chiles

David Dryer, 3145 W. 4th Street, commented that he does not understand the purpose of the agenda item.

Missy Gearhart, Assistant Human Resources Director, provided an overview of the agenda item.

Mr. Boesen expressed support for the agenda item.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-023.

Resolution approving the 2025 Sports & Aquatics Program Rates.

Boesen/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-024.

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.

Boesen/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-025.

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.

Chiles/Wilder

David Dryer, 3145 W. 4th Street, questioned if these items are covered by the Aviation Administration.

Mayor Hart confirmed.

Mr. Chiles confirmed his appreciation that this is being taken care of.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-026.

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.

Chiles/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-027.

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

Item moved by amendment, to immediately follow Consent Agenda.

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

Item moved by amendment, to immediately follow Consent Agenda.

ADJOURNMENT

Chiles/Nichols
that the council adjourn at 6:16 p.m.. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk