February 3, 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, February 3, 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, Belinda Creighton-Smith, Ward 4 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 January 21, 2025, Regular Council Session, as proposed or amended.

Feuss/Nichols
that the minutes of the January 21, 2025, Regular Session, as proposed be approved. Voice vote-Ayes: Seven. Motion carried.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Mary Potter, 1416 W. 4th Street
Margaret Moye, Grout Museum Executive Director
Aaron Stacey Roberts, 411 Almond
Laurie Wright, 4009 Mark Drive
Dennis Juhl, 3905 Sager Avenue
Connie Rommel, 4039 Sager Avenue
Mary Jo Juhl, 3905 Sager Avenue

Mr. Chiles thanked individuals for attending the Ward 1 and Ward 2 joint meeting. This joint meeting will occur every last Saturday of the month at sidecar coffee.

Ms. Creighton-Smith shared the Ward 4 Town Hall will be held on Thursday, February 20th, at 6:00 p.m., at the Boys and Girls Club and stated that the new owner of All-In Grocers will join either in person or via Zoom.

Mr. Boesen shared that ice is forecast for Wednesday and sand will be available through Leisure Services at Hope Martin Park.

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

CONSENT AGENDA

Feuss/Chiles
that the following items on the consent agenda be received and placed on file, including the payment of bills for January 27, 2025, in the amount of $4,059,600.39, and February 3, 2025, in the amount of $3,289,320.76, 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. 2025-053.

Resolution approving the request by Dennis Holbach Sr., for tax exemptions on the construction of new windows, entry doors, kitchen, bath remodel, flooring, fixtures, cabinets, and vinyl siding valued at $59,500.00, for property located at 642 Boston Avenue and located in the Consolidated Urban Revitalization Area (CURA).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-054.

Resolution approving the request by Barb and Robbie Hadaway, for tax exemptions on the construction of a new single-family home valued at $547,000.00, for property located at 2050 Ashland Avenue and located in the Consolidated Urban Revitalization Area (CURA).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-055.

Resolution approving the request by Robert Roquet, for tax exemptions on the construction of a new single-family home valued at $132,050.00, for property located at 3157 Rocky Road and located in the Consolidated Urban Revitalization Area (CURA).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-056.

Resolution approving the request by Amel Muhamedagic, for tax exemptions on the construction of a new single-family home valued at $500,000.00, for property located at 4865 Shelley Court 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. 2025-057.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new single-family home valued at $399,102.00, for property located at 1325 Partridge 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. 2025-058.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new single-family home valued at $558,900.00, for property located at 1330 Partridge 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. 2025-059.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new single-family home valued at $541,500.00, for property located at 1570 Partridge 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. 2025-060.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new single-family home valued at $574,771.00, for property located at 1416 Partridge 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. 2025-061.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new townhome unit valued at $355,000.00, for property located at 3357 Lincolnshire Road 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. 2025-062.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new townhome unit valued at $334,500.00, for property located at 3355 Lincolnshire Road 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. 2025-063.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new townhome unit valued at $349,999.00, for property located at 3347 Lincolnshire Road 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. 2025-064.

Resolution approving the request by Skogman Homes, for tax exemptions on the construction of a new townhome unit valued at $324,999.00, for property located at 3345 Lincolnshire Road 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. 2025-065.

Resolution approving the request by Almir Mustedanagic, for tax exemptions on the construction of a new twin-home unit valued at $270,400.00, for property located at 4129 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. 2025-066.

Resolution approving the request by Joshua and Dawn Randall, for tax exemptions on the construction of a new single-family home valued at $568,212.00, for property located at 131 Sunbird Court 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. 2025-067.

Resolution approving the request by Steven and Yvonne Smith, for tax exemptions on the construction of a new single-family home valued at $250,000.00, for property located at 2324 Maynard 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. 2025-068.

Resolution setting date of public hearing as March 3, 2025, to approve an amendment to the East Waterloo Unified Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan, and other general updates to the Plan, and setting date of consultation with taxing entities as February 14, 2025, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-069.

Resolution setting date of public hearing as February 17, 2025, for the sale and conveyance of City-owned property, lots 6 and 7 of block 16 of Downing Place, to EIC Enterprises, LLC, in the amount of $1.00, including approval of a Development Agreement for relocation of two homes.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-070.

Resolution setting date of public hearing as February 17, 2025 for a request by Levi Architecture, on behalf of Troy's Sandwiches, for a Site Plan Amendment to allow for a quick service restaurant in an existing building in the "S-1" Shopping Center District located at 3146 Kimball Avenue.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-071.

Motion to approve Final Quantity Summary with Price Industrial Electric, for a net decrease of $530,318.39, in conjunction with the FY 2024 Fiber-Optic Outside Plant (OSP), Economic Development Administration (EDA) Award Number 05-79-06185, Contract No. 1086, and authorizing the Mayor to execute said document.

Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Price Industrial Electric, Inc., in the amount of $1,574,037.18, in conjunction with the FY 2024 Fiber-Optic Outside Plant (OSP) Construction, Economic Development Administration (EDA), Award Number 05-79-06185, Contract No. 1086, and receive and file a two-year maintenance bond and the EDA Final Acceptance Report.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-072.

Motion to approve Change Order No. 1 with D.W. Zinser Co., Inc., of Walford, Iowa, for a net decrease of $108,656.46, in conjunction with changes to demolition scope of work for properties located at 100 E. 9th Street and 114 E. 10th Street under Contract No. D-2024-10-04P, and authorizing the Mayor to execute said document.

Motion to approve Change Order No. 1 with D.W. Zinser Co., Inc., of Walford, Iowa, in an amount not to exceed $45,360.00, to load, haul, and dispose of identified asbestos material in conjunction with properties located at 2127 E. 4th Street (Saint Mary's Church and School) and 123 E. Parker Street (Saint Mary's Villa) under Contract No. D-2024-10-02P, and authorizing the Mayor to execute said document.

Resolution approving award of hotel/motel tax council discretionary funds to Main Street Waterloo in the amount of $15,000.00, for downtown beautification.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-073.

Resolution approving award of hotel/motel tax council discretionary funds to Waterloo Center for the Arts in the amount of $15,000.00, for the Chroma63 Festival Start Up Project.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-074.

Resolution approving award of hotel/motel tax council discretionary funds to Cedar Valley Arboretum and Botanic Gardens in the amount of $12,000.00, for the Cedar Valley Arboretum Tourism Project.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-075.

Motion to approve the appointment of **Chris Pett** from the current Civil Service List to the position of Plant Maintenance Mechanic Foreman in the Waste Management Services Department, effective February 4, 2025.

Communication from the Leisure Services Department on the notice of the conclusion of employment of Steve Schmitz, Park Maintenance II, effective December 31, 2024, with recommendation of approval of payout of $6,270.08 for unused benefits.

Communication from the Community Development Department on the notice of the conclusion of employment of Jon Martin, Housing Rehabilitation Specialist, effective January 3, 2025, with recommendation of approval of payout of $4,428.80 for unused benefits.

Communication from the Planning and Zoning Department on the notice of the conclusion of employment of Emily Seliga, Administrative Secretary, effective January 16, 2025, with recommendation of approval of payout of $4,078.25 for unused benefits.

Jim Burbridge, Board/Commission: Main Street, Expiration Date: December 31, 2025, [New].

Beverly Smith, Board/Commission: Community Development, Expiration Date: February 3, 2028, [New].

Airport Board minutes of December 18, 2024.

Motion to deny an application by King Star, 2035 E. Mitchell Avenue, for a Class B Retail Alcohol License.

Liquor Licenses
a. The Comfort Zone, 213 E. 5th Street, Class C Retail Alcohol w/Sunday Sales (Renewal) Exp: 01/17/2026.
b. Elite Cafe Bar, 1108 Jefferson Street, Class C Retail Alcohol w/Sunday Sales (Renewal) Exp: 2/7/2026.
c. Hy-Vee Food & Drug Store #3, 1422 Flammang Drive, Class E Retail Alcohol w/Sunday Sales (Renewal) Exp: 02/08/2026
d. HyVee Market Cafe #3, 1422 Flammang Drive, Class C Alcohol w/Sunday Sales (Renewal) Exp: 3/15/2026.
e. ML Golf- Gates Park Golf Shop, 820 E. Donald Street, Class C Retail Alcohol w/Outdoor Service, and Sunday Sales (Renewal) Exp: 2/28/2026.
f. ML Golf-Irv Warren Golf Course, 1000 Fletcher Avenue, Class C Retail Alcohol w/Outdoor Service, and Sunday Sales (Renewal) Exp: 2/28/2026.
g. ML Golf-South Hills Golf Course, 1000 Fletcher Avenue, Class C Retail Alcohol w/Outdoor Service, and Sunday Sales (Renewal) Exp: 2/28/2026.
h. Sac's Neighborhood Pub, 2000 Hawthorne Avenue, Class C Alcohol w/Sunday Sales (Renewal) Exp: 1/31/2026.
i. Veterans of Foreign Wars Club Post 1623, 1406 Commercial, Class F Retail Alcohol w/Sunday Sales (Renewal) Exp: 1/14/2026.

Tobacco Permits
a. SK Minimart, 306 Byron Avenue.

Tobacco Device Permits
a. Greenleaf Tobacco & E-Cigs, 1503 E. San Marnan Avenue, Device Retailer License.

b. Greenleaf Tobacco & Vape Shop, 1608 University Avenue, Device Retailer License.
c. SK Minimart, 306 Byron Avenue, Device Retailer License.
d. SK Minimart, 306 Byron Avenue, Retail Tobacco License.
e. Broadway Liquor, 821 Broadway, Device Retailer License.

PUBLIC HEARINGS

FYE 2025 Budget Amendment.

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 and there were none.

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

Chiles/Nichols
Resolution approving FYE 2025 Budget Amendment. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-076.

Proposed funding recommendation set forth by the Housing Authority Board for the Five Year Capital Funds Action Plan for FY 2024-2028.

Nichols/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.

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

Nichols/Creigthton-Smith
Resolution approving the proposed funding recommendations for a Five-Year Capital Funds Action Plan for FY 2024-2028, as approved by the Housing Authority Board for maintenance and improvement of the existing housing complex at Ridgeway Towers. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-077.

FY 2023 Sunnyside Creek Improvements Wet Detention Pond and Channel Stabilization Project, Contract No. 1062.

Chiles/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.

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

Chiles/Wilder
Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-078.

Chiles/Wilder
to receive, file, and instruct the City Clerk to read bids and refer to City Engineer for review. Voice vote-Ayes: Seven. Motion carried.

Engineer's Estimate: $2,249,102.50
Aaron Crane Construction, LLC, Manchester, IA - 5% - $1,704,082.90
Peterson Contractors, Inc., Reinbeck, IA - 5% - $1,565,743.39
Connolly Construction, Inc., Peosta, IA - 5% - $1,728,150,09
Boomerang Corp, Anamosa, IA - 5% - $2,246,498.40

<u>Request by the City of Waterloo to vacate an eight-foot public utility easement along the east side of lots 1 and 2, and an eight-foot public utility easement along the west side of lots 5 and 6 of Woodland Knolls Addition, located at 227 S. Hackett Road north of the intersection of S. Hackett Road and Oakcrest Drive.</u>

Feuss/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.

Feuss/Nichols
to close the hearing and receive and file oral recommendation of approval of the Planning, Programming and Zoning Commission. Voice vote-Ayes: Seven. Motion carried.

Feuss/Nichols
to receive, file consider, and pass for the first time an ordinance approving a request to vacate an eight-foot public utility easement along the east side of lots 1 and 2, and the eight-foot public utility easement along the west side of lots 5 and 6 of Woodland Knolls Addition, at 227 S. Hackett Road north of the intersection of S. Hackett Road and Oakcrest Drive. Roll Call vote-Ayes: Seven. Motion carried.

Mr. Boesen questioned how buildings and concrete came to be on the easement in the first place.

Noel Anderson, Community Planning and Development Director, shared that drafting staff is identifying these easements and move forward with corrections as appropriate. In this case, there is no reason to keep the easement as there are no utilities in there that are being impacted.

Feuss/Nichols
to suspend the rules. Roll Call vote-Ayes: Seven. Motion carried.

Feuss/Nichols
to consider and pass for the second and third times and adopt said ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5781.

<u>Demolition and Site Clearance Services, Contract No. D-2025-01-03P.</u>

Boesen/Chiles
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.

Forest Dillavou, 1725 Huntington Road, commented that he does not believe the WDC and Black Hawk County Gaming is hurting the citizens of waterloo.

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

Boesen/Chiles
Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-079.

Aric Schroeder, City Planner, provided an overview of how funding will work with this project.

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

Engineer's Estimate: $150,000.00
Lehman Trucking & Excavating, Inc., Waterloo, IA - 5% - $215,484.00
D.W. Zinser Co., Walford, IA - 5% - $178,500.00
Lansing Bros. Construction Co., Inc., Luxemburg, IA - 5% - $293,800.00

Boesenl/Chiles
Resolution approving the award of bid in part to D.W. Zinser Co., Inc, of Walford, Iowa, in the amount of $125,000.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-01-03P Part 1, for property located at 118 Sycamore Street (WDC-owned property, partial non-RACM demo and partial RACM demo), 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. 2025-080.

Boesen/Chiles
Resolution approving the award of bid in part to Lehman Trucking & Excavating Inc., of Waterloo, Iowa, in the amount of $29,164.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-01-03P Part 2, for properties located at 309 E. 2nd Street and 1103 Commercial 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. 2025-081.

Demolition and Site Clearance Services, Contract No. D-2025-01-05P.

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 and there were none.

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

Nichols/Wilder
Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-082.

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

Engineer's Estimate: $85,000.00
Cedar Valley Excavating, Cedar Falls, IA - 5% - $77,210.00
Lehman Trucking & Excavating, Inc. Waterloo, IA - 5% - $67,341.00
D.W. Zinser Co., Walford, IA - 5% - $139,900.00
Benton's Sand & Gravel, Cedar Falls, IA - 5% - $125,400.00
Walker Reclaim & Demo LLC, Iowa Falls, IA - 5% - $71,188.45

Nichols/Wilder
Resolution approving award of bid to Lehman Trucking & Excavating Inc., of Waterloo, Iowa, in the amount of $67,341.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-01-05P, for properties located at 1335 Mulberry Street, 724 Lincoln Street, 418 Oak Avenue, 110 Chestnut Street, and 318 Bratnober 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. 2025-083.

RESOLUTIONS

Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of $97,600.00, in conjunction with the Airfield Pavement

Maintenance Management System Project, FAA AIP Grant No. 3-19-0094-0XX, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-084.

Resolution approving a Professional Services Agreement with Anderson-Bogert of Cedar Rapids, Iowa, in the amount of $17,760.00, in conjunction with engineering services for Traffic Signal Pole Standardization, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-085.

Resolution approving a Licensing Agreement with Iowa Northern Railway Company, an Iowa Corporation, in the amount of $1,500.00, in conjunction with the La Porte Road Improvements - Phase 2 Project, and authorizing the Mayor and City Clerk to execute said document.

Boesen/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-086.

Resolution approving a Professional Services Agreement with Entrust, of Warrenville, Illinois, in the amount of $1,572,216.00, in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

Feuss/Wilder

David Dryer, 3145 W. 4th Street, questioned why this amount wasn't included in the original planning of the project.

Mike Regan, Entrust Solutions, provided an overview of the construction management agreement.

Eric Lage, Waterloo Fiber General Manager, provided further details regarding the construction, engineering and design of the project and shared that construction is ahead of schedule due, in part, to the fair weather.

Mayor Hart questioned how much money the city saved thus far.

Eric Lage shared that they are approximately eleven million under budget

Mr. Boesen expressed concern at the monthly cost of the project and questioned if this amount will raise if we bring in additional crews.

Eric Lage confirmed that this was part of the cost analysis and stated this could start as early as April. Conversely, if we do not meet the goal of linear feet, the cost will be renegotiated.

Mr. Simon questioned how many crews are active.

Eric Lage shared there are currently four crews.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-087.

Resolution approving a request by the City of Waterloo for the corrective Final Plat of North Crossing Fourth Addition and a First Amendment to the Owner's Statement and Deed of Dedication, and authorizing the Mayor and City Clerk to execute said document.

Chiles/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-088.

Resolution approving a Professional Services Agreement with AECOM Technical Services, in an amount not to exceed $25,000.00, to perform on-call general planning and engineering services for Federal Aviation Administration airspace and property releases, project coordination and surveying and platting, adjacent to the Waterloo Regional Airport, located at 2790 Livingston Lane, and authorizing the Mayor to execute said document.

Chiles/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-089.

Resolution approving a Professional Services Agreement with Terracon Consultants, Inc., of Cedar Falls, Iowa, to perform demolition observation, asbestos consulting services, and air monitoring related to the demolition of the Saint Mary's Church and School site located at 2127 E. 4th Street and Saint Mary's Villa at 123 E. Parker Street, and authorizing the City Planner to execute said document.

Chiles/Creighton-Smith

David Dryer, 3145 W. 4th Street, questioned the cost of the item.

Aric Schroeder, City Planner, explained that asbestos was uncovered at the site and they are working with the DNR on removing the additional asbestos. The cost is hourly based but he estimates that the cost would likely be about twenty-thousand dollars.

Mayor Hart commented on the need to process the removal of asbestos differently.

Mr. Simon questioned what percentage of projects like this come back later with additional asbestos being uncovered.

Aric Schroeder explained that it is fairly common due to hidden elements and despite the investigative efforts, sometimes this can happen.

Mayor Hart commented that the amount of missed asbestos on this project was unexpected. The air monitoring is important to make sure this price doesn't go exponentially high.

Mr. Boesen questioned if this is paid for with Community Development Block Grant funding.

Mayor Hart commented that the majority is, but if there continues to be increases and the project turns to all RACM, we will have to come up with other ways to cover it.

Aric Schroeder explained that the testing done to date, the demolition contract and change order approved earlier, is all anticipated to come through the HUD funds through Community Development. The monitoring is anticipated to come from elsewhere due to the limitation on the HUD funds.

Ms. Creighton-Smith commented that she appreciates the monitoring.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-090.

ADJOURNMENT

Feuss/Nichols
that the council adjourn at 6:50 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk