



**THE CITY COUNCIL OF WATERLOO, IOWA
Regular Session TO BE HELD AT
Harold E. Getty Council Chambers
Monday, March 17, 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, Nia Wilder, Ward 3 Council Member.

Approval of Agenda, as proposed or amended.

Approval of Minutes of the March 3, 2025, Regular Session and March 3, 2025, Work 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 award of hotel/motel tax council discretionary funds to the Waterloo Municipal Band in the amount of \$23,000.00.
3. Resolution approving award of hotel/motel tax council discretionary funds to the Boys & Girls Club of the Cedar Valley in the amount of \$10,900.00.
4. Resolution approving preliminary plans, specifications, form of contract, etc., resetting date of bid opening as April 17, 2025, and date of public hearing as April 21, 2025, rescinding Resolution 2025-126 in its entirety, in conjunction with the Passenger Boarding Bridge Replacement Project, No. FAA AIP 3-19-0094-057, and direct the City Clerk to publish notice.
5. Resolution approving preliminary plans, specifications, form of contract, etc., resetting date of bid opening as April 17, 2025, and date of public hearing as April 21, 2025, rescinding Resolution No. 2025-127 in its entirety, in conjunction with the Runway 18-36 Rehabilitation within Runway 12-30 Safety Area Project, No. FAA AIP 3-19-0094-0XX, and direct the City Clerk to publish notice.
6. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as March 27, 2025, and date of public hearing as April 7, 2025, in conjunction with Asbestos Abatement Services, Contract AB-2025-03-03P, and instruct the City Clerk to publish notice.
7. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as April 3, 2025, and date of public hearing as April 7, 2025, in conjunction with the FY 2026 Levee Rip Rap Spraying, Contract No. 1120, and instruct the City Clerk to publish notice.
8. Motion to approve Change Order No. 3 with Boulder Contracting, LLC, of Grundy Center, Iowa, for a net increase of \$8,030.50, in conjunction with Waterloo Convention Center Parking Ramp Repairs, and authorizing the Mayor and City Clerk to execute said document.
9. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Boulder Contracting LLC, of Grundy Center, Iowa, and release of final retainage in the amount of \$9,351.95, in conjunction with the Waterloo Convention Center Parking Ramp Repairs Project.
10. Resolution approving Completion of Project and Recommendation of Acceptance of Work

for work performed by Vieth Construction Corporation, of Cedar Falls, Iowa, in the amount of \$1,840,622.31, in conjunction with the FY 2022 Sullivan Brothers Plaza Renovation, Contract No. 1069, and receive and file a two-year maintenance bond.

11. Motion approving appointment of **Sheila Combs** to the position of Airport Business Manager in the Airport Department, effective March 18, 2025.
12. Motion to approve the appointment of **Travis Miller** from the current Civil Service List to the position of Plant Maintenance Mechanic in the Waste Management Services Dept, effective March 31, 2025.
13. **Matthew Chapman**, Board/Commission: Board of Electrical Examiners and Appeals, Expiration Date: November 10, 2026, [renewal].
14. **Mark Myers**, Board/Commission: Board of Electrical Examiners and Appeals, Expiration Date: September 24, 2027, [renewal].
15. **Samir Sarkic**, Board/Commission: Board of Electrical Examiners and Appeals, Expiration Date: September 24, 2027, [renewal].
16. **Richard Mott Jr**, Board/Commission: Board of Electrical Examiners and Appeals, Expiration Date: November 10, 2026, [renewal].
17. **Ryan Vestal**, Board/Commission: Board of Electrical Examiners and Appeals, Expiration Date: November 1, 2026, [renewal].
18. Motion to approve an Exception to Burning Yard Waste Application by Waterloo Schools- Zach Kelly, to burn approximately 1.6 acres of prairie on school property, located at 812 Idaho Street, 9:00 a.m., between April and May 2025, weather permitting.
19. Motion to receive and file Airport Board minutes of January 22, 2025.
20. Motion to receive and file Leisure Services Commission Board minutes of January 7, 2025.
21. Liquor Licenses
 - a. Amigo Mexican Restaurant, 1415 East San Marnan Drive, Class C w/Outdoor Service and Sunday Sales (New) Exp: 03/04/2026.
 - b. Ariz's Restaurant & More, 205 West 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 03/07/2026.
 - c. Family Dollar Store, 1608 University Avenue, Class B w/Sunday Sales (Renewal) Exp: 03/07/2026.
 - d. Grout Museum, Inc., 503 South Street, Class C w/Sunday Sales (Renewal) Exp: 02/23/2026.
 - e. Hy-Vee Market Food Store 1, 2834 Ansborough Avenue, Class E w/Sunday Sales (Renewal) Exp: 03/15/2026.
 - f. Red Carpet Golf, 5570 Washington Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/04/2026.
22. Cigarette/Tobacco/Nicotine/Vapor Device Permit

- a. Smoke O's, 1509 Flammang Drive.
- b. Iowa RA Plus, LLC, 3620 Kimball Avenue.
- c. West Side Convenience, 919 W. 5th Street.

PUBLIC HEARINGS

1. General Obligation Bonds - ECP-1 -The issuance of not to exceed \$4,200,000.00 General Obligation Bonds for essential corporate purposes.

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 on the proposition of the issuance of not to exceed \$4,200,000.00 General Obligation Bonds, for Essential Corporate Purposes.

Submitted by: Bridgett Wood, Finance Director

2. General Obligation Bonds - GCP-2 - The issuance of not to exceed \$700,000.00 General Obligation Bonds for general corporate purposes.

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 on the proposition of the issuance of not to exceed \$700,000.00 General Obligation Bonds, for General Corporate Purposes.

Submitted by: Bridgett Wood, Finance Director

3. General Obligation Bonds - GCP-3 - The issuance of not to exceed \$900,000.00 General Obligation Bonds for general corporate purposes.

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 on the proposition of the issuance of not to exceed \$900,000.00 General Obligation Bonds, for General Corporate Purposes.

Submitted by: Bridgett Wood, Finance Director

4. General Obligation Bonds - GCP-4 - The issuance of not to exceed \$600,000.00 General Obligation Bonds for general corporate purposes.

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 on the proposition of the issuance of not to exceed \$600,000.00 General Obligation Bonds, for General Corporate Purposes.

Submitted by: Bridgett Wood, Finance Director

5. FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution approving the FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) for CDBG and HOME program activities, for the period of July 1, 2023, to June 30, 2024, and submission to the U.S. Department of Housing and Urban Development.

Submitted by: Rudy Jones, Community Development Director

6. Sale and conveyance of 406 Randall Street located within the Church Row Neighborhood.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution authorizing the Sale and conveyance of City-owned property located at 406 Randall 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, with a grant of \$5,000.00 for infill housing development for the addition of a new single-family home at 406 Randall Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. FY 2025 Asphalt Overlay Program, Contract No. 1115.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file and instruct City Clerk to read bids.

Resolution approving award of bid to Aspro, Inc., of Waterloo, Iowa, in the amount of \$4,908,656.32, approving the contract, bond and certificate of insurance, in conjunction with the FY 2025 Asphalt Overlay Program, Contract No. 1115, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

8. FY 2025 E./W. San Marnan Drive Reconstruction Project, Contract No. 1116.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file and instruct City Clerk to read bids.

Resolution approving award of bid to Cedar Valley Corp., LLC, of Waterloo, Iowa, in the amount of \$4,616,849.97, approving the contract, bond and certificate of insurance, in conjunction with the FY 2025 E./W. San Marnan Drive Reconstruction Project, Contract No. 1116, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

9. FY 2025 Asphalt Reconstruction Project, Contract No. 1117.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file and instruct City Clerk to read bids.

Resolution approving award of bid to Aspro, Inc., of Waterloo, Iowa, in the amount of \$1,412,835.16, approving the contract, bond and certificate of insurance, in conjunction with the FY 2025 Asphalt Reconstruction Project, Contract No. 1117, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

RESOLUTIONS

1. Resolution authorizing the issuance of General Obligation Bonds, Series 2025, and levying a tax for the payment thereof.

Submitted by: Bridgett Wood, Finance Director

2. Resolution approving construction plans for sanitary sewer serving the Dollar General Store at 4803 Sergeant Road, as submitted by Verland Engineering, LLC, Sewage Treatment Agreement, DNR Form 29 (Nov 00) with the Department of Natural Resources, and final acceptance of construction plans subject to the review and acceptance by the Department of Natural Resources, and authorizing the Mayor to execute said documents.

Submitted by: Jamie Knutson, City Engineer

3. Resolution approving a Professional Services Agreement with Foth Infrastructure and Environment, LLC, in the amount of \$260,378.00, in conjunction with the FY 2026 Katoski Drive and Huntington Road Reconstruction, Contract No. 1123, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

4. Resolution approving Supplemental Agreement No. 8 with Stanley Consultants, Inc., of Des Moines, Iowa, in the amount of \$153,225.00, in conjunction with the FY 2022 11th Street and Park Avenue Bridge Replacements Project, Contract No. 1013, and authorizing the Mayor to execute said document.

Submitted by: Wayne Castle, PLS, PE, Assistant City Engineer

5. Resolution approving a Farm Lease Agreement, expiring December 31, 2025, with Renee Lupkes, to farm approximately nineteen acres of land for hay baling in the amount of \$200.00, located west of 4862 West 4th Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Supplemental Agreement No. 2 with AECOM Technical Services, Inc. of Waterloo, Iowa, in the amount of \$49,200.00, in conjunction with the Titus Lift Station and Force Main Project, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

7. Resolution approving a Professional Services Agreement with Eocene Environmental Group, Inc., for an amount not to exceed \$3,200.00, to perform a Phase I Environmental Site Assessment on land located approximately 1/4 of a mile west of 4634 Kimball Avenue, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a contract amendment between the Iowa Economic Development Authority, Hydrite Chemical Co. and the City of Waterloo to amend project completion dates of the High Quality Jobs Program Application, and authorize the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving an amendment to the Professional Services Agreement with Invision Architecture, LLC of Waterloo, Iowa, in the amount of \$442,700.00 (previously approved for \$420,000.00) to perform a structural analysis of 100 E. 4th Street as part of the renovation and relocation of City Hall, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving an agreement with Kirk Gross Company of Waterloo, Iowa, in the amount of \$47,000.00 for furniture design, inventory, and bid documents for the renovation and relocation of Waterloo City Hall to 100 E. 4th Street, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving a Professional Services Agreement with Align Architecture and Planning, Pa Studio of PRA, of Waterloo, Iowa, in the amount of \$225,000.00, for design work for a new Police Training Facility, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

- 1. An ordinance amending the City of Waterloo Traffic Code by repealing and replacing Parking Meters, and Parking Ramps Sections 320 to 353.**

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Traffic Code by repealing and replacing Parking Meters, and Parking Ramps Sections 320 to 353, in their entirety and enacting in lieu thereof a new Parking Meters, and Parking Ramps Sections 320 to 353.

Motion to suspend the rules.

Motion to receive, file, consider, and pass for the second and third times and adopt said ordinance.

Submitted by: Mohammad Elahi, Traffic Operations Director

OTHER COUNCIL BUSINESS

Resolution adopting one free hour of parking for both on-street and parking ramps, the rate of \$1.00 per hour for on-street parking and parking ramps after the one-hour free parking, a rate of \$2.00 per hour for on-street parking after four hours, and a cap of \$6.00 per day in the parking ramps, effective May 1, 2025.

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk