



**THE CITY COUNCIL OF WATERLOO, IOWA  
Regular Session TO BE HELD AT  
Harold E. Getty Council Chambers  
Monday, April 7, 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, Ray Feuss, Ward 5 Council Member.

**Approval of Agenda, as proposed or amended.**

**Approval of Minutes of the March 17, 2025, 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 setting date of public hearing as April 21, 2025, to approve the FY 2026 budget and instruct the City Clerk to publish notice.
3. Resolution fixing date for a meeting on the authorization of one or more Loan and Disbursement Agreements and the issuance of not to exceed \$1,100,000.00 Sewer Revenue Capital Loan Notes of the City of Waterloo, Iowa, and directing the City Clerk to publish notice.
4. Resolution approving the award of hotel/motel tax council discretionary funds to the North End Arts and Music Fest in the amount of \$5,000.00.
5. Resolution approving the request by Jason Lawless for tax exemptions on the construction of a new single-family home valued at \$235,000.00, for property located at 132 Axlewood Drive, and located in the Consolidated Urban Revitalization Area (CURA).
6. Resolution approving the request by Enes Kuduzovic, for tax exemptions on the construction of a new single-family home valued at \$450,000.00, for property located at 1475 Audubon Drive 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 condominium unit valued at \$200,000.00, for property located at 4132 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 condominium unit valued at \$200,000.00, for property located at 4134 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 condominium unit valued at \$200,000.00, for property located at 4138 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
10. Resolution approving the request by Kayla Sproul, for tax exemptions on the construction of a new single-family home valued at \$270,000.00, for property located at 121 Coral Drive and located in the City Limits Urban Revitalization Area (CLURA).
11. Resolution setting date of public hearing as April 21, 2025, to approve a request by Gregory H. Steffen, for a Site Plan Amendment to remove a Condition of Zoning, to allow for two additional homes in the "R-2" One and Two Family Residence District located southeast of 4192 Logan Avenue, and instruct the City Clerk to publish notice.
12. Resolution setting date of public hearing as April 21, 2025, to approve a Site Plan

Amendment request by 3 Stooges LLC for the construction of a 50,000 square foot office/warehouse building in the "M-2, P" Planned Industrial District, at the southeast corner of Leverage Road and WARP Drive, and instruct the City Clerk to publish notice.

13. Resolution setting date of public hearing as April 21, 2025, to authorize the sale and conveyance of ten city-owned lots in the Church Row Neighborhood, to Iowa Heartland Habitat for Humanity, for the construction of thirteen new residential units, with a grant of \$65,000.00, including a Development Agreement, and instruct the City Clerk to publish notice.
14. Resolution setting date of public hearing as April 21, 2025 to authorize the sale and conveyance of city-owned property located north of 2119 West 8th Street in the amount of \$5,000.00 to Arch Homes, LLC., and a development agreement for the construction of a twin-home with an approximate value of \$360,000.00, and instruct the City Clerk to publish notice.
15. Resolution setting date of public hearing as April 21, 2025, to approve a request by International Paper for a Site Plan Amendment in the M-2,P Planned Industrial District, to construct a 969,000 square-foot manufacturing facility, located north of 3040 Leverage Road, and instruct the City Clerk to publish public notice.
16. Resolution setting date of public hearing as April 21, 2025 to approve a request by Panther Builders for a Site Plan Amendment to allow for residential development with 18 lots in the "R-1, R-P" Planned Residence District located at Baltimore Field, between Hawthorne Avenue and Eureka Street, and instruct the City Clerk to publish notice.
17. Resolution setting date of public hearing as May 5, 2025, to approve proposed repairs, in conjunction with the FY 2026 Sidewalk Inspection and Repair Program – Zone 5A, and approve a request to send out notification to property owners of proposed sidewalk repairs and estimate of costs, and instruct the City Clerk to publish notice.
18. Resolution approving preliminary specifications, bid documents, etc., setting the date of bid opening as April 24, 2025, and date of public hearing and award of bid as May 5, 2025, in conjunction with the South Hills Golf Course Maintenance Building Project and instruct the City Clerk to publish notice.
19. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as April 24, 2025, and date of public hearing as May 5, 2025, in conjunction with the Park Avenue Bridge Marker, Contract No. 1121, and instruct the City Clerk to publish notice.
20. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as April 17, 2025, and date of public hearing as May 5, 2025, in conjunction with the Street Department Seal Coat Program, and instruct the City Clerk to publish said notice.
21. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Modern Builders of Janesville, Iowa in the amount of \$35,855.00, in conjunction with the Hangar No. 3 Wall Repairs Project, FY-23 IDOT CSVI Contract No. 4606.

22. Resolution approving the installation of a speed hump located near 1228 South Hill Drive.  
Submitted by: Mohammad Elahi, Traffic Operations Director
23. Resolution approving the installation of a speed hump located near 1167 Easton Avenue.  
Submitted by: Mohammad Elahi, Traffic Operations Director
24. Communication from the Housing Department on the notice of the conclusion of employment of Beverly Cosby, Housing Coordinator, effective March 12, 2025, with recommendation of approval of payout of \$711.48 for unused benefits.
25. Communication from the Leisure Services Department on the notice of the conclusion of employment of Roger Allen, Mechanic, effective February 25, 2025, with recommendation of approval of payout of \$1,355.73 for unused benefits.
26. Communication from the Waste Management Services Department on the notice of the conclusion of employment of Brian Bowman, Operations Director, effective February 25, 2025, with recommendation of approval of payout of \$15,491.94 for unused benefits.
27. Motion approving the appointment of **Lexi Schneider** from the current Civil Service List to the position of Planner II in the Community Planning and Development Department, effective April 8, 2025.
28. Motion to approve the appointment of **Alyissa Little** to the position of Administrative Secretary in the Community Planning and Development Department, effective April 21, 2025.
29. **Marty Freshwater**, Board/Commission: HVAC Mechanical Board For Licensing and Appeals, Expiration Date: April 7, 2028, [Renewal].
30. **Travis Young**, Board/Commission: HVAC Mechanical Board For Licensing and Appeals, Expiration Date: April 7, 2028, [Renewal].
31. **Tim Fereday**, Board/Commission: HVAC Mechanical Board For Licensing and Appeals, Expiration Date: April 7, 2028, [new].
32. **Kaitlin Boyle**, Board/Commission: HVAC Mechanical Board For Licensing and Appeals, Expiration Date: April 7, 2028, [new].
33. **Tim Butler**, Board/Commission: HVAC Mechanical Board For Licensing and Appeals, Expiration Date: April 7, 2028, [new].
34. Motion approving change order request #CR-2025-0020 with Entrust Solutions Group of Warrenville, IL, in the amount of \$90,572.97, in conjunction with newly constructed homes on Grindstone Circle & Omaha Avenue, and authorizing the Mayor and City Clerk to execute said document.
35. Motion approving the purchase of DocuSign electronic signature platform in the amount of \$2,808.00.
36. Motion to approve an Exception to Burning Yard Waste Application by Iowa Natural

Heritage Foundation - Bill Kohler, to burn approximately 20 acres of prairie property, located east of 530 W. Big Rock Road, between April - May 2025, weather permitting.

37. Motion to receive and file Airport Board minutes of February 26, 2025.

38. Motion to receive and file Leisure Services Commission Board minutes of February 12, 2025.

39. Liquor Licenses

- a. Ali's Corner, 1117 E. 4th Street, Class E w/Sunday Sales (Renewal) Exp: 03/31/2026.
- b. Amalgamated Local 838 UAW, 2615 Washington Street, Class C w/Sunday Sales (Renewal) Exp: 02/28/2026.
- c. Cadillac XBC, 620 LaPorte Road, Class C w/outdoor Service and Sunday Sales (Renewal) Exp: 03/27/2026.
- d. El Senior Tequilla, 118 E. 11th Street, Class C w/Sunday Sales (New) Exp: 03/20/2026.
- e. Half Pint Saloon, 1831 Independence Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/18/2026.
- f. Hometown Foods, 1010 E. Mitchell Avenue, Class E w/Sunday Sales (Renewal) Exp: 04/30/2026.
- g. Jamesons Public House, 310 E. 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 03/31/2026.
- h. Kwik Stop 4, 515 Broadway Street, Class E w/Sunday Sales (Renewal) Exp: 05/07/2026.
- i. La michuacana Restaurant, 1221 Franklin Street, Class C w/Sunday Sales (Renewal) Exp: 03/26/2026.
- j. Logan Avenue Convenience Store, 735 Logan Avenue, Class E w/Sunday Sales (Renewal) Exp: 04/23/2026.
- k. Lustre Event Center, 620 Commercial Street, Class C w/Sunday Sales (New) Exp: 01/31/2026.
- l. Michoacana Meat Market, 1215 Franklin Street, Class B w/Sunday Sales (Renewal) Exp: 04/26/2026.
- m. SK Minimart, 306 Byron Avenue, Class E w/Sunday Sales (New) Exp: 02/28/2026.
- n. Sunnyside Country Club, Inc., 1600 Olympic Drive, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/13/2026.

40. Bonds.

41. Cigarette/Tobacco/Nicotine/Vapor/Device Permits

- a. Vape Time, LLC, 325 Franklin Street.

**PUBLIC HEARINGS**

**1. Proposed funding recommendations set forth by the Waterloo Housing Authority on the proposed 5-year Annual plan, the 2025 Administrative Plan and the 2025-2029 ACOOP Plan.**

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 Waterloo Housing Authority 5-year Annual Plan, the 2025

Administrative Plan, and the 2025-2029 ACOOP Plan.  
Resolution approving Proposed funding recommendations set forth by the Waterloo Housing Authority in the proposed 5-year Annual Plan, the 2025 Administrative Plan, and the 2025-2029 ACOOP Plan.

Submitted by: LeKeisha Veasley, Housing Authority Director

**2. Asbestos Abatement Services, Contract AB-2025-03-03P.**

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 the City Clerk to read bids.  
Resolution approving award of bid to All Star Environmental of Dubuque, Iowa, in the amount of \$26,883.00, in conjunction with Asbestos Abatement Services, Contract AB-2025-03-03P, for properties located at 1402 Mulberry Street, 512 Almond Street, and 222 Randall Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

**3. Waterloo Regional Airport Janitorial Services Contract.**

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 confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed.  
Motion to receive, file, and instruct the City Clerk to read the bids.  
Resolution approving award of bid to Perfection Plus of Hopkins, Minnesota, in the amount of \$6,500.00 per month for the regular service; bid alternate 1, window washing, at \$750.00 per occurrence and bid alternate 2, carpet and tile cleaning, at \$1,000.00 per occurrence, approving the contract, bonds, and certificate of insurance, in conjunction with the Waterloo Regional Airport Janitorial Services Contract, and authorizing the Mayor to execute said documents.

Submitted by: Steven Kjergaard, Director of Aviation

**4. FY 2026 Levee Rip Rap Spraying, Contract No. 1120.**

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 Landmark Turf Services, Inc., of Dunkerton, Iowa, in the amount of \$54,208.00, approving the contract, bond and certificate of insurance, in conjunction with the FY 2026 Levee Rip Rap Spraying, Contract No. 1120, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

## **RESOLUTIONS**

1. Resolution approving Sailor Nation Donation Agreement for Galloway Park and authorizing the Mayor and City Clerk to execute said documents.  
Submitted by: Todd Derifield, Leisure Services Interim Director
2. Resolution approving a professional GIS services with University of Northern Iowa GeoTree Center of Cedar Falls, Iowa, in the amount not to exceed \$9,585.00, in conjunction with the Digitization of On-Street Traffic Markings for the City of Waterloo, and authorizing the Mayor and City Clerk to execute said document.  
Submitted by: Mohammad Elahi, Traffic Operations Director
3. Resolution approving a Purchase Agreement with Clean Air and Water Systems of Dousman, Wisconsin, for HDPE Liner Materials and Repairs in an amount not to exceed \$19,950.00 for the Equalization Basins Waste Management Services Plant, and authorizing the Mayor to execute said document.  
Submitted by: Randy Bennett, Public Works Division Manager
4. Resolution approving a Professional Services Agreement with Strand Associates of Madison, Wisconsin, in the amount of \$40,000.00, in conjunction with engineering services for the Wastewater Treatment Plant and Collection Systems Operations Project, and authorizing the Mayor to execute said document.  
Submitted by: Randy Bennett, Public Works Division Manager
5. Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for the construction of a new single family home at the west corner of Western Avenue and W. 2nd Street, including a \$5,000 infill incentive and \$4,900.00 in acquisition fees, and authorizing the Mayor and City Clerk to execute said document.  
Submitted by: Noel Anderson, Community Planning and Development Director
6. Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for the construction of a new single family home in the Church Row Neighborhood on W. Mullan Ave., south of Randolph Street, including a \$5,000.00 infill incentive and \$5,850.00 in acquisition reimbursement fees, and authorizing the Mayor and City Clerk to execute said documents.  
Submitted by: Noel Anderson, Community Planning and Development Director
7. Resolution approving an agreement with Black Hawk County, in the estimated amount of \$612,984.11, in conjunction with the Donald Street Resurfacing Project, and authorizing the Mayor and City Clerk to execute said document.  
Submitted by: Jamie Knutson, City Engineer
8. Resolution approving a City/State Funding Agreement with the Iowa Department of Transportation for RISE Funding, in the amount of \$2,272,935.00, in conjunction with the FY 2026 Dakota Drive Extension, Contract No. 1129, with City local contribution of \$1,515,290.00, and authorize the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

9. Resolution directing the advertisement for sale of \$5,315,000\* (subject to adjustment per terms of offering) General Obligation Bonds, Series 2025C, and approving electronic bidding procedures and distribution of preliminary official statement.

Submitted by: Bridgett Wood, Finance Director

10. Resolution directing the advertisement for sale of \$685,000\* (subject to adjustment per terms of offering) Taxable General Obligation Bonds, Series 2025D, and approving electronic bidding procedures and distribution of preliminary official statement.

Submitted by: Bridgett Wood, Finance Director

11. Resolution approving and authorizing a Loan and Disbursement Agreement by and between the City of Waterloo and the Iowa Finance Authority, and authorizing and providing for the reissuance of the Sewer Revenue Capital Loan Note, Series 2022D (2025 loan forgiveness) in the amount of \$162,532.00, Sewer Revenue Capital Loan Note, Series 2025E (Reissuance of Series 2022D Sewer SRF loan).

Submitted by: Bridgett Wood, Finance Director

12. Resolution approving a Professional Services Agreement with AECOM of Waterloo, Iowa, in the amount not-to-exceed \$59,700.00, in conjunction with services to perform a feasibility study of the potential development of a new ballpark in Waterloo versus renovating Riverfront Stadium, and authorizing the Mayor to execute said document.

Submitted by: Todd Derifield, Leisure Services Interim Director

## **ADJOURNMENT**

**Motion to adjourn.**

Kelley Felchle  
City Clerk