May 5, 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, May 5, 2025.

Roll Call.

Mayor Quentin Hart in the Chair. Roll Call: Mr. Boesen, Mr. Nichols, Ms. Creighton-Smith, Mr. Chiles, Ms. Wilder and Mr. Feuss. Mr. Simon joined via Zoom.

Prayer or Moment of Silence.

Pledge of Allegiance, Kelley Felchle, City Clerk.

Approval of Agenda, as proposed or amended.

Feuss/Nichols
that the agenda be approved. Voice vote-Ayes: Seven. Motion carried.

Approval of Minutes of the April 21, 2025, Regular Council Session and the April 23, 2025, Special Council Session, as proposed or amended.

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

PUBLIC COMMENTS

Aaron Stacey Roberts, 411 Almond; Darrin Speed, 1100 Ansborough; Mary Heller, 1162 Linder; Matt Carpenter, 518 Jefferson; Anthony Fullilove, 858 Olympic Drive; John Hayes, 110 Sunset; Jessica Rucker, Main Street Waterloo; Wayne Nathem, 548 Cloverdale; David Dreyer, 3145 W. 4th Street; Forest Dillavou, 1725 Huntington Road

Mr. Boesen expressed concern that the city would recoup $150,000 on the 11th Street Bridge project. He raised concerns regarding the bike trail on Shaulis. He shared that he is disappointed with the location of the kiosks in downtown Waterloo and shared that he has received numerous comments from the public.

Mayor Hart shared that he spoke with the Public Works Director over the weekend to determine fixes for the kiosk locations.

Ms. Creighton-Smith shared that the joint Ward 3 and Ward 4 will occur on May 15th at the Jubilee United Methodist Church.

Mr. Simon shared that he had a request from individuals for the 4th Street Cruise to see if the city vehicles could be relocated for the event. They also asked for additional trash receptacles. He shared that the right-hand turn at the San Marnan frontage road near Tropical Smoothie is really busy and congested with the current construction and the traffic is backed up as well.

Mr. Chiles thanked people for attending his Ward meeting and shared the date of the next meeting.

Feuss/Creighton-Smith
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 April 28, 2025, in the amount of $2,575,240.83, and May 5, 2025, in the amount of $5,165,492.61, 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. 2025-254.

Resolution setting date of public hearing as May 19, 2025, for an amendment to the FYE 2025 Budget, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-255.

Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as May 29, 2025, and date of public hearing as June 2, 2025, in conjunction with the Waterloo Convention Center Furniture Project, and instruct the City Clerk to publish said notice.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-256.

Resolution approving fifteen FY 26 Quarter 1 and Quarter 2 Event and Partner Hotel/Motel Tax Grants, in the amount of $83,600.00, as recommended by the Waterloo Convention and Visitors Bureau Board of Directors.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-257.

Resolution approving request to certify assessments for unpaid snow, weed mowing and lot clean-ups, for payments dated March 1, 2024 - March 1, 2025, in the amount of $17,573.83, for properties listed on attached exhibit "A".

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-258.

Resolution approving the request of Tom Hansen for a waiver for a concrete driveway, located at 365 Four Seasons Drive, with the elimination of the sidewalk section due to inability to meet grade requirements.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-259.

Resolution setting date of public hearing as May 19, 2025, to approve a request by Mizu Ramen Iowa, LLC for a Site Plan Amendment to allow for changes in use in the "C-1, C-Z" Conditional Zoning District located at 1021 Peoples Square, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-260.

Motion to approve Change Order No. 1 with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net increase of $34,625.00, in conjunction with the FY 2023 Sunnyside Creek Improvements Wet Detention Pond and Channel Stabilization Project, Contract No. 1062, and authorizing the Mayor and City Clerk to execute said document.

Communication from the Fire Department on the notice of the conclusion of employment of Brad Purdy, Firefighter, effective April 3, 2025, with recommendation of approval of payout of $22,773.67 for unused benefits.

Communication from the Fire Department on the notice of the conclusion of employment of Dave Hook, Fire Engineer, effective April 3, 2025, with recommendation of approval of payout of $2,738.03 for unused benefits.

Communication from the Fire Department on the notice of the conclusion of employment of Dave Floyd, Fire Engineer, effective April 11, 2025, with recommendation of approval of payout of $22,629.30 for unused benefits.

Communication from the Waste Management Department on the notice of the conclusion of employment of Timothy Sahr, Sewer Maintenance, effective April 1, 2025, with recommendation of approval of payout of $2,090.81 for unused benefits.

Motion to receive and file Leisure Services Commission Board minutes of March 11, 2025.

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

Motion to receive and file Grout Museum funding reports of July 2024 - March 2025.

Liquor Licenses
a. Anton's Garden, 518 Sycamore Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/30/2026.

b. Babes Tap, 210 Division Street, Class C w/Sunday Sales (Renewal) Exp: 03/14/2026.
c. Basal Pizza, 225 W. 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/30/2026.
d. Behar Bar, 312 W. 4th Street, Class C w/Sunday Sales (Renewal) Exp: 04/30/2026.
e. Casey's #2427, 3035 Logan Avenue, Class E w/Sunday Sales (Renewal) Exp: 06/14/2026.
f. Casey's #2867, 2424 Ranchero Road, Class E w/Sunday Sales (Renewal) Exp: 06/14/2026.
g. CVS/Pharmacy #8544, 1825 E. San Marnan Drive, Class E w/Sunday Sales (Renewal) Exp: 05/31/2026.
h. Golden Dhina Restaurant, 106 Brookeridge Drive, Class C w/Sunday Sales (Renewal) Exp: 05/04/2026.
i. Jim Lind Service, 230 East Ridgeway Avenue, Class B w/Sunday Sales (Renewal) Exp: 04/07/2026.
j. Linn Mart, 926 Linn Street, Class B w/Sunday Sales (New) Exp: 04/20/2026.
k. Lost Island Theme Park, 2600 E. Shaulis Road, Class C w/Outdoor Service and Sunday Sales (New) Exp: 01/12/2026.
l. Lost Island Water Park, 2225 E. Shaulis Road, Class C w/Outdoor Service and Sunday Sales (New) Exp: 01/12/2026.
m. The Olive Garden, 1315 E. San Marnan Drive, Class C w/Sunday Sales (Renewal) Exp: 05/28/2026.
n. Sycamore Convenience, 617-619 Sycamore Street, Class E w/Sunday Sales (Renewal) Exp: 03/11/2026.

Cigarette/Tobacco/Nicotine/Vapor/Device Permits
a. 7 Star Liquor & Tobacco, 2844 University Avenue. (Retail Tobacco)
b. Fareway Stores #951, 40 W. San Marnan Drive. (Retail Tobacco)
c. Pink Cloud Smoke Shop, 3026 Ansborough Avenue. (Device)
d. R Smoke Plus Waterloo, 3620 Kimball Avenue. (Retail Tobacco)
e. R Smoke Plus Waterloo, 3620 Kimball Avenue. (Device)
f. Tobacco & Vape, 3821 University Avenue. (Retail Tobacco)

Bonds.

PUBLIC HEARINGS

Passenger Boarding Bridge Project, No. FAA AIP 3-19-0094-057-2025.

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 the hearing. Voice vote-Ayes: Seven. Motion carried.

Chiles/Nichols
Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-261.

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

Gem Tech Services - 5% - $1,917,228.00
Builders Chicago - 5% - $2,189,107.25

<u>FY 2025 South Hills Golf Course Maintenance Building Contract No. 1130.</u>

Boesen/Nichols
to receive and file proof of publication and 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.

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

Boesen/Nichols
Resolution confirming approval of specifications, bid documents, form of contract etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-262.

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

Engineer's Estimate $205,000.00
Robison Construction, Inc., Waterloo, IA - 5% - $241,041.00, Alt A: 0.00, Alt B: 0.00
Cardinal Construction, Waterloo, IA - 5% - $374,000.00, Alt A: $13,500.00, Alt B: $600.00
Don Gardner Construction, Waterloo, IA - 5% - $292,860.00, Alt A: $16,963.00, Alt B: $2,325.00
Mätt Construction, Inc., Sumner, IA - 5% -$224,800.00, Alt A: $5,600.00, Alt B: $558.00
NB Koch General Contractors, Inc., Cedar Falls, IA - 5% - $305,000.00, Alt A: $13,000.00, Alt B: $2,000.00

Boesen/Nichols
Resolution awarding bid to Matt Construction of Sumner, Iowa, in the amount of $230,958.00 in conjunction with the construction of the FY 2025 South Hills Golf Course Maintenance Building Contract No. 1130. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-263.

<u>Acquisition of property (right-of-way, permanent easements, and temporary easements) for the</u>

La Porte Road Reconstruction Phase II Project, generally located on La Porte Road from just south of Plymouth Avenue to Hawthorne Avenue.

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.

Bob Krogh, 1559 Dakota Drive, shared that he is currently landlocked with deliveries to his two commercial businesses. He shared that he is in support of the project moving forward but that he objects to the design as it cuts off access to deliveries.

Jamie Knutson, City Engineer, shared that a public hearing was held on April 24 with the local business owners. He shared that he had a call with AECOM about this particular property and will look at adjusting the plans so that he will get access back, but it may not be in the same location.

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

Nichols/Creighton-Smith
Resolution authorizing to proceed with the La Porte Road Reconstruction Phase II Project, to make final selection of the location, to authorize funding for the public improvement project, and determine that there is a reasonable expectation the city will be able to achieve its public purpose, comply with all applicable standards, and obtain the necessary permits, and authorizing the use of condemnation procedures for acquisition of property interests in furtherance of the project objectives, and to establish the amount of just compensation. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-264.

Mr. Chiles shared that he wants confirmation that the parties can continue working together and that is not final and could still be changed.

Jamie Knutson, City Engineer, confirmed and explained that because state code mandates what must be done in order to go through condemnation, in the event it becomes necessary. The city prefers to work with the property owners, make adjustments and come to a reasonable agreement rather than condemnation.

Michelle Sweeney, AECOM, shared additional details about the requirements and timeline to qualify for grant funding and said that they will work with the property owner to make adjustments where possible.

Mr. Boesen shared that the city is going to do their best to work with the property owners around the project.

Request by Peters Construction on behalf of Waterloo Development Corporation for a Site Plan Amendment to allow for a community recreation center (Hard Courts) in the “M-2, P” Planned

Industrial District located adjacent to 360 Westfield Avenue, along West Commercial Street.

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.

David Dreyer, 3145 W. 4th Street, asked how much the city has in the project. He questioned how much the street changes will cost the citizens, and if it will take away from the other street repairs that are needed to be completed in the city.

Noel Anderson, Community Planning and Development Director, provided an overview of the project and stated there is no public street work with this project.

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

Chiles/Nichols
to receive, file, consider and pass for the first time an Ordinance amendment to Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a Site Plan Amendment request by Peters Construction on behalf of Waterloo Development Corporation to allow for a community recreation center (Hard Courts) in the "M-2, P" Planned Industrial District located adjacent to 360 Westfield Avenue, along West Commercial Street. Roll Call vote-Ayes: Seven. Motion carried.

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

Chiles/Nichols
to consider and pass for the second and third times and adopt ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5789.

Request by Alycia Ludden to rezone approximately 7.33 acres from "A-1" Agricultural District to "R-2,R-P" Planned Residence District located at 2775 Logan Avenue.

Boesen/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.

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

Boesen/Wilder
to receive, file, consider, and pass for the first time an ordinance amending Ordinance No.

5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a request by Alycia Ludden to rezone approximately 7.33 acres from “A-1” Agricultural District to “R-2, R-P” Planned Residence District located at 2775 Logan Avenue. Roll Call vote-Ayes: Seven. Motion carried.

Boesen/Wilder
to suspend the rules. Roll Call vote-Ayes: Seven. Motion carried.

Boesen/Wilder
to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5790.

<u>Request by Olsson Engineers on behalf of Veridian Credit Union for a Site Plan Amendment for the construction of a new 2,899 square foot banking facility in the “C-P’ Planned Commercial District located at 2300 Logan Avenue.</u>

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

Feuss/CreightonSmith
to receive, file, consider and pass for the first time an Ordinance amendment to Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a Site Plan Amendment request by Olsson Engineers on behalf of Veridian Credit Union for the construction of a new 2,899 square foot banking facility in the “C-P’ Planned Commercial District located at 2300 Logan Avenue. Roll Call vote-Ayes: Seven. Motion carried.

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

Feuss/Creighton-Smith
to consider and pass for the second and third times and adopt ordinance. Roll Call vote-Ayes: Seven. Motion carried. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5791.

<u>Request by Fehr Graham on behalf of Northland Oil for a Site Plan Amendment to allow for construction of a parking lot in the “R-2, C-Z” Conditional Zoning District located across from 1000 Rainbow Drive.</u>

Boesen/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.

David Dreyer, 3145 W. 4th Street, shared that in the council packet it would have an adverse impact on the neighborhood. He was confused about why there would be opposition.

Noel Anderson, Community Planning and Development Director, shared that some of the neighbors had concerns that Northland Oil would be moving toward the south on Rainbow Drive.

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

Boesen/Nichols
to receive, file, consider and pass for the first time an Ordinance amendment to Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a Site Plan Amendment request by Fehr Graham on behalf of Northland Oil to allow for construction of a parking lot in the "R-2, C-Z" Conditional Zoning District located across from 1000 Rainbow Drive. Roll Call vote-Ayes: Seven. Motion carried.

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

Boesen/Nichols
to consider and pass for the second and third times and adopt ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5792.

<u>Street Department Asphalt Emulsions Seal Coat Program.</u>

Nichols/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 and there were none.

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

Nichols/Chiles
Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-265.

Nichols/Chiles

to receive, file, and instruct the City Clerk to read the bids. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-

Bituminous Materials & Supply, LP, Des Moines, IA - 5% - $216,300.00, Alt. $60,800.00
Flint Hills Resources, Dubuque, IA - 5% - $213,500.00, Alt. $96,900.00

Nichols/Chiles
Resolution approving award of bid to Bituminous Materials of Des Moines, Iowa, in an amount not to exceed $277,100.00, approving the contract, bonds, and certificate of insurance, in conjunction with the Street Department Asphalt Emulsions Seal Coat Program, 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. 2025-266.

FY 2026 Sidewalk Inspection and Repair Program - Zone 5A.

Creighton-Smith/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.

Anthony Fullilove, 858 Olympic Drive, shared that he received a notice that he must replace two sidewalk panels and that the cost listed on the notice is very pricey.

Mayor Hart shared that engineering staff were available tonight to speak with him about his concerns.

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

Creighton-Smith/Wilder
Resolution authorizing proposed repairs to sidewalk. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-267.

Creighton-Smith/Wilder
Resolution adopting Proposed Resolution of Necessity, as proposed or amended. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-268.

Park Avenue Bridge Marker, Contract 1121.

Chiles/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.

David Dreyer, 3145 W. 4th Street, commented that he does not understand why the bridge marker would be so expensive.

Forest Dillavou, 1725 Huntington Road, shared that the city does not need a shrine to a bridge.

Jamie Knutson, City Engineer, explained that as part of the $12.5 million dollar federal grant we received to replace the bridges, part of the federal rules and requirements are that we have to have something to memorialize the bridge.

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

Chiles/Creighton-Smith
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. 2025-269.

Mr. Simon questioned if there were other options to make the bridge marker less extravagant or if some of the funding could go to the Grout Museum.

Jamie Knutson, City Engineer, explained that the requirement is to have something by the bridge.

Mr. Boesen commented that he believes that it is a lot of money to mount a bridge beam and that he hopes that it does not get vandalized.

Chiles/Creighton-Smith
to receive, file and instruct City Clerk to read bids. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-270.

Engineer's Estimate $191,018.00
Boulder Contracting, LLC, Grundy Center, IA - 5% - $259,500.00
Peterson Contracting, Inc., Reinbeck, IA - 5% - $353,725.00
NB Koch General Contractors, Inc., Cedar Falls, IA - 5% - $141,000.00

Chiles/Creighton-Smith
Resolution approving award of bid to NB Koch Construction, of Cedar Falls, Iowa, in the amount of $141,000.00, approving the contract, bond and certificate of insurance, in conjunction with the Park Avenue Bridge Marker, Contract No. 1121, 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-

<u>RESOLUTIONS</u>

<u>Resolution of the City of Waterloo, Iowa, authorizing official banking signatures.</u>

Feuss/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-271.

<u>Resolution approving and authorizing Amendment to Loan and Disbursement Agreement by</u>

and between the City of Waterloo and the Iowa Finance Authority, and authorizing and providing for the reissuance of the $8,105,000.00 (original amount) Sewer Revenue Capital Loan Note, Series 2022A (Rate Reduction for Sponsored Project).

Feuss/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-272.

Resolution approving and authorizing Amendment to 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 $7,948,000.00 (original amount) Sewer Revenue Capital Loan Note, Series 2024A (Rate Reduction for Sponsored Project).

Feuss/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-273.

Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Waterloo, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $517,000.00 Sewer Revenue Capital Loan Notes, Series 2025F of the City of Waterloo, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes.

Feuss/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-274.

Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Waterloo, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $530,000.00 Sewer Revenue Capital Loan Notes, Series 2025E of the City of Waterloo, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes.

Feuss/Nichols
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-275.

Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.

Nichols/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-276.

Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

Nichols/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-277.

Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying

Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.

Nichols/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-278.

Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Continuing Disclosure Certificate.

Nichols/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-279.

Resolution approving a Renewal Agreement with National Insurance Services for fees associated with life and long-term disability policies, and authorizing the Mayor and City Clerk to execute said document.

Chiles/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-280.

Resolution approving a Professional Services Contract with Employee and Family Resources of Des Moines, Iowa, in the amount of $12,720.00, to continue to provide an Employee Assistance Program, 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. 2025-281.

Resolution approving a Professional Services Agreement with Strand Associates of Madison, Wisconsin, in the amount of $600,000.00, in conjunction with the Design Services Anaerobic Lagoon Modifications, 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. 2025-282.

Resolution approving an amendment to a Development and Minimum Assessment agreement with Hydrite Chemical Co., located at 2815 WCF&N Drive, and authorizing the Mayor and City Clerk to execute said document.

Creighton-Smith/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-283.

Resolution approving Amendment No. 1 with AECOM Technical Services, Inc., of Waterloo, Iowa, with no change to the total agreement amount, in conjunction with the Airline Terminal Parking Canopy Structures Construction Related Services Agreement dated December 18, 2023, and authorizing the Mayor to execute said document.

Creighton-Smith/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor

assigned No. 2025-284.

David Dreyer, 3145 W. 4th Street, questioned if this was FAA money or our money because we own the airport.

Steven Kjeraard, Director of Aviation, shared that this is CARES Act and state money.

Resolution approving agreements with ACCO Unlimited Corp. to supply certified chemicals (Liquid Chlorinated Solution and Muratic Acid) and equipment associated with the treatment of water at Byrnes Aquatic Center, Gates Park Splash Pad, and Sportsplex Pool.

Creighton-Smith/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-285.

David Dreyer, 3145 W. 4th Street, questioned why muriatic acid is being used in a swimming pool.

Todd Derifield, Interim Leisure Services Director, shared that it is used to knock down the alkaline that builds up in the piping and also affects the pH balance.

Resolution approving a Farm Lease Agreement, expiring December 31, 2025, with John R. Wolfe, to farm fourteen acres of land for $4,200.00, located west of 4634 Kimball Avenue, and authorizing the Mayor and City Clerk to execute said document.

Creighton-Smith/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-286.

Resolution to approve a request by Panther Builders for the Preliminary Plat of Baltimore Fields 2nd Addition, an 18-lot residential subdivision in the “R-1, R-P” Planned Residence District located at Baltimore Field, between Hawthorne Avenue and Eureka Street.

Feuss/Wilder
Roll Call vote-Ayes: Five. Nays: Two (Boesen, Simon). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-287.

Mr. Boesen commented that his concern is that the city has not yet seen the road or houses built with two extensions of the development agreement. He shared that we could make better use of this land by working with Mr. Jones in Community Development and use some of the ARPA money, to put the road in and deed those lots to Habitat and Hawkeye to create some low-to-moderate income housing that fits the needs of the people in that area.

Noel Anderson, Community and Planning and Development Director, shared that the workforce housing task credits are a crucial piece of the financing for a lot of developers. He commented that Panther Builders had recently built out the Edison School site, and it was a great partnership with the City of Waterloo, and something that we are hoping to continue with this site.

Kevin Fittro, Panther Builders, commented that they have the financing and are looking to get started in May. He shared that they are excited to be adding to the tax base as they did with the thirty-two units at the Edison School site.

Mayor Hart questioned when the work would begin.

Kevin Fittro shared that they are looking to have crews there in May or June.

<u>Resolution approving an Amendment to the Development Agreement with PWM 1 Warehouse, to amend the percentage of property tax rebates for years twelve through seventeen in the rebate schedule, for a building located at 3460 Marnie Avenue, and authorizing the Mayor and City Clerk to execute said document.</u>

Nichols/Creighton-Smith
Roll Call vote-Ayes: Four. Nays: Three (Boesen, Chiles, Simon). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-288.

David Dreyer, 3145 W. 4th Street, questioned who PWM is and why we are changing the original contract.

Noel Anderson, Community Planning and Development Director, provided an overview of the project and the reason for the amendment.

Brandon Pratt, Lion Development Group/PWM, provided additional information on the company's vision and the reason they requested an amendment.

Mr. Simon questioned if this amendment could be revisited after they get tenants.

Mayor Hart clarified that they will use whatever savings to negotiate deals ahead of time to incentivize new tenants.

Mr. Boesen shared his concerns and that he is currently not in favor of this amendment.

<u>Resolution approving an Amendment to the Development Agreement with Baltimore Fields, LLC, for a new residential subdivision located between Hawthorne Avenue and Eureka Street, and authorizing the Mayor and City Clerk to execute said document.</u>

Feuss/Wilder
Roll Call vote-Ayes: Five. Nays: Two (Boesen, Simon). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-289.

David Dreyer, 3145 W. 4th Street, asked if this is creating a residential TIF and, if so, does it not take council approval to do so.

Noel Anderson, Community Planning and Development Director, commented that staff are looking at the Elev8te Housing Policies to create more housing opportunities in the city of Waterloo. This would be the first standalone residential TIF which is being seen in more cities statewide, including a lot of our surrounding communities.

Mr. Boesen commented that he is against creating a residential TIF in Waterloo and that the other cities that are doing this are in better financial shape than we are.

Noel Anderson explained the set-ups for residential TIFs and how those would be released and distributed.

Resolution approving Elev8te Housing Policies 2025 for the City of Waterloo.

Feuss/Creighton-Smith
Roll Call vote-Ayes: Five. Nays: Two (Boesen, Simon). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-290.

Noel Anderson, Community Planning and Development Director, provided a broad overview of the Elevate Housing Policies. He explained that it isn't just Cedar Falls and Hudson who are using the residential TIFs; Some of our larger housing developers are based out of Iowa City and Cedar Rapids area, where these TIFs are being used and noted that in order to have the larger developers continue to come here and build the housing units we know we need, we are competing with a lot of cities statewide.

David Dreyer, 3145 W. 4th Street, commented that this is backwards from what it should be. We need businesses to come to Waterloo before building more housing.

Forest Dillavou, 1725 Huntington Road, commented that the residential TIFs penalize property owners by raising their taxable value, causing them to raise the price of rent.

Noel Anderson explained that the Edison site is in the TIF district because it was one large site and dividing parcels is not allowed when we adopt a TIF district. Now that the lots have been platted, the houses will be released out of the University TIF district, leaving just the commercial buildings.

David Boesen commented that he would like to see an expiration date on the incentives in target areas when the ARPA funds run out. He further commented that he is not in favor of targeted areas or the residential TIFs and would rather see ARPA funds used on the demolition of blighted buildings, and would appreciate streamlining the Parkview Gardens area.

Belinda Creighton-Smith shared that she is very interested in the targeted areas as she and her constituents live with blight right nextdoor or across the street.

Mr. Chiles commented that one of the things noted was that the TIF could be at a lower incentive and asked if the ultimate goal with the residential TIFs was to increase our tax base to an amount that we could continue to lower our levy rate like we did this year.

Noel Anderson confirmed.

Mr. Chiles shared that the only way he would be in favor of this was if it was in areas that currently receive no taxable income.

Mr. Boesen questioned the source of the funds for the infill monies paid to the homeowner.

Noel Anderson commented that the money currently comes from nuisance bonds or housing improvement funds.

Council members and the Mayor continued the discussion on TIF incentives with Noel Anderson and the developer.

Resolution approving an Amendment to a Development Agreement with Steven and Yvonne Smith, amending Section 8 to include a grant of $12,000.00 for the replacement and installation of a new fence on the property at 2324 Maynard Avenue, and authorizing the Mayor and City Clerk to execute said documents.

Feuss/Nichols
Roll Call vote-Ayes: None. Nays: Seven. Motion failed. Resolution No. 2025-291.

David Dreyer, 3145 W. 4th Street, commented that taxpayers should not be asked to share the cost of someone putting up a fence.

Noel Anderson, Community Planning and Development Director, reviewed the property and why this is a unique circumstance.

Mr. Boesen commented that he does not support the request for an amendment.

Mr. Chiles questioned the uniqueness and why we would entertain this.

Noel Anderson explained that the requestor claimed it was unique because the rest of the soundwall is the city's responsibility as a public soundwall.

ORDINANCES

Request by Panther Builders for a Site Plan Amendment in the “R-1, R-P” Planned Residence District located at Baltimore Field, between Hawthorne Avenue and Eureka Street.

Wilder/Feuss
to receive, file, consider and pass for the first time an Ordinance amendment to Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a request by Panther Builders for a Site Plan Amendment to allow for residential development with eighteen lots and two stormwater tracts in the “R-1, R-P” Planned Residence District located at Baltimore Field, between Hawthorne Avenue and Eureka Street. Roll Call vote-Ayes: Five. Nays: Two (Boesen, Simon). Motion carried.

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

Wilder/Feuss
to consider and pass for the second and third times and adopt ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5793.

ADJOURNMENT

Feuss/Chiles
that the council adjourn at 8:00 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk