



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, May 19, 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, Dave Boesen, Ward 2 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the April 5, 2025, Regular Council 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 the request of Shane Barker, for a waiver for a concrete driveway, located at 2319 Osage Avenue, and authorizing the construction of a concrete driveway and placing a driveway or sidewalk on the city right-of-way on an unimproved street.
3. Resolution setting the date of public hearing as June 2, 2025, for the sale and conveyance of city-owned property located south of 115 Warp Drive in the amount of \$1.00, to 3 Stooges, LLC, with a Development Agreement including ten years of fifty percent tax rebates, and a Minimum Assessment Agreement of \$3,200,000.00, and instruct the City Clerk to publish notice.
4. Resolution setting date of public hearing as June 2, 2025, for the sale and conveyance of city-owned property located at 1131 Bertch Avenue, in the amount of \$5,000.00, to E & C Investments, LLC (Cesar E. Barrios-Garcia), including approval of a Development Agreement for the construction of a single-family home including \$5,000.00 refund of the purchase price and a grant of \$5,000.00 for infill housing development, and instruct the City Clerk to publish notice.
5. Motion to approve Final Quantity Summary with Brock Even Construction, LLC, of Jesup, Iowa, for a net decrease of \$19,618.59, in conjunction with the FY 2025 Sidewalk Repair Assessment Program - Zone 4, Contract No. 1111, and authorizing the Mayor to execute said document.
6. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Brock Even Construction, LLC, of Jesup, Iowa, in the amount of \$188,929.56, in conjunction with the FY 2025 Sidewalk Repair Assessment Program - Zone 4, Contract No. 1111; and receive and file a two-year maintenance bond.
7. Motion to approve Change Order No. 1 with K & W Electric Inc., of Cedar Falls, Iowa, for a net decrease of \$6,627.00, in conjunction with the CCTV portion of the Terminal Security Upgrades Project, IDOT CSVI Project No. 9I240ALO200, and authorizing the Mayor to execute said document.
8. Motion to approve Change Order No. 1 with K & W Electric, Inc., of Cedar Falls, Iowa, for a net decrease of \$15,869.00, in conjunction with the Access Control System (ACS) portion of the Terminal Security Upgrades Project, Project No. 9I240ALO200, and authorizing the Mayor to execute said document.
9. Motion to approve the appointment of **Neal Miller** from the current Civil Service List to the position of Downtown Area Maintenance II, in the Leisure Services Department, effective no later than May 21, 2025, pending drug screening and physical examination.

10. Communication from the Police Department on the notice of the conclusion of employment of Sanda Odobasic, Police Officer, effective May 2, 2025, with recommendation of approval of payout of \$5,048.30 for unused benefits.
11. Communication from the Police Department on the notice of the conclusion of employment of Stacy Hesse, Police Officer, effective May 2, 2025, with recommendation of approval of payout of \$16,814.64 for unused benefits.
12. Motion to receive and file Complete Streets Committee minutes of November 2024 and January and February 2025.
13. Motion to receive and file Historic Preservation Commission minutes of December 2024 and January, February and March 2025.
14. Motion to receive and file Planning, Programming, and Zoning Commission minutes of December 2024 and January 2025.
15. Motion to receive and file Board of Adjustment minutes for October and November 2024 and January, February, and March 2025.
16. Liquor Licenses
 - a. El Mercadito, Inc., 520 La Porte Road, Class C w/Sunday Sales (New) Exp: 06/20/2025.
 - b. Hickory House, 315 Park Road, Class C w/Sunday Sales (New) Exp: 05/23/2025.
 - c. The Isle Casino Hotel Waterloo, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/30/2026.
 - d. LJ's Neighborhood Bar & Grill, 3550 Kimball Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 04/30/2026.
 - e. Lolo Food Market, 1916 E. Mitchell Avenue, Class B w/Sunday Sales (New) Exp: 06/30/2025.
 - f. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 08/29/2025.
 - g. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 08/08/2025.
 - h. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 07/18/2025.
 - i. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 06/13/2025.
 - j. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 05/13/2025.
 - k. Main Street Waterloo, E. 4th Street/Mulberry, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 08/30/2025.
 - l. Poppy's Sports Pub, 2026 Bopp Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 02/09/2026.
 - m. Smitty's Bar, 709 Jefferson Street, Class C w/Sunday Sales (New) Exp: 05/26/2025.
 - n. Walgreens #10855, 1850 Logan Avenue, Class E w/Sunday Sales (New) Exp: 06/16/2025.
 - o. Walgreens #07455, 111 W. Ridgeway Avenue, Class E w/Sunday Sales (New) Exp: 06/16/2025.
17. Cigarette/Tobacco/Nicotine/Vapor/Device Permits
 - a. Casey's #2427, 3035 Logan Avenue. (Retail Tobacco)

- b. Casey's #2866, 51 E. Park Tower Drive. (Retail Tobacco)
 - c. Casey's #2867, 2424 Ranchero Road. (Retail Tobacco)
 - d. Casey's #2879, 3260 University Avenue. (Retail Tobacco)
 - e. Casey's #2880, 1604 La Porte Road. (Retail Tobacco)
 - f. Casey's #3880, 1900 W. Ridgeway Avenue. (Retail Tobacco)
 - g. Cedar Corner, The, 4335 Texas Street. (Retail Tobacco)
 - h. Dollar General Store #20584, 1650 Idaho Street. (Retail Tobacco)
 - i. Dollar General Store #21528, 428 E. First Street. (Retail Tobacco)
 - j. Dollar General Store #10073, 3815 University Avenue. (Retail Tobacco)
 - k. Dollar General Store #4698, 2935 Logan Avenue. (Retail Tobacco)
 - l. Dollar General Store #7136, 66 E. Tower Park Drive. (Retail Tobacco)
 - m. Dollar General Store #7162, 820 W. 5th Street. (Retail Tobacco)
 - n. Hy-Vee Fast & Fresh 1, 3700 University Avenue. (Retail Tobacco)
 - o. Hy-Vee Wine & Spirits 1, 2126 Kimball Avenue. (Retail Tobacco)
 - p. Hy-Vee Food Store 1, 2834 Ansborough Avenue. (Retail Tobacco)
 - q. Hy-Vee Fast & Fresh 3, 1512 Flammang Drive. (Retail Tobacco)
 - r. Hy-Vee Food Store 3, 1422 Flammang Drive. (Retail Tobacco)
 - s. Kwik Stop 4, 515 Broadway Street. (Retail Tobacco)
 - t. Logan Avenue Convenience Store, 735 Logan Avenue. (Retail Tobacco)
 - u. Logan Avenue Convenience Store, 735 Logan Avenue. (Device Permit)
 - v. Neighborhood Mart, 2100 Lafayette Street. (Retail Tobacco)
 - w. New Star Liquor, 1625 W. 4th Street. (Retail Tobacco)
 - x. Prime Mart 3, 1008 La Porte Road. (Retail Tobacco)
 - y. Prime Mart 7, 1309 Lafayette Street. (Retail Tobacco)
 - z. Spot #3, The, 117 E. San Marnan Drive. (Retail Tobacco)
 - aa. Uni Mart, 1615 Bishop Avenue. (Retail Tobacco)
18. Motion to approve Application for Fireworks Display: My Waterloo Days, June 6, 2025, Top floor Park Avenue Parking Ramp, beginning at 9:45.
 19. Motion to approve Application for Fireworks Display: Waterloo Bucks Ball Club, June 6 and 21, July 4, 5, 12 and 19, August 2, and 7, 2025, Riverfront Stadium, beginning at 10:00 p.m.
 20. Motion to approve Application for Fireworks Display: Mayor's Fireworks, July 5, 2025, Park Avenue Bridge, beginning at 9:45 p.m.
 21. Bonds.

PUBLIC HEARINGS

1. FYE 2025 Budget Amendment.

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 FYE 2025 Budget Amendment.

Submitted by: Bridgett Wood, Finance Director

2. 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.

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

HOLD HEARING - No comments on file.

Motion to close public hearing and receive and file oral and written comments and recommendation of approval of the Planning, Programming and Zoning Commission.

Motion 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 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.

Motion to suspend the rules.

Motion to consider and pass for the second and third times and adopt ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving Addendum No. 5, in the amount of \$14,210.00, with Entrust Solutions Group, of Denver, Colorado, 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 to execute said document.

Submitted by: Jamie Knutson, City Engineer

2. Resolution approving a Professional Services Agreement with Eocene Environmental Group, of North Liberty, Iowa, in the amount of \$8,830.00, in conjunction with the FY 2024 Sergeant Road Trail Repairs Project, Contract No. 1091, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

3. Resolution approving Addendum No. 4, in the amount of \$124,210.00, with Entrust Solutions Group, of Denver, Colorado, 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.

Submitted by: Jamie Knutson, City Engineer

4. Resolution approving Addendum No. 6, in the amount of \$3,155.00, with Entrust Solutions Group, of Denver, Colorado, 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 to execute said document.

Submitted by: Jamie Knutson, City Engineer

5. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in an amount not to exceed \$260,100.00, in conjunction with the FY 2025 Biennial Bridge Review Program, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

6. Resolution approving documents, and adopt and levy the Final Schedule of Assessments, in conjunction with the FY 2025 Sidewalk Repair Assessment Program - Zone 4, Contract

No. 1111, and instruct the City Clerk to publish notice.

Submitted by: Jamie Knutson, City Engineer

7. Resolution approving an Early Access Agreement with 3 Stooges, LLC, to allow certain development activities on land located south of 115 Warp Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Development Agreement with Twin Card Holdings LLC, with a Minimum Assessment Agreement of \$135,000.00, and the CURA tax abatement, for the construction of a 4,500-square-foot building southwest of 1010 Commercial Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving a Public Mural Agreement with Main Street Waterloo and Isaac Campbell Creative LLC (Artist), for the placement and maintenance of a mural on the wall of the East Park Avenue Parking Ramp at 310 East Park Avenue, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Farm Lease Agreement, expiring December 31, 2025, with Michael S. Cook, to farm approximately 5.25 acres of land for \$1,050.00, located south of 2080 Northeast Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving a Farm Lease Agreement, expiring December 31, 2025, with Michael S. Cook, to farm approximately 7 acres of land for \$1,400.00, located on multiple lots near 2330 GT Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving a Farm Lease Agreement, expiring December 31, 2025, with Michael S. Cook, to farm approximately 3.7 acres of land for \$370.00, located adjacent to 3133 Rocky Road, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

13. Resolution declaring a moratorium on the issuance of a special permit or variance for hobby farms in the City of Waterloo, Black Hawk County, Iowa.

Submitted by: Noel Anderson, Community Planning and Development Director

14. Resolution declaring a moratorium on the issuance of new tobacco permits in the City of Waterloo, Black Hawk County, Iowa.

Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

1. Ordinance establishing grades for the City of Waterloo FY 2025 Sidewalk Repair Assessment Program – Zone 4, Contract No. 1111.

Motion to receive, file, consider, and pass for the first time an ordinance establishing grades for the City of Waterloo FY 2025 Sidewalk Repair Assessment Program – Zone 4, Contract No. 1111.

Motion to suspend the rules.

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

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk