



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, June 2, 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, Rob Nichols, At-Large Council Member.

Approval of Agenda, as proposed or amended.

Approval of Minutes of the May 19, 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 by Agnes Lazum, for tax exemptions on the construction of a new single-family home valued at \$319,000.00, for property located at 121 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as June 19, 2025, and date of public hearing as July 7, 2025, in conjunction with the FY 2026 Airport Fence Relocation Project, Contract No. 1133, and instruct the City Clerk to publish notice.
4. Resolution setting date of public hearing as June 16, 2025, to review the funding recommendations of the Community Development Board's FY26 Annual Action Plan for CBDG and HOME funds for the Waterloo/Cedar Falls Consortium, and instruct the City Clerk to publish notice.
5. Resolution setting date of public hearing as June 16, 2025, to approve a Site Plan Amendment request by The Architects Partnership, LTD, on behalf of Chase Bank, to change a building from a restaurant to a financial institution in the "S-1" Shopping Center District located at 2009 Crossroads Boulevard, and instruct the City Clerk to publish notice.
6. Resolution setting date of public hearing as June 16, 2025, for the sale and conveyance of nine acres of city-owned property located east of 180 Warp Drive in the amount of \$1.00, and an additional 4.1 acres in the amount of \$123,000.00, to Cedar River Contracting Inc., d/b/a K & W Electric, Inc., with a Development Agreement including five years of fifty percent tax rebates, and a Minimum Assessment Agreement of \$3,000,000.00, and instruct the City Clerk to publish notice.
7. Resolution setting date of public hearing as June 16, 2025, to approve a Site Plan Amendment request by Cedar River Contractors, on behalf of K-W Electric, for the construction of a 29,900 square foot manufacturing, warehouse, and office building located east of 180 WARP Drive, and instruct the City Clerk to publish notice.
8. Resolution setting date of public hearing as June 16, 2025, for the sale and conveyance of 7.57 acres of city-owned property located north of 4050 Leversee Road, in the amount of \$712,000.00, to Zydeco Investments, LLC., with a Development Agreement including fifteen-years of fifty percent tax rebates, and a Minimum Assessment Agreement of \$3,000,000.00, for the construction of a building or expansion of no less than 50,000 square feet, and instruct the City Clerk to publish notice.
9. Resolution approving award of bid to GEMS Technical Services, Inc., of Orange, California in the amount of \$1,917,228.00, in conjunction with the Passenger Boarding Bridge Project,

FAA AIP No. 3-19-0094-057-2025.

10. Motion approving Change Order No. 2 with Peters Construction Corporation, of Waterloo, Iowa, for a net increase of \$4,883.97, in conjunction with Terminal Parking Canopy Structure, Contract No. ICAIF Project No. 9I220ALO400, and authorizing the Mayor and City Clerk to execute said document.
11. Motion to approve Final Quantity Summary with Baker Enterprises, Inc., of Waverly, Iowa, for a net decrease of \$10,665.34 in conjunction with the FY 2025 State Street Sanitary Sewer Replacement and Storm Sewer Disconnects, Contract No. 1110, and authorizing the Mayor to execute said document.
12. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Baker Enterprises, Inc., of Waverly, Iowa, in the amount of \$429,626.56 in conjunction with the FY 2025 State Street Sanitary Sewer Replacement and Storm Sewer Disconnects, Contract No. 1110, and receive and file a two-year maintenance bond.
13. Motion to approve Change Order No. 3 with Cedar Valley Corporation, of Waterloo, Iowa, for a net increase of \$699,046.89, 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.
14. **Oghogho Oriakhi**, Board/Commission: Complete Streets, Expiration Date:N/A, [New].
15. **Robert Welch**, Board/Commission: Civil Service Commission, Expiration Date: April 1, 2028, [Renewal].
16. **Andrew Tink**, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: May 2, 2028, [Renewal].
17. **Stephanie Paxton**, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: June 13, 2028, [Renewal].
18. **Curtis Bovy**, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: April 4, 2028, [Renewal].
19. **Jake Connor**, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: February 21, 2028, [Renewal].
20. **Rodney Curran**, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: May 28, 2028, [Renewal].
21. Communication from the Streets Department on the notice of the conclusion of employment of Dustin Knight, Equipment Operator I, effective May 2, 2025, with recommendation of approval of payout of \$4,405.65 for unused benefits.
22. Communication from the Streets Department on the notice of the conclusion of employment of Mark Bagenstos, Equipment Operator II, effective April 24, 2025, with recommendation of approval of payout of \$1,213.03 for unused benefits.

23. Motion to receive and file Grout Museum funding reports of April 2025.
24. Motion to receive and file Leisure Services Commission minutes of April 08, 2025.

25. Cigarette/Tobacco/Nicotine/Vapor Permits

- a. 7 Star Liquor & Tobacco, 2844 University Avenue. (Retail Tobacco)
- b. Dollar General Store #30998, 5570 Washington Street. (Retail Tobacco)
- c. Greenleaf Tobacco & E-Cigs, 1503 E. San Marnan Drive. (Retail Tobacco)
- d. Greenleaf Tobacco & E-Cigs, 1503 E. San Marnan Drive. (Device Permit)
- e. Greenleaf Tobacco & Vape, 2313 Logan Avenue. (Retail Tobacco)
- f. Greenleaf Tobacco & Vape, 2313 Logan Avenue. (Device Permit)
- g. Greenleaf Tobacco & Vape, 1608 University Avenue. (Retail Tobacco)
- h. Greenleaf Tobacco & Vape, 1608 University Avenue. (Device Permit)
- i. Jim's Foods, 437 Sullivan Avenue. (Retail Tobacco)
- j. Kwik Star #1004, 111 E. Donald Street. (Retail Tobacco)
- k. Kwik Star #229, 1717 E. San Marnan Drive. (Retail Tobacco)
- l. Kwik Star #380, 506 W. 9th Street. (Retail Tobacco)
- m. Kwik Star #569, 875 Fisher Drive. (Retail Tobacco)
- n. Kwik Star #715, 135 E. Ridgeway Avenue. (Retail Tobacco)
- o. Kwik Star #723, 707 E. Broadway Street. (Retail Tobacco)
- p. Kwik Star #724, 1105 Cedar Bend Street. (Retail Tobacco)
- q. Kwik Star #732, 324 Fletcher Avenue. (Retail Tobacco)
- r. Love's Travel Stop #702, 3301 Greyhound Drive. (Retail Tobacco)
- s. Prime Mart 1, 3535 Marigold Drive. (Retail Tobacco)
- t. Ray's Supermarket, 1975 Franklin Street. (Retail Tobacco)
- u. Smoke O's, 1509 Flammang Drive. (Retail Tobacco)
- v. Tobacco & Vape, 3821 University Avenue. (Device Permit)
- w. Tobacco Outlet Plus #500, 1803 LaPorte Road. (Retail Tobacco)
- x. Walgreens #10855, 1850 Logan Avenue. (Retail Tobacco)
- y. Walgreens #3590, 3910 University Avenue. (Retail Tobacco)
- z. Walgreens #7455, 111 W. Ridgeway Avenue. (Retail Tobacco)
- aa. XO Food & Liquor, 428 Franklin Street. (Retail Tobacco)
- bb. Yesway #1022, 1976 Franklin Street. (Retail Tobacco)

26. Liquor Licenses

- a. American Legion, The, 728 Commercial Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 06/14/2026.
- b. Applebee's Neighborhood Bar & Grill, 2780 Crossroads Boulevard, Class C w/Sunday Sales (Renewal) Exp: 06/23/2025.
- c. Best Deals, 1459 Ansborough Avenue, Class E, w/Sunday Sales (Renewal) Exp: 06/14/2026.
- d. Dollar General #30998, 5570 Washington Street, Class C w/Sunday Sales (Renewal) Exp: 05/04/2026.
- e. Experience Waterloo, Lincoln Park, Class C 5-day w/Sunday Sales (New) Exp: 06/09/2025.
- f. Godfather's Pizza, 3811 University Avenue, Class C w/Sunday Sales (Renewal) Exp: 05/04/2026.
- g. Iowa Irish Fest, 315 E. 5th Street, Class C 5-day w/Sunday Sales (New) Exp: 08/04/2025.
- h. Iowa Irish Fest, 3238 Dewitt Road, Class C 5-day w/Sunday Sales (New) Exp:

08/04/2025.

i. Lucky Wife Wine Slushies, Class C 5-day w/Sunday Sales (New) Exp: 06/15/2025.

j. Prime Mart 7, 1309 Lafayette Street, Class E w/Sunday Sales (Renewal) Exp: 04/30/2026.

k. Ray's Supermarket, 1975 Franklin Street, Class C w/Sunday Sales (New) Exp: 05/31/2026.

l. RiverLoop Expo Plaza, 400 Jefferson Street, Class C w/Outdoor Service and Sunday Sales, (New) Exp: 06/08/2026.

m. SK Minimart, 306 Byron Avenue, Class E w/Sunday Sales (New) Exp: 05/27/2026.

27. Motion to deny an application by Hampton Inn Waterloo, 2034 La Porte Road, for a Class C Retail Alcohol License.

28. Motion to approve Application for Fireworks Display: Sunnyside Golf and Country Club, July 4, 2025, 1600 Olympic Drive, beginning at 9:30-10:00 p.m.

29. Bonds.

PUBLIC HEARINGS

1. Waterloo Convention Center Furniture Project.

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 Office Concepts of Cedar Falls, Iowa, in the amount of \$158,538.86, and Kirk Gross of Waterloo, Iowa, in the amount of \$13,730.00 for a total amount of \$172,268.86, approving the contract, bonds, and certificate of insurance, in conjunction with the Waterloo Convention Center Furniture Project, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Bridgett Wood, Finance Director

2. Resolution authorizing 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.

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 south of 115 Warp Drive, in the amount of \$1.00 to 3 Stooges, LLC, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with 3 Stooges, LLC., with a Minimum Assessment Agreement of \$3,200,000.00 for the construction of a 50,400 square foot industrial building, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Sale and conveyance of city-owned property located at 1131 Bertch Avenue.

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 authorizing the sale and conveyance of city-owned property located at 1131 Bertch Avenue to E & C Investments, LLC (Cesar E. Barrios-Garcia) in the amount of \$5,000.00, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with E & C Investments, LLC (Cesar E. Barrios-Garcia), for the construction of a single family home, located at 1131 Bertch Avenue, with a total of \$5,000.00 Infill Housing Grant and purchase price refund of \$5,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a three percent salary increase for non-bargaining employees effective July 1, 2025.

Submitted by: Lance Dunn, Human Resources Director

2. Resolution approving a Renewal Agreement with Delta Dental for fees associated with administration, in the amount of \$38,614.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Lance Dunn, Human Resources Director

3. Resolution approving a Renewal Agreement with Wellmark Blue Cross Blue Shield for fees associated with administration, network access, and stop loss, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Lance Dunn, Human Resources Director

4. Resolution amending Resolution No. 2025-178, adopted on March 17, 2025, addressing On-Street and Parking Ramp Rates.

Submitted by: Bridgett Wood, Finance Director

5. Resolution approving the Waterloo Cedar Falls Home Consortium Agreement for program years 2025-2028 and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Rudy Jones, Community Development Director

6. Resolution approving the Corridor Fire Marshals Mobile Food Vendor Fire Inspection Agreement, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Bill Beck, Fire Chief

7. Resolution approving a variance to the requirements of the Subdivision Ordinance in Section 11-3-2 Preliminary Plats and Section 11-3-3 Final Plats, relating to the approval of the Minor Plat of Mason Minor Plat I, a 3-lot residential subdivision in the "R-2" One and Two Family Residence District located at 3575 Cedar Terrace Drive.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving the request by Wayne Claassen Engineering for the Minor Plat of Mason Minor Plat I, a 3-lot residential subdivision in the "R-2" One and Two Family Residence District located at 3575 Cedar Terrace Drive.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving and amendment to the Comprehensive Safety Action Plan (CSAP) approved by the City Council on April 21, 2025 by adding an additional project (5th Street and 6th Street one-way to two-way conversion), and authorizing the Mayor and City Clerk 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 Charles Waskow, to farm approximately 28.5 acres of land for \$6,412.50, located between Newell Street and MLK Jr. Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving an Early Access Agreement with Cedar River Contracting Inc., d/b/a K & W Electric, Inc, to allow certain development activities on land located east of 180 Warp Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving construction plans for paving, storm sewer, and sanitary sewer serving the Baltimore Fields 2nd Addition, as submitted by McClure Engineering, 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

13. Resolution approving Supplemental Agreement No. 1 with McClure Engineering, in the amount of \$268,840.00, in conjunction with the FY 2026 Dakota Drive Extension, Contract No. 1129, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

14. Resolution approving Addendum No. 3 to a Professional Services Agreement with Robinson Engineering Company of Independence, Iowa, originally executed April 5, 2021, in an amount not to exceed \$10,000.00, in conjunction with the FY 2022 North Crossing Area Study, Contract No. 1050, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

15. Resolution amending Resolution No. 2024-493, executed August 19, 2024, approving a Professional Services Agreement with ISG, Inc., of Waterloo, Iowa, to amend the amount to 7.5 percent of the total cost of furniture purchased for the Waterloo Convention Center, in

conjunction with the Furniture Plan and Bid for the Waterloo Convention Center.

Submitted by: Bridgett Wood, Finance Director

16. Resolution supporting an application by BCS Properties, LLC, for the Iowa Workforce Housing Tax Credit Program, to construct four 10-plex buildings, totaling forty new housing units, located north of 180 Provision Parkway, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

17. Resolution supporting an application by Martin Flats, LLC, for the Iowa Workforce Housing Tax Credit Program, to construct two upper-story apartments, located at 319 East 4th Street, and authorizing the Mayor to execute the Community Input Form.

Submitted by: Noel Anderson, Community Planning and Development Director

18. Resolution supporting an application by Big Hand Pepper, LLC, for the Iowa Workforce Housing Tax Credit Program, to construct 14 new single-family dwellings on the former Castle Hill School site, located at 1720 Maynard Avenue, and authorizing the Mayor to execute the Community Input Form.

Submitted by: Noel Anderson, Community Planning and Development Director

19. Resolution supporting an application by Big Hand Pepper, LLC, for the Iowa Workforce Housing Tax Credit Program, to construct 15 new single-family dwellings at the Waterloo Community School conference center, located at 1554 Oakwood Drive, and authorizing the Mayor to execute the Community Input Form.

Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

- 1. An ordinance amending Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees of Section 2, Determination of Rates and Charges, to Increase Sewer Rates.**

Motion to receive, file and consider and pass for the first time an ordinance amending Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees of Section 2, Determination of Rates and Charges.

Motion to suspend the rules.

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

Submitted by: Bridgett Wood, Finance Director

- 2. An ordinance amending the City of Waterloo Traffic Code of Ordinances.**

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Traffic Code by adding subsection (12A) Partridge Lane, to Section 546, Yield Intersections, of the 2020 Traffic Code as follows: That Subsection (12a) Partridge Lane is hereby added to Section 546, Yield Intersections, of the 2020 Traffic Code as follows: (12a) Partridge Lane At Dakota Drive.

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

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk