June 2, 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, June 2, 2025.

Roll Call.

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

Prayer or Moment of Silence.

Pledge of Allegiance, Rob Nichols, At-Large Council Member.

Approval of Agenda, as proposed or amended.

Feuss/Nichols
that the agenda as proposed and amended to remove Consent Agenda item No. 25. (t), be approved. Voice vote-Ayes: Seven. Motion carried.

Approval of Minutes of the May 19, 2025, regular Council Session, as proposed or amended.

Feuss/Wilder
that the minutes of the May 19, 2025, Regular Session, as proposed be approved. Voice vote-Ayes: Seven. Motion carried.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Aaron Stacey Roberts, 411 Almond; Steven Bedard, 2317 Pelican Road, Susan Trower, 2325 Pelican Road, Alice Barr, 438 Parkhaven Drive, Keith Smith, 2130 Casper Avenue, and Daren Speed, 1100 Ansborough Avenue.

Noel Anderson, Community Planning and Development Director, commented on efforts to secure the old Parkview Nursing Home, 310 Upland Avenue, that bids are out currently for asbestos removal and that TIFF or ARPA monies will be used to accelerate the demolition process.

Mayor Hart explained the city has invested thousands of dollars boarding up and securing the facility but that he would have employees sent over tomorrow to work on securing the doors and skylights and removing anyone living there and that he will do everything in his power to expedite demolition.

Mayor Hart explained the city would continue to do its best to finish the clean-up of the property.

Mr. Chiles thanked the public for coming to express their concerns and that it will be an improvement to all concerned once the demolition is completed. Mr. Chiles reminded the residents that Alabar Hills has an official Neighborhood Association and encouraged them to look at participating in the National Night Out this summer and making the neighborhood active again.

Ms. Wilder stated that she was very excited about sharing joint Ward meetings with Ms. Creighton-Smith with a great turnout. Mr. Sutherland attended the meeting and estimated he would be opening the new grocery store prior to Thanksgiving.

Mayor Hart also shared he met with Mr. Sutherland to get an update on the opening of the grocery store.

Mayor Hart encouraged the public to attend My Waterloo Days and shared this year's schedule.

CONSENT AGENDA

Feuss/Nichols
that the following items on the consent agenda be received and placed on file, including the payment of bills for May 27, 2025, in the amount of $20,869,579.96, and June 2, 2025, in the amount of $2,667,824.25, 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.

Resolution adopted and upon approval by Mayor assigned No.2025-312.

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).

Resolution adopted and upon approval by Mayor assigned No.2025-313.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-314.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-315.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-316.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-317.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-318.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-319.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-320.

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.

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.

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.

Resolution adopted and upon approval by Mayor assigned No.2025-321.

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.

Oghogho Oriakhi, Board/Commission: Complete Streets, Expiration Date:N/A, [New].

Robert Welch, Board/Commission: Civil Service Commission, Expiration Date: April 1, 2028, [Renewal].

Andrew Tink, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: May 2, 2028, [Renewal].

Stephanie Paxton, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: June 13, 2028, [Renewal].

Curtis Bovy, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: April 4, 2028, [Renewal].

Jake Connor, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: February 21, 2028, [Renewal].

Rodney Curran, Board/Commission: Plumbing Board of Licensing, Examiners and Appeals, Expiration Date: May 28, 2028, [Renewal].

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.

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.

Motion to receive and file Grout Museum funding reports of April 2025.

Motion to receieve and file Leisure Services Commission minutes of April 08, 2025.

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. Smoke O's, 1509 Flammang Drive. (Retail Tobacco)
u. Tobacco & Vape, 3821 University Avenue. (Device Permit)
v. Tobacco Outlet Plus #500, 1803 LaPorte Road. (Retail Tobacco)
w. Walgreens #10855, 1850 Logan Avenue. (Retail Tobacco)
x. Walgreens #3590, 3910 University Avenue. (Retail Tobacco)
y. Walgreens #7455, 111 W. Ridgeway Avenue. (Retail Tobacco)
z. XO Food & Liquor, 428 Franklin Street. (Retail Tobacco)
aa. Yesway #1022, 1976 Franklin Street. (Retail Tobacco)

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.

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

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.

Bonds.

PUBLIC HEARINGS

Waterloo Convention Center Furniture Project.

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 public hearing and receive oral and written comments. 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. 2025-322.

Nichols/Chiles
to receive, file, and instruct City Clerk to read bids. Voice vote-Ayes: Seven. Motion carried.
Office Concepts of Cedar Falls, Iowa - 5% - $158,538.86
Kirk Gross of Waterloo, Iowa - 5% - $13,730.00

Nichols/Chiles
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, in conjunction with the construction of the Waterloo Convention Center Furniture Project, 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. 2025-323.

<u>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.</u>

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.

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

Boesen/Wilder
Resolution authorizing the sale and conveyance of city-owned property located north of 115 Warp Drive to 3 Stooges, LLC in the amount of $1.00, 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. 2025-324.

Mr. Boesen questioned how rebates are determined.

Noel Anderson, Community Planning and Development Director, explained if a project is under 1 million of new taxable value the developer either gets free land or tax rebates, if the project is over 1 million then they are eligible for free land and five years of 50% tax rebates and projects in the 3 million range would be up to ten years for rebates.

Boesen/Wilder
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. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-325.

<u>Sale and conveyance of city-owned property located at 1131 Bertch Avenue.</u>

Wilder/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.

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

Wilder/Chiles
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. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-326.

Wilder/Chiles
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. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-327.

RESOLUTIONS

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

Boesen/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-328.

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.

Boesen/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-329.

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.

Boesen/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-330.

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

Chiles/Wilder
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-331.

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.

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

assigned No. 2025-332.

Resolution approving the Corridor Fire Marshals Mobile Food Vendor Fire Inspection Agreement, 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. 2025-333.

Mr. Boesen requested a review of the agreement.

Bill Beck, Chief of Fire Services explained the agreement is with other cities in the area pertaining to food truck inspections. The agreement allows if a food truck is inspected by another municipality it doesn't have to be reinspected for each city participating in the agreement.

Mr. Boesen feels this will streamline the mobile food business licensing.

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.

Nichols/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-334.

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.

Nichols/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-335.

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.

Nichols/Chiles
Roll Call vote-Ayes: Five. Nays: Boesen and Simon. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-336.

Mr. Boesen questioned the reasoning behind the project.

Ms. Creighton-Smith stated she feels the changes will cause confusion for motorists.

Mayor Hart explained the study was brought about by the downtown business owners to try to slow traffic down and allow more success for the business owners and allow greater access to businesses on both sides of the street.

Mr. Chiles explained a study on strode and that the project will help promote success for downtown business owners.

Ms. Wilder stated the neighbors in Church Row have been requesting these type of changes.

Jamie Knutson, City Engineer explained efforts to obtain grant funding for project and due to the Complete Streets Action Plan and this project being cited as part of the plan, in order to receive grant funding this project would need to be completed. There was discussion regarding a timeline for the project over the next five years.

Mr. Simon feels the project should be pushed off for a few more years and questioned if the project could be rejected if grant monies weren't awarded.

Jamie Knutson estimated it could be 2-3 years before construction could even begin.

Mayor Hart stated due to deteriorating infrastructure, this project is an absolute need and can no longer be kicked down the road.

Jamies Knutson explained the Complete Streets Plan and the Advisory Committee that was formed to develop the plan.

Mr. Boesen stated there are not al lot of businesses along 5th Street that will benefit from this project.

<u>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.</u>

Bosen/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-337.

<u>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.</u>

Nichols/Chiles
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-338.

<u>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.</u>

Boesen/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-339.

<u>Resolution approving Supplemental Agreement No. 1 with McClure Engineering, in the amount</u>

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.

Creighton-Smith/Boesen
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-340.

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.

Creighton-Smith/Boesen
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-341.

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.

Creighton-Smith/Boesen
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-342.

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.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-343.

Forest Dillavou, 1725 Huntington Road, questioned who the LLC's are involved in the projects.

Mr. Boesen questioned the City incentives as this is new development.

Noel Anderson, Community Planning and Development Director, stated they would have to figure out the incentives as this is an existing site under an existing Development Agreement, covered under a TIFF agreement for tax rebates back to the developer. They could choose told use these monies for a match for the Housing Tax Credit Application.

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.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-344.

Mr. Boesen questioned when the Development Agreement would need to be brought back before the council.

Mr. Anderson stated he would check the start date and contact Mr. Boesen with that information.

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.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-345.

Mr. Boesen questioned if Big Hand Pepper owned the property.

The developer explained they have an accepted offer subject to the board approving the application and their offer is subject to receiving the Housing Tax Credits for both projects.

Mr. Boesen questioned who would be responsible for the demo of the schools.

The developer responded they would be working that out with the city but are looking to get this application through first.

Mr. Boesen questioned if everything is sold at Edison School.

The Developer explained they have seven lots listed there.

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.

Nichols/Creighton-Smith
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2025-346.

ORDINANCES

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.

Wilder/Nichols
to receive, file, 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. Roll Call vote-Ayes: Seven. Motion carried.

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

Wilder/Nichols

to receive, file, consider, and pass for the second and third times and adopt said ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5796.

An ordinance amending the City of Waterloo Traffic Code of Ordinances.

Chiles/Wilder
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. Roll Call vote-Ayes: Seven. Motion carried.

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

Mr. Chiles thanked the Traffic Department for placing the signs in this area.

Chiles/Wilder
to receive, file, consider, and pass for the second and third times and adopt said ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5797.

ADJOURNMENT

Nichols/Chiles
that the council adjourn at 6:43 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk