



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, August 18, 2025
5:30 PM**

**CITY OF WATERLOO
COMMUNITY VISION PLAN**

1. Fly the W: To develop a sense of pride and relationship between residents and the City of Waterloo, and then leverage that pride to communicate the City's attributes to external audiences.
2. Elevate Housing: Redevelop, renovate, or improve 800 residences in Waterloo in eight years by providing access to capital.
3. Celebrate and Connect Neighborhoods: To leverage Waterloo's rich tradition of neighborhoods by celebrating and connecting them with the community and region at large.
4. Waterloo Works: Grow a diverse and skilled workforce in Waterloo that connects people and employers for mutual growth.
5. Crossroads Doubledown: Re-energize the Crossroads Mall area into a sports/recreation-themed gravitational center.
6. Power Up Downtown: Keep Waterloo's core downtown evolving to meet the needs of future generations, supporting and showcasing arts and cultural opportunities and creating an experience like no other.
7. Sportstown USA: To generate excitement, develop youth, and drive investment and economic impact from year-round visitors.
8. Community of Opportunity: Eliminate barriers that keep Waterloo residents, and the community as a whole, from reaching its true potential, creating an equitable, thriving, and sustainable community for future generations. Waterloo is a Community of Opportunity, where everyone can prosper.

GENERAL RULES FOR PUBLIC PARTICIPATION REGULAR SESSION AGENDA

- A. Iowa Code Chapter 21 gives the public the right to attend council meetings, but it does not require cities to allow public participation except during public hearings. The public is required to follow the rules listed in this article when speaking during any meeting of the city council.
- B. At the presiding officer's discretion, individuals may address the presiding officer by stepping to the podium, and after recognition by the presiding officer, shall state their

name, address, and group affiliation, if appropriate, and speak clearly into the microphone.

- C. Comments shall be germane and refrain from personal, impertinent, or slanderous remarks.
- D. Cell phones and electronic devices shall be set to silent prior to the start of the meeting.

RULES FOR PUBLIC COMMENT SECTION OF THE AGENDA

- A. Individuals shall speak one (1) time on only one (1) issue for a maximum of three (3) minutes During the public comment section of the agenda. The public shall not be required to pre-register to speak during public comment. Individuals shall only speak on matters not listed on the regular agenda for that date. Any matter presented shall be directed to the presiding officer and addressed, if necessary, after the meeting.
- B. Council members may speak during public comment portion of the agenda after the public has finished speaking
- C. City staff shall not be required to provide an immediate answer to a matter presented during a council meeting unless it specifically pertains to an item on the agenda

RULES FOR PUBLIC COMMENT DURING PUBLIC HEARINGS

Individuals may speak during the public comment portion of a scheduled public hearing for a maximum of three (3) minutes or may submit written comments to the city clerk by four o'clock (4:00) P.M. on the day of the public hearing. Groups of citizens with similar viewpoints are encouraged to select a representative to share the viewpoint of the group.

RULES FOR PUBLIC COMMENT DURING AGENDA ITEMS

At the discretion of the presiding officer, individuals may speak for a maximum of three (3) minutes when the council discusses agenda items. This section does not apply to businesses or parties directly involved in agenda items.

Roll Call.

Prayer or Moment of Silence.

Pledge of Allegiance, Ray Feuss, Ward 5 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the August 4, 2025 regular session, as proposed or amended.

PUBLIC COMMENTS

Iowa Code Chapter 21 gives the public the right to attend council meetings but it does not require cities to allow public participation except during public hearings. The City of Waterloo encourages the public to participate during the Oral Presentations by following the rules listed on the front of the agenda.

CONSENT AGENDA

The consent agenda is reserved for routine resolutions and motions, acted upon by roll call vote

on a single motion without discussion. Council shall either vote yea or nay when the roll is called. Council members may request that an item be removed from the consent agenda and considered separately. Such a request does not require a second. The public shall be prohibited from requesting that items listed on the consent agenda be removed and considered separately. The public may contact council members with questions regarding consent agenda items. 1-4A-16(A)(8).

1. Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.
2. Resolution approving a cancellation of a sidewalk assessment for 304 South Street, Certificate No. 35-0017080, in the amount of \$1,817.06.
3. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation - First Offense with Jim's Foods, 437 Sullivan Avenue, Waterloo, Iowa 50701, and acceptance of a civil penalty in the amount of \$300.00, and authorizing the Mayor and City Clerk to execute said document.
4. Resolution approving request of Maywood Real Estate, LLC, for a waiver for a concrete driveway, located at 108 Ogden Avenue, and authorizing the construction of an asphalt driveway and placing a driveway or sidewalk on City-owned right-of-way on an unimproved street.
5. Resolution approving the request of Rex Reed for a waiver for a concrete driveway, located at 389 Derbyshire Road, with the elimination of the sidewalk section due to inability to meet grade requirements.
6. Resolution of support for an application by 1515 Sycamore, LLC, for the Iowa Historic Tax Credit Program to the Iowa Economic Development Authority, to construct 87 dwelling units in conjunction with the rehabilitation of the Rath Administration Building, located at 1515 Sycamore Street, as approved by development agreement approved by the City Council by Resolution No. 2024-220, on April 15, 2024.
7. Resolution approving cancellation of a sidewalk assessment for property located at 1121 W. 8th Street, in the amount of \$279.47, and authorizing the City Clerk to notify Black Hawk County Treasurer of said cancellation.
8. Resolution approving an Award Agreement with the Iowa Levee Improvement Fund, for a grant in the amount of \$280,000.00, in conjunction with the FY 2024 Hawthorne Avenue Storm Sewer Lift Station Relief Well, Contract No. 1066, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

9. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as August 28, 2025, and date of public hearing as September 2, 2025, in conjunction with Asbestos Abatement Services, Contract AB-2025-08-01P, and instruct the City Clerk to publish notice.
10. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 4, 2025, and date of public hearing as September 15, 2025, in

conjunction with the FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127, and instruct the City Clerk to publish notice.

11. Resolution setting date of public hearing as September 15, 2025, to approve proposed repairs, in conjunction with the FY 2026 Sidewalk Inspection and Repair Program – Zone 5A, and approve a request to send out notification to property owners of proposed sidewalk repairs and estimate of costs, and instruct the City Clerk to publish notice.
12. Resolution setting date of public hearing for Monday, October 6, 2025 on an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City's project plan, and instruct the City Clerk to publish notice.
13. Motion to approve Change Order No. 1 with Owen Contracting, Inc., of Cedar Falls, Iowa, for a net decrease of \$139,049.45, in conjunction with Reconstruction of Taxiway A West, FAA AIP Project No. 3-19-0094-056-2023, and authorizing the Mayor and City Clerk to execute said document.
14. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Owen Contracting, Inc., of Cedar Falls, Iowa, in the amount of \$2,328,474.30, in conjunction with the Reconstruction of Taxiway A West, FAA AIP Project No. 3-19-0094-056-2023 BIL.
15. Motion to approve the appointment of **Amber Chase** to the position of Administrative Secretary in the Waste Management Department, effective August 19, 2025.
16. Communication from the Building Inspections Department on the notice of the conclusion of employment of Timothy Troyer, Combination Inspector II, effective July 18, 2025, with recommendation of approval of payout of \$3,713.07 for unused benefits.
17. Communication from the Library Department on the notice of the conclusion of employment of Mariah Bell, Library Assistant, effective August 1, 2025, with recommendation of approval of payout of \$1,498.54 for unused benefits.
18. Motion to approve Exception to Burning Yard Waste Application by B & K Lawn Care to burn a 15-foot strip of native prairie vegetation around a pond on property located at Landmark Commons, 1400 Maxhelen Blvd., August 18-30, 2025, 9:00 a.m. - noon.
19. Motion to approve Exception to Burning Yard Waste Application by Cedar Valley Soccer Club to burn native prairie vegetation around the 21-acre complex located at 3238 Dewitt Road, October 20–December 31, 2025.
20. **Cigarette/Tobacco/Nicotine/Vapor Permits**
New Star Fletcher, 315 Fletcher Avenue. (Device Permit)
Express Mart, 2027 Falls Avenue. (Device Permit)
21. **Liquor Licenses**
Dollar General #30998, 5570 Washington Street, Class B w/Sunday Sales (Ownership Update) Exp: 03/22/2026.
Dub's Pub, 1106 LaPorte Road, Class C w/Outdoor Service and Sunday Sales, (Renewal), Exp: 09/12/2026.

Dub's Pub, 1106 LaPorte Road, Class C w/Outdoor Service and Sunday Sales, (Outdoor Service) Exp: 09/13/2025.
 Hy-Vee Food Store #1, 2834 Ansborough Avenue, Class E w/Sunday Sales (Ownership Update) Exp: 03/23/2026.
 Hy-Vee Food & Drug Store #3, 1422 Flammang Drive, Class E w/Sunday Sales (Ownership Update) Exp: 02/08/2026.
 Hy-Vee Wine & Spirits #1, 2126 Kimball Avenue, Class E w/Sunday Sales (Ownership Update) Exp: 11/14/2026.
 Hy-Vee Fast & Fresh #1, 3700 University Avenue, Class E w/Sunday Sales (Ownership Update) Exp: 10/31/2026.
 Hy-Vee Clubroom #1, 2834 Ansborough Avenue, Class C w/Sunday Sales (Ownership Update) Exp: 10/16/2025.
 Hy-Vee Fast & Fresh #3, 1512 Flammang Drive, Class B w/Sunday Sales (Ownership Update) Exp: 08/26/2026.
 Kwik Star #229, 1717 E. San Marnan Drive, Class B w/Sunday Sales (Renewal), Exp: 09/24/2026.
 Locke at Tower Park, 4140 Kimball Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 09/20/2026.
 Placita, 321 W. 4th Street, Class B w/Sunday Sales (Renewal) Exp: 07/13/2026.
 RiverLoop Expo Plaza, Class C w/Sunday Sales (Temporary Premise Transfer) Exp: 08/30/2025.
 Uni Mart, 1615 Bishop Avenue, Class E w/Sunday Sales (Premises Update) Exp: 02/26/2026.
 XO Food & Liquor, 428 Franklin Street, Class E w/Sunday Sales (Renewal) Exp: 08/09/2026.

22. Bonds.

PUBLIC HEARINGS

1. Request by the City of Waterloo to rezone approximately 0.15 acres of land from “R-2, C-Z” Conditional Zoning District to “R-2” One and Two Family Residence District west of 207 Hope 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 and recommendation of approval of the Planning, Programming and Zoning Commission.

Motion 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 the City of Waterloo to rezone approximately 0.15 acres of land from “R-2, C-Z” Conditional Zoning District to “R-2” One and Two Family Residence District west of 207 Hope Avenue.

Motion to suspend the rules.

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

Submitted by: Noel Anderson, Community Planning and Development Director

2. Sale and conveyance of approximately 0.19 acres of city-owned property, located west of 720 Upton Avenue, in the amount of \$5,000.00, to Half Dozen Properties, LLC., including a Development agreement.

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 west of 720 Upland Avenue, in the amount of \$5,000.00 to Half Dozen Properties, LLC, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with Half Dozen Properties, for the construction of a two-family dwelling, having an approximate value of \$320,000.00, and an infill incentive grant of \$10,000.00, 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 approximately 0.20 acres of city-owned property, located northeast of 326 West 14th Street, in the amount of \$1.00, to 5 Bees, LLC, including a Development and Minimum Assessment Agreement.

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 northeast of 326 West 14th Street, in the amount of \$1.00 to 5 Bees, LLC, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with 5 Bees, LLC, for the construction of a 2,560-square-foot building, with an approximate value of \$178,000.00 and options for additional land, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Sale and conveyance of city-owned property located south of 427 Iowa Street, to Iowa Heartland Habitat for Humanity, in the amount of \$1.00, for the rehabilitation of 427 Iowa Street in the Walnut Neighborhood, including a Development Agreement.

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 south of 427 Iowa Street, to Iowa Heartland Habitat for Humanity, in the amount of \$1.00, for the rehabilitation of 427 Iowa Street in the Walnut Neighborhood and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for rehabilitating one single-family home located at 427 Iowa Street and conveyance of the property south of 427 Iowa Street for \$1.00, 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 Hold Harmless Agreement with Cedar Valley Catholic Schools of Waterloo, Iowa, in conjunction with student and parent ingress and egress through Miller Park off Carolina Avenue for the 2025-2026 school year, and beyond, and authorizing the

Mayor and City Clerk to execute said document.

Submitted by: Todd Derifield, Leisure Services Interim Director

2. Resolution approving a Professional Services Agreement with Public Consulting Group, in the amount of five percent of federal share of reimbursements received from participation in the Ground Emergency Medical Transport program for each cost reporting cycle covered under said agreement and authorizing the Mayor to execute said document.

Submitted by: Jason Hernandez, Medical Supervisor

3. Resolution approving a temporary easement agreement in the amount of \$2,867.00 with John P. Khairallah, located at 520 La Porte Road, in conjunction with the La Porte Road Phase II Reconstruction Project, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a request by VJ Engineering on behalf of 3 Stooges, LLC for the Final Plat of Martin Road Subdivision, a 3-lot industrial subdivision in the "M-2-P" Planned Industrial District located at 1330-1350 Martin Road

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a request by Claude L. Manning and Rose M. Manning for an Encroachment Agreement to allow for a fence on city-owned right-of-way in the "R-2" One- and Two-Family Residence District located south of 806 Cloverdale Avenue on Lucas Street.

Submitted by: Noel Anderson, Community Planning and Development Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk