



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Tuesday, September 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, Mayor Quentin Hart.

Approval of Agenda as proposed or amended.

Approval of Minutes of the August 18, 2025, regular council meeting, 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 Kristen Barfels for a waiver for a concrete driveway, located at 48 Martin Road, with the elimination of the sidewalk section due to inability to meet grade requirements.
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 18, 2025, and date of public hearing as October 6, 2025, in conjunction with the FY 2026 Winn Street Sanitary Sewer, Contract No. 1134, and instruct the City Clerk to publish notice.
4. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 11, 2025, and date of public hearing as September 15, 2025, in conjunction with Demolition and Site Clearance Services, Contract No. D-2025-08-01P, and instruct the City Clerk to publish notice.
5. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 11, 2025, and date of public hearing as September 15, 2025, in conjunction with Demolition and Site Clearance Services, Contract No. RD-2025-08-02P, and instruct the City Clerk to publish notice.
6. Resolution setting date of public hearing as September 15, 2025, to approve plans and specifications in conjunction with the Ansborough Avenue CMAQ, Traffic Signal Fiber Optic Installation from Downing Avenue south 2.7 miles to Fischer Drive to US 218, Iowa DOT Grant Project Number 07-8155-784, and instruct the City Clerk to publish notice.
7. Resolution setting date of public hearing as September 15, 2025, approving plans and specifications in conjunction with the Broadway Street CMAQ, Traffic Signal Fiber Optic Installation, Broadway Street from US 63 north 4.2 miles to US 218, Iowa DOT Grant Project Number 07-8155-785, and instruct the City Clerk to publish notice.
8. Resolution to approve contract, bonds, and certificate of insurance, in conjunction with the previously-awarded bid to GEMS Technical Services, Inc, FAA AIP Project No. 3-19-0094-057-2025, and authorizing the Mayor and City Clerk to execute said documents.
9. Resolution accepting Iowa DOT FY-2026 Commercial Service Vertical Infrastructure grant, in the amount of \$123,103.00, for Terminal Renovations (paint and carpet).
10. Resolution approving the sale of used equipment/vehicles from the Public Works Department via the Purple Wave website.
11. Motion to approve Final Quantity Summary with Lodge Construction, Inc., of Clarksville,

Iowa, for a net increase of \$2,213.80, in conjunction with the FY 2024 Sulentic Park Shelter, Contract No. 1105, and authorizing the Mayor to execute said document.

12. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Lodge Construction, Inc., of Clarksville, Iowa, in the amount of \$120,191.70, in conjunction with the FY 2024 Sulentic Park Shelter, Contract No. 1105, and receive and file a two-year maintenance bond.
13. Motion to approve Change Order No. 06 with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net increase of \$181,665.00, in conjunction with FY 2024 La Porte Road Improvements, Phase I Project, Contract No. 1016, DOT Contract No. STBG-SWAP-8155(760)--SG-07, and authorizing the Mayor and City Clerk to execute said document.
14. Motion approving Change Order No. 1 with Matt Construction, Inc. of Sumner, Iowa, for a total increase of \$2,576.52 in conjunction with the FY 2025 South Hills Golf Course Maintenance Building Contract No. 1130, and authorizing the Mayor and City Clerk to execute said document.
15. Motion to accept and place on file the arbitration results reflecting that a rebate earnings payment of \$101,764.86 is due to the Internal Revenue Service for the General Obligation Bonds Series 2022B.
16. Motion to receive and place on file the City of Waterloo's submitted 509A Application for Renewal and Statement of Actuarial Opinion for FYE 2025.
17. Motion to approve Exception to Burning Yard Waste Application by George Wyth State Park to burn location within the park, generally located at 3659 Wyth Road, from September 2025 - April 2026.
18. Motion to approve the appointment of **Nathan Beuseling** from the current Civil Service List to the position of Property Safety Inspector in the Building Inspections Department, effective September 4, 2025.
19. Motion to approve the appointment of **Ann Baker** from the current Civil Service List to the position of Bookkeeper in the Housing Authority department, effective September 8, 2025.
20. **Sarah Rieken**, Board/Commission: Human Rights Commission, Expiration Date: September 2, 2028, [New].
21. **Claudia Rivera**, Board/Commission: Human Rights Commission, Expiration Date: 8/19/2028 [New-full].
22. Communication from the Police Department on the notice of the conclusion of employment of Thomas Flaherty, Police Officer, effective July 22, 2025, with recommendation of approval of payout of \$3,734.94 for unused benefits.
23. Communication from the Traffic Department on the notice of the conclusion of employment of Mohammad Elahi, Traffic Operations Director, effective July 31, 2025 with recommendation of approval of payout of \$10,501.62 for unused benefits.
24. Motion to receive and file Leisure Services Commission Board minutes of July 8, 2025.

25. Motion to receive and file Airport Board minutes of July 16, 2025.

26. Liquor Licenses

Bamboo Ridge Campground, 4550 La Porte Road, Class B w/Sunday Sales (Renewal) Exp: 09/18/2026.

Black Hawk Tennis Club, 1005 Black Hawk Road, Class C w/Sunday Sales (Renewal) Exp: 06/25/2026.

CVS/Pharmacy, #8544, 1825 E. San Marnan Drive, Class E w/Sunday Sales (Ownership Updates) Exp: 05/31/2025.

Hy-Vee Fast & Fresh #3, 1512 Flammang Drive, Class B w/Sunday Sales (Renewal) Exp: 08/26/2026.

Kwik Stop 3, 1104 Washington Street, Class E w/Sunday Sales (Renewal) Exp: 07/26/2026.

Landmark Commons, 1400 Maxhelen Boulevard, Class F w/Outdoor Services/Living Quarters/Sunday Sales (Renewal) Exp: 08/31/2026.

Longhorn Steakhouse #5374, 1425 E. San Marnan Drive, Class C w/Sunday Sales (Renewal) Exp: 08/31/2026.

Lounge Bar, LLC, 32 Lafayette Street, Class C w/Sunday Sales (New) Exp: 07/09/2026.

M & J Caribbean Restaurant, LLC, 926 La Porte Road, Class C w/Sunday Sales (New) Exp: 07/06/2026.

Mama Nick's Circle Pizzeria, Inc., 1934 Washington Street, Class C w/Sunday Sales (Renewal) Exp: 09/02/2026.

Prime Mart 5, 508 Broadway Street, Class E w/Sunday Sales (Renewal) Exp: 09/15/2026.

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

Rome's Place, 201 Rath Street, Class C Living Quarters w/Sunday Sales (New) Exp: 08/31/2026.

27. Bonds.

PUBLIC HEARINGS

1. Asbestos Abatement Services, Contract AB-2025-08-01P.

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 confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file, and instruct the City Clerk to read bids.

Resolution approving award of bid to Advanced Environmental of Waterloo, Iowa, in the amount of \$115,000.00, in conjunction with Asbestos Abatement Services, Contract AB-2025-08-01P, for property located at 310 Upland Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving and authorizing a Loan and Disbursement Agreement by and between the City of Waterloo and the Iowa Finance Authority, and authorizing and providing for the issuance of Sewer Revenue Capital Loan Note, Series 2025G (Reissuance of Sewer

Revenue Capital Loan Notes, Series 2023B (2025 Loan Forgiveness) of the City.

Submitted by: Bridgett Wood, Finance Director

2. Resolution approving request by the Waterloo Regional Airport to release 13.0 acres of Airport property known as Parcel G and Parcel H, for the amount of \$577,800.00, to the City of Waterloo, Iowa for continued development, and authorizing the Mayor and City Clerk to execute all formal land release documents as required and submit said documents to the Federal Aviation Administration.

Submitted by: Steven Kjergaard, Director of Aviation

3. Resolution approving an agreement with Invision Architecture, not to exceed \$8,500.00, for planning and design services related to new fuel site locations and Public Works facility updates, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

4. Resolution approving an agreement with Routeware, Inc. of Portland, Oregon, in the amount of \$6,995.42 with a subscription fee increase of not more than four-percent during years two and three of a thirty-six-month contract, in conjunction with Sanitation collection, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

5. Resolution approving Primary Highway Detour Agreements with the Iowa Department of Transportation to allow traffic to be detoured to various portions of Ridgeway Avenue, in conjunction with the Highway 20 Pavement Replacement Project, NHSX-020-6(73)--3H-07, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

6. Resolution approving a Professional Services Agreement with Tallgrass Archaeology, of Iowa City, Iowa, in the amount of \$15,678.68, in conjunction with the EDA Grant for storm and sanitary sewer for the WARP Business Park, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

7. Resolution approving an Early Access Agreement with International Paper Company, to allow for the transportation of excess fill located at 3230 Leverage Road to 4050 Leverage Road, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Permanent Utility Easement Agreement with SKH Properties, LLC, located at 330 Tower Park Drive, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution for the first amendment to the development agreement between the City of Waterloo and Waterloo Crossroads Development, LLC, to increase the maximum amount payable to the developer by \$4,000,000.00, and authorize the Mayor and City Clerk to

execute said amendment.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Collateral Assignment of the Development Agreement between Waterloo Crossroads Development, LLC, City of Waterloo, Iowa and Home State Bank, and authorizing the Mayor to sign said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Amendment to the development agreement between EIC Enterprises, LLC, Northeast Iowa Food Bank, and the City of Waterloo, for the relocation of two homes located at 1633 and 1637 Lafayette Street, and possible reuse of 1617 Lafayette Street, and authorize the Mayor and City Clerk to execute said amendment.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving a permanent easement agreement in the amount of \$20,418.00, and a temporary easement agreement in the amount of \$1,827.00, with Farmers State Bank, located west of 301 Tower Park Drive, in conjunction with the Winn Street sanitary sewer extension project, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

13. Resolution approving a Temporary Easement Agreement with Veridan Credit Union, located at 233 Fisher Drive, in conjunction with the Winn Street Sanitary Sewer Extension Project, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

14. Resolution approving a Release of a Mortgage between the City of Waterloo and Central Property Holdings, LLC for property located at 221 Franklin Street, and authorize Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk