



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, September 15, 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, Kelley Felchle, City Clerk.

Approval of Agenda as proposed or amended.

Approval of Minutes of September 2, 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 preliminary plans, specifications, form of contract, etc., setting date of bid opening as October 2, 2025, and date of public hearing as October 6, 2025, in conjunction with the FY 2026 Sidewalk Infill, Sidewalk Ramp and Trail Repair Program - Zone 5A, Contract No. 1131, and instruct the City Clerk to publish notice.
3. Resolution setting the date of public hearing as October 6, 2025, for the sale and conveyance of approximately 24.3 acres of city-owned property, located at the southwest corner of Kimball Avenue and West Orange Road, in the amount of \$1.00, to Midwest Development Company, with a Development Agreement for the construction of seventy single-family homes, and instruct the City Clerk to publish public notice.
4. Resolution setting date of public hearing as October 6, 2025, to authorize the sale and conveyance of a portion of the property to the southwest of 3211 Titan Trail, to Xcel Electric LLC, in the amount of \$1.00, for the construction of a 4,000 square foot building, including a Development Agreement, and instruct the City Clerk to publish notice.
5. Resolution setting date of public hearing as October 6, 2025, to approve a rezone request by Midwest Development Company on behalf of the City of Waterloo to rezone approximately 24.27 acres from "R-1" One and Two Family Residence District to "R-1, R-P" Planned Residence District to construct seventy homes located south of Orange Road and west of Kimball Avenue, and instruct the City Clerk to publish notice.
6. Resolution approving a Title VI Non-Discrimination Agreement with the Iowa Department of Transportation, and authorizing the Mayor and Human Rights Director to execute said document.
7. Resolution approving a Standard Title VI/Non-Discrimination Assurances agreement with the United States Department of Transportation, and authorizing the Mayor and Human Rights Director to execute said document.
8. Resolution approving cancellation of sidewalk assessments for properties located at 1029 Grant Avenue, in the amount of \$316.73, 1412 Commercial Street, in the amount of \$1,024.72, and authorizing the City Clerk to notify Black Hawk County Treasurer of said cancellation.
9. Resolution approving the award of the bid to Aspro, Inc., of Waterloo, Iowa, in the amount of \$24,750.00, approving the contract and certificate of insurance, in conjunction with the FY 2025 Furgerson Fields Basketball Court Overlay Project, and authorizing the Mayor to execute said document.

10. Resolution approving award of hotel/motel tax council discretionary funds to the Friends of NCC in the amount of \$12,000.00.
11. Resolution approving Hotel/Motel Grant award in the amount of \$3,000.00 to Main Street Waterloo for funding for the Main Street Iowa Fall meeting and \$15,000.00 to Experience Waterloo for event barriers.
12. Motion approving Change Order No.2 with Baker Enterprises, Inc., of Waverly, Iowa, for a net increase of \$79,800.00, in conjunction with FY 2025 W.A.R.P. 4th Addition, Contract No. 1114, and authorizing the Mayor and City Clerk to execute said document.
13. **Hector Salamanca Arroyo**, Board/Commission: Historic Preservation Commission, Expiration Date: April 18, 2028, [Renewal].
14. **Ivan Valtchev**, Board/Commission: Historic Preservation Commission, Expiration Date: April 18, 2028, [Renewal].
15. **Nicholas Hedrick**, Board/Commission: Historic Preservation, Expiration Date: April 15, 2028, [Renewal].
16. **Liquor Licenses**
Casey's #2880, 1604 La Porte Road, Class C w/Sunday Sales (Renewal) Exp: 09/30/2026.
Chilitos Mexican Bar & Grill, 441 E. Tower Park Drive, Class C w/Sunday Sales (Ownership Update) Exp: 08/07/2026.
Dollar General #4698, 2935 Logan Avenue, Class B w/Sunday Sales (New) Exp: 07/14/2026.
Dollar General #20584, 1650 Idaho Street, Class B w/Sunday Sales (Ownership Update) Exp: 11/06/2026.
Friendship Village, 600 Park Lane, Class F w/Outdoor Service and Sunday Sales (Renewal) Exp: 10/18/2025.
Kwik Star #1004, 111 E. Donald Street, Class B w-Sunday Sales (Renewal) Exp: 10/21/2026.
Lounge Bar, LLC, 32 Lafayette Street, Class C w/Sunday Sales (Ownership update) Exp: 07/09/2026.
Maui Wowi Iowa, 257 Ansborough Avenue, Class C w/Outdoor Service and Sunday Sales (New) (5-Day) Exp: 09/21/2025.
Narey's 19th Hole, 2073 Logan Avenue, Class C w/Sunday Sales (Renewal) Exp: 08/22/2026.
National Dairy Cattle Congress, 250 Ansborough Avenue, Class C w/Sunday Sales (Unlicense Location) Exp: 02/28/2026.
Queen of Peace Church, 320 Mulberry Street, Class C w/Outdoor Service and Sunday Sales (New) (5-Day) Exp: 09/18/2025.
Tobacco Outlet Plus #500, 1803 La Porte Road, Class B w/Outdoor Service (Renewal) Exp: 10/14/2026.
Tobacco Outlet Plus #500, 1803 La Porte Road, Class B w/Outdoor Service (Premises Update) Exp: 10/14/2026.
17. Bonds.

PUBLIC HEARINGS

1. FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127.

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

HOLD HEARING - No comments on file.

Motion to close the hearing and receive and file oral and written comments.

Resolution adopting Proposed Resolution of Necessity, as proposed or amended.

Resolution approving proposed construction of sidewalk improvements.

Resolution to fix the value of lots.

Resolution to adopt proposed plat and schedule of assessments and estimate of costs.

Submitted by: Oumie Ceesay, Associate Engineer

2. FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127.

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 City Clerk to read bids.

Resolution approving award of bid to Brock Even Construction, of Jesup, Iowa , in the amount of \$76,843.42, approving the contract, bond and certificate of insurance, in conjunction with the FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Oumie Ceesay, Associate Engineer

3. Ansborough Avenue CMAQ, Traffic Signal Fiber Optic Installation from Downing Avenue south 2.7 miles to Fischer Drive, Contract No.07-8155-784.

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.

Resolution approving award of bid to K&W Electric of Cedar Falls in the amount of \$524,947.50, approving the contract, bonds, and certificate of insurance, in conjunction with the Ansborough Avenue CMAQ, Traffic Signal Fiber Optic Installation from Downing Avenue south 2.7 miles to Fischer Drive, Contract No.07-8155-784, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

4. Broadway Street CMAQ Traffic Signals, Fiber Optic Installation, Broadway Street, US 63 north 4.2 miles to US 218, Contract No.07-8155-785.

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.

Resolution approving award of bid to K&W Electric of Cedar Falls in the amount of \$774,627.00 approving the contract, bonds, and certificate of insurance, in conjunction with the Broadway Street CMAQ Traffic Signals, Fiber Optic Installation, Broadway Street, US

63 north 4.2 miles to US 218, Contract No.07-8155-785, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

5. Demolition and Site Clearance Services, Contract No. D-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 and refer to the Community Planning and Development Director for further review.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Demolition and Site Clearance Services, Contract No. RD-2025-08-02P.

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 and refer to the Community Planning and Development Director for further review.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Request by E & A Properties, LLC, for an appeal of the City Engineer to allow for automobiles to be parked in the city-owned right-of-way of West 16th Street northeast of Jefferson Street, in the "M-1" Light Industrial District.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for the rehabilitation of 627 W. 3rd Street, including an acquisition grant of \$33,500.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution to approve an American Rescue Plan Act Subrecipient Agreement in the amount of \$500,000.00, with Iowa Heartland Habitat for Humanity, and authorizing the Community Planning and Development Director to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a request by Brent Bohlen for an Encroachment Agreement to allow a patio, pergola, and fence in the city-owned alley right-of-way in the "R-1" One and Two Family Residence District, located at 130 Columbia Circle.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving an addendum to the current contract with Per Mar Security for the Waste Management Services Plant, extending the contract for three (3) years and outlining rate increases each year, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution awarding bid to Iowa Wall Systems, Inc. of Waterloo, Iowa, in the amount of \$12,100.00, in conjunction with the Veterans Memorial painting and Hall Repair, and authorizing the Mayor to execute said document.

Submitted by: Greg Ahlhelm, Building Official

7. Resolution to award bid to Don Gardner Construction of Waterloo, Iowa, in the amount of \$24,785.00, in conjunction with the remodel of the Waterloo Convention Center Skywalk between the Hotel and Convention Center, and authorizing the Mayor to execute said document.

Submitted by: Greg Ahlhelm, Building Official

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk