

September 15, 2025

COUNCIL WORK SESSION

Harold E. Getty Council Chambers

Roll Call.

Members present: Mayor Pro Tem Ray Feuss in the Chair, Mr. Boesen, Mr. Nichols, Mr. Simon and Mr. Feuss. Ms Wilder arrived at 4:29 p.m.
Ms. Creighton-Smith and Mr. Chiles were absent.

Agenda, as proposed or amended.

Nichols/Boesen

that the agenda as proposed be approved. Voice vote-Ayes: Four. Motion carried.

Presentation by Historic Preservation Commission regarding 521 Pine Street.

Noel Anderson, Community Planning and Development Director, provided background on the purchase of 521 Pine Street.

Ivan Valtchev, Historic Preservation Commission, shared that he lives in the Walnut neighborhood where the property is located and has strong feelings about seeing the dwelling renovated rather than demolished. He shared a number of photos of the property and asked the council to consider allowing the home to stand as is with the hopes that someone will choose to renovate it. He believes the home would add value to the neighborhood and offered to spearhead an effort to make the home less of an eyesore and limit its deterioration.

Mr. Boesen questioned how many developers have looked at the site.

Noel Anderson commented that approximately three or four to date.

Mr. Boesen expressed concern that it would just continue to get worse. He shared that the structure does not have a rating for historical significance.

Ivan Valtchev commented that the neighborhood is.

Joseph Dahlman, City Planner, explained that the building was surveyed for architectural significance, and it did receive an A rating, which is why it went before the Historical Preservation Commission to demolish it.

Mr. Boesen commented that unless the building is completely sealed up, it would continue to deteriorate, and then there would be the issue of black mold to deal with.

Mr. Simon questioned why we are trying to save a building that nobody wants.

Ivan Valtchev explained that there has been a lot of development in the Walnut neighborhood, and everything is trending up. He thinks that it is worth trying to preserve for a bit longer as the neighborhood continues to move in the right direction.

Mr. Feuss requested clarification on the recommendation from the Historic Preservation Commission.

Ivan Valtchev explained that they don't want to demolish the property, but if it is left, they would like to see some dollars allocated to fixing the hole in the roof and allow the neighborhood to try to come up with a plan to repair the property.

Mr. Nichols questioned if there had been any sort of estimate put together to determine the costs to stabilize the property.

Noel Anderson commented that those efforts would likely cost at least \$70,000.

Discussion of updates to the public works facility.

Randy Bennett, Public Works Division Manager, gave a presentation on the strategic planning for potential updates they want to do with the public works site.

Mr. Boesen questioned what would happen to the current fuel site if a new site was built.

Randy Bennett explained that they would approach the Waterloo Schools about whether they would be interested.

Mr. Boesen commented that the location could be difficult to access at times due to trains sitting on the tracks for a period of time.

ADJOURNMENT

Boesen/Nichols

that the council adjourn at 4:52 p.m. Voice vote-Ayes: Five. Motion carried.

Kelley Felchle
City Clerk