THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, October 20, 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, Rob Nichols, At-Large Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the October 6, 2025, Regular Council and Work 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 the request of Star Equipment, Ltd, for a waiver for a concrete driveway, located at 2625 W. Airline Highway, with the elimination of the sidewalk section due to inability to meet grade requirements.

3. Resolution approving the request by James Duncan, for tax exemptions on the construction of a new single-family house valued at $300,000.00, for property located at 129 Axlewood Drive, and located in the Consolidated Urban Revitalization Area (CURA).

4. Resolution approving the request by Troy Seemann, for tax exemptions on the construction of a new single-family house valued at $280,000.00, for property located at 2230 Independence Avenue and located in the Consolidated Urban Revitalization Area (CURA).

5. Resolution approving the request by Chris Fischels, for tax exemptions on the construction of a new commercial building valued at $170,000.00, for property located at 1809 Black Hawk Street and located in the Consolidated Urban Revitalization Area (CURA).

6. Resolution approving award of bid to MidState Solution, LLC, of Baxter, Iowa, in the amount of $230,786.93, approving the contract, bonds, and certificate of insurance, in conjunction with the FY 2026 Sidewalk Infill, Sidewalk Ramp and Trail Repair Program - Zone 5A, Contract No. 1131, and authorizing the Mayor and City Clerk to execute said documents.

7. Resolution setting date of public hearing as Monday, December 1, 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.

8. Resolution setting date of public hearing as November 3, 2025, to approve a rezone request by Robson Homes to rezone approximately 37.07 acres from “R-3” Multiple Residence District to “R-3, R-P” Planned Multiple Residence District located east of Omaha Avenue, and instruct the City Clerk to publish notice.

9. Resolution setting date of public hearing as November 3, 2025, to approve a Site Plan Amendment request by Xcel Electric, LLC for the construction of a 5,000 square foot building in the “B-P” Business Park District located south of 3211 Titan Trail, and instruct the City Clerk to publish notice.

10. Resolution setting the date of public hearing as November 3, 2025, for the sale and conveyance of 420 Bayard Street in the Church Row Neighborhood to Iowa Heartland Habitat for Humanity, including a Development Agreement including a demolition agreement and grant of $7,500.00 for infill housing development, and instruct the City Clerk

to publish notice.

11. Resolution approving the Provider Participation Agreement for FY 2027, and authorizing the Medical Supervisor, Jason Hernandez, to execute said agreement.

12. Resolution approving the Ground Emergency Medical Transport (GEMT) program related IGT Fund Transfer Agreement for FY 2027, and authorizing the mayor to execute said document.

13. Resolution approving award of hotel/motel tax council discretionary funds to the BMHG in the amount of $6,800.00.

14. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Landmark Turf Services, LLC, of Dunkerton, Iowa, in the amount of $54,208.00, in conjunction with the FY 2026 Levee Rip Rap Spraying, Contract No. 1120, and receive and file a two-year maintenance bond.

15. Motion to approve Change Order No. 24 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of $1,028,028.66, in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

16. Motion to approve Change Order No. 25 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of $18,149.60, in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

17. Motion to approve Change Order No. 26 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net decrease of $50,828.32, in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

18. Motion to approve Change Order No. 30 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of $648,926.06 in conjunction with the FY 2023 Construction of a Fiber-to-the-Premise Feeder/Distribution and Backbone Network Project, Contract No. 1088, and authorizing the Mayor and City Clerk to execute said document.

19. Communication from the Police Department on the notice of the conclusion of employment of David Bovy, Police Officer, effective October 3, 2025 with recommendation of approval of payout of $17,362.56 for unused benefits.

20. Communication from the Library Department on the notice of the conclusion of employment of David Eckert, Library Director, effective July 10, 2025, with recommendation of approval of payout of $11,705.12 for unused benefits.

21. Motion to approve the appointment of **Jonathan Gentz** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective October 21, 2025.

22. Motion to approve the appointment of **Michiel Derifield** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective October 21, 2025.

23. Motion to approve the appointment of **Mike Hackbarth** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective October 21, 2025.

24. **Liquor Licenses**
    Chapala Mexican Restaurant, 900 La Porte Road, Class C, w/Outdoor Service and Sunday Sales (Renewal) 10/22/2026.
    Family Dollar #30944, 2206 Kimball Avenue, Class B, w/Sunday Sales (Renewal) 07/31/2026.
    Fester's Pub, 324 E. 4th Street, Class C, w/Outdoor Service and Sunday Sales (Renewal) 07/21/2026.
    Placita, 321 W. 4th Street, Class C, w/Sunday Sales (Renewal) 09/28/2026.

25. Bonds.

PUBLIC HEARINGS

1. **Request by Pella Building Systems on behalf of BKKS Holdings for a Site Plan Amendment to construct a storage facility in "M-2,P" Planned Industrial District located east of 155 Warp Drive.**

   Motion to receive and file proof of publication of notice of public hearing.
   HOLD HEARING - No comments on file.
   Motion to close public 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 amendment to 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 Site Plan Amendment request by Pella Building Systems on behalf of BKKS Holdings for a Site Plan Amendment to construct a storage facility in "M-2,P" Planned Industrial District located east of 155 Warp Drive.
   Motion to suspend the rules.
   Motion to consider and pass for the second and third times and adopt ordinance.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. **Request by Troy Morris for a Site Plan Amendment to allow for a restaurant, ice cream shop, and sign shop in a former funeral home in the "S-1" Shopping Center District located at 3146 Kimball Avenue.**

   Motion to receive and file proof of publication of notice of public hearing.
   HOLD HEARING - No comments on file.
   Motion to close public 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 amendment to 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 Site Plan Amendment request by Troy Morris to allow for a restaurant, ice cream shop, and sign shop in a former funeral home in the "S-1" Shopping Center District located at 3146 Kimball Avenue.
   Motion to suspend the rules.
   Motion to consider and pass for the second and third times and adopt ordinance.

   Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving an Amendment to the Development and Minimum Assessment Agreement with Airline Storage, LLC, originally approved June 20, 2022, to extend the timeline for improvement completions, amend the minimum assessed value and allow for the sale of units on property located at 3318 West Airline Highway, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving an amendment to the Development Agreement with Half Dozen Properties for the construction of a new duplex located west of 720 Upton Avenue, with a Minimum Assessment Agreement, and authorizing the Mayor and City Clerk to execute said agreements.

   Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a Temporary Easement aAreement in the amount of $349.00, with La Porte Road DQ, Inc., located at 1506 La Porte Road, in conjunction with the La Porte Road Phase II Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity for the construction of two single-family homes or a duplex on Oaklawn Avenue in the Church Row Neighborhood including a Demolition Agreement, an Acquisition Grant of $28,750.00, and Infill Housing Grant of $15,000.00, and authorizing the Mayor and City Clerk to execute said documents.

   Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving and accepting an Acquisition Contract and approving a Deed to sell real property to the City of Waterloo for a partial right-of-way acquisition, and Permanent and Temporary Easements Agreements with Price Investments, LLC, in the amount of $25,000.00, located at 1955 Locke Avenue, 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

6. Resolution approving Ground Lease Agreements (2) of up to 50 years with Grand Husk Solar, of Chicago, Illinois, for approximately 759 acres at the Waterloo Regional Airport, effective upon execution of the agreement, for the development of solar fields in various locations, as defined within the agreement, with a one-time signing fee of $50/acre plus annual rent of $50/acre during the development term, $350/acre during the construction term, and $1,400/acre during the production term (subject to two-percent per year increase during the production term), and authorizing the Mayor and City Clerk to executed said document.

   Submitted by: Steven Kjergaard, Director of Aviation

7. Resolution approving a Professional Services Agreement with Terracon Consultants, Inc.,

of Cedar Falls, Iowa, in the amount not to exceed $31,350.00 in conjunction with the FY 2026 EDA WARP Storm, Sanitary and Water Extensions, Contract No. 1138, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Matt Schindel, Principal Engineer

8. Resolution approving an Engineering Services Agreement with Strand Associates, to update the Waste Water Treatment Plant Facilities Plan from 2017, in an amount not to exceed $275,000.00, and authorizing the Mayor to execute said document.

   Submitted by: Randy Bennett, Public Works Division Manager

9. Resolution approving a Professional Services Agreement with Fehr Graham Engineering and Environmental for an amount not to exceed $4,500.00, to perform land surveying work at 360 Westfield Avenue, and authorizing the Mayor to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk