



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, November 3, 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, Belinda Creighton-Smith, Ward 4 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the October 20, 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 the request by Jordan Haas, for tax exemptions on the construction of a new condominium valued at \$279,900.00, for property located at 4102 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
3. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4104 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
4. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4106 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
5. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4107 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
6. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4108 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
7. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4109 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
8. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4112 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
9. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4113 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
10. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4114 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
11. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4115 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).

12. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4116 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
13. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4117 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
14. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4118 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
15. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4119 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
16. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4122 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
17. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4123 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
18. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4124 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
19. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4125 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
20. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4126 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
21. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4127 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
22. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4128 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
23. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4135 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
24. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4137 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).

25. Resolution approving the request by Saj Mukhtar, for tax exemptions on the construction of a new single-family home valued at \$440,000.00, for property located at 2319 Osage Avenue and located in the Consolidated Urban Revitalization Area (CURA).
26. Resolution approving the request by Black Hawk LLC, for tax exemptions on the construction of a new commercial building valued at \$535,000.00, for property located at 1923 Black Hawk Street and located in the Consolidated Urban Revitalization Area (CURA).
27. Resolution setting date of public hearing as November 17, 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.
28. Resolution setting date of public hearing as November 17, 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, including a Development Agreement for the construction of seventy single-family homes, and instruct the City Clerk to publish public notice.
29. Resolution setting date of public hearing as December 1, 2025 to approve entering into a long-term ground lease with Grand Husk Solar to lease approximately 759 acres of Airport-owned land, and instruct the City Clerk to publish notice.
30. Resolution approving submission of a Highway Safety Improvement Program (HSIP) grant application in the amount of \$420,000.00, for snow protection of red signal lights.
31. Resolution authorizing additional fund transfer for FY25, as listed in Exhibit "A" as required by law.
32. Resolution authorizing fund transfer for FY26, as listed in Exhibit "A" as required by law.
33. Resolution approving the award of hotel/motel tax council discretionary funds to the Cedar Valley Irish Cultural Association in the amount of \$6,250.00.
34. Motion to approve Final Quantity Summary with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net increase of \$938,981.71, in conjunction with the FY 2020 University Avenue Reconstruction Phase 3 Project, Contract No. 971, and authorizing the Mayor and City Clerk to execute said document.
35. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$15,326,632.08, in conjunction with the FY 2020 University Avenue Reconstruction Phase 3 Project, Contract No. 971, and receive and file a two-year maintenance bond.
36. Motion to approve Change Order No. 1 with Thome Excavating & Grading of La Porte City, Iowa, for a net increase of \$2,820.00, in conjunction with additional demolition work for property located at 222 Randall Street in conjunction with Demolition and Site Clearance Services Contract No. D-2025-06-03P.
37. Motion to approve Change Order No. 3 with Peters Construction Corporation of Waterloo,

Iowa, for a total increase of \$24,552.89, in conjunction with the FY 2024 Byrnes Aquatic Center, Contract No. 1077, and authorizing the Mayor to execute said document.

38. Motion to approve Change Order No. 31 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$44,845.42. 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.
39. Motion to approve Change Order No. 32 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$51,109.97. 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.
40. Motion to approve Change Order No. 33 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$42,373.57. 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.
41. Motion to approve Change Order No. 1 with Lehman Trucking & Excavating, Inc. of Waterloo, Iowa, for a net increase of \$750.00, for additional demolition work for property located at 100 E. 9th Street, in conjunction with Demolition and Site Clearance Services Contract RD-2025-08-02P.
42. Motion to receive and file Airport Board minutes of September 17, 2025.
43. Motion to receive and file Grout Museum funding reports of July, August, and September 2025.
44. Motion to receive and file Leisure Services Commission Board minutes of September 9, 2025.
45. Motion to approve the appointment of **Logan Cinnamon** from the current Civil Service List to the position of City Forester in the Leisure Services Department, effective November 10, 2025.
46. **Jessica Rucker**, Board/Commission: Community Development Board, Expiration Date: March 1, 2029, [Renewal].
47. **Liquor Licenses**
 - Capella Magna, LLC, 622 Commercial Street, Class C w/Sunday Sales (Renewal) 11/30/2026.
 - Carpenter's Diner, 518 Jefferson Street, Class C w/Sunday Sales (Renewal) 11/02/2026.
 - Casey's #2879, 3260 University Avenue, Class E w/Sunday Sales (Premises Updates) 09/30/2026.
 - Dollar General #4698, 2935 Logan Avenue, Class C w/Sunday Sales (Ownership Update) 07/14/2026.
 - Fareway Stores #951, 40 W. San Marnan Drive, Class E w/Sunday Sales (Renewal) 11/15/2026.
 - Hy-Vee #1 Clubroom, 2834 Ansborough Avenue, Class C w/Sunday Sales (Renewal) 10/16/2026.
 - Hy-Vee Fast & Fresh #1, 3700 University Avenue, Class B w/Sunday Sales (Renewal)

10/31/2026.

The Loft, 710 Jefferson Street, Class C w/Sunday Sales (Renewal) 10/31/2026.

Three Amigos Family Restaurant, 2820 Falls Avenue, Class C w/Sunday Sales (Renewal) 08/24/2026.

West Side Liquor, 919 West 5th Street, Class E w/Sunday Sales (Renewal) 10/29/2026.

48. Cigarette/Tobacco/Nicotine/Vapor Permits

BP Fuel, 127 Jefferson Street. (Retail Tobacco)

Casey's 218 Pub, 4014 University Avenue. (Retail Tobacco)

King Star, 2035 E. Mitchell Avenue. (Retail Tobacco)

PUBLIC HEARINGS

1. Request by Xcel Electric LLC for a Site Plan Amendment for the construction of a 5,000 square foot building in the "B-P" Business Park District located south of 3211 Titan Trail.

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 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.

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. Amendment No. 7 to the Martin Road Urban Renewal Development Plan, to remove a property from the TIF area.

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 affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the newly described Martin Road Urban Renewal Development Plan Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

3. Amendment No. 9 to the San Marnan Urban Renewal and Redevelopment Plan, to remove a property from the TIF area.

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 affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the newly described San Marnan Urban Renewal and Redevelopment Plan Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

4. Amended and Restated South Waterloo Unified Urban Renewal and Redevelopment Plan.

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 affirming previous determination of an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the newly described Amended and Restated South Waterloo Unified Urban Renewal and Redevelopment Plan Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

5. Amendment to the Downtown Waterloo Riverfront Urban Renewal and Redevelopment Plan for the 2025 Expansion Area.

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 affirming previous determination of an area of the City to be an area of slum and blight and an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan amendment.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the newly described Downtown Waterloo Riverfront Urban Renewal and Redevelopment Plan 2025 Expansion Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

6. Baltimore Fields Urban Renewal Plan.

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 determining an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the described Baltimore Fields Urban Renewal Area, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

7. Highland Meadows Urban Renewal Plan.

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 determining an area of the City to be an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving the plan.

Motion to receive, file, consider and pass for the first time an ordinance providing that the general property taxes levied and collected each year on all property located within the

described Highland Meadows Urban Renewal Area Phase I TIF District, in the City of Waterloo, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Waterloo, County of Black Hawk, Waterloo Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies, advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Project.

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

8. 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.

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 Robson Homes for a rezone of approximately 37.07 acres from “R-3” Multiple Residence District to “R-3, R-P” Planned Multiple Residence District located east of Omaha 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

9. Sale and conveyance of 420 Bayard Street in the Church Row Neighborhood to Iowa Heartland Habitat for Humanity, including a Development Agreement, Demolition Agreement and a grant of \$7,500.00 for infill housing development.

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 420 Bayard Street in the Church Row Neighborhood to Iowa Heartland Habitat for Humanity, in the amount of \$1.00, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity, with a grant of \$7,500.00 for infill housing development for the construction of one new residential unit, including a Demolition Agreement, 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 Second Amendment to the Development and Minimum Assessment Agreement with VI 2, LLC to allow for a minimum assessment in the amount of \$386,610.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving a Development Agreement with EIC Enterprises for the relocation of the home at 3280 Newell Street to a property at the corner of Campbell Avenue and Lawnhill Avenue, including an Infill Housing Grant of \$10,000.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a Development Agreement with 205 E. 4th LLC (JSA Development) for the approximate \$56 million redevelopment of the historic Black's Building into an approximate 130-room national brand hotel, with up to twenty-five residential units, and commercial space, to provide reimbursement grant funds in the amount of \$14 million, with no tax rebates or abatement, and a management agreement for the Park Avenue parking ramp, with a new minimum assessed value of \$8 million for the Black's Building, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a Subordination Agreement with FDP WTC, LLC and State Bank of Cherry, in conjunction with the Courtyard by Marriot at Techworks, located at 250 Westfield Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving an Amendment to a Development Agreement, originally executed February 21, 2022, with Iowa Heartland Habitat for Humanity, to extend the deadline for the completion of one home in the development agreement, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Second Amendment to the Development Agreement with Debra Kay Hodges Harmon, originally executed December 7, 2020, concerning the rehabilitation of 1644 Logan Avenue to extend the timeline of completion to December 31, 2025, and remove a requirement for fencing, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Third Amendment to the Development and Minimum Assessment Agreement with 1515 Sycamore, LLC, originally executed April 15, 2024, for the rehabilitation of 1515 Sycamore Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Development Agreement with Crossroads Square Partners, LP, for the rehabilitation of 1820 East Ridgeway Avenue with property tax rebates for ten years, with eighty percent for year one, seventy percent for year two, sixty percent for year three, fifty percent for year four, forty percent for years five and six, thirty percent for years seven and eight, and twenty percent for years nine and ten, and a Minimum Assessment Agreement of \$5,800,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving a Development Agreement with Camelot Apartments Partners, LP, for the rehabilitation of 1650 Camelot Drive with property tax rebates for ten years, with eighty percent for year one, seventy percent for year two, sixty percent for year three, fifty percent for year four, forty percent for years five and six, thirty percent for years seven and eight, and twenty percent for years nine and ten, and a Minimum Assessment Agreement in the amount of \$5,800,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Professional Services Contract with Schumacher Elevator for the replacement of the Waterloo Public Library elevator in the amount of \$275,301.00, and authorizing the Mayor to execute said document.

Submitted by: Greg Ahlhelm, Building Official

11. Resolution approving a Three-Year Marketing and Sponsorship Agreement with Panther Sports Properties/Learfield Communications of Kansas City, Missouri, in the amount of \$15,700.00 in year one; \$16,485.00 in year two; \$17,309.00 in year three, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

12. Resolution approving a Professional Services Agreement with Pro-West & Associates, of Walker, Minnesota, in an amount not to exceed \$5,793.64, in conjunction with the Utility Network Readiness Assessment, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

13. Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the amount of \$10,109.47, for the installation of a transformer in conjunction with the La Porte Road Improvements, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

14. Resolution approving Addendum No. 7, in the amount of \$9,095.00, with EN Communications, 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 to execute said document.

Submitted by: Jamie Knutson, City Engineer

15. Resolution approving Addendum No. 8, in the amount of \$10,340.00, with EN Communications, 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 to execute said document.

Submitted by: Jamie Knutson, City Engineer

16. Resolution approving Addendum No. 9, in the amount of \$6,970.00, with EN Communications, 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 to execute said document.

Submitted by: Jamie Knutson, City Engineer

ORDINANCES

1. An ordinance repealing City of Waterloo Traffic Code of Ordinances Subsection (A) (3) Commercial Street and 5th Street (W) of Section 539 No Turn Allowed at Red Light.

Motion to receive, file, consider, and pass for the first time an ordinance repealing City of Waterloo Traffic Code of Ordinances Subsection (A) (3) Commercial Street and 5th Street (W) of Section 539 No Turn Allowed at Red Light. Motion to suspend the rules.

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

Submitted by: Safiah Elahi, Traffic Operations Director

2. An ordinance amending the City of Waterloo Traffic Code of Ordinances by adding Subsection (41a) Sager Avenue, south side in an easterly direction from Tiffany Place to Section 553, No Parking Here to Corner.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Traffic Code of Ordinances by adding Subsection (41a) Sager Avenue, south side in an easterly direction from Tiffany Place to Section 553, No Parking Here to Corner.

Motion to suspend the rules.

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

Submitted by: Safiah Elahi, Traffic Operations Director

3. An ordinance amending Ordinance No. 4708, providing that general property taxes shall no longer be divided on certain property located within the Amended Martin Road Development Area.

Motion to receive, file, consider, and pass for the first time an ordinance amending Ordinance No. 4708, providing that general property taxes shall no longer be divided on certain property located within the Amended Martin Road Development Area of the City of Waterloo, County of Black Hawk, State of Iowa (removing Martin Road Amendment No. 1 Area from division of taxes effective July 1, 2026).

Motion to suspend the rules.

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

Submitted by: Noel Anderson, Community Planning and Development Director

4. An ordinance amending the City of Waterloo Fire Code of Ordinances by modifying Section 104.7.2 to require third-party review for all new fire protection system installations.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Fire Code Ordinances by modifying Section 104.7.2, to require third-party review for all new fire protection system installations.

Motion to suspend the rules.

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

Submitted by: Bill Beck, Fire Chief

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk