



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, November 17, 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, John Chiles, Ward 1 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the November 3, 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 award of hotel/motel tax council discretionary funds to the Waterloo Police Department in the amount of \$45,000.00.
3. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Crossroads Waterloo Tax Increment District, and place the certification on file.
4. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Downtown Waterloo Tax Increment District, and place the certification on file.
5. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Northeast Industrial Park Waterloo Tax Increment District, and place the certification on file.
6. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Martin Road Waterloo Tax Increment District, and place the certification on file.
7. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 San Marnan Waterloo Tax Increment District, and place the certification on file.
8. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Rath Waterloo Tax Increment District, and place the certification on file.
9. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 East Unified Waterloo Tax Increment District, and place the certification on file.
10. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 Schoitz Waterloo Tax Increment District, and place the certification on file.
11. Resolution approving certification to the Black Hawk County Auditor for expenditures that qualify for reimbursement in the FY 2025 University Avenue Waterloo Tax Increment District, and place the certification on file.
12. Resolution approving the City of Waterloo Annual Financial Report for the Fiscal Year

ended June 30, 2025, authorizing publication of the report, submission to the State of Iowa, and execution of the document by the Mayor and Finance Director.

13. Resolution approving the Annual Financial Report for City Streets, for the fiscal year ended June 30, 2025, and authorizing transmittal to the Iowa Department of Transportation.
14. Resolution approving electronic submission of the Tax Increment Finance (TIF) reports to the State of Iowa for Fiscal Year 2025.
15. Resolution setting date of public hearing as December 1, 2025, to approve a request by the City of Waterloo to rezone approximately 0.33 acres from "C-1, C-Z" Conditional Zoning District to "R-2" One and Two Family Residence District, and instruct the City Clerk to publish notice.
16. Resolution setting date of public hearing as December 1, 2025, to approve a request by Luke and Megan Finley to rezone approximately 1.18 acres from "A-1" Agricultural District to "R-1" One and Two Family Residence District located east of 930 East Orange Road, and instruct the City Clerk to publish notice.
17. Resolution setting the date of public hearing as December 1, 2025, for an amendment to the development agreement with International Paper Company, for the sale and conveyance of approximately 6.29 acres of city-owned property, and instructing the City Clerk to publish notice.
18. Resolution approving eleven (11) FY 2026 Quarter 3 and Quarter 4 Mini-event grants, in the amount of \$108,500.00, as recommended by the Waterloo Convention and Visitors Bureau Board of Directors.
19. Motion to approve Change Order No. 3 with Peters Construction Corporation, of Waterloo, Iowa, for a net decrease of \$14,314.83, in conjunction with Terminal Parking Canopy Structure, Contract No. ICAIF No. 9I220ALO400, and authorizing the Mayor and City Clerk to execute said document.
20. Resolution approving Pay Application No. 7 in the amount of \$1,494.40, and approving the Completion of Project and Recommendation of Acceptance of Work for work performed by Peters Construction Corporation of Waterloo, Iowa, in conjunction with the Waterloo Public Market Renovation Project.
21. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Peters Construction Corporation of Waterloo, Iowa, in the amount of \$2,400,472.06, in conjunction with the Terminal Parking Canopy Structure Project, Contract No. ICAIF No. 9I220ALO400.
22. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Don Gardner Construction of Waterloo, Iowa, in the amount of \$24,785.00, in conjunction with the Waterloo Convention Center Skywalk Remodel Project.
23. Motion to approve Change Order No. 1 with Midstate Solution, of Baxter, Iowa, for a net increase of \$101,249.58, in conjunction with FY 2026 Sidewalk Infill, Ramp and Trail Repair Program - Zone 5A, Contract No. 1131, and authorizing the Mayor and City Clerk to execute said document.

24. Motion to approve Change Order No. 2 with Owen Contracting, Inc., of Cedar Falls, Iowa, for a net increase of \$6,820.00, in conjunction with Reconstruct Taxiway A West, Contract No. FAA AIP 3-19-0094-056-2023 BIL, and authorizing the Mayor and City Clerk to execute said document.
25. Motion to approve Change Order No. 34 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$59,616.22, 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.
26. Motion to approve Change Order No. 35 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$86,412.80, 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.
27. Motion to approve Change Order No. 36 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$116,809.75, 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.
28. Motion to approve Change Order No. 37 with ITG Communications, LLC, of Hendersonville, Tennessee, for a net increase of \$28,379.01, 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.
29. Motion to approve the appointment of **Tristan Aldous** from the current Civil Service List to the position of Clerk II in the Waste Management Services, effective after November 17, 2025.
30. **Jessica Rucker**, Board/Commission: Design Review Board, Expiration Date: August 5, 2028, [renewal].
31. **Colleen Weliver**, Board/Commission: Historic Preservation Commission, Expiration Date: October 3, 2028, [Renewal].
32. Communication from the Sanitation Department on the notice of the conclusion of employment of Collin Weber, Solid Waste Technician, effective October 6, 2025 with recommendation of approval of payout of \$2,181.15 for unused benefits.
33. Motion to receive and file Board of Adjustment minutes for April, May, June, July, August, and September 2025.
34. Motion to receive and file Complete Streets Committee minutes of March, April, June, August, and September 2025.
35. Motion to receive and file Highway 218 Review and Design Commission minutes of May and August 2025.
36. Motion to receive and file Historic Preservation Commission minutes of April, May, June, July, August, and September 2025.

37. Motion to receive and file Planning, Programming, and Zoning Commission minutes of February, April, May, June, July, August, and September.

38. **Liquor Licenses**

Aldi #33, 1918 Schukei Road, Class B w/Sunday Sales (Renewal) 11/20/2026.
Starbeck Smokehouse, 250 Westfield Avenue, Class C w/Outdoor Service and Sunday Sales (New) 11/14/2026.

39. Bonds.

40. Resolution approving award of hotel/motel tax council discretionary funds to the North East Iowa Food Bank Inc in the amount of \$25,000.00.

RESOLUTIONS

1. Resolution approving an American Rescue Plan Act Subrecipient Agreement with Iowa Heartland Habitat for Humanity in the amount of \$500,000.00.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving First Amendment to the 2023-2025 Residential/Miscellaneous Areas Snow Removal Contract for city-owned lots generally acquired through Iowa Code 657A, changing the term of the Contract from April 19, 2025 to April 18, 2026.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a Permanent Easement Agreement in the amount of \$7,351.00, with T and S Properties Management II, LLC, located at 1409 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 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 C and M Enterprises, Inc., in the amount of \$5,132.00, located at 1620 La Porte Road, 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

5. Resolution approving a Temporary Easement Agreement in the amount of \$2,000.00 with Halloran Properties, LLC, located at 1950 Plymouth Avenue, 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

6. Resolution extending a moratorium on the issuance of new tobacco permits in the City of Waterloo, Black Hawk County, Iowa until May 5, 2026.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution extending a moratorium on the issuance of a special permit or variance for hobby farms in the City of Waterloo, Black Hawk County, Iowa until May 5, 2026.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a School Resource Officer Agreement with the Cedar Valley Catholic Schools (Waterloo area only) to provide one School Resource Officer in the schools for FY 26-29, in the amount of \$357,320.00, including funding for officer training, and authorizing the Mayor to execute said document.

Submitted by: Aaron McClelland, Captain

9. Resolution approving request by the Waterloo Regional Airport to release 89.16 acres of Airport property known as Parcel F, for the amount of \$2,675,000.00, 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

10. Resolution approving a Professional Services Agreement with WHA Inc., of Cedar Rapids, Iowa, in the amount of \$44,902.80, in conjunction with the Ansborough Avenue CMAQ, Traffic Signal Fiber Optic Installation from Downing Avenue south 2.7 miles to Fischer Drive, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

11. Resolution approving a Professional Services Agreement with WHA Inc., of Cedar Rapids, Iowa, in the amount of \$44,902.80, in conjunction with the Broadway Street CMAQ Traffic Signals, Fiber Optic Installation, Broadway Street, US 63 north 4.2 miles to US Hwy. 218, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

12. Resolution approving an Professional Services Agreement with Strand Associates, to provide proposal preparation, bidding-related services, and if-authorized services for the Anaerobic Lagoon Biogas Upgrading project at the Waste Management Anaerobic Lagoon, in an amount not to exceed \$50,000.00, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

13. Resolution approving Addendum No. 10, in the amount of \$1,502.50, 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. **Amended and Restated South Waterloo Unified Urban Renewal and Redevelopment Plan.**

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

Submitted by: Noel Anderson, Community Planning and Development Director

2. Baltimore Fields Urban Renewal Plan.

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

Submitted by: Noel Anderson, Community Planning and Development Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk