



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, December 1, 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, Steve Simon, At-Large Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the November 17, 2025, Regular Council Session, and the November 24, 2025, Council Special 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 Acknowledgment/Settlement Agreement for Tobacco Violation - Second Offense with the National Cigar Store, 617 Sycamore Street, Waterloo, Iowa 50703, and acceptance of a civil penalty in the amount of \$1,500.00, and authorizing the Mayor and City Clerk to execute said document.
3. Resolution approving the request by Correunta Ford, for tax exemptions on the construction of a new single-family home valued at \$285,000.00, for property located at 114 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
4. Resolution setting the date of public hearing as December 15, 2025, to authorize the sale and conveyance of 1.04 acres east of 2123 Commercial Street to R&M Metals Properties, LLC, in the amount of \$4,678.96, and instruct the City Clerk to publish notice.
5. Resolution setting date of public hearing as December 15, 2025, to authorize the sale and conveyance of 217-221 W. 5th Street to The Battery Building, LLC, in the amount of \$1.00, for the approximate \$6.63 million rehabilitation of an approximately 16,700 square foot three-story building, into residential and commercial space, including approval of a Development and Minimum Assessment Agreement, and instruct the City Clerk to publish notice.
6. Resolution setting date of public hearing as December 15, 2025, for the sale and conveyance of approximately 4.22 acres of city-owned property, located east of 4050 Leversee Road, in the amount of \$1.00, to RNK Investments, LLC, including a Phased Development and Minimum Assessment Agreement, for the construction of a 12,000 square foot commercial building, and a future 12,000 square foot expansion, with an approximate value of \$1,500,000.00, located southeast of 180 Warp Drive, and instruct the City Clerk to publish notice.
7. Resolution setting date of public hearing as December 15, 2025, for a Site Plan Amendment by RNK Investments, LLC, for the construction of a 12,000 square foot commercial building, and a future 12,000 square foot expansion, located in the "M-2,P" Planned Industrial District located northeast of 4050 Leversee Road, and instruct the City Clerk to publish notice.
8. Resolution setting date of public hearing as December 15, 2025, for the sale and conveyance of approximately twelve acres of City-owned property in the amount of \$1.00 to Wahawk Power, LLC, for the construction of an 80,000 square-foot data center, with an accessory water treatment area and substation, having a minimum assessed value of \$6,000,000.00, located north of 570 West Shaulis Road, including a Development Agreement and Minimum Assessment Agreement with rebate schedule of ten-years at

fifty-percent, and instruct the City Clerk to publish notice.

9. Resolution setting the date of hearing as December 15, 2025 to approve a twenty-five year lease agreement with an option for a ten-year renewal, with 205 E 4th, LLC, to lease/manage the Park Avenue Parking Ramp, located at 310 East Park Avenue, and instruct the City Clerk to publish notice.
10. Resolution accepting storm sewer improvements at 1900 W. Ridgeway Avenue, from Casey's General Store.
11. Motion to approve Change Order No. 08 with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net increase of \$101,242.50, in conjunction with FY 2024 La Porte Road Improvements, Phase I Project, Contract No. 1016, DOT Contract No. STBG-SWAP-8155(760)--SG-07, and authorizing the Mayor and City Clerk to execute said document.
12. Motion to approve Change Order No. 10 with Woodruff Construction of Waterloo, Iowa, for a total decrease of \$114,745.87, in conjunction with the FY 2023 Gates Park Improvements Project, Contract No. 1076, and authorizing the Mayor to execute said document.
13. Motion to receive and place on file the 2024 Audit of the Waterloo Water Works.
14. Motion to receive and place on file the 2024 Operating Report of the Waterloo Water Works.
15. Motion to receive and file the 2026 Budget of the Waterloo Water Works and authorize the City Clerk to file said documents with Black Hawk County Auditor.
16. Motion to receive and file the 2026 Budget of Waterloo Fiber and authorize the City Clerk to file said documents with Black Hawk County Auditor.
17. Motion to approve the appointment of **Barkley Hill** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective December 2, 2025.
18. Motion to approve the appointment of **Senada Muhic** from the current Civil Service List to the position of Compliance Supervisor in the Housing Authority Department, effective December 2, 2025.
19. Motion to approve the appointment of **Haris Tricic** from the current Civil Service List to the position of Equipment Operator II in the Street Department, effective December 2, 2025.
20. Communication from the Leisure Services Department on the notice of the conclusion of employment of Neal Miller, Downtown Maintenance, effective November 5, 2025, with recommendation of approval of payout of \$1,152.08 for unused benefits.
21. Communication from the Community Development Department on the notice of the conclusion of employment of Stacey Wright, Administrative Secretary, effective October 31, 2025, with recommendation of approval of payout of \$1,729.53 for unused benefits.
22. **Liquor Licenses**
1850 Patio & Grill, 1850 Ridgeway Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) 10/31/2026.

Express Mart, 2027 Falls Avenue, Class E w/Sunday Sales (Renewal) 10/30/2026.
Kwik Star #17, 135 East Ridgeway Avenue, Class E w/Sunday Sales (Renewal) 10/03/2026.
New Star Liquor, 1625 West 4th Street, Class E w/Sunday Sales (Renewal) 12/10/2026.
Wine & Spirits #1, 2126 Kimball Avenue, Class E w/Sunday Sales (Renewal) 11/14/2026.

23. Bonds.

PUBLIC HEARINGS

1. Cattle Congress Lift Station application for a State Revolving Fund loan.

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.

Resolution approving submission of an application for the Cattle Congress Lift Station State Revolving Fund Loan, and authorizing the Assistant Director/Treatment Operations Supervisor for Waste Management Services to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

2. Grand Husk Solar long-term land lease with the Waterloo Regional Airport.

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 approving a long-term ground lease of approximately 759 acres of Airport-owned property, to Grand Husk Solar, in the amount of \$50.00 per acre upon signing, \$50.00 per acre per year through the development term, \$350.00 per acre per year through the construction term, and \$1,400.00 per acre per year through the production term, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Steven Kjergaard, Director of Aviation

3. 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 located at 541 Albany Street.

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 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 located at 541 Albany Street.

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. 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.

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 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.

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. Sale and conveyance of approximately 6.29 acres of city-owned property, located directly north of 3470 West Airline Highway, including a Development Agreement.

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 approving the sale and conveyance of 6.29 acres of city-owned property, located directly north of 3470 West Airline Highway, to International Paper Company, in the amount of \$1.00 and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving an Amendment to the Development Agreement with International Paper Company, to sell 6.29 acres of city-owned property, located directly north of 3470 West Airline Highway, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution adopting a policy on the prohibition of the use of excessive force.

Submitted by: Rudy Jones, Community Development Director

2. Resolution approving the suspension of Civil Service hiring practices for entrance level positions as authorized by Iowa Code section 400.12A for the time period of January 7, 2026 through January 6, 2027.

Submitted by: Lance Dunn, Human Resources Director

3. Resolution approving Supplemental Agreement No. 2 with AECOM, Inc., in the amount of \$1,364,500.00, in conjunction with the FY 2026 La Porte Road Improvements, Phase II, Contract No. 1128, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

4. Resolution approving Supplemental Agreement No. 2, to a Professional Services Agreement with Foth Infrastructure and Environment, LLC, originally executed March 17, 2025, in an amount not to exceed \$81,000.00, in conjunction with the FY 2026 Katoski Drive and Huntington Road Reconstruction, Contract No. 1123, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

5. Resolution approving an Agreement for the Iowa Clean Air Attainment Program funding grant with the Iowa Department of Transportation, in the amount of \$700,000.00 in conjunction with the construction of a roundabout at Hammond Avenue and Ridgeway Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution approving an Agreement for the Carbon Reduction Program funding grant with the Iowa Department of Transportation, in the amount of \$1,332,000.00, in conjunction with the construction of a roundabout at Hammond Avenue and Ridgeway Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

7. Resolution approving an Agreement with EN Engineering, LLC of Lisle, IL, in the amount of \$1,295,460, in conjunction with the Waterloo Fiber Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

8. Resolution approving a Temporary Easement Agreement in the amount of \$197.00 with Chatha Properties, LLC, located at 1008 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

9. Resolution Resolution accepting and approving an Acquisition Contract and approving a Deed to sell real property to the City of Waterloo for a partial right-of-way acquisition, in the amount of \$4,256.00, a Temporary Easement Agreement in the amount of \$4,244.00, a total compensation amount of \$8,500.00, with Steelsmith Properties, LLC, located at 1911 East Mitchell Avenue and 820 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

10. Resolution approving an Amendment to the Development Agreement with Dhani RE Investments, LLC, originally approved on July 7, 2025, regarding property located at 512 North Barclay, to change the purchase price of the property from \$15,000.00 to \$5,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving a Development Agreement with New Era Rentals, LLC, for the rehabilitation of the home at 1303 W. 4th Street located in the Church Row Neighborhood, including a grant of \$7,500.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution accepting and approving an Acquisition Contract and approving a Deed to Convey Real Property to the City of Waterloo, for a Partial Right-of-Way Acquisition Contract in the amount of \$1,308.00; a Permanent Easement Agreement in the amount of \$5,799.00, and a Temporary Easement Agreement in the amount of \$786.00, for a total compensation amount of \$7,893.00, with Metro Investments Waterloo, LLC, for the property located at 1326 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

13. Resolution approving a Temporary Easement Agreement in the amount of \$715.00 with Metro Investments Waterloo, LLC, located at 1329 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

14. Resolution accepting and approving an Acquisition Contract and approving a Deed to convey real property to the City of Waterloo for a partial right-of-way acquisition in the amount of \$3,315.00; a Permanent Easement Agreement in the amount of \$12,282.00; and a Temporary Easement Agreement in the amount of \$465.00; removal of pavement in the amount of \$9,626.00, for a total compensation amount of \$25,688.00, with Metro Investments Waterloo, LLC, for the property located at 1328 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

15. Resolution approving a right-of-entry agreement with RNK Investments, LLC, to enter onto city-owned property to begin construction of a 12,000 square foot commercial building, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

16. Resolution approving an Amendment to the Development Agreement and Minimum Assessment Agreement in the amount of \$4,500,000.00 with Baltimore Fields, LLC, for a new residential subdivision located between Hawthorne Avenue and Eureka Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

1. Baltimore Fields Urban Renewal Plan.

Motion to receive, file and consider and pass for the third 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 adopt the ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

2. An ordinance amending the City of Waterloo Code of Ordinances Subsection 6(A)(2), Disposal of Yard Waste, of Chapter 3, Solid Waste Collection and Disposal, Title 4, Public Health and Safety.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances Subsection 6(A)(2), Disposal of Yard Waste, of Chapter 3, Solid Waste Collection and Disposal, Title 4, Public Health and Safety.

Motion to suspend the rules.

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

Submitted by: Randy Bennett, Public Works Division Manager

3. 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

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk