THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, December 15, 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, Nia Wilder, Ward 3 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the December 1, 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 setting the date of hearing as January 5, 2026 approving a 99 year ground lease agreement with Waterloo Development Corporation for property located next to 250 Westfield Avenue, related to the Hardcourts development, and authorize City Clerk publish notice.

3. Resolution authorizing the City Clerk to certify against property located at 508 Hope Avenue, Waterloo, Iowa, in the amount of $6,015.03, for unpaid Sewer, Storm Water, and Garbage Fees.

4. Resolution approving award of hotel/motel tax council discretionary funds to the Waterloo Community Foundation for Waterloo Youth City Council in the amount of $25,000.00.

5. Resolution approving a twelve-month extension with Lumen for internet circuit for phone lines at City Hall, and authorizing the Mayor to execute said document.

6. Resolution approving Pay Application No.16 in the amount of $307,715.25, approving the completion of project and recommendation of acceptance of work and work performed by WRH, Inc, in conjunction with the Titus Lift Station and Force Main Project, and authorizing the Project Manager to execute said document.

7. Motion to approve Final Quantity Summary with Peterson Contractors, Inc., of Reinbeck, Iowa, for a net increase of $39,825.00, in conjunction with the FY 2026 Airport Fence Relocation Project, Contract No. 1133, and authorizing the Mayor and City Clerk to execute said document.

8. 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 $396,535.03, in conjunction with the FY 2026 Airport Fence Relocation Project, Contract No. 1133, and receive and file a two-year maintenance bond.

9. **Scott Wienands,** Board/Commission: Water Works, Expiration Date: December 15, 2031, [Renewal].

10. **Liquor Licenses**
    Club Ambassador, 313 W. 5th Street, Class C w/Sunday Sales (Renewal) 12/15/2026.
    Dollar General #20584, 1650 Idaho Street, Class B w/Sunday Sales (Renewal)11/06/2026.
    Dollar General #7136, 66 East Tower Park Drive, Class B w/Sunday Sales (Renewal) 08/21/2026.
    Kwik Star #380, 506 W. 9th Street, Class B w/Sunday Sales (Renewal) 11/18/2026.
    Kwik Star #380, 506 W. 9th Street, Class B w/Sunday Sales (Premises Updates)

11/18/2026.

PUBLIC HEARINGS

1. **Sale and conveyance of 1.04 acres of land east of 2123 Commercial Street to R&M Metals Properties, LLC, in the amount of $4,678.96.**

   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 1.04 acres of City-owned property located east of 2123 Commercial Street to R&M Metals Properties, LLC, in the amount of $4,678.96, subject to the retention of a sanitary sewer easement over a portion of said property, and authorizing the Mayor and City Clerk to execute said documents.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. **Sale and conveyance of 217-221 W. 5th Street to The Battery Building, LLC, in the amount of $1.00.**

   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 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, and authorizing the Mayor and City Clerk to execute said documents.
   Resolution approving a Development Agreement with The Battery Building, LLC, including reimbursement of Phase 1 emergency repairs up to $259,315, with a grant of up to $570,000.00 ($30,000 per unit), a grant of up to $95,000.00 ($5,000.00 per unit) for infill housing development for the addition of nineteen units, and tax rebates of 15 years at 70%, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

3. **Sale and conveyance of approximately twelve-acres of city-owned property in the amount of $1.00 to Wahawk Power, LLC.**

   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 city-owned property located north of 570 West Shaulis Road, to Wahawk Power, LLC, in the amount of $1.00, and authorizing the Mayor and City Clerk to execute said documents.
   Resolution approving a Development and Minimum Assessment Agreement with Wahawk Power, LLC, for the construction of a new 80,000 square-foot data center, with an accessory water treatment area and substation, with a minimum assessed value of $6,000,000.00 and tax rebates of ten years at fifty percent, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

4. **Sale and conveyance of approximately 4.22 acres of city-owned property, located**

southeast of 180 Warp Drive, in the amount of $1.00, to RNK Investments, LLC.

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 city-owned property located southeast of 180 Warp Drive, to RNK Investments, LLC, in the amount of $1.00 and authorizing the Mayor and City Clerk to execute said documents.
Resolution approving a Development and Minimum Assessment Agreement with RNK Investments, LLC, for the construction of a new 12,000-square-foot commercial building, and a future 12,000-square-foot expansion, with an approximate value of $1,500,000.00, and tax relates of five-years at fifty percent, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. **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.**

   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 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 “B-P” Business Park District located northeast of 4050 Leversee 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

6. **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 E. Park Avenue.**

   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 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 E. Park Avenue, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

<u>RESOLUTIONS</u>

1. Resolution approving a three-year agreement with Revize, LLC, for Web Content Accessibility Guidelines Compliance and Remediation Services in the amount of $3,000.00 per year with an opt out option after one year, and authorizing the Mayor to execute said

document.

Submitted by: Chris Youngblut, Information Services Director

2. Resolution approving wages and insurance for years four and five of the 2023-2028 Collective Bargaining Agreement with Waterloo Police Protective Association and International Association of Firefighters Local No. 66, and authorizing the Mayor and Human Resources Director to execute said documents.

   Submitted by: Lance Dunn, Human Resources Director

3. Resolution approving a revised fee schedule to increase fee for Required Satellite Sites for Recycling and Yard Waste Collection from $5.00 per month to $6.00 per month.

   Submitted by: Randy Bennett, Public Works Division Manager

4. Resolution approving Supplemental Agreement No. 8 with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of $150,000.00, in conjunction with the Planning and Engineering Services Agreement originally executed on September 8, 2015, and authorizing the Mayor to execute said document.

   Submitted by: Randy Bennett, Public Works Division Manager

5. Resolution approving Supplemental Agreement No. 1 with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of $1,140,000.00, in conjunction with the Sanitary Sewer Improvements FY 2026 CIPP Phase VA Project Professional Services Agreement originally executed November 18, 2024, and authorizing the Mayor to execute said document.

   Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution approving a long-term Ground Lease Agreement with Grand Husk Solar of approximately 759 acres of Airport-owned property, 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

7. Resolution approving dedication of a permanent ingress/egress access easement by the City of Waterloo, on City property located between 700 and 714 La Porte Road, in conjunction with the La Porte Road Phase II Reconstruction Project.

   Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Development Agreement with Iowa Heartland Habitat for Humanity, for the construction of one new single-family home located to the south of 210 Norimer Street, including an infill housing grant of $7,500.00, and authorizing the Mayor and City Clerk to execute said documents.

   Submitted by: Noel Anderson, Community Planning and Development Director

9. 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 $5,226.00; a Permanent Easement Agreement in the amount of $7,416.00; and a Temporary Easement Agreement in the amount of $358.00, for a total compensation amount of $13,000.00, with La Porte RE, 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

10. 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 $35,653.00; a Permanent Easement Agreement in the amount of $1,550.00; and a Temporary Easement Agreement in the amount of $663.00, for a total compensation amount of $37,866.00, with McDonald's Corporation, for the property located at 1709 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

11. Resolution approving a Permanent Easement Agreement in the amount of $20,000.00, with Ruthanne E. Rooff, located at 1525 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

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 in the amount of $624.00; a Permanent Easement Agreement in the amount of $11,288.00, for a total compensation amount of $11,912.00, with CRV, Inc., for the property located at 1607 and 1621 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 an Amendment to a Development Agreement originally approved November 20, 2023, with The Martin Flats, LLC, for the rehabilitation of 319 E. 4th Street into commercial and residential space, changing the completion date to March 6, 2026, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

14. 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

15. Resolution approving a Temporary Easement Agreement in the amount of $2,156.00; removal of 36.8 square-yards of asphalt paving, in the amount of $2,723.00, for a total compensation amount of $4,882.00, with Robert C. Krogh, located at 810 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

16. 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 $654.00, and a Temporary Easement Agreement in the amount of $584.00, for a total compensation amount of $1,238.00, with The Bowlers Group II, LLC, for the property located at 650 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

17. Resolution with HAA, LLC for the rehabilitation and restoration of 608 Jefferson Street, having a minimum assessed value of $614,640.00, including a Development and Minimum Assessment Agreement with a rebate schedule of fifteen-years at seventy percent, and a $60,000.00 grant each for substantial completion of Phases I and II, totaling $120,000.00, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

18. Resolution approving an amendment to the Development Agreement with KL Properties, LLC for tax rebates of eighty percent for years one and two, seventy-five percent for year three, and sixty percent for year four, on substantially completed improvements located at 3151 Titan Trail, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

19. Resolution approving a Development Agreement with Markkey Investments, LLC for tax rebates of four years at fifty percent, on substantially completed improvements located at 3135 Titan Trail, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Noel Anderson, Community Planning and Development Director

20. Resolution approving and accepting an Acquisition Contract with Hi Yield,LLC to sell real property to the City of Waterloo for development of the area, in the amount of $18,080.00, located to the northeast of 105 E. 9th Street, and authorizing the Mayor and City Clerk to execute said documents.

    Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

1. **Amended and Restated South Waterloo Unified Urban Renewal and Redevelopment Plan.**

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

Submitted by: Noel Anderson, Community Planning and Development Director

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk