



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, January 5, 2026
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 Schmitt, Ward 1 Council Member.

Approval of Agenda as proposed or amended.

Approval of minutes of the December 15, 2025, Regular Council Session, as proposed or amended.

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 public hearing as February 2, 2026, authorizing to acquire or condemn necessary property for right-of-way, permanent easements, and temporary easements related to the La Porte Road Reconstruction Phase III Project along La Porte Road, generally located south of East Ridgeway Avenue to Bopp Street, and instruct the City Clerk to publish notice.
3. Resolution approving Request for Qualifications to solicit proposals from experienced developers to design, construct, operate, and maintain systems and equipment to clean the City's lagoon gas to natural gas pipeline grade standards, and market the gas as a renewable natural gas product, including its environmental attributes.
4. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Peters Construction of Waterloo, Iowa in the amount of \$73,740.00, in conjunction with the IDOT CSVI Security Door Upgrades Project No. 9I240ALO200, Contract No. 00005819, and receive and file a two-year maintenance bond.
5. Resolution authorizing fund transfer for FY26, as listed in Exhibit "A" as required by law.
Submitted by: Bridgett Wood, Finance Director
6. Motion to approve the appointment of **Jack Maus** from the current Civil Service List to the position of Equipment Operator II in the Streets Department, effective January 6, 2026.
7. **Derek Kimball**, Board/Commission: Cultural & Arts Commission, Expiration Date: March 1, 2029, [New].
8. Communication from the Library Department on the notice of the conclusion of employment of Keegan Little, Library Assistant, effective December 12, 2025, with recommendation of approval of payout of \$2,464.88 for unused benefits.
9. Communication from the Sanitation Department on the notice of the conclusion of employment of Nick Roof, Solid Waste Technician, effective December 1, 2025, with recommendation of approval of payout of \$4,444.79 for unused benefits.
10. Communication from the Street Department on the notice of the conclusion of employment of Richard Felderman, Equipment Operator II, effective December 22, 2025, with recommendation of approval of payout of \$6,759.96 for unused benefits.
11. Motion to receive and file Airport Board minutes of October 15, 2025.
12. Motion to receive and file Airport Board minutes of November 19, 2025.
13. Motion to receive and file Board of Adjustment minutes of October 28, 2025.
14. Motion to receive and file Historic Preservation Commission minutes of October 21, 2025.
15. Motion to receive and file Highway 218 Review and Design Commission minutes of May 28,

2025 and August 27, 2025.

16. Motion to receive and file Planning, Programming, and Zoning Commission minutes of October 14, 2025.

17. **Liquor Licenses**

Golf Headquarters, 1850 W. Ridgeway Avenue, Class C w/Sunday Sales (Renewal) 02/05/2027.

Mega Saver, 1976 Franklin Street, Class E w/Sunday Sales (Renewal) 11/11/2026.

Single Speed Brewing Company, 325 Commercial Street, Class C w/Outdoor Service and Sunday Sales (Renewal) 12/31/2026.

The King Mexican Bar & Grill, 2060 Sovia Drive, Class C w/Outdoor Service and Sunday Sales (Renewal) 11/16/2026.

The Locker Room Lounge, 1918 Hawthorne Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) 12/31/2026.

The Screaming Eagle, 228 E. 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) 01/13/2027.

The Slippery Pickle, 341 Fletcher Avenue, Class C w/Sunday Sales (Renewal) 11/14/2026.

PUBLIC HEARINGS

1. Ground Lease Agreement with Waterloo Development Corporation for property located next to 250 Westfield 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.

Resolution 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 authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution of the City of Waterloo, Iowa, authorizing official banking signatures.

Submitted by: Bridgett Wood, Finance Director

2. Resolution approving a Snapshot Audit Agreement with SpyGlass Group, LLC, for analysis of telecommunication service accounts to seek cost recovery, service elimination, and cost reduction recommendations, and authorizing the Mayor to execute said document.

Submitted by: Bridgett Wood, Finance Director

3. Resolution approving the request by the City of Waterloo to dedicate a Sanitary Sewer Easement over the north 1,872 square foot of Parcel H in Government Lot 8, located to the east of 2123 Commercial Street.

Submitted by: Noel Anderson, Community Planning and Development Director

4. 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

5. Resolution approving a Development Agreement with Crossroads Realty, LLC with a Minimum Assessment Agreement of \$430,000.00 for the construction of a 3,600 square-foot building located to the southeast of 221 W. 11th Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. 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 \$2,728.00, and a Temporary Easement Agreement in the amount of \$1,523.00, for a total compensation amount of \$4,251.00, with Pebble Hill, LLC, for the property located at 714 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

7. Resolution approving an Iowa Department of Transportation Federal-Aid Agreement for Transportation Alternatives Program (TAP) Project funds, in conjunction with the FY 2026 Sergeant Road Trail Repairs, Contract No. 1091, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

8. Resolution approving an Agreement with Strand Associates, Inc., of Madison, Wisconsin, in an amount not to exceed \$19,000.00 to provide design services, bidding-related services, and construction-related services for the 2025 Wastewater Treatment Plant Raw Wastewater Pumping Building Rehabilitation project, and authorizing the Mayor to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

9. 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

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.

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk