January 5, 2026

The City Council of the City of Waterloo, Iowa, met in Regular Session at Harold E. Getty Council Chambers, Waterloo, Iowa, at 5:30 PM, on Monday, January 5, 2026.

Roll Call.

Mayor Dave Boesen in the Chair. Roll Call:Mr. Schmitt, Ms. Creighton-Smith, Ms. Berry, Mr. Salamanca, Mr. Martin and Mr. Simon. One seat is vacant.

Prayer or Moment of Silence.

Pledge of Allegiance, Steve Schmitt, Ward 1 Council Member.

Approval of Agenda as proposed or amended.

Creighton-Smith/Salamanca
that the agenda, as amended, by removing Item #4 under Resolutions, be approved. Voice vote-Ayes: Six. Motion carried.

Creighton-Smith/Berry
to move public comments to the front of the agenda and discuss its location in the future. Roll call-Ayes: Three. Nays: Three (Schmitt, Salamanca, and Simon) Motion failed.

Ms. Creighton-Smith shared her concern that there are a number of people who may find it difficult, for one reason or another, to wait until the end of the meeting to share their comments.

Mr. Salamanca reflected on the incident that happened at the previous meeting and commented that it should not have happened. No one person should be able to monopolize and disrupt the business of the city. He further commented that our community partners and developers should be able to get their business done and then public comments can be heard at the end.

Council members each shared their thoughts on the issue of moving the item.

Rob Duncan, Chief of Police, shared that safety was a predominant factor in making the decision to add security screening and to move the public comments section to the back of the agenda. The decision was made after he, the mayor, city clerk and assistant chief of police met to discuss recent events.

Mayor Boesen provided closing comments regarding the changes and why he chose to make the decisions he did.

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

Creighton-Smith/Salamanca
that the minutes of the December 15, 2025, Regular Council Session, as proposed, be

approved. Voice vote-Ayes: Six. Motion carried.

CONSENT AGENDA

Simon/Schmitt
that the following items on the consent agenda be received and placed on file, including the payment of bills for December 22, 2025, in the amount of $3,180,478.71, and January 5, 2026, in the amount of $3,639,251.98, be received and placed on file. Roll Call vote-Ayes: Six. Motion carried.

Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Maror assigned No. 2026-001.

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.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Maror assigned No. 2026-002.

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.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Maror assigned No. 2026-003.

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.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Maror assigned No. 2026-004.

Resolution authorizing fund transfer for FY26, as listed in Exhibit "A" as required by law.

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Maror assigned No. 2026-005.

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.

Derek Kimball, Board/Commission: Cultural & Arts Commission, Expiration Date: March 1, 2029, [New].

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.

Communication from the Sanitation Department on the notice of the conclusion of employment of Nick Rooff, Solid Waste Technician, effective December 1, 2025, with recommendation of approval of payout of $4,444.79 for unused benefits.

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.

Motion to receive and file Airport Board minutes of October 15, 2025.

Motion to receive and file Airport Board minutes of November 19, 2025.

Motion to receive and file Board of Adjustment minutes of October 28, 2025.

Motion to receive and file Historic Preservation Commission minutes of October 21, 2025.

Motion to receive and file Highway 218 Review and Design Commission minutes of May 28, 2025 and August 27, 2025.

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

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

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

Schmitt/Creighton-Smith
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Six. Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

Schmitt/Creighton-Smith
to close the hearing. Voice vote-Ayes: Six. Motion carried.

Schmitt/Creighton-Smith
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 and City Clerk to execute said document. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-006.

Mr. Salamanca questioned what will happen if ground contamination is found at the site.

Noel Anderson, Community Planning and Development Director, provided an overview of the project and the research that has already been conducted.

RESOLUTIONS

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

Creighton-Smith/Simon
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-007.

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.

Creighton-Smith/Simon

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-008.

Mr. Schmitt requested an overview of the item.

Bridgett Wood, Finance Director, explained it will review the city's last two months of bills to ensure the city is not being charged extra fees.

Mr. Schmitt questioned if the fee for the service is based on the actual savings found.

Bridgett Wood confirmed and clarified how the cost savings program works.

Mayor Boesen commented that they could make a recommendation, but we get to choose which ones we wish to eliminate.

Mr. Simon clarified that if the city does not take their recommendation, then we do not incur the cost.

Bridgett Wood confirmed.

<u>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.</u>

Creighton-Smith/Simon
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-009.

<u>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.</u>

This item was removed by amendment.

<u>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.</u>

Simon/Schmitt
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-010.

<u>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.</u>

Simon/Schmitt
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor

assigned No. 2026-011.

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.

Simon/Schmitt
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-012.

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.

Creighton-Smith/Martin
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-013.

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.

Creighton-Smith/Martin
Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-014.

Ms. Creighton-Smith requested an overview of the agreement.

Olivia Rodriguez, Ranger Power and Grand Husk Solar, explained that Iowa law prohibits consecutively leasing the same property for more than 40 years.

Steven Kjergaard, Aviation Director, shared that the FAA also prohibits leases beyond 50 years.

Olivia Rodriguez provided an overview of the project and what it brings to the city and its citizens.

Steven Kjergaard added that this project will generate $1 million dollars in the first year with a projection of 2 percent for each year after. Over the 40-year term there will be approximately $2.5 million in revenue.

Mr. Salamanca questioned why the lease is more beneficial versus the existing farm ground leases.

Steven Kjergaard explained that the current farmland lease is for $228.00 an acre compared to the $1,400 an acre for this project. Some land will still be available for farming.

Mr. Salamanca questioned how long it would take to construct the solar panels.

Olivia Rodriguez explained that they have seven years to permit the project, adding that it takes a couple of years to get to production phase, which is when the panels are producing power and putting it back onto the grid.

Mr. Salamanca questioned what ensures the solar panels will be constructed in a timely manner.

Steven Kjergaard explained that during the development phase the land can be farmed, so the city would receive revenue for the farm lease and the solar lease.

Mr. Schmitt requested background information on Ranger Power.

Olivia Rodriguez provided an overview of Ranger Power's experience.

Mr. Simon questioned who carries insurance for natural disasters.

Olivia Rodriguez shared that they would cover the insurance and the city is additionally insured.

Mr. Simon questioned if the land would be restored to its previous condition.

Olivia Rodriguez confirmed.

Mr. Salamanca questioned if they are doing business under Grand Husk Solar.

Olivia Rodriguez explained that Ranger Power is the development company and Grand Husk Solar is the name of the project, but it is owned and operated by Ranger Power.

Mr. Salamanca questioned what happens to the solar panels should the company dissolve.

Olivia Rodriquez explained that with the restoration bond that would be the net cost of what it would cost to decommission the project.

Mr. Schmitt questioned the long-term outlook for solar energy.

Olivia Rodriguez provided details of why they believe solar energy will be here for the long haul.

Mr. Martin questioned if the city would be responsible for maintaining the property.

Steven Kjergaard commented that the city would not be responsible for the maintenance of the property.

<u>PUBLIC COMMENTS</u>

Mary Potter, Grout Museum Trustee; Aaron Stacey Roberts, 411 Almond; Beverly Cosby, 315 Wendell Ct; Joyce Hunter, 615 Lynn Street; Darrel Hartema, 158 Letsch; Doris Dietrich 2009 City View Street; Renee Carson 1108 Vine St; Lawrence Stumme, 1008 Lois Ln; LaTonya Graves, 607 E. Donald St; Forest Dillavou, 1725 Huntington Rd; Pastor Brian Dale, 2024 Clearview St; Megan Butler, 818 Clough St; John Hayes, 110 Sunset Rd; David Dryer, 3145 W. 4th St; Dale Sallis, 2613 Idaho.

Simon/Salamanca
to close public comments. Voice vote-Ayes: Six. Motion carried.

ADJOURNMENT

Simon/Salamanca
that the council adjourn at 6:57 p.m. Voice vote-Ayes: Six. Motion carried.

Kelley Felchle
City Clerk