



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Tuesday, January 20, 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 January 5, 2026, 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 approving the request by Jofelle Corona and Filomeno Corona Jr., for tax exemptions on the construction of a new single-family home valued at \$459,890.00, for property located at 5760 Wall Street and located in the City Limits Urban Revitalization Area (CLURA).
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as February 5, 2026, and date of public hearing as February 16, 2026, in conjunction with Demolition and Site Clearance Services, Contract No. D-2026-02-08P, and instruct the City Clerk to publish notice.
4. Resolution setting date of public hearing as February 2, 2025, to approve a Site Plan Amendment by Zydeco Investments LLC to allow for up to 200,000 square feet of phase 2 and phase 3 expansions in the "M-2,P" Planned Industrial District located at 4050 Levee Road, and instruct the City Clerk to publish notice.
5. Resolution approving a request to seek two proposals for nine manual cardiac monitor/defibrillators.
6. Motion to approve Change Order No. 2 with Lehman Trucking & Excavating, Inc. of Waterloo, Iowa, for a net increase of \$18,000.00, for additional demolition work for property located at 100 E. 9th Street, and to extend the term of the contract to February 16, 2026, in conjunction with Demolition and Site Clearance Services Contract RD-2025-08-02P.
7. Motion to receive and file Grout Museum funding reports of October, November, and December 2025.
8. Motion to approve the appointment of **James Gleissner** from the current Civil Service List to the position of Preparator/Technician in the Culture & Arts, effective January 21, 2026.
9. **Liquor Licenses**
Dallas Fresh Waterloo, 814 La Porte Road, Class C w/Sunday Sales (Renewal) 10/16/2026.
Hy-Vee Food & Drug #3, Class E, w/Sunday Sales (Renewal) 02/08/2027.
King Star, 2035 E. Mitchell Avenue, Class B, w/Sunday Sales (Renewal) 01/19/2027.
La Cava, 126 E. Ridgeway Avenue, Class C w/Sunday Sales (Ownership Update) 01/31/2026.
Love's Travel Stops & Country Store #702, 3301 Greyhound Drive, Class C w/Sunday Sales (Ownership Update) 08/03/2026.
New Star Fletcher, 315 Fletcher Avenue, Class E w/Sunday Sales (Renewal) 01/29/2027.
Ray's Supermarket, 1975 Franklin Street, Class E w/Sunday Sales (Ownership Update) 05/31/2026.
Ray's Supermarket 2, 1956 Lafayette Street, Class E w/Sunday Sales (Ownership Update) 05/31/2026.
The Broken Record, 315 W. 4th Street, Class C w/ Sunday Sales (Renewal) 01/20/2027.
Veteran's of Foreign Wars Club Post 1623, Class C w/Sunday Sales (Ownership Update) 01/20/2027.

Walgreen #07451334 Flammang, Class E w/Sunday Sales (Ownership Update)
09/30/2026.

Waterloo Blackhawk's Hockey, 125 Commercial Street, Class C w/Sunday Sales (Renewal)
12/15/2026.

10. Bonds.

RESOLUTIONS

1. 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

2. Resolution approving Supplemental Agreement No. 1 with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$62,300.00, 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

3. Resolution approving a Development and Minimum Assessment Agreement with ET Enterprises Corporation, for the rehabilitation of 1721-1729 Mulberry Street into nineteen residential units, a daycare, and community space, including the Infill Housing Incentive of \$5,000.00 per residential unit for a maximum of \$95,000.00, and a Minimum Assessment Agreement of \$2,250,000.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving an Amendment to the Development Agreement, originally executed May 20, 2024, with Iowa Heartland Habitat for Humanity, to extend the deadline for completion of 516 Pine Street to January 20, 2028, 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 Jeffrey P. Weber and Denise K. Weber, for the construction of a new single-family home on an infill lot located at 610 Burbank Avenue, including a \$5,000.00 infill incentive upon substantial completion, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Cooperative Agreement with the Iowa Department of Transportation, up to a maximum DOT contribution of \$500,000.00, in conjunction with the FY 2026 South Waterloo Business Park - Phase I, Contract No. 1129, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

7. Resolution approving filling the Ward 2 vacancy by special election.

Submitted by: Kelley Felchle, City Clerk

ORDINANCES

1. An ordinance amending the City of Waterloo Code of Ordinances by amending Chapter 4, Plumbing Regulations, of Title 9, Building Regulations.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 4, Plumbing Regulations, of Title 9, Building Regulations with a new Chapter 4, Plumbing Regulations, of Title 9, Building Regulations.

Motion to suspend the rules.

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

Submitted by: Greg Ahlhelm, Building Official

2. An ordinance Amending the City of Waterloo Code of Ordinances by amending Chapter 3, Electrical Regulations, of Title 9 Building Regulations.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 3, Electrical Regulations, of Title 9 Building Regulations with a new Chapter 3, Electrical Regulations, of Title 9 Building Regulations.

Motion to suspend the rules.

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

Submitted by: Greg Ahlhelm, Building Official

3. An ordinance amending the City of Waterloo Code of Ordinances by amending Chapter 5, Mechanical Systems, of Title 9, Building Regulations.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 5, Mechanical Systems, of Title 9, Building Regulations with a new Chapter 5, Mechanical Systems, of Title 9, Building Regulations.

Motion to suspend the rules.

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

Submitted by: Greg Ahlhelm, Building Official

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