



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, February 2, 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, Cub Scout Pack 3025.

Approval of Agenda as proposed or amended.

Approval of Minutes of the January 20, 2026, Regular Council Session, as proposed or amended.

Swearing in of Waterloo Youth City Council.

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 Twin Card Holdings, for tax exemptions on the construction of a new commercial building valued at \$125,000.00, for property located at 1017 Jefferson Street and located in the Consolidated Urban Revitalization Area (CURA).
3. Resolution approving the request by Matthew Baish, for tax exemptions on the construction of a new single family house valued at \$850,000.00, for property located at 4946 William Drive and located in the City Limits Urban Revitalization Area (CLURA).
4. Resolution approving the request by Robson Homes Inc, for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4103 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
5. Resolution approving the request by Robson Homes Inc., for tax exemptions on the construction of a new condominium valued at \$200,000.00, for property located at 4105 Omaha Avenue and located in the City Limits Urban Revitalization Area (CLURA).
6. Resolution setting date of public hearing as February 16, 2026, to approve a request by the City of Waterloo to vacate an approximately 72,145 square-foot platted easement located west and north of 2320 West Airline Highway to allow for future development, and instruct the City Clerk to publish notice.
7. Resolution approving preliminary plans, specifications, bid documents, etc., setting the date of bid opening as February 26, 2026, and date of public hearing as March 16, 2026, in conjunction with the FY 2026 CIPP Phase VA Project, Contract No. 1141, and directing the City Clerk to publish notice.
8. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Cahoy Pump Service, Inc., of Sumner, Iowa, in the amount of \$367,493.00 in conjunction with the FY 2024 Hawthorne Avenue Storm sewer Lift Station Relief Well, Contract No. 1066, and receive and file a two-year maintenance bond.
9. Motion to approve Change Order No. 1 with Midwest Demolition Contractors Inc., of Walford, Iowa, for a net increase of \$19,950.00, for additional demolition work for property located at 310 Upland Drive, and to extend the term of the contract to February 16, 2026, in conjunction with Demolition and Site Clearance Services Contract D-2025-08-01P, and authorizing the Mayor to execute said document.
10. Communication from the Human Rights Department on the notice of the conclusion of employment of Nancy Culpepper, Administrative Secretary, effective January 9, 2026, with recommendation of approval of payout of \$11,930.61 for unused benefits.
11. Communication from the Legal Department on the notice of the conclusion of employment of Sheryl Akin, Legal Secretary, effective January 2, 2026, with recommendation of approval of payout of \$10,610.19 for unused benefits.

12. Communication from the Police Department on the notice of the conclusion of employment of Daniel Fredericksen, Police Officer, effective January 6, 2026, with recommendation of approval of payout of \$16,651.84 for unused benefits.
13. Communication from the Police Department on the notice of the conclusion of employment of Chris Gergen, Police Officer, effective January 9, 2026, with recommendation of approval of payout of \$40,076.22 for unused benefits.
14. Communication from the Fire Department on the notice of the conclusion of employment of Tony McGrane, Fire Lieutenant, effective January 2, 2026, with recommendation of approval of payout of \$33,911.44 for unused benefits.
15. Communication from the Library Department on the notice of the conclusion of employment of Susan Harnois, Librarian I, effective December 31, 2025, with recommendation of approval of payout of \$6,680.70 for unused benefits.
16. Communication from the Culture & Arts Department on the notice of the conclusion of employment of Thomas Klenske, Technician/Preparator, effective January 9, 2026, with recommendation of approval of payout of \$6,519.10 for unused benefits.
17. Motion to receive and file Leisure Services Commission Board minutes of October 14, 2025.
18. **Liquor Licenses**
Casey's General Store #2866, 51 E. Tower Park Drive, Class E w/Sunday Sales (Renewal) 02/28/2027.
Cork's Grocery, 1956 Lafayette Street, Class B w/Sunday Sales (New) 01/31/2027.
Courtyard by Marriott, 250 Westfield Avenue, Class C w/Sunday Sales (Renewal) 11/19/2026.
Elite Café Bar, 1108 Jefferson Street, Class C w/Sunday Sales (Renewal) 02/07/2027.
Fairfield Inn & Suites, 2134 La Porte Road, Class B w/Sunday Sales (Renewal) 02/12/2027.
Golf Waterloo, 1830 E. Shaulis Road, Class C w/Outdoor Service & Sunday Sales (Renewal) 02/28/2027.
Golf Waterloo, 820 E. Donald Street, Class C w/Outdoor Service & Sunday Sales (Renewal) 02/28/2027.
Golf Waterloo, 1000 Fletcher Avenue, Class C w/Outdoor Service & Sunday Sales (Renewal) 02/28/2027.
Local Bar Hop, 708 Jefferson Street, Class C w/Sunday Sales (Renewal) 02/21/2027.
Spectra Venue Management, 200 W. 4th Street, Class C w/Sunday Sales (Renewal) 01/31/2027.
Veteran's of Foreign Wars Club Post 1623, 1406 Commercial Street, Class C w/Sunday Sales (Renewal) 01/20/2027.

19. Bonds.

PUBLIC HEARINGS

1. **Request by Zydeco Investments, LLC for a Site Plan Amendment to allow for up to 200,000 square-feet of Phase II and Phase III expansions in the "M-2,P" Planned Industrial District located at 4050 Leverage 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 Zydeco Investments, LLC for a Site Plan Amendment to allow for up to 200,000 square-feet of Phase II and Phase III expansions in the "M-2,P" Planned Industrial District located at 4050 Leverage 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

2. Request by the City of Waterloo 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.

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 authorizing to proceed with the La Porte Road Reconstruction Phase III Project, to make final selection of the location, to authorize funding for the public improvement project, and determine that there is a reasonable expectation the city will be able to achieve its public purpose, comply with all applicable standards, and obtain the necessary permits, and authorizing the use of condemnation procedures for acquisition of property interests in furtherance of the project objectives, and to establish the amount of just compensation.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a Mutual Termination and Rescission of Development Agreement in relation to the Development Agreement dated June 3, 2024 with J&R Real Estate Holdings, LLC, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving the First Amendment to a Development and Minimum Assessment Agreement dated July 7, 2025 with BKKS Holdings, LLC, in the amount of \$1,995,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving the Iowa Certified Local Government 2025 Annual Report, and authorizing the Mayor and Community Planning and Development Director to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving the dedication of a water main easement by the City of Waterloo on

City owned property located west of 3105 Airport Boulevard.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving the dedication of a sanitary sewer and water main easement by the City of Waterloo on City owned property, located west of 3105 Airport Boulevard and north of the Canadian National Railroad.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Development Agreement with Jeanette Moore-Loggins, for the construction of a new single-family dwelling on an infill lot located at 312 Newell Street, including a \$7,500.00 infill grant incentive upon substantial completion, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Professional Services Agreement with Mieke Commercial Real Estate of Waterloo, Iowa, with a retainer in the amount of \$1,000.00, in conjunction with the relocation of Hertz and Enterprise rental car operations to Waterloo Regional Airport, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

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 second 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 third time 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 second 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 third time 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 second 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 third time and adopt said ordinance.

Submitted by: Greg Ahlhelm, Building Official

PUBLIC COMMENTS

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk