

February 2, 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, February 2, 2026.

Pre-Meeting Items

Roll Call.

Mayor Dave Boesen in the Chair. Mr. Schmitt, Ms. Creighton-Smith, Ms. Berry, Mr. Salamanca, Mr. Martin and Mr. Simon.

Prayer or Moment of Silence.

Pledge of Allegiance, Cub Scout Pack 3025.

Approval of Agenda as proposed or amended.

Simon/Creighton-Smith
that the agenda as proposed, be approved. Voice vote-Ayes: Six. Motion carried.

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

Simon/Creighton-Smith
that the minutes of the January 20, 2026, Regular Session, as proposed, be approved. Voice vote-Ayes: Six. Motion carried.

Swearing in of Waterloo Youth City Council.

CONSENT AGENDA

Simon/Creighton-Smith
that the following items on the consent agenda be received and placed on file, including the payment of bills for January 26, 2026, in the amount of \$4,432,782.16, and February 2, 2026, in the amount of \$598,296.91, 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.

Resolution adopted and upon approval by Mayor assigned No. 2026-027.

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).

Resolution adopted and upon approval by Mayor assigned No. 2026-028.

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).

Resolution adopted and upon approval by Mayor assigned No. 2026-029.

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).

Resolution adopted and upon approval by Mayor assigned No. 2026-030.

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).

Resolution adopted and upon approval by Mayor assigned No. 2026-031.

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.

Resolution adopted and upon approval by Mayor assigned No. 2026-032.

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.

Resolution adopted and upon approval by Mayor assigned No. 2026-033.

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.

Resolution adopted and upon approval by Mayor assigned No. 2026-034.

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.

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.

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.

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.

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.

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.

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.

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.

Motion to receive and file Leisure Services Commission Board minutes of October 14, 2025.

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.

Vetran's of Foreign Wars Club Post 1623, 1406 Commercial Street, Class C w/Sunday Sales (Renewal 01/20/2027).

Bonds.

PUBLIC HEARINGS

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.

Schmitt/Simon

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/Simon

to close public hearing and receive and file recommendation of approval of the Planning, Programming and Zoning Commission. Voice vote-Ayes: Six. Motion carried.

Schmitt/Simon

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. Roll Call vote-Ayes: Six. Motion carried.

Schmitt/Simon

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion failed.

Mr. Schmitt requested an overview of the urgency to approve the second and third readings tonight.

Noel Anderson, Community Planning and Development Director, explained that current weather prevents any construction, but approving the second and third reading would allow them to move forward with their financing.

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.

Creighton-Smith/Bery

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.

Creighton-Smith/Martin

to close the hearing. Voice vote-Ayes: Six. Motion carried.

Creighton-Smith/Martin

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. Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-035.

RESOLUTIONS

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.

Simon/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-036.

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.

Simon/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-037.

David Dryer, 3145 W. 4th Street, requested an overview of the item.

Noel Anderson, Community Planning and Development Director, provided an overview of the item.

Mr. Salamanca questioned when the development agreement would resume progress.

Noel Anderson explained it should begin this spring.

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

Simon/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-038.

Resolution approving the dedication of a water main easement by the City of Waterloo on City owned property located west of 3105 Airport Boulevard.

Creighton-Smith/Simon

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-040.

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.

Creighton-Smith/Simon

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-041.

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.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-041.

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.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-042.

David Dryer, 3145 W. 4th Street, requested an overview of the agenda item.

David Deeds, Airport Board Chair, clarified that the relocation of Hertz and Enterprise has not yet been secured. He explained the purpose of hiring Mieke is to use their commercial real estate expertise to make contact and start the process of soliciting the relocation of Hertz and Enterprise rental car operations at the airport. With the increase in passengers over the past eight months, it is important to have these additional car services available, particularly for inbound travelers coming into our community.

Mr. Simon questioned why this commercial relator was selected.

David Deeds explained that there are three options for commercial relators in the Cedar Valley and that there was experience of working with this firm in the past through Grow Cedar Valley.

Mr. Simon questioned the retainer and percentage of commission.

David Deeds explained that the \$1,000 retainer is to facilitate the process of identifying and making contact with the appropriate individuals at the corporate level that make decisions for these firms. He further addressed the commission of 3%, sharing that it is typical in a commercial relationship and provided context for clarification.

Ms. Creighton-Smith questioned if the \$1,000 a standard amount for a retainer compared to the other option for retainers.

David Deeds explained that this would be similar to hiring an attorney or another professional to provide a professional service.

Mr. Schmitt explained that the benefit to the citizens is that space would be rented, and business travelers would also benefit. He questioned if the other firms were given this same opportunity.

David Deeds commented that they were not and explained that Miehle is the firm that they have been having ongoing conversations with about bringing these services back to the airport.

Mayor Boesen questioned if the businesses would be available for all flight times.

David Deeds confirmed that is the intention.

Mr. Salamanca asked for an explanation of the future plans for the airport.

David Deeds provided an overview of the history and future plans for the airport.

ORDINANCES

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

Simon/Martin

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. Roll Call vote-Ayes: Six. Motion carried.

Simon/Martin

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One. (Schmitt). Motion failed.

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

Simon/Martin

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. Roll Call vote-Ayes: Six. Motion carried.

Mr. Martin reiterated what he said at the last meeting, that these are not city ordinances that we are putting in place. These are state and federal ordinances that we have to follow, and he does not understand why we are not moving forward with these.

Simon/Berry

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One. (Schmitt). Motion failed.

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

Creighton-Smith/Berry

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. Roll Call vote-Ayes: Six. Motion carried.

Mr. Martin asked that his comment on the last ordinance be repeated on the record.

Creighton-Smith/Berry

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion failed.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Aaron Stacey Roberts, 411 Almond / Beverly Cosby, 315 Wendell Ct. / Cathy Schuler, Main Street Waterloo Board Member

ADJOURNMENT

Martin/Creighton-Smith

that the council adjourn at 6:26 p.m. Voice vote-Ayes: Six. Motion carried.

Kelley Felchle
City Clerk