



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, February 16, 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, Deb Barry, Ward 3 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the February 2, 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 preliminary plans, specifications, form of contract, etc., setting the date of bid opening as March 5, 2026, and date of public hearing as March 16, 2026, in conjunction with the FY 2026 Broadway Street Reconstruction Project, Contract No. 1144, and instruct the City Clerk to publish notice.
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting the date of bid opening as March 5, 2026, and date of public hearing as March 16, 2026, in conjunction with the FY 2026 Katoski Drive and Huntington Road Reconstruction, Contract No. 1123 and instruct the City Clerk to publish notice.
4. Resolution approving cancellation of a sidewalk assessment for property located at 517 W. 9th Street, in the amount of \$459.57, and authorizing the City Clerk to notify Black Hawk County Treasurer of said cancellation.
5. Resolution setting date of public hearing as March 2, 2026, for the sale and conveyance of 718 W. 2nd Street to Iowa Heartland Habitat for Humanity in the amount of \$1.00, and approval of a Development Agreement, in conjunction with the sale of the property located in the Church Row Neighborhood, including a grant of \$7,500.00 for infill housing development for the construction of a new single-family home, and instruct the City Clerk to publish notice.
6. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as March 12, 2026 and date of public hearing as March 16, 2026, in conjunction with the Airfield Lighting Control System Upgrade/Replacement, FAA AIP Project No. 3-19-0094-061, and instruct the City Clerk to publish notice.
7. Resolution setting date of public hearing as March 2, 2026, to approve the request by the City of Waterloo to rezone approximately 1.25 acres from "M-1" Light Industrial District to "B-P" Business Park District located south of US Highway 218 and east of Black Hawk Creek, at the easterly dead end of Falls Avenue, and instruct the City Clerk to publish notice.
8. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as March 12, 2026 and date of public hearing as March 16, 2026, in conjunction with the Runway 18/36 Rehabilitation within the Runway 12/30 Safety Area, FAA AIP Grant No. 3-19-0094-059, and instruct the City Clerk to publish notice.
9. Resolution approving acceptance of improvements of Prairie Meadows First Addition, submitted by Snyder & Associates; and performed by Boomerang Corporation, and file two-year maintenance bond.
10. Resolution approving Change Order CR-2026-0040 in the amount of \$232,440.00 to the Agreement with EN Communications, of Lisle, Illinois, for the Waterloo Fiber Project, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

11. Motion to approve the appointment of **Hunter Dally** from the current Civil Service List to the position of Solid Waste Technician in the Sanitation Department, effective February 17, 2026.
12. Motion to approve the appointment of **Walker Zey** from the current Civil Service List to the position of Park Maintenance II Crew Leader in the Leisures Services department, effective February 17, 2026.
13. Motion to approve the appointment of **Nicholas Schissel** from the current Civil Service List to the position of Golf Maintenance II in the Leisure Services department, effective February 17, 2026.
14. Motion to approve the appointment of **Scott Shannon** from the current Civil Service List to the position of Downtown Area Maintenance II in the Leisure Services department, effective February 23, 2026.
15. **Don Hoepfner**, Board/Commission: Community Development Board, Expiration Date: March 1, 2029, [New].
16. **Alexander Hottle**, Board/Commission: Historic Preservation Committee, Expiration Date: February 16, 2029, [New].
17. **Darlington Debah**, Board/Commission: Human Rights Commission, Expiration Date: February 16, 2029, [New].
18. **Tom Christensen**, Board/Commission: Leisure Services Commission, Expiration Date: March 1, 2029, [New].
19. **Tim Moses**, Board/Commission: Leisure Services Commission, Expiration Date: March 1, 2029, [Renewal].
20. **Allison Richter**, Board/Commission: Leisure Services Commission, Expiration Date: March 1, 2029, [Renewal].
21. **Lori Eberhard**, Board/Commission: Main Street Board, Expiration Date: December 31, 2027, [New].
22. **Michelle Simon**, Board/Commission: Main Street Board, Expiration Date: N/A, [New].
23. **Jennifer Nance**, Board/Commission: Main Street Board, Expiration Date: December 31, 2028, [New].
24. **Zach Hansen**, Board/Commission: Main Street Board, Expiration Date: December 31, 2027, [New].
25. **Phillip Shirk**, Board/Commission: Planning and Zoning Commission, Expiration Date: August 15, 2028, [Renewal].
26. **Theodore Batemon**, Board/Commission: Telecommunications, Expiration Date: January 1, 2032, [Renewal].
27. **Heidi Warrington**, Board/Commission: Waterloo Veterans Memorial Hall Commission,

Expiration Date: February 16, 2029, [New].

28. Communication from the Leisure Services Department on the notice of the conclusion of employment of Doug Drinovsky, Golf Maintenance II, effective January 15, 2026, with recommendation of approval of payout of \$7,896.93 for unused benefits.
29. Motion to receive and file the Veterans Memorial Hall Commission minutes of January 28, 2026.
30. Motion to receive and file Airport Board minutes of December 17, 2025.
31. **Liquor Licenses**
 - Family Dollar, 2206 Kimball Avenue, Class B w/Sunday Sales (Ownership Updates) 07/31/2026.
 - Family Dollar, 1608 University Avenue, Class B w/Sunday Sales (Ownership Updates) 03/07/2026.
 - La Cava 126 E. Ridgeway Avenue, Class C w/Sunday Sales (Ownership Updates) 01/31/2026.
 - National Cigar Store/Sycamore Convenience, Class E w/Sunday Sales (Ownership Updates) 03/11/2026.
 - Prime Mart, 3535 Marigold Drive, Class E w/Sunday Sales (Renewal) 01/19/2027.
 - National Cattle Congress, Inc., 2501 Ansborough Avenue, Class C w/Sunday Sales (Ownership Update) 02/28/2026.
 - Neighborhood Mart, 2102 Lafayette Street, Class E, w/Sunday Sales (Renewal) 11/14/2026.

32. Bonds.

PUBLIC HEARINGS

1. Demolition and Site Clearance Services, Contract No. D-2026-02-08P.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close hearing and receive and file oral and written comments.

Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.

Motion to receive, file, and instruct the City Clerk to read bids.

Resolution approving the award of bid to Lehman Trucking & Excavating Inc., of Waterloo, Iowa, in the amount of \$93,069.00, approving the contract, bond, and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2026-02-08P, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

2. 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.

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, and

recommendation of approval of the Planning, Programming and Zoning Commission.
Motion to receive, file, consider and pass for the first time an ordinance approving 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.
Motion to suspend the rules.

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

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving wages for years four and five of the 2023-2028 Collective Bargaining Agreement with the AFSCME Council 61, Local 1195, and authorizing the Mayor and Human Resources Director to execute said documents.

Submitted by: Lance Dunn, Human Resources Director

2. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$26,800.00, in conjunction with the Replace/Upgrade ALCMS (Airfield Lighting Control and Monitoring System), FAA AIP Grant 3-19-0094-061, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

3. Resolution approving a Natural Gas Facilities Construction Reimbursement Agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the estimated amount of \$1,389,880.00, in conjunction with the gas main extension to service W.A.R.P. 5th Addition, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

4. Resolution approving Addendum No. 4 to a Professional Services Agreement with Robinson Engineering Company of Independence, Iowa, originally executed April 5, 2021, in an amount not to exceed \$10,000.00, in conjunction with the FY 2022 North Crossing Area Study, Contract No. 1050, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

5. Resolution approving an Connected Building Services Agreement with Trane Technologies, in the amount of \$12,640.00, for a one-year onsite inspection and calibration of CO/NO2 sensors for the Public Works Facility, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution approving Amendment No. 1 to the Professional Services Agreement with Strand Associates of Madison, Wisconsin, originally executed on January 5, 2026, to replace Item No. 1 in its entirety and change Item No. 2, in conjunction with the Design, Bidding, and Construction related Services for the 2025 Wastewater Treatment Plant Raw Wastewater Pumping Building Rehabilitation Project, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

7. Resolution approving a Professional Services Agreement with AECOM of Waterloo, IA., in the amount of \$484,800.00, in conjunction with the Waterloo Sanitary Sewer System Improvements Airline Highway Lift Station, Force Main, and Sanitary Sewer, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

8. Resolution establishing a Metropolitan Transit Authority "How to Ride" signage policy for the City of Waterloo.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving an Amendment to Development Agreement and Minimum Assessment Agreement with Crossroads Realty, LLC dated January 5, 2026, to amend the legal description, and instruct the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving an Amendment to the Development Agreement with Dellatan Asset Acquisition, LLC, amending the timeline for completion of Phase I for the construction of two single-family dwellings located east of 919 Newell Street, and amending housing designs for Phase I and Phase II properties, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving a Permanent Utility Easement Agreement in the amount of \$121.00, with PETCOR NA Corp., located east of 3244 Wagner Road, in conjunction with the Waterloo Air and Rail Park Utility Improvements Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving a Permanent Sanitary Easement Agreement in the amount of \$15,990.00, with WTT Properties, LC, located at 3105 Airport Boulevard, in conjunction with the Waterloo Air and Rail Park Utility Improvements Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

13. Resolution approving a Permanent Drainage Easement Agreement with BMC Aggregates, located west of 3533 West Airline Highway, in conjunction with the Waterloo Air and Rail Park Utility Improvements Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

14. Resolution approving a Permanent Drainage and Storm Sater Easement Agreement in the amount of \$5,432.00, with United Concrete, Inc., located at 3553 West Airline Highway in conjunction with the Waterloo Air and Rail Park Utility Improvements Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

ORDINANCES

- 1. An ordinance 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 receive, file, consider and pass for the second 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 third time and adopt the ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

- 2. 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 third time and adopt 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.

Submitted by: Greg Ahlhelm, Building Official

- 3. 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 third time and adopt 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.

Submitted by: Greg Ahlhelm, Building Official

- 4. 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 third time and adopt 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.

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