



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, April 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 Simon, Council Member at large.

Approval of Agenda as proposed or amended.

Approval of Minutes of the March 30, 2026, Council Special Session, and the April 6, 2026, Council Regular 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 of Kyle Niemann for a waiver for a concrete driveway, located at 3937 W. Airline Hwy, with the elimination of the sidewalk section due to inability to meet grade requirements.
3. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as May 14, 2026, and date of public hearing as May 18, 2026, in conjunction with the Runway 18/36 Rehabilitation Outside the Runway 12/30 Safety Area, FAA AIP Project No. 3-19-0094-060, and instruct the City Clerk to publish notice.
4. Resolution setting date of public hearing as May 4, 2026, to approve a request by the City of Waterloo on behalf of the Iowa National Guard for a Site Plan Amendment to construct a 25,000 square foot building in the "M-2,P" Planned Industrial District located north of 3106 Airport Blvd, and instruct the City Clerk to publish notice.
5. Resolution setting date of public hearing as May 18, 2026, to approve proposed repairs, in conjunction with the FY 2027 Sidewalk Inspection and Repair Program – Zone 5B, and approve a request to send out notification to property owners of proposed sidewalk repairs and estimate of costs, and instruct the City Clerk to publish notice.
6. Resolution approving wages for years four and five of the 2023-2028 Collective Bargaining Agreement with the Teamsters Local 238, and authorizing the Mayor and Human Resources Director to execute said documents.
7. Resolution approving award of bid to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$1,607,197.68, approving the contract, bond and certificate of insurance, in conjunction with the FY 2026 Parkview Manor and W. 3rd Street Detention Basin, Contract No. 1137, and authorizing the Mayor and City Clerk to execute said document.
8. Motion to receive and file Historic Preservation Commission minutes of November and December of 2025, and January and February of 2026.
9. Motion to receive and file Planning, Programming, and Zoning Commission minutes of November and December of 2025, and January and February of 2026.
10. Motion to receive and file Board of Adjustment minutes for November of 2025, and January and February of 2026.
11. Motion to receive and file Complete Streets Committee minutes of January 2026.
12. **Liquor Licenses**
Cadillac XBC, 650 LaPorte Road, Class C w/Sunday Sales (Renewal) 03/27/2027.
Hampton Inn, 2034 La Porte Road, Class C w/Sunday Sales (Renewal) 01/31/2027.
Hometown Foods, 1010 E. Mitchell Avenue, Class E w/Sunday Sales (Renewal) 04/30/2027.
La Michoacana, Inc., 1221 Franklin Street, Class C w/Sunday Sales (New) 04/26/2027.
Michoacana Meat Market, 1215 Franklin Street, Class C w/Sunday Sales (Renewal)

04/27/2027.

Sunnyside Country Club, 1600 Olympic Drive, Class F (Ownership Updates) 04/13/2027.

The Other Place, 360 E. Ridgeway Avenue, Class C w/Sunday Sales (Renewal)

01/25/2027.

UNI Mart, 1615 Bishop Avenue, Class E w/Sunday Sales (Renewal) 02/28/2027.

13. **Cigarette/Tobacco/Nicotine/Vapor Permits**

Dollar General #10073, 3815 University Avenue (Retail Tobacco).

Dollar General #21528, 428 E. 1st Street (Retail Tobacco).

Dollar General #4698, 2935 Logan Avenue (Retail Tobacco).

Dollar General #7136, 66 E. Tower Park Drive (Retail Tobacco).

Dollar General #7162, 820 W. 5th Street (Retail Tobacco).

Kwik Star #229, 1717 E. San Marnan (Retail Tobacco).

Kwik Star #569, 875 Fisher Drive (Retail Tobacco).

R Smoke Plus Waterloo, 3620 Kimball Avenue (Retail Tobacco).

Tobacco & Vape, 3821 University Avenue (Retail Tobacco).

14. **Bonds.**

PUBLIC HEARINGS

1. FYE 2027 Budget Hearing.

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 approving the FYE 2027 budget including total property tax askings of \$54,841,779 and a levy rate of \$21.79160 for the budget year ending June 30, 2027.

Submitted by: Bridgett Wood, Finance Director

2. Request by the City of Waterloo to rezone approximately twenty-eight acres of land from "A-1" Agricultural District to "B-P" Business Park District, located west and northwest of 4634 Kimball Avenue.

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 amending 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 request by the City of Waterloo to rezone approximately twenty-eight acres of land from "A-1" Agricultural District to "B-P" Business Park District, located west and northwest of 4634 Kimball Avenue.

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

3. Request by BFA, Inc., on behalf of Wal-Mart, to vacate 26,821 square feet of a 20-foot water line easement located at 1334 Flammang Drive.

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 from the Planning, Programming and Zoning Commission.

Motion to receive, file and consider and pass for the first time an ordinance approving a request by BFA, Inc., on behalf of Wal-Mart to vacate 26,821 square feet of a 20-foot water line easement located at 1334 Flammang Drive.

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

4. 2026 and 2027 Residential Lots/Miscellaneous Areas Mowing and Lot Maintenance Services Contract for city-owned lots generally maintained by the Planning and Zoning Department.

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 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 awarding bid to Adams Outdoor Contracting Inc., of Waterloo, Iowa, in the amount of \$9.49 per lot per occurrence for lots under one-acre, in conjunction with the 2026 and 2027 Residential Lots/Miscellaneous Areas Mowing and Lot Maintenance Services Contract Part 1 for city-owned lots under 1 acre generally maintained by the Planning and Zoning Department, and awarding bid to Taylor Construction Company LLC of Cedar Falls, Iowa, in the amount of \$49.89 per acre per occurrence for lots 1 acre or more, in conjunction with the 2026 and 2027 Residential Lots/Miscellaneous Areas Mowing and Lot Maintenance Services Contract Part 2 for city-owned lots 1 acre or more generally maintained by the Planning and Zoning Department.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a Traffic Safety Improvement Program with the Iowa Department of Transportation, in the amount of \$470,000.00, in conjunction with the construction of a roundabout at Hammond Avenue and Ridgeway Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

2. Resolution approving a Professional Services Agreement with Protex Central, in the amount of \$5,400.00, for a three-year contract for the semi-annual maintenance and testing of the data room fire suppression system, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

3. Resolution approving a Purchase Agreement with the City of Stanwood, Iowa, in the amount of \$35,000.00 for a 1996 Spartan Fire Truck, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Bill Beck, Fire Chief

4. Resolution approving a Professional Services Agreement with AECOM, Inc., of Waterloo, Iowa, in an amount not to exceed \$58,100.00 for design-related services in conjunction with the FY 2026 Cedar Prairie Trail Replacement, Contract No. 1142, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

5. Resolution approving a Right-of-Entry Agreement with the Army Corp of Engineers to allow installation of monitoring wells in the City right-of-way along Midport Boulevard and Big Rock Road, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

6. Resolution approving a Cooperative Agreement with the City of Cedar Falls to split costs in conjunction with the FY 2026 Cedar Prairie Trail Replacement, Contract No. 1142, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

7. Resolution approving a Professional Services Agreement with AECOM, Inc., of Waterloo, Iowa, in an amount not to exceed \$21,100.00, for engineering-related services to complete an application to submit for funding for the conversion and reconstruction of 5th and 6th Streets from Washington Street to Franklin Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

8. Resolution approving a Professional Services Agreement with AECOM, Inc., of Waterloo, Iowa, in an amount not to exceed \$159,800.00 for design-related services in conjunction with upgrades to the Edwards Street Stormwater Lift Station, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

9. Resolution approving Supplemental Agreement No. 2 with McClure Engineering, in the amount of \$140,550.00, in conjunction with the FY 2026 Dakota Drive Extension, Contract No. 1129, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

10. Resolution approving a Development Agreement with Dellatan Asset Acquisition, LLC, for a phased development, including a \$5,000.00 infill incentive grant for each residential unit created, for a total of up to \$60,000.00 in infill incentive grants, refunding the purchase price of \$5,000.00 for the purchase of each phase, for a total refund of \$10,000.00, and a Minimum Assessment Agreement for the construction of no fewer than twelve new single-family homes, located near 918 and 919 Newell Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Request by Martin Flats, LLC for an Encroachment Agreement to allow four bike racks on city-owned property in the "C-3" Central Business District located adjacent to 321 E. 4th Street, on the sidewalk of E. 4th Street. and authorizing the Mayor and City Clerk to execute

said agreement.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving a Memorandum of Agreement between the United States Environmental Protection Agency, the Iowa State Historic Preservation Office, and the City of Waterloo, in conjunction with the abatement of hazardous materials at the former Rath Packing Plant, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

13. Resolution in support of an application by Big Hand Pepper, LLC for the Iowa Workforce Housing Tax Credit Program application to the Iowa Economic Development Authority, to construct fifteen new single family homes at the former Castle Hill School Site, located south of 235 Spieker Road, including tax rebates for fifty percent of infrastructure costs.

Submitted by: Noel Anderson, Community Planning and Development Director

14. Resolution in support of an application by 205 E. 4th Street, LLC, for the Iowa Workforce Housing Tax Credit Program application to the Iowa Economic Development Authority, for up to twenty-five apartment units at the Historic Black's Building, located at 205 E. 4th Street, including reimbursement funds of \$14,000,000.00.

Submitted by: Noel Anderson, Community Planning and Development Director

15. Resolution approving compensation in the amount of \$5,520.00 to CRV, Inc. for the removal of 27.9 square-yards of concrete paving, and removal of 27.1 square-yards of asphalt paving, for property located at 1607-1621 La Porte Road, in conjunction with the La Porte Road Phase II Reconstruction Project.

Submitted by: Noel Anderson, Community Planning and Development Director

16. Resolution approving the request by BFA, Inc. on behalf of Wal-Mart to dedicate 30,436 square feet of 20-foot water line easement located at 1334 Flammang Drive.

Submitted by: Noel Anderson, Community Planning and Development Director

17. Resolution approving a Temporary Easement Agreement in the amount of \$137.00 with Mark and Mary Minard, located at 1432 Edgewood Drive, in conjunction with the Katoski Drive/Huntington Road Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

18. Resolution approving the dedication of a permanent utility easement between the City of Waterloo and SKH Properties, LLC, located at 330 Tower Park Drive.

Submitted by: Noel Anderson, Community Planning and Development Director

19. Resolution approving a Waterloo Leisure Services Designated Funds Agreement with the Waterloo Community Foundation to establish and maintain a charitable fund for the Foundation to support the City of Waterloo Leisure Services, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Todd Derifield, Leisure Services Director

20. Resolution approving a Service Contract with Parking-Inc./Keck Parking, of Des Moines, Iowa, in the amount of \$10,740.00, for years 1–3, and \$11,277.00 for years 4–6, beginning July 1, 2026, in conjunction with the repairs, parts and services required to maintain the Airport parking lot equipment, and authorizing the Mayor to execute said document.

Submitted by: Sheila Combs, Airport Business Manager

21. Resolution approving a Construction-Related Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$195,100.00, in conjunction with the Rehabilitation of Runway 18/36 Inside of Runway 12/30 Safety Area, FAA AIP Project Number 3-19-0094-059-2026, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Sheila Combs, Airport Business Manager

22. Resolution approving a Volunteer Time Off policy for the City of Waterloo Employee Handbook

Submitted by: Missy Gearhart, Assistant Human Resources Director

23. Resolution approving an Artificial Intelligence (AI) Use Policy for the City of Waterloo Employee Handbook

Submitted by: Missy Gearhart, Assistant Human Resources Director

24. Resolution approving an update to the Electronic Usage policy and renaming it Technology and Electronic Communications for the City of Waterloo Employee Handbook.

Submitted by: Missy Gearhart, Assistant Human Resources Director

25. Resolution approving Terminating the Transforming Gates and Byrnes Parks Designated Funds Agreement with the Waterloo Community Foundation, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Bridgett Wood, Finance Director

ORDINANCES

- 1. Amendment to the City of Waterloo Zoning Ordinance No. 5079 to update terms and regulations as they apply to hobby farms, farm animals, tobacco and vape shops, and other changes.**

Motion to receive, file and consider and pass for the second time an ordinance amending the City of Waterloo Zoning Ordinance No. 5079 to update terms and regulations as they apply to hobby farms, farm animals, tobacco and vape shops, and other changes.

Motion to suspend the rules.

Motion to receive, file, consider and pass for the third time and adopt the ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

- 2. Request by C&S Properties to rezone approximately 0.49 acres from “R-4” Multiple Residence District to “C-2” Commercial District located at 911 South Street and 519**

W. 7th Street.

Motion to receive, file, consider, and pass for the third time an ordinance amending Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, by approving a request by C&S Properties to rezone approximately 0.49 acres from "R-4" Multiple Residence District to "C-2" Commercial District located at 911 South Street and 519 W. 7th Street.

Submitted by: Noel Anderson, Community Planning and Development Director

OTHER COUNCIL BUSINESS

Motion to reconsider a vote on Resolution No. 2026-190, "Resolution approving Amendment No. 3 to a Professional Services Agreement with INVISION Architecture, for an increase of \$380,000.00 for the renovation of 100 E. 4th Street for the new Waterloo City Hall, and authorizing the Mayor to execute said document."

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