



**THE CITY COUNCIL OF WATERLOO, IOWA
Regular Session TO BE HELD AT
Harold E. Getty Council Chambers
Monday, May 4, 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, Kelly Martin, At-Large Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the April 10, 2026, Council Special Session and the April 20, 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 by George Cooley, for tax exemptions on the construction of a new commercial building valued at \$1,347,547.00, for property located at 814 South Street, and located in the Consolidated Urban Revitalization Area (CURA).
3. Resolution approving the request by Liviu Degeratu for tax exemptions on the construction of a new single-family home valued at \$459,900.00, for property located at 128 Paradise Boulevard, and located in the City Limits Urban Revitalization Area (CLURA).
4. Resolution approving the request of Ryan Stuber for a waiver for a concrete driveway, located at 208 Frederic Avenue, with the elimination of the sidewalk section due to inability to meet grade requirements.
5. Resolution approving the request of Kurt Frank for a waiver for a concrete driveway, located at 409 Belle Street, and authorizing the construction of a concrete driveway and placing a driveway or sidewalk on the city right-of-way on an unimproved street.
6. Resolution approving a request to certify assessments for unpaid snow, weed mowing and lot clean-ups, for payments dated March 1, 2025, to January 1, 2026, in the amount of \$17,712.56, for properties listed on attached exhibit "A."
7. Resolution approving cancellation of assessment for property located at 1419 W. 4th Street, Parcel, ID 891326358001, in the amount of \$94.75, and authorizing the City Clerk to notify Black Hawk County Treasurer of said cancellation.
8. Resolution setting date of public hearing as May 18, 2025, for an amendment to the FYE 2026 Budget, and instruct the City Clerk to publish notice.
9. Resolution setting the date of public hearing as May 18, 2026, for the sale and conveyance of 7,507 square-feet of city-owned property, located to the north of 2123 Commercial Street, to R&M Metals Properties, LLC, in the amount of \$500.00, and authorizing the City Clerk to publish notice.
10. Resolution setting date of public hearing as May 18, 2026, on the proposition of the issuance of not to exceed \$6,000,000.00 General Obligation Bonds (2026A) for essential corporate purposes, and instruct the City Clerk to publish notice.
11. Resolution in support of an application by Eastside Development Partners, LLC, for the Iowa Brownfield Redevelopment Tax Credit application to the Iowa Economic Development Authority, to construct thirty-one new residential units in the Franklin Gateway Neighborhood, including a \$155,000.00 infill grant incentive.
12. Resolution in support of an application by Eastside Development Partners, LLC, for the Iowa Workforce Housing Tax Credit Program application to the Iowa Economic Development Authority, to construct thirty-one new residential units in the Franklin Gateway Neighborhood, including a \$155,000.00 infill grant incentive.

13. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by K & W Electric, Inc., of Cedar Falls, Iowa in the amount of \$204,587.00, in conjunction with the Terminal Security Upgrades-Access Control System Project, CSVI Project No. 9I240ALO200 / 9I250ALO200.
14. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by K & W Electric, Inc., of Cedar Falls, Iowa in the amount of \$119,494.00, in conjunction with the Terminal Security Upgrades-CCTV Project, CSVI Project No. 9I240ALO200 / 9I250ALO200.
15. Motion to approve Change Order No. CR-2026-0046 with Entrust Solutions Group, of Lisle, Illinois, in the amount of \$34,961.74, in conjunction with the Fiber Backbone Project, and authorizing the Mayor to execute said document.
16. Motion to approve Change Order No. CR-2026-0047 with Entrust Solutions Group, of Lisle, Illinois, in the amount of \$73,885.18, in conjunction with the Fiber Backbone Project, and authorizing the Mayor to execute said document.
17. Motion to approve the hiring of **Travis Nichols** from the current Civil Service List to the position of Park Superintendent in the Leisure Services, effective May 5, 2026.
18. Motion to approve the hiring of **Jake Schaefer** from the current Civil Service List to the position of Assistant Young Arena Manager in Leisure Services, effective May 25, 2026.
19. Motion approving the hiring of **Shelly Frein** to the position of Executive Secretary for the Mayor, effective May 11, 2026.
20. Communication from the Sanitation Department on the notice of the conclusion of employment of Ulanda Spates, Solid Waste Technician, effective April 6, 2026, with recommendation of approval of payout of \$9,177.95 for unused benefits.
21. Motion to receive and file Grout Museum funding reports of March 2026.
22. Motion to receive and file Airport Board minutes of February 18, 2026.
23. Motion to receive and file Leisure Services Commission minutes of March 2026.
24. Motion to receive and file Planning, Programming, and Zoning Commission minutes of March 2026.
25. Motion to receive and file Historic Preservation Commission minutes of March 2026.
26. **Liquor Licenses**
Brown Bottle, 209 W. 5th Street, Class C w/Sunday Sales (Ownership Update) 11/21/2026.
Casey's General Store #3880, 1900 W. Ridgeway Avenue Class E w/Sunday Sales (Renewal) 01/31/2027.
Golden China Restaurant, 106 Brookeridge Drive, Class C w/Sunday Sales (Renewal) 02/28/2027.
Grout Museum, 503 South Street, Class C w/Sunday Sales (Ownership Update) 02/23/2027.
Half Pint Saloon, 1831 Independence Avenue, Class C w/Outside Service and Sunday

Sales (Renewal) 04/18/2027.

La Cava, 126 E. Ridgeway Avenue, Class C w/Outside Service and Sunday Sales (Privilege Updates) 01/31/2027.

Laid Back Social Club, 501 Independence Avenue, Class C w/Sunday Sales (Renewal) 02/21/2027.

Lustre Event Venue, 620 Commercial Street, Class C w/Sunday Sales (Renewal) 04/15/2027.

Metro Mart #1, 2332 Falls Avenue, Class C w/Sunday Sales (Ownership Update) 07/06/2026.

Metro Mart #4, 3201 W. 4th Street, Class C w/Sunday Sales (Ownership Update) 06/30/2026.

SAC'S Neighborhood Pub, 2000 Hawthorne Avenue, Class C w/Outdoor Service and Sunday sales (Renewal) 01/31.2026.

Waterloo Ball Club-Bucks, 850 Park Road, Class C w/Outdoor Service and Sunday Sales (New) 11/26/2026.

Waterloo Black Hawks Hockey, LLC, 125 Commercial Street Class C w/Sunday Sales (Premises Updates) 11/15/2026.

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

Isle Casino Hotel Waterloo, 777 Isle of Capri Boulevard (Retail Tobacco)

Jim's Food, 437 Sullivan Avenue, (Retail Tobacco)

28. **Bonds.**

PUBLIC HEARINGS

1. Street Department Asphalt Emulsions Seal Coat Program.

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 specifications, bid documents, form of contract, etc., and authorizing to proceed.

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

Resolution approving award of bid to Bituminous Materials & Supply of Des Moines, Iowa in the amount of \$260,400.00, approving the contract, bonds, and certificate of insurance, in conjunction with the Street Department Asphalt Emulsions Seal Coat Program, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

2. Amendment to the Downtown Waterloo Riverfront Urban Renewal and Redevelopment Plan, to update projects and project budgets to be included in the Plan.

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 affirming previous determination of an area of the City to be an area of slum and blight and an economic development area, determining that the development or redevelopment of said area is necessary in the interest of the public health, safety or welfare, designating said area as appropriate for an urban renewal project, and approving

the plan amendment.

Submitted by: Noel Anderson, Community Planning and Development Director

3. 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 Boulevard.

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 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 Boulevard.

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

RESOLUTIONS

1. 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.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution accepting and approving a Donation Agreement and approving a Warranty Deed to convey real property to the City of Waterloo for a partial right-of-way acquisition with Keith D. Smith and Catherine A. Smith, for the property located at 2130 Casper Avenue, in conjunction with the Fairway Lane Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution accepting and approving a Donation Agreement and approving a Warranty Deed to convey real property to the City of Waterloo for a partial right-of-way acquisition with Cooley and Cooley Real Estate, LC, for the property located at 254-256 Upland Drive and 2265-2267 Fairway Lane, in conjunction with the Fairway Lane Reconstruction Project; and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a Temporary Easement Agreement in the amount of \$988.00 with Prime RE 2, LLC, located at 2039 Crossroads Boulevard, in conjunction with the La Porte Road Phase III Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a Permanent Easement Agreement with XL Colt Farms, LLC, located at 1680 Blue Wing Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Temporary Easement Agreement with BJKTJEA, LLC, located at 1799 Ansborough Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Temporary Easement Agreement with Kristin A. Swarts, f/k/a Kristin A. McElderry, located at 307 Upland Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a Development Agreement with Mee Meh and Boreh Shine, for the construction of one single-family home, on an infill lot located at 702 W. 4th Street, including an infill grant of \$7,500.00 upon substantial completion, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving request by Snyder Associates on behalf of Robson Homes, Inc. for the Preliminary Plat of Prairie Meadow Estates Second Addition, a 41-lot residential subdivision in the "R-3,R-P" Planned Residence District located east of Mystic Drive with extensions of Grindstone Circle and Mourning Dove Drive.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a variance to Section 582 of the Traffic Code to lift the truck embargo on E. Donald Street from Logan Avenue to the east city limits, from May 25, 2026, until September 7, 2026, for the cooperative project with Black Hawk County for the asphalt overlay of E. Donald Street.

Submitted by: Jamie Knutson, City Engineer

11. Resolution approving Supplemental Agreement No. 2, to a RISE Agreement with the Iowa Department of Transportation, originally executed April 7, 2025, in conjunction with the FY 2026 Dakota Drive Extension, Contract No. 1129, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

12. Resolution approving Supplemental Agreement No. 9 with Stanley Consultants, Inc., of Des Moines, Iowa, in the amount of \$190,620.00, in conjunction with the FY 2022 11th Street and Park Avenue Bridge Replacements Project, Contract No. 1013, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

13. Resolution approving support for the Black Hawk County Soil and Water Conservation

District's proposed expansion of their existing Dry Run Creek Watershed Improvement Project into the city of Waterloo.

Submitted by: Jamie Knutson, City Engineer

14. Resolution directing the acceptance of a Proposal to Purchase \$3,500,000.00 Sewer Revenue Capital Loan Notes, Series 2026A.

Submitted by: Bridgett Wood, Finance Director

15. Resolution appointing Paying Agent, Note Registrar, and Transfer Agent, approving the Paying Agent, Note Registrar, and Transfer Agent Agreement and authorizing the execution of the agreement.

Submitted by: Bridgett Wood, Finance Director

16. Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of Sewer Revenue Capital Loan Note and providing for a method of payment of the Notes and approval of the Tax Exemption Certificate.

Submitted by: Bridgett Wood, Finance Director

17. Resolution approving a Professional Services Agreement with AECOM, Waterloo, Iowa, in the amount of \$290,000.00, for completing an application and applying for a BRIC Grant for the reconstruction of Dry Run Arch from the Cedar River to Washington Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

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, consider and pass for the third time and adopt 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.

Submitted by: Noel Anderson, Community Planning and Development Director

OTHER COUNCIL BUSINESS

1. Resolution extending a moratorium on the issuance of new tobacco permits in the City of Waterloo, Black Hawk County, Iowa until August 15, 2026.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution extending a moratorium on the issuance of a special permit or variance for hobby farms in the City of Waterloo, Black Hawk County, Iowa until September 15, 2026.

Submitted by: Noel Anderson, Community Planning and Development Director

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