



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, May 18, 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, Mayor Dave Bosen

Approval of Agenda as proposed or amended.

Approval of Minutes of the May 4, 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 date of bid opening as June 11, 2026, and date of public hearing as July 6, 2026, in conjunction with Asbestos Abatement Services, Contract AB-2026-05-01P (54 Lane Street), and instruct the City Clerk to publish notice.
3. Resolution approving the request by Elvir Begic for tax exemptions on the construction of a new single family house valued at \$700,000.00, for property located at 1837 Red Tail Drive and located in the City Limits Urban Revitalization Area (CLURA).
4. Resolution approving the request by Deborah J. Lage for tax exemptions on the construction of a new duplex valued at \$329,900.00, for property located at 4172 Mystic Drive and located in the City Limits Urban Revitalization Area (CLURA).
5. Resolution approving request of Christina Carr for a waiver for a concrete driveway, located at 2245 Byron Avenue, with the elimination of the sidewalk section due to inability to meet grade requirements.
6. Resolution approving award of bid to JQ Construction, of Waterloo, Iowa, in the amount of \$23,654.00, approving the contract, bond and certificate of insurance, in conjunction with the FY 2026 1600 Blk Bertch Avenue Sanitary Sewer Repair, Contract No. 1160, and authorizing the Mayor and City Clerk to execute said document.
7. Resolution authorizing the Mayor's appointment of Noel Anderson and Aric Schroeder as designated voting alternate, to the Black Hawk County Metropolitan Area Transportation Policy Board for a term of one year.
8. Resolution approving Experience Waterloo Board recommendation for funding FY2027 Quarters 1 and 2 Hotel-Motel Tax Grants.
9. Resolution denying the award of hotel/motel tax council discretionary funds to Iowa Jobs for America's Graduates in the amount of \$25,000.00, based on hotel motel tax program criteria.
10. Motion to approve Change Order No. 1 with JQ Construction, LLC, of Waterloo, Iowa, for a net increase of \$23,020.00, in conjunction with the FY 2026 1600 Blk Bertch Avenue Sanitary Sewer Repair, Contract No. 1160, and authorizing the Mayor and City Clerk to execute said document.
11. Motion to approve Change Order No. 4 with Peters Construction Corporation of Waterloo, Iowa, for a total increase of \$8,846.84, in conjunction with the FY 2024 Byrnes Aquatic Center, Contract No. 1077, and authorizing the Mayor to execute said document.
12. Motion to approve Application for Fireworks Display: My Waterloo Days, June 6, 2026, Top floor parking ramp, Park Avenue, beginning at 9:45 p.m.
13. Motion to approve Application for Fireworks Display: July 4th Party, July 4, 2026, Sunnyside

Golf, beginning at 9:45 p.m.

14. Communication from the Waste Management Department on the notice of the conclusion of employment of Todd Gaede, Storm Sewer Maintenance, effective April 10, 2026, with recommendation of approval of payout of \$5,543.91 for unused benefits.
15. Communication from the Waste Management Department on the notice of the conclusion of employment of Michael Smock, Waste Water Operator, effective April 8, 2026, with recommendation of approval of payout of \$689.50 for unused benefits.
16. Communication from the Library Department on the notice of the conclusion of employment of Sheryl McGovern, Interim Library Director, effective April, 20, 2026, with recommendation of approval of payout of \$6,150.00 for unused benefits.
17. Communication from the Fire Department on the notice of the conclusion of employment of Bart Samuelson, Fire Lieutenant, effective April 8, 2026, with recommendation of approval of payout of \$8,993.11 for unused benefits.
18. Motion to receive and file Grout Museum funding report for April 2026.
19. Motion to receive and file Board of Adjustment minutes of March 24, 2026.
20. Liquor Licenses
 - Amigos Mexican Restaurant, 1415 San Marnan Drive, Class C w/Outdoor Service and Sunday Sales, (Renewal) Exp:3/2/2027.
 - Anton's Garden, 518 Sycamore, Class C w/Outdoor Service and Sunday Sales, (Renewal), Exp:3/26/2027.
 - Behar Bar, 312 W. 4th Street, Class C w/Outdoor Service and Sunday Sales, (Renewal), Exp:4/30/2027.
 - Bootleggers Kitchen and Bar, 310 E. 4th Street, Class C w/Sunday Sales, (Renewal), Exp:3/31/2027.
 - Cedar Skyline Corp. DBA Lincoln Park, 401 E. 4th Street, Class C Retail Alcohol - 5 Day Special Event, (New) Exp:5/22/2026.
 - Cedar Skyline Corp. DBA Lincoln Park, 401 E. 4th Street, Class C Retail Alcohol - 5 Day Special Event, (New) Exp:6/12/2026.
 - Cedar Skyline Corp. DBA Lincoln Park, 401 E. 4th Street, Class C Retail Alcohol - 5 Day Special Event, (New) Exp:7/17/2026.
 - Cedar Skyline Corp. DBA Lincoln Park, 401 E. 4th Street, Class C Retail Alcohol - 5 Day Special Event, (New) Exp:8/7/2026.
 - Cedar Skyline Corp. DBA Lincoln Park, 401 E. 4th Street, Class C Retail Alcohol - 5 Day Special Event, (New) Exp:8/21/2026.
 - Logan Avenue Convenience Store, 735 Logan Avenue, Class C w/Sunday Sales, (Renewal) Exp:3/14/2026.
 - Lost Island Theme Park, 2600 E. Shaulis Road, Class C w/Sunday Service, (New) Exp:05/10/2027.
 - Lost Island Water Park, 2225 E. Shaulis Road, Class C w/Sunday Sales, (New) Exp:04/30/2027.
 - Prime Mart #3, 1008 LaPorte Road, Class E w/Sunday Sales, (Renewal), Exp:6/12/2027.
 - Red Carpet Golf, 1409 Newell Street, Class C w/Outdoor Service and Sunday Sales (Modify Privileges) Exp:04/12/2027.
 - Riverloop Expo Plaza, 327 W. 3rd Street, Class C (Temporary Unlicense), Exp:7/2/2026.

Tokyo Japanese Steakhouse, Inc., Class C, w/Outdoor Service & Sunday Sales (Renewal)
Exp:2/13/2027.

Waterloo Convention and Visitors Bureau, Lincoln Park, 401 E. 4th Street, Class E - 5 Day
Special Event, (New) Exp:6/8/2026.

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

Dollar General #30840, 4803 Sergeant Road (Retail Tobacco)

Greenleaf Tobacco & Vape, 2313 Logan Avenue (Device Permit)

Kwik Stop #4, 515 Broadway Street (Retail Tobacco)

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Neighborhood Mart, 2100 Lafayette Street, (Retail Tobacco)

New Star Liquor, 1625 W. 4th Street (Retail Tobacco)

Prime Mart 1, 3535 Marigold Drive (Retail Tobacco)

Prime Mart 3, 1008 LaPorte Road (Retail Tobacco)

Walgreens #7455, 111 W. Ridgeway Avenue (Retail Tobacco)

XO Food & Liquor, 428 Franklin Street (Retail Tobacco)

XO Food & Liquor, 428 Franklin Street (Device Permit)

22. Bonds.

PUBLIC HEARINGS

1. FYE 2026 Budget Amendment (2).

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 approving FYE 2026 Budget Amendment.

Submitted by: Bridgett Wood, Finance Director

2. Runway 18/36 Rehabilitation Outside Runway 12/30 Safety Area, FAA AIP Project No. 3-19-0094-060.

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 and refer to the Director of Aviation for review.

Submitted by: Sheila Combs, Airport Business Manager

3. Sale and conveyance of 7,507 square-feet of City-owned property, located north of 2123 Commercial Street, to R&M Metals Properties, LLC, in the amount of \$500.00.

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 authorizing the sale and conveyance of 7,507 square-feet of City-owned property, located north of 2123 Commercial Street, to R&M Metals Properties, LLC, in the amount of \$500.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Issuance of not to exceed \$6,000,00.00 GO Bonds (2026A) for essential corporate purposes.

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 instituting proceedings to take additional action.

Submitted by: Bridgett Wood, Finance Director

5. FY 2027 Sidewalk Inspection and Repair Program – Zone 5B.

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 authorizing proposed repairs to sidewalk.

Resolution adopting Proposed Resolution of Necessity, as proposed or amended.

Submitted by: Jamie Knutson, City Engineer

RESOLUTIONS

1. Resolution approving the Easement Agreement and dedication of a railroad easement by the City of Waterloo on City-owned property, located west of 3105 Airport Boulevard and north of the Canadian National Railroad, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving an Assignment and Assumption of Development and Minimum Assessment Agreement with ET Enterprises Corporation, originally executed January 20, 2026, to change the name of the company to St. John's Development, LLC, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving a Development Agreement with New Era Rentals, LLC, for the rehabilitation of the home at 1303 W. 4th Street located in the Church Row Neighborhood, including a grant of \$7,500.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving an Amendment to Development Agreement with Cedar River Renaissance LLC, dated August 5, 2024, to amend the timeline of the project for 203 and 207 Lafayette Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a Development Agreement and Minimum Assessment Agreement with E&A Properties, LLC, in the amount of \$475,510.00, including a \$43,000.00 acquisition reimbursement payment, and CURA tax abatement, for the construction of a new 10,000

square foot commercial building located west of 1825 Jefferson Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving the acceptance of a Donation of Real Property Agreement with Iowa Heartland Habitat for Humanity, for property located west of 406 Almond Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving an Acquisition Contract and accepting a deed to sell real property to the City of Waterloo, from Jonathan Swarts a/k/a Jonathon Swartz, in the amount of \$60,000.00, for property located at 1708 and 1716 Lafayette Street and the lot between, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving a request for an Encroachment Agreement with Ryan Meyers to allow for the replacement of an existing fence in the Greenhill Road Right-of-Way in the "R-2" One and Two Family Residence District located in the rear of 343 to 349 Norris Court, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving a Temporary Easement Agreement with Crystal Distribution Services, Inc., located at 1656 Sycamore Street, in conjunction with asbestos abatement of the former Rath Packing Company buildings, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Letter of Intent and License Agreement with McDonald's USA, LLC, for property located in the 100 block of Commercial Street between W. 1st Street and W. Mullan Avenue, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving submission of an Intended Use Plan and Facility Plan to the Iowa Department of Natural Resources for the Airline Highway Lift Station, Force Main, and Sanitary Sewer Project, and authorizing the Public Works Director and the Mayor to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

12. Resolution approving a Professional Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in an amount not to exceed \$112,600.00 for the Eastside Interceptor - FY 2026 Emergency Sanitary Sewer Repair at Dead End of Nevada Street Project, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

13. Resolution approving a contract with Peterson Contractors, Inc., of Reinbeck, Iowa, in conjunction with the Eastside Interceptor - FY26 Emergency Sanitary Sewer Repair at Dead

End of Nevada Street Project, Contract No. 1159, and authorizing the Mayor to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

14. Resolution approving an Iowa Department of Transportation Federal-Aid Agreement for Transportation Alternatives Program (TAP) Project funds, in conjunction with the FY 2026 Cedar Prairie Trail Replacement Project - Dewitt Road to Ridgeway Avenue (Cedar Falls), Contract No. 1142, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

15. Resolution approving a Renewal Agreement with Delta Dental for fees associated with administration, in the amount of \$39,529.00, and authorizing the the Human Resource Director to execute said document.

Submitted by: Lance Dunn, Human Resources Director

16. Resolution approving a Renewal Agreement with Wellmark Blue Cross Blue Shield for fees associated with administration, network access, and stop loss, and authorizing the Human Resource Director to execute said document.

Submitted by: Lance Dunn, Human Resources Director

17. Resolution approving changes to the Employee Handbook Purchasing Policy for Expenditure Pre-Authorizations and Bidding or Quoting, effective May 19, 2026.

Submitted by: Bridgett Wood, Finance Director

18. Resolution directing the advertisement for sale of \$10,300,000.00* (Subject to adjustment per terms of offering) General Obligation Bonds, Series 2026B, and approving electronic bidding procedures and distribution of preliminary official statement.

Submitted by: Bridgett Wood, Finance Director

19. Resolution directing the advertisement for sale of \$1,700,000.00* (Subject to adjustment per terms of offering) Taxable General Obligation Bonds, Series 2026C, and approving electronic bidding procedures and distribution of preliminary official statement.

Submitted by: Bridgett Wood, Finance Director

ORDINANCES

- 1. An ordinance amending Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees of Section 2, Determination of Rates and Charges, to Increase Sewer Rates.**

Motion to receive, file and consider and pass for the first time an ordinance amending Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees of Section 2, Determination of Rates and Charges.

Motion to suspend the rules.

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

Submitted by: Bridgett Wood, Finance 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