

May 18, 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, May 18, 2026.

Pre-Meeting Items

Roll Call.

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

Prayer or Moment of Silence.

Pledge of Allegiance, Mayor Dave Bosen

Approval of Agenda as proposed or amended.

Simon/Martin

that the agenda, as amended by removing Consent Agenda Items 7 and 8, to be discussed separately, be approved. Voice vote-Ayes: Seven. Motion carried.

Approval of Minutes of the May 4, 2026, Regular Council Session, as proposed or amended.

Simon/Martin

that the minutes of the May 4, 2026, Regular Council Session be approved as presented. Voice vote-Ayes: Seven. Motion carried.

CONSENT AGENDA

Simon/Martin

that the following items on the consent agenda be received and placed on file, including the payment of bills for May 11, 2026, in the amount of \$1,310,001.06 and May 18, 2026, in the amount of \$5,664,906.71, be received and placed on file. Roll Call vote-Ayes: Seven. Motion carried.

Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-259.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-260.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-261.

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).

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-262.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-263.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-264.

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.

This item was removed by amendment for separate discussion.

Resolution approving Experience Waterloo Board recommendation for funding FY2027 Quarters 1 and 2 Hotel-Motel Tax Grants.

This item was removed by amendment for separate discussion.

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.

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-265.

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.

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.

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.

Motion to approve Application for Fireworks Display: July 4th Party, July 4, 2026, Sunnyside Golf, beginning at 9:45 p.m.

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.

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.

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.

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.

Motion to receive and file Grout Museum funding report for April 2026.

Motion to receive and file Board of Adjustment minutes of March 24, 2026.

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.

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)
Kwik Stop #4, 515 Broadway Street (Device Permit)
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)

Bonds.

Item #7.

Resolution authorizing the Mayor's appointment of Noel Anderson and Aric Schroeder as designated voting alternates to the Black Hawk County Metropolitan Area Transportation Policy Board for a term of one year.

Simon/Schmitt

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-266.

Mr. Simon requested an overview of placing city staff as members of the board.

Mayor Boesen provided an overview of the reasoning for why it is important to have city staff on the board as well.

Item #8.

Resolution approving Experience Waterloo Board recommendation for funding FY2027 Quarters 1 and 2 Hotel-Motel Tax Grants.

Simon/Schmitt

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-267.

Mr. Morrow asked for clarification on the item.

Nick Hendricks, Experience Waterloo Board, provided an overview.

Mr. Salamanca asked what the process is for decision-making and if the council sits on the board as a liaison.

Nick Hendricks confirmed that Mr. Martin serves as a liaison, and explained what the considerations were and how the scoring works.

Mr. Schmitt questioned if it is new for private for-profit businesses to receive funding.

Nick Hendricks shared that it has always been open for anyone to apply.

Mr. Morrow questioned if Main Street Waterloo was involved in the decision-making.

Nick Hendricks commented that Jessica Rucker does sit on the board as a liaison, but does not vote.

PUBLIC HEARINGS

FYE 2026 Budget Amendment (2).

Schmitt/Simon
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven.
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 hearing. Voice vote-Ayes: Seven. Motion carried.

Schmitt/Simon
Resolution approving FYE 2026 Budget Amendment. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-268.

Mr. Simon questioned the process surrounding the budget amendment.

Bridgett Wood, Finance Director, provided an overview of the budget amendment process.

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

Morrow/Berry
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven.
Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none.

Morrow/Berry
to close the hearing and receive and file oral and written comments. Voice vote-Ayes: Seven.
Motion carried.

Morrow/Berry
Resolution confirming approval of specifications, bid documents, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-269.

Morrow/Martin
to receive, file, and instruct the City Clerk to read the bids and refer to the Director of Aviation for review. Voice vote-Ayes: Seven. Motion carried.

Engineer's Estimate: \$2,149,200.00
E&F Paving Company, LLC, Cedar Rapids, IA - 5% - \$2,312,890.00
Croell, Inc., New Hampton, IA - 5% - \$1,865,865.00
Boomerang, Corp., Anamosa, IA - 5% - \$1,667,660.00
Wicks Construction, Decorah, IA - 5% - \$1,820,718.00
Owen Contracting, Cedar Falls, IA - 5% - \$1,751,360.00

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.

Creighton-Smith/Martin
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven.
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 hearing. Voice vote-Ayes: Seven. Motion carried.

Creighton-Smith/Martin
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. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-270.

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

Simon/Martin
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven.
Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments.

Todd Obadal, 124 Amity Drive, commented that the agenda packet shows the amount as \$600,000.00 due to a typographical error, and because of that error, the authority to approve stops there, since that is what was presented to the public.

Simon/Martin
to close hearing and receive and file oral comments. Voice vote-Ayes: Seven. Motion carried.

Simon/Martin
Resolution instituting proceedings to take additional action. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-271.

Mr. Schmitt requested a legal opinion on the comment made by Mr. Obadal.

Marty Petersen, City Attorney, explained that he had not reviewed the packet information and is not prepared to render a legal opinion and would defer to the City Clerk.

Kelley Felchle, City Clerk, explained that both the agenda and the legal notice published in the paper said \$6,000,000.00.

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

Martin/Creighton-Smith
to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven.
Motion carried.

This being the time and place of the public hearing, the Mayor called for written and oral comments.

Dana Davis, 629 Sonya Drive, shared her concern over a letter she received regarding the sidewalk in front of her home. She questioned who is responsible for sidewalk maintenance.

Jamie Knutson, City Engineer, commented that the sidewalks are city-owned on city property, and explained that the ordinance requires that the adjoining property owner is responsible for maintenance that includes snow removal, repairs, etc. He further explained that it is not uncommon for sidewalks to need repair more than once due to tree roots, and the city does not typically remove healthy trees as they add to the aesthetics of our city. The current cycle is every 12 years and the sidewalk inspection program has been in place since 1990.

Mayor Boesen clarified that different sections of the city have their own 12-year cycle.

Nancy Valentine, 616 Wildwood Road, questioned how one would notify the city that they want the city to take care of the repairs and how payments work if you cannot afford to pay the entire bill.

Jamie Knutson explained that their office can be contacted at any time to inspect panels and explain to the homeowners why the panels need to be repaired. He further provided information on how the program and payments work.

Martin/Creighton-Smith
to close hearing and receive and file oral and written comments.

Martin/Creighton-Smith
Resolution authorizing proposed repairs to sidewalk. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-272.

Martin/Creighton-Smith
Resolution adopting Proposed Resolution of Necessity, as proposed or amended. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-273.

Mr. Salamanca asked how citizens are being notified.

Jamie Knutson explained that letters are sent to property owners when a defect has been identified.

RESOLUTIONS

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.

Creighton-Smith/Simon
Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor

assigned No. 2026-274.

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.

Creighton-Smith/Simon

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-275.

Mr. Morrow questioned what is driving the name changes.

Aric Schroeder, City Planner, provided an overview of the agenda item.

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.

Creighton-Smith/Simon

Roll Call vote-Ayes: Five. Nays: Two (Morrow, Salamanca). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-276.

Mr. Morrow questioned if New Era Rentals, LLC, still owns the property.

Chad Shipman, New Era Rentals, LLC, shared that he does not own the property.

Mr. Simon questioned why the city should still pay the \$7,500 infill when this was already completed previously. He thanked Mr. Shipman for sitting down with him and explaining the circumstances of the development.

Mr. Schmitt questioned if this is a typical occurrence.

Aric Schroeder, City Planner, shared that the Elevate Housing 2.0 Policy does include incentives for privately owned sites, and commented that we have not done a lot of these.

Mayor Boesen asked Aric Schroeder to explain to the council members the delay and how this fell through the cracks.

Aric Schroeder provided background on the project.

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.

Berry/Martin

Roll Call vote-Ayes: Six. Nays: One (Salamanca). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-277.

Cody Vanasse, Cedar River Renaissance, provided background and information on the request

to expand the timeline.

Mr. Morrow questioned if the extension creates additional requirements or cost to the City.

Cody Vanasse commented that it does not.

Mr. Simon questioned if the next phase of the project would take until 2028 or could it move faster.

Cody Vanasse shared that he does hope that it will move faster now that Phase 1 is complete.

Mayor Boesen questioned if the grant in the original development agreement had been paid.

Aric Schroeder commented that it has not been paid yet but should be eligible once the amendment has passed.

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.

Berry/Martin

Roll Call vote-Ayes: Four. Nays: Three (Berry, Salamanca, Martin). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-278.

Mr. Martin questioned why this level of incentive is being provided.

Aric Schroeder, City Planner, provided an overview of the Economic Development Policy and incentives.

Mr. Martin questioned if they had been paying taxes on the vacant property.

Aric Schroeder confirmed.

Mr. Salamanca questioned if the building would go up without the assistance of the city.

Aric Schroeder commented that he understands that it would not.

Mr. Salamanca asked for clarification as to why we would pay someone to do something on property they already own.

Edis Kuduzovic, 4037 University Avenue, explained that he has been working on this project for a couple of years and questioned if the council would rather just collect taxes on an empty lot.

Mr. Salamanca asked about his plan to move to another city if this is not approved and if he is already in talks with someone else.

Edis Kuduzovic confirmed.

Mr. Simon asked if he had an adjacent lot to this property.

Edis Kuduzovic confirmed.

Mr. Salamanca commented that in the Development Agreement, the incentives are specifically referred to as an acquisition grant and noted that there is a big difference between a grant and a reimbursement.

Aric Schroeder shared that it is semantics on the term and is effectively the same thing.

Mr. Schmitt asked for clarification that this is not a unique situation.

Aric Schroeder confirmed.

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.

Berry/Martin

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-279.

Mr. Schmitt questioned the number of parks within the city.

Todd Derifield, Leisure Services Director, shared that there are currently 52 parks in the city.

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.

Schmitt/Creighton-Smith

Forest Dillavou, 1725 Huntington Road, commented that he does not support the acquisition of these properties.

Mayor Boesen questioned if these properties had been considered for 657A.

Martin Petersen, City Attorney, commented that he had not.

Aric Schroeder, City Planner, shared that 657A has been discussed in the past and there are a couple that may be eligible, but the vacant lot would not.

Ms. Creighton-Smith clarified that if the city chooses 657A for the two outer properties, the owner would not sell us the vacant property.

Aric Schroeder confirmed.

Morrow/Martin

to table for two weeks. Roll Call vote-Ayes: Six. Nays: One (Creighton-Smith). Motion carried.

Ms. Creighton-Smith commented that tabling the item would leave us in the same dilemma since the property owner still would not sell us the property that we would need to develop the land.

Aric Schroeder commented that there are no specific plans at this time, and said that if Noel Anderson were here he would share that once we obtain properties like this and get them cleared, we tend to get a development on them very quickly.

Ms. Berry questioned how the sale amount is determined.

Aric Schroeder provided an overview.

Mr. Salamanca questioned why the city is offering to purchase these properties far under the assessed value.

Aric Schroeder shared that it is not uncommon for properties to have assessed values that do not align with fair market value.

The council members continued to discuss the properties with Aric Schroeder.

Mr. Schmitt asked if the delay in a vote would cause any issue with the property owner.

Jonathan Swarts, 307 Upland Drive and owner of the property, commented there would be no issues with a delay in the vote.

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.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-280.

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.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-281.

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.

Simon/Schmitt

Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-282.

Tim Luce, attorney for McDonalds USA, LLC, provided background information on the property.

Mr. Salamanca shared that the council had received a letter from WDC, and asked if staff was aware of the kind of plans they have.

Aric Schroeder, City Planner, provided an overview of their primary focus.

Mr. Salamanca asked if WDC had ever put an offer out to the individuals that own Legends.

Aric Schroeder shared that he was unaware.

Mayor Boesen commented that in the WDC meetings he attended, WDC had expressed disappointment about not purchasing the site at the beginning. He further addressed the process.

Ms. Creighton-Smith commented that Mr. Anderson had shared how McDonald's determines an area as one that they would want to land in and that they won't consider it if they do not have a sense of its success.

Mr. Schmitt/

to table for two weeks to allow for all interested parties to present their side. Motion failed for lack of a second.

Mr. Simon shared that he finds this refreshing and does not feel that it deters from the downtown model. It is also refreshing that we have a business that is not looking for handouts, tax abatement

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.

Creighton-Smith/Berry

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-283.

Mr. Salamanca requested an overview of the agenda item.

Randy Bennett, Public Works Division Manager, provided an overview of the Intended Use Plan and Facility Plan.

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.

Creighton-Smith/Berry

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-284.

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.

Creighton-Smith/Berry

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-285.

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.

Morrow/Creighton-Smith

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-286.

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.

Morrow/Creighton-Smith

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-287.

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.

Morrow/Creighton-Smith

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-288.

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

Salamanca/Martin

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-289.

Mr. Salamanca requested an explanation of the changes and the reason for them.

Bridgett Wood, Finance Director, provided an overview of the changes and explained this will allow local vendors to bid on vehicle purchase.

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.

Salamanca/Martin

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-290.

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.

Salamanca/Martin

Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-291.

ORDINANCES

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.

Creighton-Smith/Martin

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

David Dryer, 3145 W. 4th Street, commented that he does not support increases to sewer rates and does not understand the monthly billing.

Mayor Boesen shared that it is the Water Works that is doing the monthly billing.

Randy Bennett, Public Works Division Manager, confirmed that it is not just the water bill that is changing to monthly, it is everything that is currently on your bill from the Water Works.

Creighton-Smith/Simon

to suspend the rules. Roll Call vote-Ayes: Seven. Motion carried.

Creighton-Smith/Simon

to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5837.

PUBLIC COMMENTS

Lori Eberhard, Main Street Waterloo Board Member / Renae Carson, 1108 Vine Street / Forest Dillavou, 1725 Huntington Road / David Dryer, 3145 W. 4th Street / Todd Obadal, 124 Amity Drive / Blake Smith, 221 Gilbert Street / L.A. Jefferson, Jr., 733 1/2 W. 3rd Street / Helen Seenster, 4040 Laconia Street / Aaron Stacey Roberts, 411 Almond Street

Simon/Schmitt

to close public comments. Voice vote-Ayes: Seven. Motion carried.

Ms. Creighton-Smith shared that she agrees with Ms. Seenster's comments.

Mr. Morrow provided the place, time and date of his upcoming Ward 2 meeting.

Ms. Berry provided the details for the upcoming Ward 3 and Ward 4 meetings.

Mayor Boesen shared that he was asked if public comments were to be eliminated, how are the people supposed to let their concerns be heard. He suggested that people either email their council person or attend their Ward meetings and let them know what their concerns are so they can be shared with the rest of the council. He further shared that the 18th Annual Foster Graduation Celebration will be held on Thursday, June 4, 2026, from 4:00–5:30 p.m. at the Van G Miller Adult Learning Center, located at 120 Jefferson Street. He encouraged the citizens of Waterloo to attend the Open House and consider donating essential gifts to these graduates because once they graduate, they are removed from foster care and are on their own.

Ms. Creighton-Smith asked if we know how many graduates there are.

Mayor Boesen said that there are ten graduates.

ADJOURNMENT

Creighton-Smith/Simon
that the council adjourn at 7:40 p.m.

Kelley Felchle
City Clerk