



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, June 1, 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, Kelley Felchle, City Clerk.

Approval of Agenda as proposed or amended.

Approval of Minutes of the May 5, 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 Dan Holschlag for a waiver for a concrete driveway, located at 1103 Upton Avenue (approach on Aladdin Street), 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 June 25, 2026, and date of public hearing as July 20, 2026, in conjunction with Asbestos Abatement Services, Contract AB-2026-06-01P (1442 Sycamore Street, former Rath buildings), and instruct the City Clerk to publish notice.
4. Resolution setting the date of public hearing as July 6, 2026, to approve the final selection of route and authorizing to acquire or condemn necessary property for right-of-way, permanent easements, and temporary easements related to the Katoski Drive/Huntington Road reconstruction, generally located east and south of 1350 Katoski Drive, extending to the west city limits line, and instruct the City Clerk to publish public notice.
5. Resolution approving award of hotel/motel tax council discretionary funds to the Americans for Independent Living, in the amount of \$20,000.00, for the Field of Honor Project, commemorating America's 250th Anniversary and honoring veterans, active military personnel, and those who have served our nation.
6. Motion to approve Change Order No. 01 with K and W Electric, Inc., of lump sum modification, for a net increase of \$38,822.50, in conjunction with Broadway Traffic Adaptive Project, Contract No. 785, and authorizing the Mayor and City Clerk to execute said document.
7. Communication from the Street Department on the notice of the conclusion of employment of Haris Tricic, Equipment Operator II, effective May 1, 2026, with recommendation of approval of payout of \$4,279.22 for unused benefits.
8. Motion to receive and file Leisure Services Commission Board minutes of April 14, 2026.
9. Motion to receive and file Airport Board minutes of April 13, 2026.
10. **Sara Varda**, Board/Commission: Civil Service Commission, Expiration Date: June 1, 2032, New appointment.
11. **Emily Hanson**, Board/Commission: Waterloo Convention and Visitors Bureau, Expiration Date: June 1, 2029, New appointment.
12. **Liquor Licenses**
American Legion, 728 Commercial Street, Class C w/Sunday Sales, (Ownership Update) Exp:06/14/2026.
CVS Pharmacy 8544, 1825 E. San Marnan Drive, Class E w/Sunday Sales (Renewal) Exp:05/31/2027.
Edo's Sports Bar, 110 E. 11th Street, Class C w/Sunday Sales, (Renewal) Exp:05/07/2027.
Fraternal Order of Eagles No. 764, 202 E, 1st Street Class F w/Sunday Sales (Ownership

Update) Exp:07/14/2026.

Hickory House, 315 Park Road, Class C w/Sunday Sales (Ownership Updates)
Exp:05/23/2027.

Metro Mart 1, 3201 W. 4th Street, Class B w/Sunday Sales (Renewal) Exp:07/06/2027.

Metro Mart 4, 2332 Falls Avenue, Class E w/Sunday Sales (Renewal) Exp:06/30/2027.

National Cigar Store/Sycamore Convenience, 617-619 Sycamore Street, Class E w/Sunday
Sales, (Renewal) Exp:03/11/2027.

Walgreens 10855, 1850 Logan Avenue, Class E w/ Sunday Sales (Renewal)
Exp:06/16/2027.

Wal-Mart Supercenter 1496, 1335 Flammang Drive, Class E w/Sunday Sales (Premises
Update) Exp:09/30/2026.

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

BJ's Sports Bar and Billiards, 110 IDA Street (Retail Tobacco)

Club Ambassador, 313 W. 5th Street (Machine)

K-ZAR, 1761 Independence Avenue, (Retail Tobacco)

Logan Avenue Convenience Store, 735 Logan Avenue (Retail Tobacco)

Logan Avenue Convenience Store, 735 Logan Avenue (Device Permit)

Ray's Supermarket, 1975 Franklin Street (Retail Tobacco)

Smoke.O.S., 1509 Flammang Drive (Retail Tobacco)

Walgreens No. 10855, 1850 Logan Avenue (Retail Permit)

Walgreens No. 3590, 3910 University Avenue (Retail Permit)

RESOLUTIONS

1. Resolution approving an Employment Agreement with Rob Duncan for the position of Police Chief, and authorizing the Mayor to execute said document.

Submitted by: Dave Boesen, Mayor

2. Resolution approving a Cost Optimization Engagement Agreement with Merchant Cost Consulting LLC, for analyzing merchant services accounts and provide comprehensive cost optimization, advisory, audit, negotiation, and vendor management services across our merchant services, and authorizing the Mayor to execute said document.

Submitted by: Bridgett Wood, Finance Director

3. Resolution approving an Educational Services Contract with Grout Museum, Inc., in the amount of \$625,000.00, to provide educational services and enhance the quality of life for the residents of Waterloo, Iowa, from July 1, 2026 - June 30, 2027, and authorizing the Mayor to execute said document.

Submitted by: Bridgett Wood, Finance Director

4. Resolution approving award of Parking Operations and Management Services RFP to PCI Municipal Services LLC, and approving an agreement for parking operations management with said company with a start date of July 1, 2026, with a five year term and renewal options as listed in said agreement, and authorizing Mayor and City Clerk to execute said document.

Submitted by: Bridgett Wood, Finance Director, Safiah Elahi, Traffic Operations Director

5. Resolution approving a Second Amendment and Collateral Assignment of the Development Agreement with BKKS Holdings, LLC and Farmers State Bank, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving First Amendment to the Development Agreement with Perry and Michelle Gamblin, originally executed June 3, 2024, extending the timeline by twelve months for the construction of a minimum twenty-four-foot by twenty-four-foot accessory structure, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Development and Minimum Assessment Agreement with Black River Bells, LLC, for the construction of an approximately 2,000 square-foot commercial building with a minimum assessed value of \$1,045,000.00, including CURA tax abatement, located at 2065 Logan Avenue, 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 and Minimum Assessment Agreement with Highlands Enterprises, LLC, for the renovation of property located at 4000 University, including fifteen years at fifty percent rebates and a minimum assessed value of \$5,500,000.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving a Contract with Midwest Cleaning Pros, of Waverly, Iowa, in the amount of \$103,848.00 annually, in conjunction with the cleaning of City Hall, Carnegie Annex, Waterloo Police Training Center, Veteran's Memorial Hall, and Parking Ramp attached to the Waterloo Building, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. 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

11. Resolution approving a Permanent Easement Agreement with Love's Travel & Country Stores, Inc., to serve as a drainage easement, in conjunction with the FY 2024 Sergeant Road Trail Repairs, and authorizing Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

12. Resolution approving an Exchange Agreement with Peterson Contractors, Inc., of Reinbeck, Iowa, to allow the exchange of topsoil for fill material in the WARP subdivision, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

13. Resolution approving Supplemental Agreement No. 1 with AECOM, of Waterloo, Iowa, in the amount of \$54,200.00, in conjunction with the FY 2025 Biennial Bridge Review Program, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

14. Resolution approving a Cooperative Agreement with the Iowa Department of Transportation, in the amount of \$710,000.00, in conjunction with the FY 2027 Edwards Street Stormwater Lift Station Upgrades, Contract No. 1158, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

15. Resolution approving Professional Services Agreement with Strand Associates, Inc., of Madison, Wisconsin, in an amount not to exceed \$128,000.00, for Design Services, Bidding-Related Services, and Construction-Related Services, in conjunction with final Effluent Building Electrical Updates at the Wastewater Treatment Plant, and authorizing the Mayor to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

16. Resolution approving a Construction-Related Services Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$385,800.00, in conjunction with the Rehabilitate Runway 18/36 Outside of Runway 12/30 Safety Area, FAA AIP Project No. 3-19-0094-060, and authorizing the Mayor to execute said document.

Submitted by: Steven Kjergaard, Director of Aviation

17. Resolution approving a Professional Services Agreement with HDR Engineering, Inc., of Cedar Rapids, Iowa, in the amount of \$13,525.00, for a concept statement in conjunction with the Ridgeway Avenue and Hammond Avenue Roundabout, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Safiah Elahi, Traffic Operations Director

ORDINANCES

- 1. An ordinance amending the City of Waterloo Traffic Code by amending subsection (88) Kimball Avenue, of section 543, thru streets.**

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances Section 543 (88).

Motion to suspend the rules.

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

Submitted by: Safiah Elahi, Traffic Operations Director

- 2. An ordinance amending the City of Waterloo Traffic Code by amending subsection (29) Kimball Avenue and Mitchell Avenue, of section 544, All-way stop intersection.**

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances Section 544 (29)

Motion to suspend the rules.

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

Submitted by: Safiah Elahi, Traffic Operations 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