



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, July 6, 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, Dave Morrow, Ward 2 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the June 15, 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 Jeffrey and Denise Weber for tax exemptions on the construction of a new single family house valued at \$356,040.00, for property located at 610 Burbank Avenue and located in the City Limits Urban Revitalization Area (CLURA).
3. Resolution approving the request by Jeanette Moore-Loggins, for tax exemptions on the construction of a new single family home valued at \$300,000.00, for property located at 312 Newell Street and located in the Consolidated Urban Revitalization Area (CURA).
4. Resolution approving the request by Cary and Diana Krusemark, for tax exemptions on the construction of a new single family home valued at \$419,000.00, for property located at 108 Ogden Avenue and located in the Consolidated Urban Revitalization Area (CURA).
5. Resolution approving the request by Becker Rental LLC, for tax exemptions on the construction of a new single family home valued at \$280,529.00, for property located at 117 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
6. Resolution approving the request by Jordan Weber and Trevor Kliever, for tax exemptions on the construction of a new single family home valued at \$266,500.00, for property located at 119 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
7. Resolution approving the request by Evan Baker, for tax exemptions on the construction of a new single family home valued at \$300,000.00, for property located at 131 Axlewood Drive and located in the Consolidated Urban Revitalization Area (CURA).
8. Resolution approving the request by Hanson Brixen, for tax exemptions on the construction of a new single family home valued at \$317,999.00, for property located at 1229 West 7th Street and located in the Consolidated Urban Revitalization Area (CURA).
9. Resolution approving the request by E & C Investments LLC, for tax exemptions on the construction of a new single family home valued at \$173,000.00, for property located at 1131 Bertch Avenue and located in the Consolidated Urban Revitalization Area (CURA).
10. Resolution approving the request by Steve Droste, for tax exemptions on the construction of a new single family home valued at \$350,000.00, for property located at 1016 Bishop Avenue and located in the Consolidated Urban Revitalization Area (CURA).
11. Resolution approving the request by Black River Bells, for tax exemptions on the construction of a new commercial building valued at \$2,400,000.00, for property located at 2065 Logan Avenue and located in the Consolidated Urban Revitalization Area (CURA).
12. Resolution approving an Assignment of Rebates to VGM Group from San Marnan Management LTD f/k/a VGM Management LTD, and Galactic Development Corp. f/k/a VGM Development Corp. for property located at 1111 Van Miller Way, and authorizing the Mayor to execute said document.
13. Resolution approving the request of Danniell Decker for a waiver for an asphalt driveway,

located at 1537 Newell Street, with the elimination of the sidewalk section for asphalt driveways.

14. Resolution approving the request of Half Dozen Properties, LLC, for a waiver for a concrete driveway, located at 806 Upton Avenue, with the elimination of the sidewalk section due to inability to meet grade requirements.
15. Resolution approving the request of Half Dozen Properties, LLC, for a waiver for a concrete driveway, located at 808 Upton Avenue, with the elimination of the sidewalk section due to inability to meet grade requirements.
16. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as July 23, 2026, and date of public hearing as August 3, 2026, in conjunction with Asbestos Abatement Services, Contract AB-2026-07-01P (70 Sycamore Street), and instruct the City Clerk to publish notice.
17. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as July 9, 2026, and date of public hearing as July 20, 2026, in conjunction with Demolition and Site Clearance Services with regulated asbestos-containing materials, Contract No. RD-2026-06-05P, and instruct the City Clerk to publish notice.
18. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as July 23, 2026, and date of public hearing as August 3, 2026, in conjunction with the FY 2027 Sidewalk Infill, Sidewalk Ramp, and Trail Repair Program - Zone 5B, Contract No. 1157, and instruct the City Clerk to publish notice.
19. Resolution setting date of public hearing as July 20, 2026 to review the funding recommendations of the Community Development Board's FY27 Annual Action Plan for CDBG and HOME funds for the Waterloo/Cedar Falls HOME Consortium, and instruct the City Clerk to publish notice.
20. Resolution approving award of hotel/motel tax council discretionary funds to the Waterloo Police Department in the amount of \$12,800.00 for security detail at the National Cattle Congress fair in September 2026.
21. Resolution approving award of hotel/motel tax council discretionary funds to the Waterloo Community Foundation for Waterloo Youth City Council in the amount of \$25,000.00.
22. Resolution approving Experience Waterloo Board recommendation for funding FY2027 Quarters 1 and 2 Hotel-Motel Tax Grants.
23. Motion to approve Final Quantity Summary with Shift General Contracting, of Cedar Rapids, Iowa, for a net decrease of \$18,429.32, in conjunction with the FY 2025 Martin Luther King, Jr. Drive Wetland A Restoration Project, Contract No. 1109, and authorizing the Mayor to execute said document.
24. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Shift General Contractors, of Cedar Rapids, Iowa, in the amount of \$338,242.83, in conjunction with the FY 2025 Martin Luther King, Jr. Drive Wetland A Restoration Project, Contract No. 1109, and receive and file a two-year maintenance bond.

25. Motion to approve Final Quantity Summary with Baker Enterprises, Inc., of Waverly, Iowa, for a net increase of \$22,554.57, in conjunction with the FY 2025 W.A.R.P. 4th Addition, Contract No. 1114, and authorizing the Mayor to execute said document.
26. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Baker Enterprises, Inc., of Waverly, Iowa, in the amount of \$3,484,186.47, in conjunction with the FY 2025 W.A.R.P. 4th Addition, Contract No. 1114, and receive and file a two-year maintenance bond.
27. Motion to approve Final Quantity Summary with Aspro, Inc., of Waterloo, Iowa, for a net increase of \$89,294.76, in conjunction with the FY 2025 Asphalt Overlay Program, Contract No. 1115, and authorizing the Mayor to execute said document.
28. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Aspro, Inc., of Waterloo, Iowa, in the amount of \$5,009,792.08, in conjunction with the FY 2025 Asphalt Overlay Program, Contract No. 1115, and receive and file a two-year maintenance bond.
29. Motion to approve Final Quantity Summary with Cedar Valley Corporation, of Waterloo, Iowa, for a net decrease of \$17,999.56, in conjunction with the FY 2025 E./W. San Marnan Drive Reconstruction Project, Contract No. 1116, and authorizing the Mayor to execute said document.
30. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Cedar Valley Corporation, of Waterloo, Iowa, in the amount of \$5,349,518.80, in conjunction with the FY 2025 E./W. San Marnan Reconstruction Project, Contract No. 1116, and receive and file a two-year maintenance bond.
31. Motion to approve Final Quantity Summary with Brock Even Construction, LLC, of Jesup, Iowa, for a net decrease of \$13,868.43, in conjunction with the FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127, and authorizing the Mayor to execute said document.
32. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Brock Even Construction, LLC, of Jesup, Iowa, in the amount of \$62,975.00, in conjunction with the FY 2026 Sidewalk Repair Assessment Program - Zone 5A, Contract No. 1127, and receive and file a two-year maintenance bond.
33. Communication from the Library Department on the notice of the conclusion of employment of Josée Varboncoeur, Library Assistant, effective June 5, 2026, with recommendation of approval of payout of \$1,848.66 for unused benefits.
34. Communication from the Community Development Department on the notice of the conclusion of employment of Rudy Jones, Community Development Director, effective May 29, 2026, with recommendation of approval of payout of \$20,065.80 for unused benefits.
35. Communication from the Community Development Department on the notice of the conclusion of employment of Stephanie Shavers, Neighborhood Services Coordinator, effective May 27, 2026, with recommendation of approval of payout of \$5,094.35 for unused benefits.

36. Communication from the Police Department on the notice of the conclusion of employment of Melissa Lippert, Police Officer, effective June 12, 2026, with recommendation of approval of payout of \$43,926.96 for unused benefits.
37. Motion to approve the hiring of **Morgan Jacobs** from the current Civil Service List to the position of Waste Water Operator in the Waste Management Services, effective July 7, 2026.
38. Motion to approve the hiring of **Jibreel Bailey** from the current Civil Service List to the position of Engineering Technician in the Engineering Department, effective July 7, 2026.
39. Motion to receive and file Airport Board minutes of May 11, 2026.
40. Motion to receive and file Grout Museum funding report for May 2026.
41. Liquor Licenses
 - American Legion Post #138, 728 Commercial Street, Class C w/Outdoor Service and Sunday Sales, (Renewal) Exp. 06/14/2027.
 - BP Fuel, 127 Jefferson Street, Class E w/Sunday Sales, (Renewal) Exp. 05/29/2027.
 - Cedar Valley Irish Cultural AS, 3238 Dewitt Road, (5-Day CVSA complex) Exp. 08/03/2026.
 - Dollar General, 5570 Washington Street, Class B w/Sunday Sales (Ownership Update) Exp. 08/20/2027.
 - Dollar General, 1650 Idaho Street, Class B w/Sunday Sales (Ownership Update) Exp. 11/06/2026.
 - Dollar General, 2935 Logan Avenue, Class B w/Sunday Sales (Ownership Update) Exp. 07/14/2026.
 - Dollar General, 3815 University Avenue, Class B w/Sunday Sales (Ownership Update) Exp. 02/28/2027.
 - El Mercadito, Inc., 520 La Porte Road, Class B w/Sunday Sales (Renewal) Exp. 06/20/2027.
 - Flirts gentlemen's Club, 319 Jefferson Street, Class C w/Sunday Sales, (Renewal) Exp. 06/10/2027.
 - Majestic Moon Party and Event Center, Class C w/Sunday Sales, (Renewal) Exp. 05/23/2027.
 - The Comfort Zone, Class C, w/Sunday Sales, (Renewal) Exp 01/17/2027.
 - The Isle Casino Hotel Waterloo, 777 Isle of Capri Boulevard, Class C w/Outdoor Service and Sunday Sales, (Renewal) Exp. 04/30/2027.
42. Cigarette/Tobacco/Nicotine/Vapor Permits
 - Broadway Beer, Wine & Spirits, 504 Riehl Street (Retail Tobacco) (New).
 - Broadway Liquor, 821 Broadway Street, (Retail Tobacco).
 - Broadway Liquor, 821 Broadway Street, (Device Retailer).
 - Cork's Grocery, 1956 Lafayette Street, (Retail Tobacco).
 - Downtown Beer, Wine & Spirits, 906 Franklin Street (Retail Tobacco) (New).
 - Express Mart, 2027 Falls Avenue (Retail Tobacco).
 - Jim's Food, 437 Sullivan Avenue (Device Retailer) (New).
 - Marshall BWS, 2060 Sovia, Drive., Ste. 112 (Retail Tobacco) (New).
 - New Star Fletcher, 315 Fletcher Avenue (Retail Tobacco).
 - Prime Mart 1, 3535 Marigold Drive (Retail Tobacco) (New).
 - Prime Mart 5, 508 Broadway Street (Retail Tobacco).
 - Puff City, 1916 E. Mitchell Avenue, Ste. B (Retail Tobacco).
 - Ray's Supermarket, 1975 Franklin Street, (Retail Tobacco).

43. Bonds.

PUBLIC HEARINGS

1. Asbestos Abatement Services, Contract AB-2026-05-01P (54 Lane Street).

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 Advanced Environmental, Inc., of Waterloo, Iowa, in the amount of \$274,000.00, approving the contract, bonds, and certificate of insurance, in conjunction with the Asbestos Abatement Services, Contract AB-2026-05-01P (54 Lane Street), and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

2. Request 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.

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 to approve certain actions with respect to the Katoski Road/Huntington Road Reconstruction Project, to establish the amount of just compensation for certain property interests to be acquired for project purposes, and to authorize the use of condemnation procedures for acquisition of said property interests in furtherance of the project objectives.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving the FY2027 Ambulance Fee Schedule Increases.

Submitted by: Jason Hernandez, Medical Supervisor

2. Resolution approving liability insurance coverage with Chubb, Travelers, Arch, Allied, Cowbell, Safety National for property, tort, employment practices, public officials, law enforcement liability, auto, cyber, worker's compensation, umbrella, crime and fidelity, excess liability insurance, and third party administrator services, in the amount of \$2,461,749, authorize the City Clerk to execute necessary documents.

3. Resolution approving a School Resource Officer Agreement with the Waterloo Community School District to provide six School Resource Officers in the schools in the amount of \$406,293.00 for FY 2027, \$426,608.00 for FY 2028, \$447,938.00 for FY29 and \$470,335.00 for FY 2030, including funding for Officer training, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Rob Duncan, Chief of Police

4. Resolution approving a Professional Services Agreement with Main Street Waterloo, in the amount of \$66,000.00, for Fiscal Year 2027, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution accepting and approving an Acquisition Contract, and approving a Deed to Convey Real Property, to the City of Waterloo, for partial property acquisition and Temporary Easement Agreement with D and C Management, LC, in the amount of \$18,000.00 for property located at 2133-2159 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

6. Resolution approving a Project Funding Agreement, in an amount not to exceed \$1,770.00, with Rodger Reiseck for replacement fencing at 714 W. 2nd Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

7. Resolution approving a Contract for services with the Iowa Northland Regional Council of Governments for the Energy Efficiency and Conservation Block Grant to install two electric charging stations near Lafayette Street and Park Avenue, in an amount not to exceed \$15,000.00, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving the request by DGOGWATERLOO02142024, LLC, to dedicate right of way near 4803 Sergeant Road for the extension of Charm Drive, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

9. Resolution approving a Temporary Easement Agreement in the amount of \$100.00, with Kevin Grieme, located at 2219 Downing Avenue, in conjunction with the Katoski Road/Huntington Road Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving an amendment to a Temporary Access Easement Agreement with McDonald's USA, LLC, located at and adjacent to 2222 Logan Avenue, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution accepting FAA AIP Grant No. 3-19-0094-061-2026, in the amount of \$112,100.00, for Replace/Upgrade Airport Lighting Control Monitoring System project, and authorizing the Mayor and City Attorney to execute said document.

Submitted by: Sheila Combs, Airport Business Manager

12. Resolution approving a Portable Temporary Traffic Signal 28E Agreement with Black Hawk

County, in conjunction with the terms of an awarded Traffic Safety Improvement Program Grant, for shared usage of a set of Temporary Traffic Signals and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Safiah Elahi, Traffic Operations Director

13. Resolution approving a Cooperative Services Agreement with USDA Wildlife Services to minimize wildlife-related property damage and risk to human health and safety, and authorizing the Mayor to execute said document.

Submitted by: Todd Derifield, Leisure Services Director

ORDINANCES

1. An Ordinance amending Waterloo City Code Section 5-2-9, Public Urination.

Motion to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing Section 9, Public Urination, of Chapter 2, General Offenses, Title 5, Police Regulations, and enacting in lieu thereof a new Section 9, Public Urination, of Chapter 2, General Offenses, Title 5, Police Regulations.

Motion to suspend the rules.

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

Submitted by: Rob Duncan, Chief of Police

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