THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, August 3, 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 Boesen

Approval of Agenda 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 Glen Martin III, for tax exemptions on the construction of a new single-family home valued at $369,000.00, for property located at 2020 Avon Avenue and located in the Consolidated Urban Revitalization Area (CURA).

3. Resolution approving the request of Tracy Haskin for a waiver for an asphalt driveway, located at 1132 Byron Avenue, with the elimination of the sidewalk section for asphalt driveways.

4. Resolution approving the request of Kristi Forbes for a waiver for a concrete driveway, located at 545 Cloverdale Avenue with the elimination of the sidewalk section due to inability to meet grade requirements.

5. Resolution setting date of Public Hearing as August 17, 2026, to authorize the sale and conveyance of approximately 966 square-feet of City-owned property, located north and south of 1130 Ansborough Avenue, to Pebble Hill, LLC, a Delaware limited liability company, in the amount of $7,728.80, subject to the retention of an easement over, under, upon, and across the described tracts.

6. Resolution setting date of public hearing as August 17, 2026, to authorize the sale and conveyance of 315 E. 4th Street to Try Pie in the amount of $1.00, including a Development and Minimum Assessment Agreement in the amount of $565,000.00 for 315 E. 4th Street and 311 E. 4th Street, and instruct the City Clerk to publish notice.

7. Resolution setting the date of public hearing as August 17, 2026, to authorize the sale and conveyance of city-owned property located south of 3915 Valdez Drive to Raymond I. Harris and Clozelle R. Harris in the amount of $1,576.00, and instruct the City Clerk to publish public notice.

8. Resolution setting date of public hearing as August 17, 2026, to approve the request by the City of Waterloo to rezone approximately 4.86 acres from “R-3” Multiple Residence District to “R-2,R-P” Planned Residence District and “R-3,R-P” Planned Multiple Residence District for the development of sixteen lots and the expansion of Birdee Cottage, and instruct the City Clerk to publish notice.

9. Resolution setting date of public hearing as August 17, 2026, to approve a request by the City of Waterloo to vacate approximately 1,988 square feet of city-owned right-of-way of West 3rd Street at the intersection of Norton Street.

10. Resolution setting date of public hearing for August 17, 2026, to approve a request by the City of Waterloo to rezone approximately 10.67 acres from “C-1” Neighborhood Commercial District and “A-1” Agricultural District to “R-3,R-P” Planned Multiple Residence District for the development of fourteen lots of single-family homes and town homes located along West 3rd Street and Norton Street west of Sergeant Road.

11. Resolution approving award of bid to Wendler, Inc., of Amana, Iowa, in the amount of $2,966,361.40, approving the contract, bonds, and certificate of insurance, in conjunction with the FY23 Cattle Congress Sanitary Sewer Lift Station Reconstruction Project, Contract No. 1075, and authorizing the Mayor and City Clerk to execute said documents.

12. Resolution approving the award of bid to REW Services Corporation of Des Moines, Iowa, in the amount of $2,004,261.00, approving the contract, bond, and certificate of insurance, in conjunction with Asbestos Abatement Services, Contract AB-2026-06-01P (1442 Sycamore Street, former Rath buildings), and authorizing the Mayor and City Clerk to execute said documents.

13. Resolution approving submission of a second Iowa DNR IRA Urban Forestry Program Development grant application in the amount of $50,000.00, for updating the City of Waterloo's tree inventory, and authorizing the Leisure Services Director to execute said document.

14. Resolution approving a renewal agreement with Manpower Group US, Inc., for rates and fees associated with the coordination of temporary staffing services and authorizing the Human Resource Director to execute said document.

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

16. Resolution approving award of hotel/motel tax council discretionary funds to the Leisure Services Department in the amount of $16,000.00 for advertisement for the SportsPlex.

17. Resolution approving award of hotel/motel tax council discretionary funds to the Leisure Services Department in the amount of $16,000.00 for advertisement for the golf courses.

18. Resolution approving award of hotel/motel tax council discretionary funds to the American Legion Becker-Chapman Post 138 in the amount of $20,000.00, for their roof renovation project.

19. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation - 1st Offense with Hy-Vee Fast & Fresh #3, 1512 Flamming Drive, Waterloo, Iowa, and acceptance of a civil penalty in the amount of $300.00, and authorizing the Mayor and City Clerk to execute said document.

20. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation -1st Offense with Bamboo Ridge Campground, 4550 LaPorte Road, and acceptance of a civil penalty in the amount of $300.00, and authorizing the Mayor and City Clerk to execute said document.

21. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation - 1st Offense with Hy-Vee Fast & Fresh #1, 3700 University Avenue,and acceptance of a civil penalty in the amount of $300.00, and authorizing the Mayor and City Clerk to execute said document.

22. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation - 1st Offense with Yes Way #1022, 1976 Franklin Street, and acceptance of a civil penalty in the amount of $300.00, and authorizing the Mayor and City Clerk to execute said document.

23. Resolution approving Acknowledgment/Settlement Agreement for Tobacco Violation - 2nd Offense with Smoke O's, 1509 Flamming Drive, and acceptance of a civil penalty in the amount of $1,500.00, and authorizing the Mayor and City Clerk to execute said document.

24. Motion to approve Application for Theater License for Marcus Crossroads Cinema, 2450 Crossroads Boulevard.

25. Motion approving the hiring of **Ryan Stuber** to the position of Clerk Specialist in the Clerk's office, effective August 10, 2026.

26. **Angie Fordyce,** Board/Commission: Metropolitan Transit Authority, Expiration Date: August 3, 2029, New appointment.

27. Communication from the Human Rights Department on the notice of the conclusion of employment of Abraham Funchess, Human Rights Director, effective July 9, 2026, with recommendation of approval of payout of $19,333.26 for unused benefits.

28. Communication from the Sanitation Department on the notice of the conclusion of employment of Monesha Dickens, Solid Waste Technician, effective June 11, 2026, with recommendation of approval of payout of $3,367.40 for unused benefits.

29. Communication from the Mayor's Office on the notice of the conclusion of employment of Tara Thomas Gettman, Director of Strategic Communication, effective June 30, 2026, with recommendation of approval of payout of $4,639.68 for unused benefits.

30. Motion to receive and file Grout Museum funding reports of June 2026.

31. Motion to receive and file Leisure Services Commission Board minutes of May 12, 2026.

32. Motion to receive and file Planning, Programming, and Zoning Commission minutes of May 2026.

33. <u>**Liquor Licenses**</u>
    Benevolent & Protective Order of Elks #290, 407 E. Park Avenue, Class C w/Outdoor Service, Catering and Sunday Sales (Renewal) Exp: 06/30/2027.
    BJ's Bar and Billiards, 110 Ida Street, Class C w/Outdoor Service and Sunday Sales, (Renewal) Exp: 07/29/2026.
    Casey's General Store #24276, 3035 Logan Avenue, Class E w/Sunday Sales (Renewal) Exp: 06/14/2027.
    Dollar General #30998, 5570 Washington Street, Class B w/Sunday Sales (Renewal) Exp: 08/20/2027.
    Dollar General #7136, 66 E. Tower Park Drive, Class B w/Sunday Sales (Renewal) Exp: 08/21/2027.
    Kwik Star #229, 1717 E. San Marnan Drive, Class B w/Sunday Sales (Renewal) Exp: 09/24/2026.
    Kwik Star #723, 707 Broadway Street, Class B w/Sunday Sales (Renewal) Exp: 07/21/2026.
    Kwik Star #724, 1105 Cedar Bend Street, Class B w/Sunday (Renewal) Exp: 07/21/2026.
    Kwik Star #732, 324 Fletcher Avenue, Class B w/Sunday Sales (Renewal) Exp: 07/31/2026.
    Lucky Wife Wine Slushies, 4022 Sergeant Road, Class C w/Outdoor Service and Sunday Sales (5-Day) Exp: 08/23/2026.
    Maple Lanes, 2608 University Avenue, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 07/22/2027.
    Narey's 19th Hole, 2073 Logan Avenue, Class C w/Sunday Service (Renewal) Exp: 08/22/2026.

Riverloop Association, Inc., 327 W. 3rd Street, Class C w/Sunday Service (5-Day) Exp: 08/11/2026.
Studio 13 Waterloo, 304 & 308 W. 4th Street, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 07/31/2026.
The Loft, 710 Jefferson Street, Class C w/Sunday Sales (Ownership Updates) Exp: 10/31/2026.
Waterloo Fraternal Order of Eagles, 201 E. 1st Street, Class F w/Outdoor Service and Sunday Sales (Renewal) Exp: 07/14/2027.

34. **Cigarette/Tobacco/Nicotine/Vapor Permits**
Express Mart, 2027 Falls Avenue (Device Permit).
New Star Fletch, 315 Fletcher Avenue (Device Permit).
Now & Forever Waterloo, 1976 Franklin Street (Retail Tobacco) (New).
Vape Time, 2829 University Avenue, (Device Permit) (New).

35. Bonds.

PUBLIC HEARINGS

1. FY 2027 Sidewalk Infill, Sidewalk Ramp and Trail Repair Program - Zone 5B, Contract No. 1157.

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 confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed.
Motion to receive, file and instruct City Clerk to read bids.
Resolution approving award of bid to MidState Solutions, LLC, of Baxter, Iowa, in the amount of $216,541.18, approving the contract, bond and certificate of insurance, in conjunction with the FY 2027 Sidewalk Infill, Sidewalk Ramp and Trail Repair Program - Zone 5B, Contract No. 1157, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Jamie Knutson, City Engineer

2. Hazard Mitigation Plan 2026 Update.

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 approving the Hazard Mitigation Plan 2026 Update, and authorizing the Mayor to execute said document.

Submitted by: Jamie Knutson, City Engineer

3. Asbestos Abatement Services, Contract AB-2026-07-01P (70 Sycamore 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, of Waterloo, Iowa, in the amount of $288,950.00, approving the contract, bonds, and certificate of insurance, in conjunction with the Asbestos Abatement Services, Contract AB-2026-07-01P (70 Sycamore Street), and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

4. **Sale and conveyance of 12,157 square feet of city-owned property at the north-west corner of Larkspur Drive and Cimmarron Lane.**

   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 12,157 square feet of city-owned property at the northwest corner of Larkspur Drive and Cimmarron Lane, in the amount of $20,000.00 to E&C Investments, and authorizing the Mayor and City Clerk to execute said documents.
   Resolution approving a Development and Minimum Assessment Agreement in the amount of $430,000.00 with E&C Investments for the construction of one new single-family home, with a $5,000.00 Infill Housing Grant and $5,000 purchase price reimbursement payment, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

5. **Sale and conveyance of city-owned property at 1050 Evergreen Avenue, 520-522 Archer Avenue, and 1228 Columbia Street to Rock Star Real Estate, LLC, and acquisition of vacant lots from Rock Star Real Estate, LLC.**

   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 City-owned property at 1050 Evergreen Avenue, 520-522 Archer Avenue, and 1228 Columbia Street in the amount of $45,000.000 to Rock Star Real Estate, LLC, and authorizing the Mayor and City Clerk to execute said documents.
   Resolution approving a Development Agreement with Rock Star Real Estate, LLC for the rehab of the two single-family homes and one twin home and the City acquisition of three lots near 613 Randall Street fin the amount of $37,500.00, including a purchase price reimbursement payment of $15,000.00, and an infill grant of $20,000.00, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

<u>RESOLUTIONS</u>

1. Resolution approving a Second Amendment to the Development Agreement with EIC Enterprises, LLC, dated November 3, 2025, to extend the deadlines for moving the home located at 3280 Newell Street, and completion on construction of the home, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution approving an amendment to the Development Agreement with EIC Enterprises, LLC, to extend the completion deadline of the homes along Chalmers Avenue to October 31, 2026, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution approving the application by the City of Waterloo for the Certified Local Government Grant to receive funding for The Aqua Line: Waterloo Historic Walk project.

   Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution approving a Professional Services Agreement with Vandewalle & Associates, Inc., in the amount of $72,000.00, in conjunction with the Downtown Master Plan Implementation, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution approving a Professional Services Agreement with Backes Commercial Auctioneers to sell obsolete Fire/Rescue equipment, and authorizing the Fire Chief to execute said document.

   Submitted by: Bill Beck, Fire Chief

6. Resolution accepting FAA AIP Grant No. 3-19-0094-059-2026, in the amount of $3,715,425.00, in conjunction with the Rehab (Mill and Asphalt Overlay) Partial Runway 18/36 Project; Rehab (Mill and Concrete Overlay) Partial Runway 18-36 (Approx. 81% of the Project), and authorizing the Mayor and City Attorney to execute said document.

   Submitted by: Sheila Combs, Airport Business Manager

7. Resolution accepting FAA AIP Grant No. 3-19-0094-060-2026, in the amount of $881,853.00, in conjunction with the Rehab (Mill and Asphalt Overlay) Partial Runway 18-36 Project; Rehab (Mill and Concrete Overlay) Partial Runway 18-36 (Approx. 19% of the Project), and authorizing the Mayor and City Attorney to execute said document.

   Submitted by: Sheila Combs, Airport Business Manager

8. Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the amount of $187,921.36, for the installation of streetlights on Katoski Drive and Greenhill Road, in conjunction with the Huntington Road. and Katoski Drive Reconstruction, Contract No. 1123, and authorizing the Mayor to execute said document.

   Submitted by: Jamie Knutson, City Engineer

9. Resolution to approve a ten-year Procurement Contract for body/in-car cameras, DFR, Tasers and digital evidence management system with Axon Enterprise, Inc., in the amount of $6,567,660.53, and authorizing the Mayor to execute said document.

   Submitted by: Rob Duncan, Chief of Police

10. Resolution to receive and place on file a Coordinated Contractors' Indemnity 28E Agreement Termination Notice with Iowa Northland Regional Council Of Governments.

    Submitted by: Jennifer Sparks, Permit Writing Specialists

11. Resolution approving roof construction/repairs proposal with Black Hawk Roof Company, Inc., in the amount of $99,000.00 for removal/replacement with EPDM roof at South Hills Pro Shop to include new gutter and downspouts, and authorizing the Mayor to execute said document.

    Submitted by: Todd Derifield, Leisure Services 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