



**THE CITY COUNCIL OF WATERLOO, IOWA
WORK SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, August 17, 2026
4:20 PM**

RULES FOR WORK SESSION PUBLIC COMMENT

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 council shall not receive any public comment during a work session.

Roll Call.

Agenda, as proposed or amended.

Approval of Minutes of the July 20, 2026, Council Work Session as proposed or amended.

4:20 p.m. Presentation by Micro Transit.

Submitted by: Dave Boesen, Mayor

4:50 P.M. Monthly Water Billing Changes and Sewer Ordinance Updates.

Submitted by: Randy Bennett, Public Works Division Manager

5:00 P.M. Discussion regarding a Data Center Moratorium.

Submitted by: Dave Morrow, Ward 2 Council Member

ADJOURNMENT

Kelley Felchle
City Clerk

July 20, 2026

COUNCIL WORK SESSION
Harold E. Getty Council Chambers
4:10 p.m.

Pre-Meeting Items

Roll Call.

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

Agenda, as proposed or amended.

Simon/Martin
that the agenda as proposed be approved. Voice vote-Ayes: Seven. Motion carried.

Approval of Minutes of the July 6, 2026 work session, as proposed or amended.

Simon/Martin
that the minutes of the July 6, 2026, work session as proposed be approved. Voice vote-Ayes: Seven. Motion carried.

Work Session Items

Discussion of capital improvement plan software upgrades.

Bridgett Wood, Finance Director, introduced Shaylan Hurley from Plan-It CIP Software.

Shaylan Hurley, presented an overview of the software planning and forecasting upgrades.

Mr. Schmitt questioned the cost of the upgrades and the benefit to the taxpayers.

Bridgett Wood provided the related cost of the two upgrades and explained the benefit is transparency and efficiency.

Mr. Morrow asked when the implementation would begin.

Bridgett Wood shared that the request would be on the August 3 agenda, and if approved, would be implemented shortly thereafter.

Presentation from International Paper.

James Baumer, Manager of Capital Projects, International Paper, shared an update on their expansion project and thanked the city for its support and partnership.

Council members discussed the project with James Baumer.

ADJOURNMENT

Simon/Martin

that the council adjourn at 4:52 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk



CEDAR VALLEY
CEDAR FALLS • WATERLOO

MICROTRANSIT

Mobility. Access. Community.

Data-Driven Insights for
Smarter Local Mobility



FIRST MILE
LAST MILE



ACCESSIBLE
FOR ALL



ACCESS TO
EMPLOYMENT



CONNECTED
COMMUNITIES

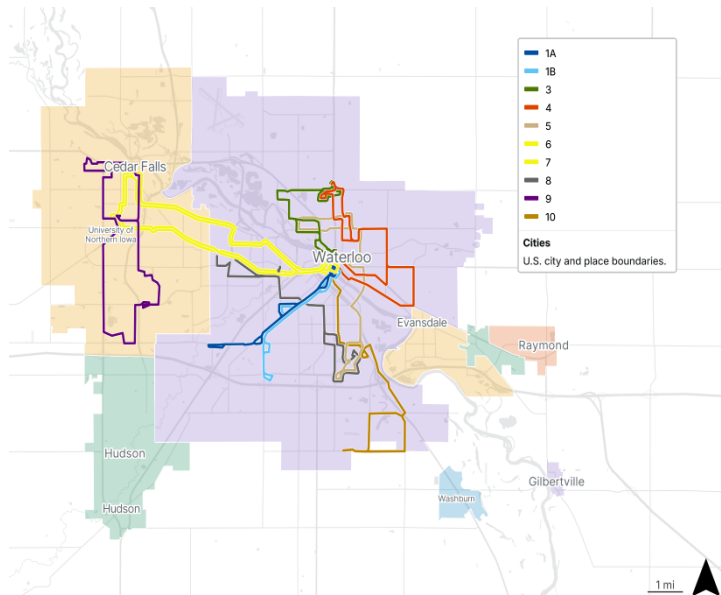


SUSTAINABLE
MOBILITY



Overview

- MET provides public transportation for the citizens of the urbanized area of Black Hawk County.



- MET is a separate entity from the Cities of Waterloo and Cedar Falls that operates through a 28E agreement.
- Funding through the FTA, Iowa DOT, Local Jurisdictions, Contracts.

Operations

Operate two types of service

- Fixed route service – traditional public transit bus service. Waterloo and Cedar Falls
- Paratransit service - ADA and elderly door-to-door service for those that are unable to utilize the fixed route system. (Waterloo, Cedar Falls and Evansdale).



Microtransit Task Force



This task force was established through the Transportation Advisory Committee (TAC), and the cities of Waterloo and Cedar Falls as part of the FY2026-2030 Passengers Transportation Plan (PTP), to develop, implement and evaluate microtransit solutions to improve mobility, accessibility and better serve the Waterloo-Cedar Falls community.

Community Goals

Waterloo 2030 Community Vision – Strategic Plan
Community of Opportunity – Eliminate barriers to success and prosperity

- Tactical Elements and Recommendations
 - Extend routes into transportation “potholes” (service gaps)
 - Extend hours of service for busing
 - Partner with businesses to create vanpools that support workforce development



WHAT IS MICROTRANSIT?

Microtransit is an on-demand, shared-ride transportation service that connects people to the places they need to go, when and where they need to go.



On-Demand Service



Shared Rides



Easy Booking with an App



Connects You to Jobs & Opportunities



Flexible and Convenient



Reduces Transportation Barriers



ADA Accessible



Cost Effective Mobility Solution



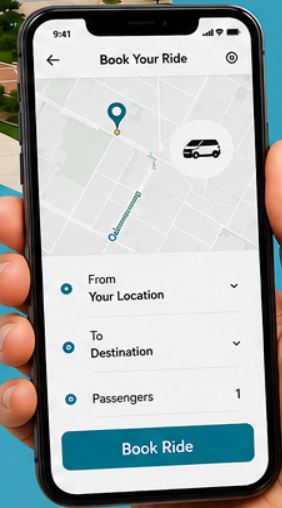
First Mile Last Mile



Access to Employment

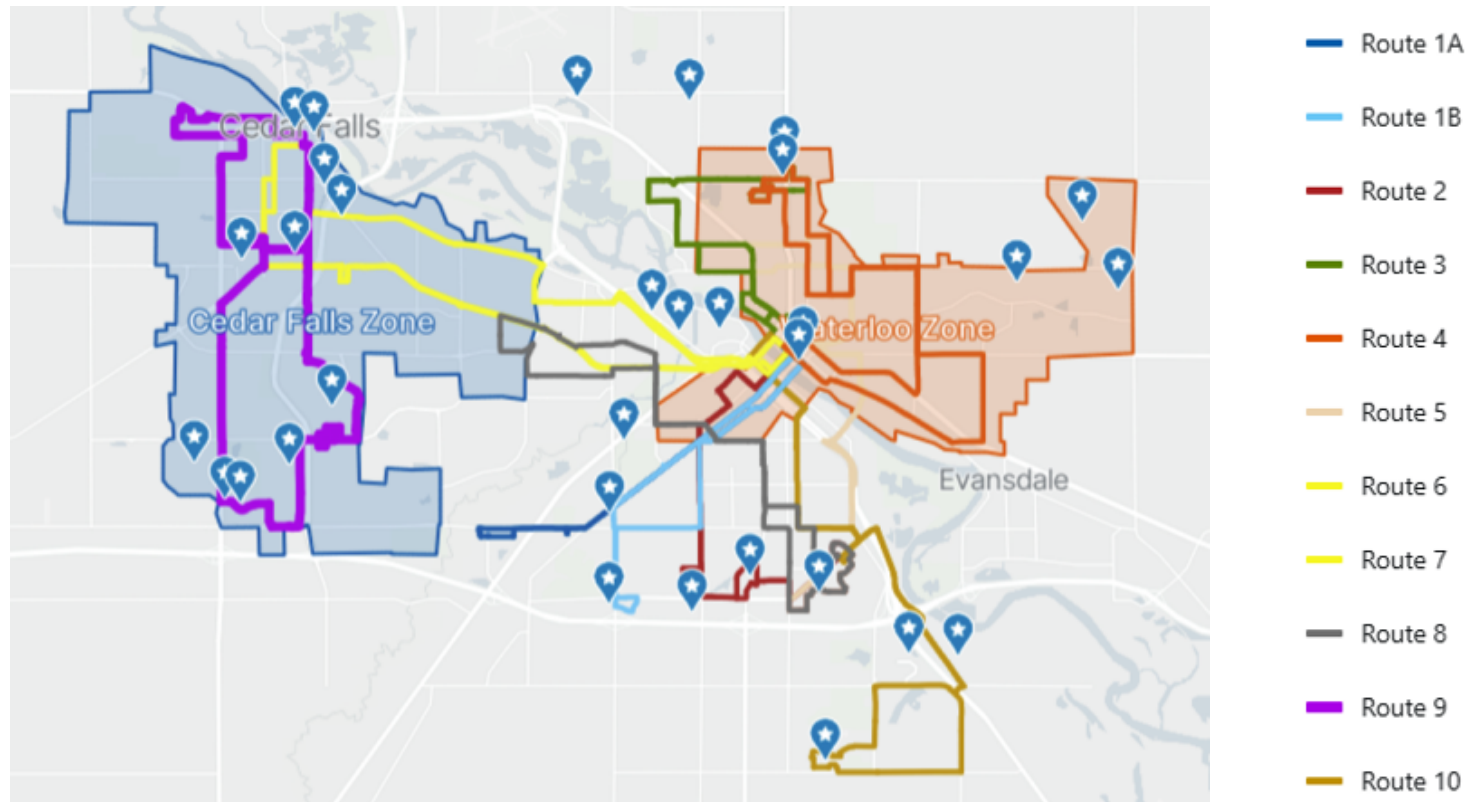


Improving Mobility



- Microtransit services are traditionally provided in designated service areas to:
 - Improve the first/last mile connections
 - Increase access to employment
 - Rides are shared
 - Accessible for all types of riders
 - Dedicated fleet of branded vehicles
 - Complement the existing fixed route service

Proposed Service Areas



Zones based on route productivity, major employers, schools, service gaps (first/last mile connections)

Microtransit Project Timeline

- ❖ Service Planning – May to August 2026
 - Fine tune microtransit service, routes, hours, etc.
- ❖ Grant Preparation – August to September 2026
 - Develop budget, gather supporting documents
- ❖ Grant Submission – August to October 2026
 - Schoitz, Gaming, Iowa DOT
- ❖ Funding Decisions – Fall/Winter 2026-2027
 - Confirm funding commitments, finalize budgets
- ❖ Procurement – December 2026 to April 2027
 - Develop RFP and consultant selection
- ❖ Pilot Launch Preparations – May to June 2027
 - Finalize service branding, marketing, training
- ❖ Implementation – July 2027

Microtransit – Preliminary Budget

(for each jurisdiction)

Fleet	3 Year Cost	Initial Cost	FY28	FY29	FY30
3 vans + spares, admin/drivers	\$2.167M	\$67.7K	\$670K	\$700K	\$730K

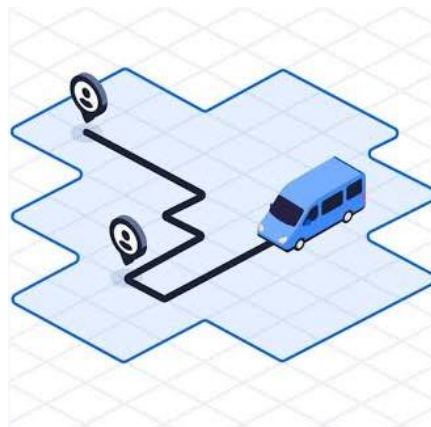
Grant/Funding Sources:

- City of Waterloo and Cedar Falls
- Iowa DOT
- Otto Schoitz Foundation
- Black Hawk Gaming Grant
- MET Transit
- Private Corporations



Funding – Transit Levy

- Local Jurisdictions
 - Local funds from the transit levy used for transit operations and matching dollars to federal funds
 - State initiated a 2% maximum increase to the levy annually
 - MET absorb the annual increase to the microtransit pilot program
- Any deviation to the remaining levy amount would lead to service reductions



Funding – Transit Levy

- Unintended consequences of this reduction would lead to the following:
 - Reducing existing service to fund or create a pilot program may weaken the competitiveness of a microtransit grant proposal
 - Reduction in our annual federal/State aid – hours of service, ridership
 - The potential of more users on paratransit
 - 13c labor issues
- The goal of this pilot program would work best as an added convenience feature to help increase usage and mobility options for the community

Thank you

Visit our website at
www.mettransit.org
www.inrcog.org

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MONTHLY BILLING PROCESS CHANGES

Monthly Water Billing Change

- **Iowa Code Section 388.6** prohibits city utilities and combined utility systems from charging discriminatory rates. The only exception is for service provided to the city itself or its agencies, as outlined in section 384.91. (noted below)
- **Core Rule:** No unfair or different pricing for similar utility users.
- **The Exception:** Special rates or free service are allowed for the local city government and its agencies under [Iowa Code Section 384.91](#) guidelines.
- **Applies To:** City-owned water, gas, electric, or combined municipal utility systems.

384.91 City to pay for services.

The city shall pay for the use of or the services provided by the city utility, combined utility system, city enterprise, or combined city enterprise as any other customer, except that the city may pay for use or service at a reduced rate or receive free use or service so long as the city complies with the provisions, terms, conditions and covenants of any and all resolutions pursuant to which revenue bonds or pledge orders are issued and outstanding.

Waterloo Code For Water/Sewer Billing

Old Verbiage

1. The maximum quarterly rate shall be based on one hundred percent (100%) of water consumption during the winter quarter as recorded by the Waterloo Waterworks. For those users of water being billed on a monthly basis by the Waterloo Waterworks, the maximum monthly rate shall be based on one hundred percent (100%) of the monthly water consumption. Industrial users will be billed on actual water consumption unless otherwise approved by the Superintendent. Any special or private contracts shall be metered at the user's expense.

New Verbiage

8-3A-2: DETERMINATION OF RATES AND CHARGES:

Each connection to the POTW shall pay user charges in accordance with the following schedule:

1. The maximum monthly rate for residential accounts shall be based on one hundred percent (100%) of the monthly water consumption during the winter months as determined by Waterloo Waterworks. Industrial users will be billed on actual water consumption unless otherwise approved by the General Manager. Any special or private contracts shall be metered at the user's expense.

RESOLUTION NO. 26-

RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON APPROVALS RELATING TO DATA CENTERS

WHEREAS, Data Centers involve and infrastructure and land use considerations that warrant further study, including, but not limited to, water consumption, electrical demand, stormwater management, wastewater management, noise, emergency response, public safety, transportation impacts, utility capacity, environmental impacts, building design, site security, compatibility with surrounding land uses, and the potential need for additional development standards or conditions;

WHEREAS, the City Council desires to provide City staff, the Planning and Zoning Commission, and other appropriate boards, commissions, consultants, agencies, and utility providers sufficient time to study these matters and recommend any amendments to the City's Comprehensive Plan, Zoning Ordinance, development regulations, or other policies deemed appropriate;

WHEREAS, the City Council has identified a need to review the City's Comprehensive Plan, Zoning Ordinance, subdivision regulations, building and development standards, and other applicable City policies and ordinances as they relate to the development and operation of Data Centers;

WHEREAS, the City Council further desires to preserve the status quo while this review is underway and prevent the approval of applications that could be inconsistent with amendments or regulations developed as a result of that review;

WHEREAS, the City Council finds the following temporary regulations to be in the best interests of the City and the general public.

NOW THEREFORE BE IT RESOLVED;

Section 1. Definitions.

For purposes of this Resolution, the following definitions shall apply:

"Data Center" means a building rehabilitated or constructed to house a group of networked server computers in one physical location in order to centralize the storage, management, and dissemination of data and information pertaining to a particular business, taxonomy, or body of knowledge, containing uninterrupted power supply systems, specialized cooling systems designed for high-density computing loads, and/or contain cybersecurity systems designed for secure digital infrastructure operations. A data center business's facility typically includes the communications connections, environmental controls, and fire suppression systems. A data center business's facility also includes a restricted access area employing advanced physical

security measures such as video surveillance systems and card-based security or biometric security access systems.

The term "Data Center" shall not include a facility that is primarily used for manufacturing, research (including but not limited to quantum computing research or biomedical research), or education at an accredited educational institution by the State of Iowa, or provision of medical care.

"Approval" shall include, but not be limited to, any permit, application, zoning amendment, rezoning request, site plan, development plan, subdivision approval, special-use permit, variance, building permit, grading permit, utility-extension approval, certificate of occupancy, or other City authorization related to the establishment, construction, expansion, or operation of a Data Center.

"Substantial Expansion" shall mean any expansion, modification, redevelopment, or conversion that increases the operational capacity, physical footprint, utility demand, or primary function of a facility for Data Center purposes.

Section 2. Temporary Moratorium Established.

A temporary moratorium is hereby established on the acceptance, processing, and issuance of permits, applications, and other Development Approvals for the establishment, construction, Substantial Expansion, or operation of Data Centers within the corporate limits of the City of Waterloo.

During the effective period of this Resolution, no City department shall accept, process, approve, or issue any Development Approval for a Data Center unless specifically authorized pursuant to this Resolution.

Section 3. Applicability.

This Resolution shall apply to:

1. New Data Centers proposed within the City of Waterloo; and
2. The Substantial Expansion, redevelopment, or conversion of existing structures or uses for Data Center purposes.

This Resolution shall not prevent ordinary repair, maintenance, or replacement work necessary to protect public health, safety, or welfare at a lawfully existing facility, provided such work does not constitute the establishment, expansion, or conversion of a facility into a Data Center.

Section 4. Pending Applications.

This moratorium shall apply to applications that have not received final City approval as of the effective date of this Resolution, except to the extent the City Attorney determines that an applicant has acquired vested rights under applicable law.

Section 5. Effective Date and Duration.

The provisions of this Resolution shall take effect upon passage and shall remain in full force and effect for a period of three (3) months from the date of passage.

The City Council may extend the effective date and duration by resolutions as needed for further study. In no case shall this moratorium exceed one year.

Any extension authorized pursuant to this Section shall identify the extended expiration date of the moratorium and shall not be construed as authorizing an indefinite continuation of the moratorium without further legislative action by the City Council.

Section 6. Severability Clause.

If any section, provision, or part of this Resolution shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Resolution as a whole, or any section thereof, not adjudged invalid or unconstitutional.