THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, August 17, 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, Hector Salamanca Arroyo, Ward 5 Council Member.

Approval of Agenda as proposed or amended.

Approval of Minutes of the July 20, 2026, and August 3, 2026, Council Regular Session, and the August 6, 2026 Special Council 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 Robert and Susan Funk, for tax exemptions on the construction of a new twin home valued at $369,900.00, for property located at 4183 Mystic Drive and located in the City Limits Urban Revitalization Area (CLURA).

3. Resolution approving the request by Arp Patel, for tax exemptions on the construction of a new single-family home valued at $100,000.00, for property located at 136 Janney Avenue and located in the Consolidated Urban Revitalization Area (CURA).

4. Resolution approving the request of David Boswell for a waiver for a concrete driveway, located at 207 Southcrest Drive, and authorizing the construction of a concrete driveway and placing a driveway or sidewalk on the city right-of-way on an unimproved street.

5. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as August 27, 2026, and date of public hearing as September 8, 2026, in conjunction with Asbestos Abatement Services, Contract AB-2026-08-06P, and instruct the City Clerk to publish notice.

6. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 3, 2026, and date of public hearing as September 8, 2026, in conjunction with the FY 2027 Sidewalk Repair Assessment Program - Zone 5B, Contract No. 1156, and instruct the City Clerk to publish notice.

7. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as September 10, 2026, and date of public hearing as September 21, 2026, in conjunction with the FY 2026 South Business Park - Phase I, Contract No. 1129, RM-8155(789)--9D-07 and instruct the City Clerk to publish notice.

8. Resolution setting date of public hearing as September 8, 2026, in conjunction with the FY 2027 Sergeant Road Trail Repairs, Contract No. 1091, and instruct the City Clerk to publish notice.

9. Resolution approving award of bid to MidState Solutions, LLC, of Baxter, Iowa, in the amount of $215,541.18, 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.

10. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by I & S Group, Inc., of 314 E. 4th St, Waterloo, Iowa, in the amount of $23,700.00, in conjunction with the Five Sullivan Brothers Convention Center Addition, Project No. 21042.

11. Resolution approving a cancellation of a sidewalk assessment for 275 Hammond Avenue, Certificate No. 35-0017977, in the amount of $254.63.

12. Resolution approving the sale of used vehicles and equipment from the Public Works

Department via the Purple Wave website.

13. Resolution approving the installation of a speed hump in the 3900 block of Cedar Terrace.

14. Motion to approve Change Order No. Cr-2026-0058 with Entrust Solutions Group, of Lisle, Illinois in the amount of $51,492.51, in conjunction with the Waterloo Fiber Backbone Project, and authorizing the Mayor to execute said document.

15. Motion to approve addendum, No. 12 with EN Communications of Lisle Illinois, in the amount of $2,896.00, in conjunction with Waterloo Fiver Backbone Project, and authorizing the Mayor to execute said document.

16. **Matthew Carpenter,** Board/Commission: Board of Adjustment, Expiration Date: August 17, 2031, New appointment.

17. Communication from the Library Department on the notice of the conclusion of employment of Nolan Rochford-Volk, Library Assistant, effective July 9, 2026, with recommendation of approval of payout of $2,308.00 for unused benefits.

18. Communication from the Planning and Zoning Department on the notice of the conclusion of employment of Adarsh Tummala, Planner I, effective July 17, 2026, with recommendation of approval of payout of $2,498.20 for unused benefits.

19. Motion to receive and file Airport Board minutes of June 22, 2026.

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

21. Motion to receive and file Complete Streets Advisory Committee minutes of April 2026.

22. **<u>Liquor Licenses</u>**
    4th Street Bridge, 2-72 W. 4th Street, Class C w/Outdoor Service, Catering and Sunday Sales (5-Day) Exp: 10/03/2026.
    Black Hawk Tennis Club, 1005 Black Hawk Road, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 06/25/2027
    Casey's Marketing Corporation, 1 SE Convenience Boulevard, Class E, (Ownership Updates).
    Cedar Valley Pride Fest, 400 Block Jefferson Street, Class C w/Outside Service and Sunday Sales (5-Day) Exp: 08/30/2026.
    Dollar General, #30840, 4803 Sergeant Road, Class B w/Sunday Sales (Renewal) Exp: 06/30/2027.
    Edo's Sports Bar, 110 E. 11th Street, Class C w/Sunday Sales (Ownership Updates) Exp: 05/07/2027.
    Kwik Stop 3, 1104 Washington Street, Class E w/Sunday Sales, (Renewal) Exp: 07/14/2027.
    Love's Travel Stop, 3301 Greyhound Drive, Class C w/Sunday Sales, (Renewal) Exp: 07/22/2027.
    Riverloop Expo Plaza, 400 Commercial Street, Class C w/Outside Service and Sunday Sales (5-Day) Exp: 09/05/2026.
    XO Food & Liquor, 428 Franklin Street, Class B w/Sunday Sales, (Renewal) Exp: 08/09/2026.

23. **Cigarette/Tobacco/Nicotine/Vapor Permits**
Robinhood Smoke, Vape, and Convenience, (Retail Tobacco) (New).
Robinhood Smoke, Vape, and Convenience, (Device Retailer) (New).

24. Bonds.

PUBLIC HEARINGS

1. **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 Residence District for the development of seventeen lots, including the expansion of Birdee Cottage located at 310 Upland Drive.**

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 and recommendation of approval of the Planning, Programming and Zoning Commission.
Motion to receive, file, consider, and pass for the first time an ordinance amending Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving a 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 Residence District for the Development of seventeen lots, including the expansion of Birdee Cottage located at 310 Upland Drive.
Motion to suspend the rules.
Motion to consider and pass for the second and third times and adopt the ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

2. **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 Residence District for the development of fourteen lots for single-family homes and townhomes located along West 3rd Street and Norton Street west of Sergeant Road.**

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 and recommendation of approval of the Planning, Programming and Zoning Commission.
Motion to receive, file, consider, and pass for the first time an ordinance amending Ordinance No. 5079, as amended, City of Waterloo Zoning Ordinance, by amending the Official Zoning Map referred to in Section 10-4-4, approving 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 Residence District for the development of fourteen lots for single-family homes and townhomes located along West 3rd Street and Norton Street west of Sergeant Road.
Motion to suspend the rules.
Motion to consider and pass for the second and third times and adopt the ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

3. **Request by the City of Waterloo to vacate approximately 1,988 square feet of city-**

owned right-of-way of W. 3rd Street at the intersection of W. 3rd Street and Norton 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, and recommendation of approval of the Planning, Programming and Zoning Commission.
Motion to receive, file and consider and pass for the first time an ordinance approving a request by the City of Waterloo to vacate approximately 1,988 square feet of city-owned right-of-way of W. 3rd Street at the intersection of W. 3rd Street and Norton Street.
Motion to suspend the rules.
Motion to consider and pass for the second and third times and adopt said ordinance.

Submitted by: Noel Anderson, Community Planning and Development Director

4. **Sale and conveyance of 315 E. 4th Street to Try Pie in the amount of $1.00.**

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 authorizing the sale and conveyance of 315 E. 4th Street to Try Pie in the amount of $1.00, and authorizing the Mayor and City Clerk to execute said documents.
Resolution approving a Development and Minimum Assessment Agreement in the amount of $565,000.00 for 315 E. 4th Street and 311 E. 4th Street, 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 located south of 3915 Valdez Drive to Raymond I. Harris and Clozelle R. Harris in the amount of $1,576.00.**

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 located south of 3915 Valdez Drive to Raymond I. Harris and Clozelle R. Harris in the amount of $1,576.00, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

6. **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.**

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 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, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a Temporary Easement Agreement in the amount of $100.00 with Nicole L. Russell, located at 1431 Ingersoll Road, in conjunction with the Katoski Drive/Huntington Road Reconstruction Project, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

2. Resolution to approve the request by David Knipp for an Encroachment Agreement to allow for decorative rocks in the right-of-way of Bertch Avenue and W. 7th Street in the "R-2" One and Two-Family Residence District at 902 Bertch Avenue, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

3. Resolution to approve the request by the City of Waterloo for the preliminary plat of Park View Manor, a seventeen-lot residential subdivision located at 310 Upland Drive.

   Submitted by: Noel Anderson, Community Planning and Development Director

4. Resolution to approve the request by the City of Waterloo for the preliminary plat of Admore Addition, a fourteen-lot residential subdivision located along W. 3rd Street and Norton Street west of Sergeant Road.

   Submitted by: Noel Anderson, Community Planning and Development Director

5. Resolution to approve support of an agreement to obtain funding through the Iowa Department of Transportation's Revitalize Iowa's Sound Economy (R.I.S.E.) Program for a new road construction project off of W. Big Rock Road, and authorizing the Mayor and City CLerk to execute said document.

   Submitted by: Noel Anderson, Community Planning and Development Director

6. Resolution approving a Professional Services Agreement with McClure Engineering for the writing, preparation, and submittal to the Iowa DOT's RISE grant program, for the extension of road near 1575 W. Big Rock Road, in an amount not to exceed $18,000.00, 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 Kel Mar, LC, for the construction of a new 60,000 square-foot warehouse building with a tax rebate schedule of one year at seventy-five percent, one year at seventy percent, and eleven years at fifty percent, with a minimum assessment agreement of $3,030,000.00, for property located south of 1575 W. Big Rock Road, and authorizing the Mayor and City Clerk to execute said documents.

   Submitted by: Noel Anderson, Community Planning and Development Director

8. Resolution approving an amended Articles of Agreement with the Middle Cedar Watershed Authority, and authorizing the Mayor and City Clerk to execute said document.

   Submitted by: Jamie Knutson, City Engineer

9. Resolution approving an agreement with MidAmerican Energy Company, of Des Moines, Iowa, in the estimated amount of $2,818.31, for gas main extension in conjunction with the FY 2026 Parkview Manor and W. 3rd Street Detention Basin, Contract No. 1137, and authorizing the Mayor to execute said document.

   Submitted by: Jamie Knutson, City Engineer

10. Resolution approving proposed construction of sidewalk improvements, in conjunction with the FY 2027 Sidewalk Repair Assessment Program - Zone 5B.

    Submitted by: Jamie Knutson, City Engineer

11. Resolution to fix the value of lots, in conjunction with the FY 2027 Sidewalk Repair Assessment Program - Zone 5B.

    Submitted by: Jamie Knutson, City Engineer

12. Resolution to adopt proposed plat and schedule of assessments and estimate of costs, in conjunction with the FY 2027 Sidewalk Repair Assessment Program - Zone 5B.

    Submitted by: Jamie Knutson, City Engineer

13. Resolution of necessity and setting date of public hearing as September 8, 2026, in conjunction with the FY 2027 Sidewalk Repair Assessment Program - Zone 5B.

    Submitted by: Jamie Knutson, City Engineer

14. Resolution approving Supplemental Agreement No. 3, to a Professional Services Agreement with Stanley Consultants, Inc., of Des Moines, Iowa, originally executed March 11, 2019, in an amount not to exceed $69,245.00, in conjunction with the Delane Avenue Storm Water Detention Improvements Project, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Jamie Knutson, City Engineer

15. Resolution approving a Professional Services Agreement with Mead & Hunt of Madison, Wisconsin, in the amount of $45,343.00, to conduct an Exploratory Governance Transition Study (Phase 1), and authorizing the Mayor to execute said document.

    Submitted by: Steven Kjergaard, Director of Aviation

16. Resolution approving Amendment No. 1 with Strand Associates, Inc., of Madison, Wisconsin, in the amount of $302,000.00, in conjunction with the design, bidding and construction related services agreement, in conjunction with the Final Effluent Building Electrical Updates Project, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Randy Bennett, Public Works Division Manager

17. Resolution approving submission of an Intended Use Plan and Facility Plan to the Iowa Department of Natural Resources for the US Highway 63 Lift Station, Force Main, and Sanitary Sewer Improvements Phase II Project, and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Randy Bennett, Public Works Division Manager

18. Resolution approving a Joint Funding Agreement with the United States Department of the Interior Geological Survey Central Midwest Water Science Center, in the amount of f$11,140.00, for operation and maintenance of one steamgaging station, and authorizing the Mayor and City Clerk to execute said document.

    Submitted by: Jesse Gaherty, Waste Management 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