



**THE CITY COUNCIL OF WATERLOO, IOWA  
REGULAR SESSION TO BE HELD AT  
Harold E. Getty Council Chambers  
Tuesday, September 8, 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 August 17, 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 setting date of public hearing as October 5, 2026, for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$3,968,000.00 Sewer Revenue Capital Loan Notes of the City of Waterloo, Iowa, and instructing the City Clerk to publish notice.
3. Resolution setting date of public hearing as September 21, 2026, to approve a request by Yashpal Saini to rezone approximately 5.29 acres from "A-1" Agricultural District to "R-2" One and Two Family Residence District in order to split the lots to allow for the construction of single-family homes located south of 1220 Bishop Avenue to 1304 Bishop Avenue, and instruct the City Clerk to publish notice.
4. Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as October 8, 2026, and date of public hearing as October 19, 2026, for the renovation of 100 E. 4th Street, for Waterloo City Hall and Police Department, and instruct the City Clerk to publish notice.
5. Motion approving Change Order No. 1 with GEMS Technical Services, Inc., of Orange, California, to add thirty calendar days to contract completion due to manufacturer delays, with no change to the contract price, in conjunction with the Replace Passenger Boarding Bridge, FAA AIP Project No. 3-19-0094-057-2025, and authorizing the Mayor and City Clerk to execute said document.
6. Motion to approve the hiring of **Carson Jordan** from the current Civil Service List to the position of Operations Specialist at the Young Arena, effective September 9, 2026.
7. Motion to approve the hiring of **Derek White** from the current Civil Service List to the position of Chief Mechanical Inspector in Building Inspections, effective after September 8, 2026.
8. Motion approving the hiring of **Kate Winston** to the position of Human Resources Specialist in the Human Resources Department, effective September 9, 2026.
9. Motion to approve the hiring of **Craig Denner** from the current Civil Service List to the position of Assistant Young Arena Manager at the Young Arena, effective September 9, 2026.
10. **Carole Gustafson**, Board/Commission: Civil Service Commission, Expiration Date: September 8, 2032, New appointment.
11. **Mendoor L. Smith**, Board/Commission: Human Rights Commission, Expiration Date: September 8, 2029, New appointment.
12. **Lamie Kromah**, Board/Commission: Human Rights Commission, Expiration Date: September 8, 2029, New appointment.
13. **Jennifer Stevenson**, Board/Commission: Human Rights Commission, Expiration Date:

September 8, 2029, New appointment.

14. Communication from the City Clerk's Office on the notice of the conclusion of employment of Cindy Young, Clerk II, effective August 17, 2026, with recommendation of approval of payout of \$11,114.25 for unused benefits.
15. Communication from the Leisure Services Department on the notice of the conclusion of employment of Chris Dolan, Young Arena Manager, effective August 14, 2026, with recommendation of approval of payout of \$6,557.10 for unused benefits.
16. Communication from the Street Department on the notice of the conclusion of employment of Kathy Keys, Equipment Operator I, effective July 31, 2026, with recommendation of approval of payout of \$3,594.06 for unused benefits.
17. Communication from the Police Department on the notice of the conclusion of employment of Taylor McNamara, Police Officer, effective August 12, 2026, with recommendation of approval of payout of \$159.85 for unused benefits.
18. Motion to receive and file Airport Board minutes of July 27, 2026.
19. Motion to receive and file Board of Adjustment minutes for July 2026.
20. Motion to receive and file Historic Preservation Commission minutes of July 2026.
21. Motion to receive and file Leisure Services Commission Board minutes of July 14, 2026.
22. Motion to receive and file Planning, Programming, and Zoning Commission minutes of July 2026.
23. Motion to approve denying an application by Pryme Tyme, LLC, 626 Sycamore Street, for a Class C Retail Alcohol License.
24. **Liquor Licenses**  
Brendas Park Road Inn, 306 Park Road, Class C w/Sunday Sales (Renewal) Exp: 08/08/2027.  
Dub's Pub, 1106 La Porte Road, Class C w/Outdoor Service and Sunday Sales (Renewal) Exp: 09/12/2027.  
Casey's General Store #2867, 2424 Ranchero Road, Class E w/Sunday Sales (Renewal) Exp: 06/14/2027.  
Friends of Faith, 600 Park Lane, Class F, w/Sunday Sales (Ownership Update)  
Highway 63 Diner, 3030 Marnie Road, Class C w/Sunday Sales (Renewal) Exp: 07/29/2027.  
Landmark Commons, 1400 Maxhelen Road, Class E w/Sunday Sales (New) Exp: 08/31/2027.  
Longhorn Steakhouse, 1425 E. San Marnan Drive, Class C w/Sunday Sales (Renewal) Exp: 08/31/2027.  
Marshal BWS, 2060 Sovia Drive, Ste 112, Class E w/Sunday Sales (New) Exp: 06/30/2027.  
Rome's Place, 201 Rath Street, Class C w/Sunday Sales (Ownership Update) Exp: 09/17/2026.  
Senior Tequilla, 118 E. 11th Street, Class C w/Sunday Sales (Renewal) Exp: 05/18/2027.  
WCA Building & Amphitheater, 225 Commercial Street, Class C w/Outdoor Service and

Sunday Sales (Renewal) Exp: 06/22/2027.

25. Bonds.

## **PUBLIC HEARINGS**

### **1. Asbestos Abatement Services, Contract AB-2026-08-06P.**

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 the City Clerk to read bids.

Resolution approving award of bid to All Star Environmental, LLC of Dubuque, Iowa, in the amount of \$29,830.00, in conjunction with Asbestos Abatement Services, Contract AB-2026-08-06P, for properties located at 321 Dearborn Avenue, 521 Pine Street, 314 Reber Avenue, 1410 Mulberry Street, 420 Bayard Street, and 623 N. Barclay Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

### **2. FY 2027 Sidewalk Repair Assessment Program - Zone 5B, Contract No. 1156.**

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 and refer to the City Engineer for further review.

Submitted by: Jamie Knutson, City Engineer

### **3. FY 2027 Sergeant Road Trail Repairs, Contract No. 1091.**

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.

Submitted by: Jamie Knutson, City Engineer

## **RESOLUTIONS**

### **1. Resolution establishing a temporary moratorium on approvals relating to data centers.**

Submitted by: Dave Morrow, Ward 2 Council Member

### **2. Resolution approving the Amendment to Business Property Lease with Friends of Faith Retirement Homes, Inc. for the purpose of stormwater detention, pickle ball courts, and parking at Bontrager Park, and authorizing Mayor and City Clerk to execute said document.**

Submitted by: Todd Derifield, Leisure Services Director

3. Resolution approving a Professional Service Agreement with Schumacher Elevator, Denver, Iowa, for the replacement of the Waterloo Public Library elevator in the amount of \$274,344.00, rescinding Resolution No. 2025-641 in its entirety, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Brian Baker, Interim Building Official

4. Resolution approving the sale of all contents of the former Courier Building, 100 E. 4th Street, Waterloo, Iowa, including desks, chairs, shelving, tables, etc. as requested by the Building Maintenance Department.

Submitted by: Brian Baker, Interim Building Official

5. Resolution approving a Contract with Midwest Cleaning Pros of Waverly, Iowa, in the amount of \$82,092.00 annually, in conjunction with the cleaning of the Public Works Facility, and authorizing the Public Works Division Manager to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution approving a Temporary Easement Agreement in the amount of \$2,269.00 with NNDYM WLK, Inc., located at 1945 La Porte Road, in conjunction with the La Porte Road Phase III Reconstruction Project, 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 in support of grant applications and continued development of a proposed three-year, two-zone Cedar Valley Micro-Transit Pilot Program at a total program cost not to exceed \$4,600,000.00.

Submitted by: Bridgett Wood, Finance Director

9. Resolution approving the contract for services with the Iowa Northland Regional Council of Governments of Waterloo, Iowa, in the amount of \$5,500.00, in conjunction with the St. Mary's Development, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Angie Fordyce, Community Development Coordinator

## **ORDINANCES**

1. **An ordinance amending sewer user charges and fees relating to monthly winter consumption.**

Motion to receive, file, consider and pass for the first time an ordinance repealing Subsection 1 of Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees, Section 2, Determination of Rates and Charges, and enacting in lieu thereof a new Subsection 1 of Title 8, Public Utilities, Chapter 3, Sewer Regulations, Article A, User Charges and Fees, Section 2, Determination of Rates and Charges.

Motion to suspend the rules.

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

Resolution rescinding Resolution No. 2009-1235 in its entirety.

Submitted by: Randy Bennett, Public Works Division Manager

### **ADMINISTRATIVE HEARING**

**Hearing and Order Assessing \$1,500.00 civil penalty to Kwik Stop 3, 1104 Washington Street, Waterloo, Iowa, for sale of tobacco to minor, 2nd offense.**

### **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.

### **CLOSED SESSION**

1. Closed Session on the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j).

### **ADJOURNMENT**

**Motion to adjourn.**

Kelley Felchle  
City Clerk