



**THE CITY COUNCIL OF WATERLOO, IOWA
REGULAR SESSION TO BE HELD AT
Harold E. Getty Council Chambers
Monday, October 2, 2023
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, Jonathan Grieder, Ward 2 Council Member.

Approval of Agenda, as proposed or amended.

Approval of Minutes of September 18, 2023, Council Regular Session as proposed or

amended.

Proclamation declaring October 8-14, 2023 as Fire Prevention Week.

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.

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 a Veteran's Memorial Hall Designated Funds Agreement with the Waterloo Community Foundation to establish and maintain a charitable fund for the Foundation to support the City of Waterloo Veteran's Memorial Hall, and authorizing the Mayor to execute said document.
3. Resolution approving the request by Labinot Gashi, for tax exemptions on the construction of a new twin home unit valued at \$263,300.00, for property located at 4340 Mourning Dove Drive and located in the City Limits Urban Revitalization Area (CLURA).
4. Resolution resetting date of public hearing as October 16, 2023, in conjunction with the Waterloo Public Library 2023 Interior Renovation Project, Contract No. 28439, and instruct the City Clerk to publish notice.
5. Resolution approving preliminary plans, specifications, bid documents, etc., setting the date of bid opening as October 26, 2023, and date of public hearing as November 6, 2023, in conjunction with the FY 2024 Byrnes Aquatic Center, Contract No. 1077, and instruct the City Clerk to publish notice.
6. Resolution setting date of public hearing as October 16, 2023, to approve the request by the City of Waterloo to vacate, sell, and convey city-owned right-of-way located east of 1239 Sheldon Street at Becker Elementary School, to the Waterloo Community Schools, in the amount of \$1.00, and instruct the City Clerk to publish notice.
7. Resolution setting date of public hearing as October 16, 2023, to approve the request by the City of Waterloo to vacate a ten-foot by seventy-five-foot Sanitary Sewer Easement at Becker Elementary School in the "R-2" One and Two Family Residence District, located at 1239 Sheldon Street, and instruct the City Clerk to publish notice.
8. Resolution setting date of public hearing as October 16, 2023, to approve a request by

the City of Waterloo to vacate an eight-foot drainage and utility easement on a parcel of land and vacate 7,150 square feet of city-owned right-of-way in the "R-2" One and Two Family Residence District, located at the northwest corner of Maynard Avenue and Greenhill Road, and instruct the City Clerk to publish notice.

9. Resolution setting date of public hearing as October 16, 2023, for the sale and conveyance of sixty acres of city-owned property to PWM Companies, LLC, in the amount of \$2,160,000.00, including a Development Agreement, with a grant schedule of a minimum of \$40,000.00 annually, located east of 4342 Ansborough Avenue at the southeast corner of the Ansborough Avenue and Highway 20 Interchange, for the construction of commercial buildings, and instruct the City Clerk to publish notice.
10. Resolution resetting date of public hearing as October 16, 2023, for the sale and conveyance of city-owned property to A&K Ventures, LLC, in the amount of \$1.00, with a phased Development and Minimum Assessment Agreement in the amount of \$624,125.00, for the construction of a 6,500 square foot building and a 6,000 square foot addition, located northeast of 3151 Titan Trail, and instruct the City Clerk to publish notice.
11. Resolution resetting date of public hearing as October 16, 2023, for the sale and conveyance of city-owned property located at 3921 Midway Drive, in the amount of \$15,000.00, to Dustin Arends d/b/a Arends Investments, including a Development Agreement, and instruct the City Clerk to publish notice.
12. Resolution setting date of public hearing as October 16, 2023, to approve a request by DLG Investments (Gray Transportation) for a Site Plan Amendment for an employee parking lot in the "M-2,P" Planned Industrial District located east of 2459 GT Drive, and instruct the City Clerk to publish notice.
13. Resolution setting date of public hearing as November 6, 2023, for the sale and conveyance of city-owned property to DLG Investments, LLC, (Gray Transportation), in the amount of \$1.00, with a Development and Minimum Assessment Agreement in the amount of \$125,000.00, for the construction of a fourty stall employee parking lot, located east of 2459 GT Drive, and instruct the City Clerk to publish notice.
14. Resolution resetting date of public hearing as October 16, 2023, for the sale and conveyance of city-owned right-of-way to Grant Park, LLC, in the amount of \$1.00, with a Development and Minimum Assessment Agreement in the amount of \$2,200,000.00, with a rebate schedule of eighty percent for years one through five and seventy percent for years six through ten, located at 2775 Crossroads Boulevard, for the construction of a new 10,000 square foot commercial building, and instruct the City Clerk to publish notice.
15. Resolution setting date of public hearing as November 6, 2023, for the sale and conveyance of city-owned property to Steven and Yvonne Smith, in the amount of \$5,000.00, with a Development Agreement and Development Grant of \$5,000.00, located south of 437 Norris Court, for the construction of a new single-family home, and instruct the City Clerk to publish notice.
16. Resolution setting a date of public hearing as October 16, 2023, for a request by SKH Properties for a Site Plan Amendment to construct a 4,350 square foot medical office building in the "C-P" Planned Commercial District, located southeast of 4006 Johnathan

Street at the corner of Tower Park Drive and Johnathan Street, and instruct the City Clerk to publish notice.

17. Resolution resetting date of public hearing as October 16, 2023, to approve a request by Freedom Truck and Trailer Wash, LLC, for a Site Plan Amendment for a truck and trailer washing facility in the "B-P" Business Park District located southwest of 3124 Titan Trail, and instruct the City Clerk to publish notice.
18. Resolution resetting date of public hearing as October 16, 2023, in conjunction with Asbestos Abatement Services, Contract No. AB-2023-07-02P, for property located at 212 Sunnyside Avenue and 1318 Martin Road, and instruct the City Clerk to publish notice.
19. Motion approving Final Quantity Summary with Boulder Contracting, LLC, of Grundy Center, Iowa, for a net increase of \$168.61, in conjunction with the FY 2024 W. Airline Hwy. Railroad Crossing Repairs Project, Contract No. 1090, and authorizing the Mayor and City Clerk to execute said document.
20. Resolution approving Completion of Project and Recommendation of Acceptance of Work for work performed by Boulder Contracting, LLC, of Grundy Center, Iowa, in the amount of \$60,725.36, in conjunction with the FY 2024 W. Airline Hwy. Railroad Crossing Repairs Project, Contract No. 1090, and receive and file a two-year maintenance bond.
21. Resolution authorizing an exception to the City of Waterloo's Purchasing Procedures Policy for the purchase of a 2024 Chevy Equinox for the Waste Management Department, from Karl Chevrolet of Ankeny, Iowa, in the amount of \$27,342.60.
22. Resolution authorizing an exception to the City of Waterloo's Purchasing Procedures Policy for the purchase of two 2023 Chevy Silverado 1500 trucks, for Waterloo Fiber, from Karl Chevrolet of Ankeny, Iowa, in the amount of \$85,463.40, and transferring the title of said vehicles to Waterloo Fiber upon receipt of payment of purchase price.
23. Resolution approving the sale of used equipment from the Public Works and Waste Management Departments via the website PurpleWave.
24. Motion to approve Change Order No. 1 with D.W. Zinser Co., Inc., of Walford, Iowa, for a net increase of \$3,107.88, in conjunction with additional demolition work for property located at 1100 Sycamore Street under Contract No. D-2023-04-01P, and authorizing the Mayor to execute said document.
25. Motion approving Change Order No. 3 with Woodruff Construction of Waterloo, Iowa, for a total decrease of \$65,810.59 in conjunction with the FY 2023 Gates Park Improvements Project, Contract No. 1076, and authorizing the Mayor and City Clerk to execute said document.
26. Motion approving the appointment of Justin Spekar to the position of ICT Foreman, in the Waste Management Services Department, effective October 3, 2023.
27. Communication from the Waste Management Services Department on notice of the conclusion of employment of Matthew Schaefer, Plant Maintenance Mechanic, effective

September 6, 2023, with recommendation of approval of payout of \$6,759.98 for unused benefits.

28. Leisure Services Commission Board minutes of August 8, 2023.

29. Complete Street Advisory Committee minutes of July 25, 2023.

30. Planning, Programming, and Zoning Commission minutes of August 8, 2023.

31. Liquor Licenses

- a. Dad's Pub, 1106 La Porte Rd., Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 6/30/2024.
- b. Damon's Sports Bar and Grill, 2122 Kimball Ave., Class C Alcohol w/Sunday Sales (Renewal) Exp: 10/4/2024.
- c. Fester's Pub, 324 E. 4th St., Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 7/21/2024.
- d. Petersen & Tietz Florists & Greenhouses, 2275 Independence Ave., Class B Native Wine w/Sunday Sales (Renewal) Exp: 10/8/2024.
- e. The Brown Bottle, 209 W. 5th St., Class C Alcohol, Class C Alcohol w/Sunday Sales (Renewal) Exp: 10/21/2024.
- f. Eventos VIP, 32 Lafayette St., Class C Liquor w/Sunday Sales (Renewal) Exp: 10/4/2023.
- g. Three Amigos Family Restaurant, 2820 Falls Ave., Class C Alcohol w/Sunday Sales (Renewal) Exp: 8/24/2024.
- h. Tobacco Outlet Plus #500, 1803 La Porte Rd., Class B Alcohol w/Sunday Sales (Renewal) Exp: 10/14/2024.
- i. Wal-Mart Supercenter #1496, 1334 Flammang Dr., Class E Alcohol w/Sunday Sales (Renewal) Exp: 9/30/2024.
- j. West Side Liquor, 919 W. 5th St., Class E Alcohol w/Sunday Sales (New) Exp: 10/14/2024.
- k. Rudy's Tacos-Beer Hall-Lava Lounge, 2401 Falls Ave., Class C Alcohol w/Outdoor Service and Sunday Sales (Renewal) Exp: 9/27/2024.

32. Bonds.

PUBLIC HEARINGS

1. Request by the City of Waterloo to vacate an existing forty-five-foot easement along the south property line of Lot 6 of Wagner Road Subdivision in the "M-1" Light Industrial District located north of 3488 Wagner 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 and consider and pass for the first time an ordinance approving a request by the City of Waterloo to vacate an existing forty-five-foot easement along the south property line of Lot 6 of Wagner Road Subdivision in the "M-1" Light Industrial District located north of 3488 Wagner Road.

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

2. Request by PWM Companies, LLC, for Site Plan Amendment for commercial/industrial development in the “B-P” Business Park District located north and east of 4719 Ansborough Avenue at the southeast corner of the Ansborough Avenue and US Highway 20 interchange.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close public 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 amendment to 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 PWM Companies, LLC, for Site Plan Amendment for a commercial/industrial development including two 138,000 square foot buildings, one 20,000 square foot building, and one 5,000 square foot building in phase one and 425,000 square feet of buildings in future phases in the “B-P” Business Park District located north and east of 4719 Ansborough Avenue at the southeast corner of the Ansborough Avenue and US Highway 20 interchange.

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 M&MB Legacy for a Site Plan Amendment for a 5,990 square foot commercial building in the “M-2,P” Planned Industrial District, located southeast of 2425 GT Drive.

Motion to receive and file proof of publication of notice of public hearing.

HOLD HEARING - No comments on file.

Motion to close public 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 amendment to 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 M&MB Legacy for a Site Plan Amendment for a 5,990 square foot commercial building in the “M-2,P” Planned Industrial District, located southeast of 2425 GT 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

4. Demolition and Site Clearance Services, Contract No. D-2023-09-06P, located at 1804 E. 4th Street, 637 Ankeny Street, 207 Lafayette Street, 208 Sunnyside Avenue, 212 Sunnyside Avenue, and 1318 Martin Road.

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 Lehman Trucking & Excavating, Inc., of Waterloo, Iowa, in the amount of \$82,000.00, approving the contract, bond and certificate of insurance, in conjunction with Demolition and Site Clearance Services, Contract No. D-2023-09-06P, located at 1804 E. 4th Street, 637 Ankeny Street, 207 Lafayette Street, 208 Sunnyside Avenue, 212 Sunnyside Avenue, and 1318 Martin Road, 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 at 628 W. Parker Street, in the amount of \$11,000.00, to Kevin E. Rose and Michelle L. Rose, including a Development Agreement.

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 approving the sale and conveyance of city-owned property located at 628 W. Parker Street, in the amount of \$11,000.00, to Kevin E. Rose and Michelle L. Rose, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with Kevin E. Rose and Michelle L. Rose, in conjunction with the rehabilitation of 628 W. Parker Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

6. Sale and conveyance of city-owned property located at 1525 Oakwood Drive, in the amount of \$15,100.00, to Castro Properties, LLC, including a Development Agreement.

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 approving the sale and conveyance of city-owned property located at 1525 Oakwood Drive, in the amount of \$15,100.00, to Castro Properties, LLC, and authorizing the Mayor and City Clerk to execute said documents.

Resolution approving a Development Agreement with Castro Properties, LLC, in conjunction with the rehabilitation of 1525 Oakwood Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

RESOLUTIONS

1. Resolution approving a Memorandum of Agreement with Elevate Housing Foundation of Waterloo, Iowa, for the continued provision of an embedded employee to provide mental health services to third parties during calls for service, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Joe Leibold, Chief of Police

2. Resolution approving a Memorandum of Understanding with the City of Cedar Falls for

the five-year Consolidated Action Plan, as required by the United States Department of Housing and Urban Development, in order to maintain the Cedar Falls Waterloo HOME Consortium, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Rudy Jones, Community Development Director

3. Resolution approving a Lease Agreement with JSA Development, LLC, for rental of the Leisure Services downtown shop, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Paul Huting, Leisure Services Director

4. Resolution approving an Independent Contractor Agreement for Massage Therapy Services.

Submitted by: Paul Huting, Leisure Services Director

5. Resolution approving a Professional Services Agreement with WHKS & Co., of Mason City, Iowa, in the amount of \$142,250.00, in conjunction with the East Shaulis Road and Hammond Avenue Roundabout Design Project, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

6. Resolution approving Amendment No. 1 to the agreement with Willett, Hofmann, & Associates, Inc., of Cedar Rapids, Iowa, originally approved June 21, 2021, to amend the project end timeline from January 6, 2023, to December 31, 2023, in conjunction with the Downtown Traffic Camera and Fiber Optic Interconnect Project, Iowa Department of Transportation, Project No. STBG-SWAP-8155(769)--SG-07, and authorizing the Mayor to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

7. Resolution approving an Iowa Clean Air Attainment Grant Agreement, in the amount of \$1,100,000.00, in conjunction with the Broadway Street Traffic Adaptive System and connecting to Fiber Optic Interconnect Termini, US Hwy. 63 (Mullan) at Franklin, and Broadway Street at Airport Blvd., and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

8. Resolution approving an Iowa Clean Air Attainment Grant Agreement, in the amount of \$910,000.00, in conjunction with the Ansborough Avenue Traffic Adaptive System Termini, Ansborough Avenue at Downing Avenue, and Ansborough Avenue at Fisher/Fitzway Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Randy Bennett, Public Works Division Manager

9. Request by the City of Waterloo to dedicate a fifteen-foot utility easement along the south property line of Lot 6 of Wagner Road Subdivision, in the "M-1" Light Industrial District, located north of 3488 Wagner Road.

Submitted by: Noel Anderson, Community Planning and Development Director

10. Resolution approving a Development and Minimum Assessment Agreement with JSA Development, LLC, for the rehabilitation of 716 Commercial Street into commercial and residential space, including a grant of \$105,000.00, plus \$15,000.00 in infill housing incentives and rebates for fifteen years at seventy percent, with a minimum assessed value of \$500,000.00 upon completion, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

11. Resolution approving a Development and Minimum Assessment Agreement with JSA Development, LLC, for the rehabilitation of 425 Franklin Street into commercial space, including a grant of \$85,000.00, and rebates for fifteen years at seventy percent, with a minimum assessed value of \$500,000.00 upon completion, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

12. Resolution approving a Professional Services Agreement with HR Green, in an amount not to exceed \$15,500.00, to complete a Phase II Environmental Site Assessment for property located at 200 East Mullan Avenue, and authorizing the Mayor to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

13. Resolution approving the Real Estate Purchase Agreement with Gary D. Church for property located at 1202 Sycamore Street, in the amount of \$10,000.00 plus up to \$2,000.00 in closing costs, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

14. Resolution approving an Early Access Agreement with Dustin Arends d/b/a Arends Investments, for demolition and earth moving activities at 3921 Midway Drive, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

15. Resolution approving a Professional Service Agreement with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$19,500.00 in conjunction with the Waterloo Convention Center Underground Parking Ramp Repairs Project, and authorizing the Mayor to execute said document.

Submitted by: Greg Ahlhelm, Building Official

16. Resolution approving a Memorandum of Understanding with the Iowa Northland Regional Council of Governments, in the amount of \$2,000.00, for preparation of the Reconnect Communities and Neighborhoods grant application.

Submitted by: Noel Anderson, Community Planning and Development Director

17. Resolution approving the Assignment of Development Agreement with Superior Properties, LLC, and Lincoln Savings Bank, for the Development Agreement originally approved on June 20, 2022, in conjunction with the development of property located at

the southwest corner of Airline Highway and Geraldine Road, assigning the rebates for the project to Lincoln Savings Bank, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

18. Resolution concurring with the determination of the City Planner, approving a proposed change to the approved site plan in the "S-1" Shopping Center District for the construction of a 10,093 square foot retail strip center with forty-four parking spaces, as a Minor Site Plan Amendment, located at 2775 Crossroads Boulevard.

Submitted by: Noel Anderson, Community Planning and Development Director

19. Resolution approving a Development and Minimum Assessment agreement with SKH Properties, LLC, for the construction of a 4,350 square foot medical office building, with a rebates schedule of years one and two of ninety percent, years three and four of eighty-five percent and years five through ten at 80%, with a minimum assessed value of \$714,200.00, located southeast of 4006 Johnathan Street at the corner of Tower Park Drive and Johnathan Street, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

20. Resolution approving a Main Street Program Continuation Agreement with the Iowa Economic Development Authority, Main Street Waterloo, and the City of Waterloo, in conjunction with the Main Street Iowa Program, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Noel Anderson, Community Planning and Development Director

21. Resolution approving a Project Assistance Agreement and Mortgage between CJ's Construction, Inc., City of Waterloo and Board of Trustees of the Waterloo Water Works, for the development of the first phase of Paradise Estates Edition, a 64-lot residential subdivision located north and east of 5805 Kimball Avenue (Orange Elementary School), and authorizing the Mayor and City Clerk to execute said documents.

Submitted by: Noel Anderson, Community Planning and Development Director

22. Resolution accepting an Iowa DOT Aviation Bureau Commercial Service Vertical Infrastructure Grant in the amount of \$125,262.00, for the installation of doors and door alarms to support the upgrade of ALO's new Airport Security Program, and continue replacement of outdated Hangar Bay ceiling lights at the Waterloo Regional Airport, Contract No. 9-I-240-ALO-200, Project No. CNTRT-00005819, and authorizing the Mayor and City Clerk to execute said document.

Submitted by: Keith Kaspari, Director of Aviation

23. Resolution approving the acceptance of a FY 2024 Air Service Development Grant from the Iowa Department of Transportation - Aviation Bureau, in the amount of \$48,000.00 for the CY 2024 marketing, advertising and promotion of the Waterloo Regional Airport beginning on or about January 1, 2024, via Contract No. CNTRT-00005884 and Project No. 9-I-240-ALO-135, at Waterloo Regional Airport, and authorizing the Mayor and Airport Director, to execute said document.

Submitted by: Keith Kaspari, Director of Aviation

ADJOURNMENT

Motion to adjourn.

Kelley Felchle
City Clerk