

January 20, 2026. The City Council of the City of Waterloo, Iowa, met in Regular Session at Harold E. Getty Council Chambers, Waterloo, Iowa, at 5:30 PM, on Tuesday, January 20, 2026. Roll Call.

Mayor Dave Boesen in the Chair. Mr. Schmitt, Ms. Creighton-Smith (via Zoom), Ms. Berry, Mr. Salamanca, Mr. Martin and Mr. Simon.

Prayer or Moment of Silence.

Pledge of Allegiance. Steve Schmitt, Ward 1 Council Member.

Approval of Agenda as proposed or amended.

Simon/Schmitt that the agenda as amended to remove item #4 to be discussed separately, be approved. Voice vote-Ayes: Six. Motion carried.

Approval of Minutes of the January 5, 2026, Regular Council Session, as proposed or amended.

Simon/Schmitt that the minutes of the January 5, 2026, Regular Session, as proposed, be approved. Voice vote-Ayes: Six. Motion carried.

CONSENT AGENDA

Simon/Schmitt that the following items on the consent agenda be received and placed on file, including the payment of bills for January 12, 2026, in the amount of \$4,620,254.62, and January 20, 2026, in the amount of \$1,846,395.26, be received and placed on file. Roll Call vote-Ayes: Six. Motion carried.

Bills Payment, Finance Committee Invoice Summary Report, a copy of which is on file in the office of the City Clerk.

Resolution adopted and upon approval by Mayor assigned No. 2026-015.

Resolution approving the request by Jofelle Corona and Filomeno Corona Jr. for tax exemptions on the construction of a new single-family home valued at \$459,890.00, for property located at 5760 Wall Street and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2026-016.

Resolution approving preliminary plans, specifications, form of contract, etc., setting date of bid opening as February 5, 2026, and date of public hearing as February 16, 2026, in conjunction with Demolition and Site Clearance Services, Contract No. D-2026-02-08P, and instruct the City Clerk to publish notice.

Resolution adopted and upon approval by Mayor assigned No. 2026-017.

Resolution setting date of public hearing as February 2, 2025, to approve a Site Plan Amendment by Zydeco Investments LLC to allow for up to 200,000 square feet of phase 2 and phase 3 expansions in the "M-2, P" Planned Industrial District located at 4050 Leverssee Road, and instruct the City Clerk to publish notice.

This item was moved to the end of the consent agenda for separate discussion.

Resolution approving a request to seek two proposals for nine manual cardiac monitor/defibrillators.

Resolution adopted and upon approval by Mayor assigned No. 2026-018.

Motion to approve Change Order No. 2 with Lehman Trucking & Excavating, Inc. of Waterloo, Iowa, for a net increase of \$18,000.00, for additional demolition work for property located at 100 E. 9th Street,

and to extend the term of the contract to February 16, 2026, in conjunction with Demolition and Site Clearance Services Contract RD-2025-08-02P

Motion to receive and file Grouit Museum funding reports of October, November, and December 2025.

Motion to approve the appointment of James Gleissner from the current Civil Service List to the position of Preparator/Technician in the Culture & Arts, effective January 21, 2026.

Liquor Licenses

Dallas Fresh Waterloo, 814 La Porte Road, Class C w/Sunday Sales (Renewal) 10/16/2026.

Hy-Vee Food & Drug #3, Class E, w/ Sunday Sales (Renewal) 02/08/2027.

King Star, 2035 E. Mitchell Avenue, Class B, w/Sunday Sales (Renewal) 01/19/2027.

La Cava, 126 E. Ridgeway Avenue, Class C w/Sunday Sales (Ownership Update) 01/31/2026.

Love's Travel Stops & Country Store #702, 3301 Greyhound Drive, Class C w/Sunday Sales (Ownership Update) 08/03/2026.

New Star Fletcher, 315 Fletcher Avenue, Class E w/Sunday Sales (Renewal) 01/29/2027.

Ray's Supermarket, 1975 Franklin Street, Class E w/Sunday Sales (Ownership Update) 05/31/2026.

Ray's Supermarket 2, 1956 Lafayette Street, Class E w/Sunday Sales (Ownership Update) 05/31/2026.

The Broken Record, 315 W. 4th Street, Class C w/ Sunday Sales (Renewal) 01/20/2027.

Veteran's of Foreign Wars Club Post 1623, Class C w/Sunday Sales (Ownership Update) 01/20/2027.

Walgreen #07451334 Flammang, Class E w/Sunday Sales (Ownership Update) 09/30/2026.

Waterloo Blackhawk's Hockey, 125 Commercial Street, Class C w/Sunday Sales (Renewal) 12/15/2026.

Bonds.

Item #4.

Simon/Creighton-Smith

Resolution setting date of public hearing as February 2, 2026, to approve a Site Plan Amendment by Zydeco Investments, LLC to allow for up to 200,000 square feet of phase 2 and phase 3 expansions in the "M-2, P" Planned Industrial District located at 4050 Leverssee Road, and instruct the City Clerk to publish notice.

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-019.

Mr. Simon questioned if we were on target for this site plan amendment.

Noel Anderson, Community Planning and Development Director, explained that they are far ahead of the timeline in the Development Agreement and further provided an overview of the project.

RESOLUTIONS

Resolution approving a revised fee schedule to increase fee for Required Satellite Sites for Recycling and Yard Waste Collection from \$5.00 per month to \$6.00 per month.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-020.

David Dryer, 3145 W. 4th Street, requested an explanation of the satellite sites.

Scott Brunson, Sanitation Director, provided an overview of the locations of the satellite sites.

Mr. Salamanca requested an overview of why the rate increase is needed.

Scott Brunson commented on the importance of recycling to our planet, and that the cost of recycling continues to rise. Unfortunately, the cost is passed down to the city and, ultimately, the citizens of Waterloo.

Mr. Salamanca questioned why rates have not increased for several years and how we can be prepared in the future.

Scott Brunson explained that the five dollar fee is for more than the satellite sites. The compost yard, grinding of the brush, manpower, equipment and fuel goes into running this program and the extra dollar is to help offset the cost but will still not cover everything.

Mr. Schmitt commented that this is the first increase since 2019, commented that this is a 20% increase, and in the future recommended gradual increases, as this would have been a 3% increase over that time frame.

Council members continued the discussion with Scott Brunson.

Mayor Boesen shared that in an ideal world, Waterloo would also have a transfer station to help save on vehicle wear and tear, time, and be a benefit to residents of Waterloo.

Resolution approving Supplemental Agreement No. 1 with AECOM Technical Services, Inc., of Waterloo, Iowa, in the amount of \$62,300.00, in conjunction with the Sanitary Sewer Improvements FY 2026 CIPP Phase VA Project Professional Services Agreement originally executed November 18, 2024, and authorizing the Mayor to execute said document.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-021.

Resolution approving a Development and Minimum Assessment Agreement with ET Enterprises Corporation, for the rehabilitation of 1721-1729 Mulberry Street into nineteen residential units, a daycare, and community space, including the Infill Housing Incentive of \$5,000.00 per residential unit for a maximum of \$95,000.00, and a Minimum Assessment Agreement of \$2,250,000.00, and authorizing the Mayor and City Clerk to execute said documents.

Schmitt/Creighton-Smith

Roll Call vote-Ayes: Five. Nays: One (Salamanca), Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-022.

Mr. Simon asked if this is a change of ownership.

Noel Anderson, Community Planning and Development Director, confirmed and shared that the city has approved a Development Agreement for this site before, but with the change of ownership there are now state workforce housing tax credits in play, so it was decided to move forward with a new Development Agreement. He shared that representatives from the project are in attendance if the council would like to hear from them.

Mr. Salamanca requested that the representatives come forward.

Randy Roth, Endeavour Corp., Milwaukee, WI, explained the reason for the change of ownership and said that nothing has changed with the scope of the project.

Mr. Salamanca asked what other projects this developer has successfully accomplished.

Randy Roth provided an overview of his experience, as he will be running the development side of the project. He shared that Endeavour is a twenty-five year-old company that has done approximately 1.5 billion dollars in projects in thirty different states. He provided a listing of projects he has been involved in and said that in Waterloo, he worked with Don Temeyer on the HyVee store on Logan and also worked on the cardiology center behind Logan Plaza. He shared that his company will be responsible for structuring the financing and FIB, a large regional bank, has agreed to provide the construction financing and be the tax credit investor.

Mr. Martin requested an overview of the benefits of the project.

Noel Anderson provided an overview of the agenda item. He added that more housing units and daycare are needed in the community to help it grow.

Ms. Creighton-Smith questioned who will do the maintenance and upkeep on the property once it is complete.

Randy Roth explained that a local third party management firm would be retained to help manage the property.

Mayor Boesen questioned where the timeline is at for starting the work and questioned if the city will need to amend it.

Noel Anderson commented that he would need to check what the timeline was in the new agreement, but said they had started on the project to remain eligible for the state workforce housing tax credit.

Mayor Boesen questioned if these will be receiving affordable housing tax credits.

Randy Roth explained that low-income and affordable housing typically refer to a federal designation, so they are not receiving a federal designation of affordable housing credits. He would classify them as workforce housing, so instead of affordable, it is what the market will bear.

Ms. Creighton-Smith questioned if the housing would be considered a more mixed income.

Noel Anderson commented that they have the ability to lease them how they wish and said there are no limitations on the tax credits.

Resolution approving an Amendment to the Development Agreement, originally executed May 20, 2024, with Iowa Heartland Habitat for Humanity, to extend the deadline for completion of 516 Pine Street to January 20, 2028, and authorizing the Mayor and City Clerk to execute said document.

Simon/Schmitt

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-023.

David Dryer, 3145 W. 4th Street, requested an explanation of why Habitat for Humanity is delayed in the construction process.

Noel Anderson, Community Planning and Development Director, explained that Habitat is utilizing historical tax credits for the first time, and the process is taking longer than they anticipated because it takes longer to get through the historical

process and get the approval.

Ms. Creighton-Smith commented that she understands that the project of Habitat for Humanity is one that is not only a historic property, but must follow specifications, unlike previous projects.

Noel Anderson confirmed.

Mayor Boesen commented that this will be a beautiful project when it is complete.

Resolution approving a Development Agreement with Jeffrey P. Weber and Denise K. Weber, for the construction of a new single-family home on an infill lot located at 610 Burbank Avenue, including a \$5,000.00 infill incentive upon substantial completion, and authorizing the Mayor and City Clerk to execute said document.

Simon/Schmitt

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-024.

Resolution approving a Cooperative Agreement with the Iowa Department of Transportation, up to a maximum DOT contribution of \$500,000.00, in conjunction with the FY 2026 South Waterloo Business Park - Phase I, Contract No. 1129, and authorizing the Mayor and City Clerk to execute said document.

Simon/Schmitt

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-025.

David Dryer, 3145 W. 4th Street, requested an overview of the item.

Jamie Knutson, City Engineer, provided an overview of the grant funding for the project.

Mr. Schmitt requested an overview of the traffic flow around that site.

Jamie Knutson shared that traffic coming from the west on Highway 20 and exiting onto Ansbrough is backing up onto the highway.

Resolution approving filling the Ward 2 vacancy by special election.

Berry/Salamanca

Roll Call vote-Ayes: Six. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-026.

Aaron Stacey Roberts, 411 Almond, commented that the best thing would be to have the Ward 2 community vote.

Kelley Felchle, City Clerk, provided an overview of the process, including available dates, cost of a special election and run-off election and how the city would cover those costs.

ORDINANCES

An ordinance amending the City of Waterloo Code of Ordinances by amending Chapter 4, Plumbing Regulations, of Title 9, Building Regulations.

Salamanca/Simon

to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 4, Plumbing Regulations, of Title 9, Building Regulations with a new Chapter 4, Plumbing Regulations, of Title 9, Building Regulations. Roll Call vote-Ayes: Six. Motion carried.

David Dryer, 3145 W. 4th Street, questioned the necessity of the changes to the ordinance.

Noel Anderson, Community Planning and Development Director, explained the updates are state-mandated.

Mayor Boesen commented that some code changes are simple, like numbering or definitions, but others are reactionary due to something bad happened that caused the need for an amendment.

Ms. Creighton-Smith expressed concern that some of the material changes have the potential to allow for root infiltration.

Noel Anderson commented that the plumbing board did not have any concern about the changes, and he reiterated that this is the code that we are required to adopt.

Salamanca/Simon

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion failed.

An ordinance Amending the City of Waterloo Code of Ordinances by amending Chapter 3, Electrical Regulations, of Title 9 Building Regulations.

Creighton-Smith/Simon

to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 3, Electrical Regulations, of Title 9 Building Regulations with a new Chapter 3, Electrical Regulations, of Title 9 Building Regulations. Roll Call vote-Ayes: Six. Motion carried.

Mr. Martin commented that these are national and international codes that have been passed and submitted to the City of Waterloo and clarified that it is not the city saying it has to be done, it is the state and federal.

Creighton-Smith/Simon

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion failed.

An ordinance amending the City of Waterloo Code of Ordinances by amending Chapter 5, Mechanical Systems, of Title 9, Building Regulations.

Schmitt/Simon

to receive, file, consider, and pass for the first time an ordinance amending the City of Waterloo Code of Ordinances by repealing and replacing Chapter 5, Mechanical Systems, of Title 9, Building Regulations with a new Chapter 5, Mechanical Systems, of Title 9, Building Regulations. Roll Call vote-Ayes: Six. Motion carried.

Schmitt/Simon

to suspend the rules. Roll Call vote-Ayes: Five. Nays: One (Schmitt). Motion failed.

PUBLIC COMMENTS

The following individuals commented on various subjects.

Aaron Stacey Roberts, 411 Almond and Zach Hanson, Economic Vitality Council Chair with Main Street Waterloo.

Simon/Schmitt

to close public comments. Voice vote-Ayes: Six. Motion carried.

ADJOURNMENT

Simon/Schmitt that the council adjourn at 6:29 p.m. Voice vote-Ayes: Six. Motion carried.