

Date: September 8, 2029. New appointment. **Lamie Kromah**, Board/Commission: Human Rights Commission, Expiration Date: September 8, 2029. New appointment. **Jennifer Stevenson**, Board/Commission: Human Rights Commission, Expiration Date: September 8, 2029. New appointment. 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. 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. 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. 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. Motion to receive and file Airport Board minutes of July 27, 2026. Motion to receive and file Board of Adjustment minutes for July 2026. Motion to receive and file Historic Preservation Commission minutes of July 2026. Motion to receive and file Leisure Services Commission Board minutes of July 14, 2026. Motion to receive and file Planning, Programming, and Zoning Commission minutes of July 2026. Motion to approve denying an application by Pryme Tyne, LLC, 626 Sycamore Street, for a Class C Retail Alcohol License. **Liquor Licenses** **Brandon Park**, 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 Fair Lane, Class F w/Sunday Sales (Ownership Update) Highway 63, Diner, 3030 Marnee 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 Marham Drive, Class C w/Sunday Sales (Renewal) Exp: 08/31/2027. **Marshall BWS**, 2060 Sovia Drive, Ste 112, Class E w/Sunday Sales (New) Exp: 06/30/2027. **Romeo's Place**, 201 Ruth Street, Class C w/Sunday Sales (Ownership Update) Exp: 09/17/2026. **Senior Tequila**, 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. **Bonds**, 406 S. 1st St, Class C w/Sunday Sales (Renewal) Exp: 06/22/2027. **Schmitt/Simon** 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. Roll Call vote-Ayes: Seven. Motion carried. (Schmitt) Motion carried. Mr. Schmitt expressed his dissatisfaction with the hiring process. Missy Gearhart, Assistant Human Resources Director, commented that these positions have all been budgeted for FY27. She explained that we do have a personnel requisition committee made up of the finance department, the mayor, a council representative that meets once a month to discuss the requested positions. She further outlined the requirements that each department head must fulfill in order to have the position considered by the committee and added that not every personnel request is approved. Mr. Simon shared that he sits on the committee and reiterated that each request is vigorously reviewed and considered. He concurs with Mr. Schmitt's comment that there could be some room for improvement, and that a city manager may be what is needed to make some improvements that could satisfy Mr. Schmitt. Ms. Creighton-Smith questioned if the position was a new position or a replacement for a vacancy. Mayor Boesen clarified that it is a replacement for a vacancy where the hiree is already employed by the city. Ms. Berry shared that she is in favor of filling the position if it is to fill a vacancy. Mr. Salamanca commented that it could be that some council members may be having

trouble accessing the attachments that do show if a position is a replacement position and suggested there might be a way to alter the form to more clearly differentiate a position between new and replacement. Item #7 Salamanca/Martin 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. Roll Call vote-Ayes: Six. Nays: One (Schmitt). Motion carried. Mr. Schmitt commented that he would vote no on the next three items. Item #8 Salamanca/Martin Motion to approve the hiring of **Kate Winston** to the position of Human Resources Specialist in the Human Resources Department, effective September 9, 2026. Roll Call vote-Ayes: Six. Nays: One (Schmitt). Motion carried. Item #9 Salamanca/Martin Motion to approve the hiring of **Craig Denner** to the position of Assistant Young Arena Manager at the Young Arena, effective September 9, 2026. Roll Call vote-Ayes: Six. Nays: One (Schmitt). Motion carried. **PUBLIC HEARINGS** **Asbestos Abatement Services**, Contract AB-2026-08-06P. Morrow/Creighton-Smith to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried. This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none. Morrow/Creighton-Smith to close hearing. Voice vote-Ayes: Seven. Motion carried. Morrow/Creighton-Smith Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-479. Morrow/Creighton-Smith to receive, file, and instruct the City Clerk to read bids. Voice vote-Ayes: Seven. Motion carried. Engineer's Estimate: \$40,000.00 Advanced Environmental, Waterloo, Iowa - 5% \$37,200.00 All Star Environmental, LLC, Dubuque, Iowa - 5% \$29,830.00 Site Services, Inc., Algona, Iowa - 5% - \$30,770.00 Resolution approving award of bid to All Star Environmental, LLC of Dubuque, Iowa, in the amount of \$29,830.00, in conjunction with the posted bid and contract status. Contract AB-2026-08-06P for properties located at 321 Dearborn Avenue, 521 Pine Street, 314 Beyer Avenue, 1410 Mulberry Street, 420 Bayard Street, and 623 N. Barclay Street, and authorizing the Mayor and City Clerk to execute said document. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-480. **FY 2027 Sidewalk Repair Assessment Program - Zone 5B**, Contract No. 1156. Creighton-Smith/Berry to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried. This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none. Creighton-Smith/Berry to close hearing. Voice vote-Ayes: Seven. Motion carried. Creighton-Smith/Berry Resolution confirming approval of plans, specifications, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-481. Creighton-Smith/Berry to receive, file and instruct City Clerk to read bids and refer to the City Engineer for further review. Voice vote-Ayes: Seven. Motion carried. Engineer's Estimate: \$107,576.10 Brock Even Construction, LLC, Jesup, Iowa - 5% - \$104,440.83 Boulder Contracting, Grundy Center, Iowa - 5% - \$131,434.50 N.B. Koch General Contractors, Cedar Falls, Iowa - 5% - \$183,358.96 FY 2027 Sergeant Road Trail Repairs, Contract No. 1091. Berry/Simon to receive and file proof of publication of notice of public hearing. Voice vote-Ayes: Seven. Motion carried. This being the time and place of the public hearing, the Mayor called for written and oral comments and there were none. Berry/Simon to close the hearing. Voice vote-Ayes: Seven. Motion carried. Simon/Simon Resolution confirming approval of

specifications, bid documents, form of contract, etc., and authorizing to proceed. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-482. Mr. Simon asked for clarification on the project and the lack of documentation attached to the agenda packet. Jamie Knutson, City Engineer, explained that most larger projects with federal funding are let through the Iowa Department of Transportation and all the plans and specifications are handled by the state. He shared that the code does require the city to hold a public hearing, allowing our citizens to express their concerns or support for the project, and provided an overview of what the project entails. **RESOLUTIONS** **Resolution establishing a temporary moratorium on approvals relating to data centers**. Morrow/Creighton-Smith Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-483. The following individuals expressed support for the resolution: Carol Tjaden, 147 Summit / Lori Johnson, 119 Bellevue Road / Dennis Harbaugh, 6145 Kimball Avenue / David Dreyer, 3145 W. 4th Street / Jay Grote, 2229 Edgemont Avenue / Diane Sittig, 816 W. Orange Road / Virginia Wilber, 231 Lichty Blvd / Metropolitan Archbishop Dr. Richard Louis Sorrentino, 131 Mission Circle / Rachel Stitt, 404 Blane Road / Blaire Boynton, 6236 Kimbal / Liz Webbering, 5377 Tucson Drive. Mr. Schmitt thanked the citizens for speaking out about this topic. He commented that it would be good to have Wah hawk Power, Mid American Energy, or Waterloo Water Works to present. He further questioned if any legal issues would exist in adopting the moratorium. Martin Petersen, City Attorney, provided an overview of potential legal issues surrounding the moratorium. Mr. Morrow spoke to the reasons why the moratorium has been brought forward. He encouraged the council members to take a moment to do some research and move forward. Ms. Creighton-Smith thanked the citizens for sharing comments regarding the data center discussion. Mr. Simon commented that he supports the moratorium for the reasons already stated. He shared that some questions that had been asked have been answered. Mr. Salamanca requested an update on the timeline of the project. Noel Anderson, Community Planning and Development Director, provided the history of the project and current status. Mr. Salamanca clarified that as of now, they have not submitted a site plan. Noel Anderson confirmed. Mr. Boesen commented that no land has been transferred, there is no infrastructure, roads, water, etc., so we are still a long ways away. Creighton-Smith shared that it is important to be proactive. Mr. Berry questioned what would happen if they chose a new location. Noel Anderson shared that the development agreement is site plan specific, so an amendment would need to come back before council. 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. Salamanca/Martin Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-484. Mike Young, Attorney for Friends of Faith Retirement Homes, Inc., thanked the city for their partnership. **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. Salamanca/Martin Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-485. Mr. Salamanca shared that he is pleased that this is being taken care of. Mayor Boesen commented that we are changing the design of elevator which will actually cost less. 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. Salamanca/Martin Roll Call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2026-486. David Dreyer, 3145 W. 4th Street, asked if anything in the building was worth keeping. Brian Baker, Building Maintenance, provided an overview of the agenda item. Megan Butler, 818 Clough, commented that as a city it is important to look at the environmental cost as well as the financial cost. Mr. Morrow commented that staff is looking at all options for where, how and if the older equipment could be used to be sure we are being fiscally responsible. Brian Baker commented that he and Noel Anderson looked into what the value of the furniture would be, and estimated it to be about twenty thousand dollars, possibly a bit more. He noted that if we did sell the furniture we would save on manpower and disposal costs. Mayor Boesen commented that whatever furniture we might be keeping would have to be removed, stored and then reassembled, so those costs must also be weighed. **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**. Morrow/Creighton-Smith Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-487. David Dreyer, 3145 W. 4th Street, questioned the total cost the city spends on cleaning annually. Sheila Steffen, Assistant Public Works Director, explained the multiple departments covered under the contract. **Resolution approving a Temporary Easement Agreement in the amount of \$2,268.00 with NNDYM WLK, Inc., located at 1946 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**. Morrow/Creighton-Smith Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-488. **Resolution approving a Development and Minimum Assessment Agreement with Kwik Mart, LLC, for the reconstruction 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**. Morrow/Creighton-Smith Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-489. Mr. Simon questioned if infrastructure needs to be added in order to build out the development. Noel Anderson, Community Planning and Development Director, provided an overview of the project. 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. Creighton-Smith/Berry Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-490. David Dreyer, 3145 W. 4th Street, asked how much money the city or the transit authority will put into the pilot program. Mr. Boesen commented that this is a pilot program that Cedar Falls and Waterloo are entering into. He explained that this dollar amount covers a three-year period and noted that many entities have been contacted to contribute and will have a share in this which will allow us to apply for grants. He provided an overview of how the program would work. David Sturth, MET Transit, provided additional information about the resolution and next steps for implementing the pilot program. Mr. Morrow clarified that this resolution is to seek grants and that it will be a 6-8 passenger van. David Sturth confirmed. 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. Creighton-Smith/Berry Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-491. Claudia Roberts, 216 Oliver Street, requested an overview of the item. Noel Anderson, Community Planning and Development Director, provided an overview of the project.

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Darrel Caldwell, 228 Oliver Street, questioned what is being done to help clean up the neighborhoods around this development. LaTonya Graves, 607 E. Donald Street, questioned if this is to approve the seventeen houses. Noel Anderson explained that it is only for the HUD Environmental report. Mr. Salamanca questioned what the zoning for the site would be. Aric Schroeder, City Planner, explained the current zoning for the site. Ms. Creighton-Smith explained that she and people in the neighborhood want to see development coming in to match the neighborhood. Mr. Salamanca questioned what happens if the resolution does not pass, what happens to the HUD money. Noel Anderson commented that the environmental report is a required HUD action if we ever want to use this site. Martin/Salamanca to recess for five minutes at 7:14 p.m. Voice vote-Ayes: Seven. Motion carried. Martin/Salamanca to reconvene at 7:19 p.m. Voice vote-Ayes: Seven. Motion carried. **ORDINANCES** **An ordinance amending sewer user charges and fees relating to monthly winter consumption**. Creighton-Smith/Simon 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. Roll Call vote-Ayes: Seven. Motion carried. Creighton-Smith/Berry to suspend the rules. Roll Call vote-Ayes: Seven. Motion carried. Creighton-Smith/Berry to consider and pass for the second and third times and adopt the ordinance. Roll Call vote-Ayes: Seven. Motion carried. Ordinance adopted and upon approval by Mayor assigned No. 5846. Creighton-Smith/Berry Resolution rescinding Resolution No. 2009-1235 in its entirety. Roll Call vote-Ayes: Seven. Motion carried. Resolution adopted and upon approval by Mayor assigned No. 2026-492. **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**. This hearing was removed by amendment. **PUBLIC COMMENTS** The following individuals commented on various subjects: Marcella Gruver, 203 Miriam Drive / Dixon Stulke, 421 Belmont Avenue / Calvin Krebs, 1556 Newell Street / Doris Deidrich, 5155 Beech Street Renee Carson, 1108 Vine / Meagan Butler, 818 Clough Street / Amy Jo, 810 Conger / Archbishop Dr. Richard Louis Sorrentino, 131 Mission Circle / Aaron Stacey Roberts, 411 Almond Street / George Meeks, 609 E. Donald Street Simon/Martin to close public comments, Voice vote-Ayes: Seven. Motion carried. Mr. Salamanca Arroyo announced the date and time of his Ward meeting. Ms. Creighton-Smith announced the date and time of the Ward 3 and Ward 4 meeting. **CLOSED SESSION** **Closed Session on the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j)**. Simon/Creighton-Smith to adjourn to a closed session at 7:50 p.m. to discuss the purchase of real estate pursuant to Iowa Code Section 21.5(1)(j). Roll Call vote-Ayes: Seven. Motion carried. Martin Petersen, City Attorney, confirmed the discussion complies with Iowa Code Section 21.5(1)(j). **ADJOURNMENT** Salamanca/Morrow to adjourn from a closed session at 8:49 p.m. Voice vote-Ayes: Seven. Motion carried. Salamanca/Morrow that the council adjourn at 8:49 p.m. Voice vote-Ayes: Seven. Motion carried.