

October 17, 2016

The Council of the City of Waterloo, Iowa, met in Regular Session at Harold E. Getty Council Chambers, Waterloo, Iowa, at 5:30 p.m., on Monday, October 17, 2016. Mayor Quentin Hart in the Chair. Roll Call: Jacobs, Morrissey, Powers, Lind, Amos, Schmitt, and Welper.

Prayer or Moment of Silence.

Pledge of Allegiance: Kelley Felchle, City Clerk.

146671 - Welper/Schmitt

that the Agenda, as proposed, for the Regular Session on Monday, October 17, 2016, at 5:30 p.m., be accepted and approved. Voice vote-Ayes: Seven. Motion carried.

146672 - Welper/Schmitt

that the Minutes, as proposed, for the Regular Session on Monday, October 10, 2016, at 5:30 p.m., be accepted and approved. Voice vote-Ayes: Seven. Motion carried.

Mayor Hart read a Proclamation declaring October 19, 2016 as Gentleman Day.

Mayor Hart read a Proclamation declaring October 22, 2016 as Our Lives Matter, Our Votes Count.

Mayor Hart read a Proclamation declaring October 24, 2016, as United Nations Day.

Mayor Hart read a Proclamation declaring October as Housing America Month.

CONSENT AGENDA

146673 - Welper/Schmitt

that the following items on the consent agenda be received, placed on file and approved:

a. Resolutions to approve the following:

1. Resolution approving Finance Committee Invoice Summary Report, dated October 17, 2016, in the amount of \$2,839,205.67 a copy of which is on file in the City Clerk's office, together with recommendation of approval of the Finance Committee.

Resolution adopted and upon approval by Mayor assigned No. 2016-812.

2. Resolution approving request to certify assessment to property for work performed by the Waterloo Water Works at 631 Linden Avenue - \$4,160.00, 1406-1410 Commercial Street - \$3,680.00, 150 Harrison Street - \$1,230.00, 154 Harrison Street - \$2,385.00, and 312 Glendale Street - \$587.20, together with recommendation of approval by the Waterloo Water Works Board of Trustees.

Resolution adopted and upon approval by Mayor assigned No. 2016-813.

3. Resolution approving the request of Angela R Fangman for tax exemptions on the construction of a new single family home valued at \$159,900 for property located at 1014 Hummingbird Circle, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-814.

4. Resolution approving the request of Alex Nank for tax exemptions on the construction of a new single family home valued at \$188,586 for property located at 1109 Sandpiper Court, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-815.

5. Resolution approving the request of Mary E Akerson for tax exemptions on the construction of a new single family home valued at \$189,856 for property located at 1426 Hummingbird Circle, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-816.

6. Resolution approving the request of DS Rental LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5480 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-817.

7. Resolution approving the request of DS Rentals for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5481 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-818.

8. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5482 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-819.

9. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5483 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-820.

10. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5490 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-821.

11. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5492 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-822.

12. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$239,000 for property located at 5503 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-823.

13. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$210,000 for property located at 5735 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-824.

14. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5740 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-825.

15. Resolution approving the request of DS Rental LLC for tax exemptions on the construction of a new single family home valued at \$210,000 for property located at 5813 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-826.

16. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$150,000 for property located at 5814 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-827.

- 17. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$259,000 for property located at 5815 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-828.

- 18. Resolution approving the request of DS Rentals LLC for tax exemptions on the construction of a new single family home valued at \$260,000 for property located at 5915 Summerland Drive, and located in the City Limits Urban Revitalization Area (CLURA).

Resolution adopted and upon approval by Mayor assigned No. 2016-829.

- 19. Resolution preliminarily approving plans, specifications, form of contract, etc. and setting date of bid opening as November 3, 2016 and date of public hearing as November 7, 2016 for the F.Y. 2017 Wagner Road Sanitary Sewer Extension & Grading, Contract No. 899; and instruct City Clerk to publish notice of plans, specifications, form of contract, etc.

Resolution adopted and upon approval by Mayor assigned No. 2016-830.

b. Motion to approve the following:

1.	Travel Requests				
	Name & Title of Personnel	Class/Meeting	Destination	Date(s)	Amount not to Exceed
a.	Steve Hoambrecker - Director, Waste Management and (4) other personnel	IWEA Annual Conference	Manchester, IA	October 26, 2016	\$150.00
b.	Craig Hintzman, Signal Tech II and Brandon Hodgin, Signal Tech I	EPAC Training	Davenport, IA	November 1-3, 2016	\$665.00

2.	Approved Beer, Liquor, and Wine Applications				
	Name & Address of Business	Class	New or Renewal	Expiration Date	Includes Sunday
a.	Karma Bar, 309 W. 4th Street	C Liquor w/Outdoor Sales	Renewal	10/14/2017	X
b.	Knights of Pythias-Ferguson Lodge #5, 244 Ash Street	C Liquor w/Outdoor Service	Renewal	9/16/2017	X
c.	LJ's Neighborhood Grill & Bar, 3550 Kimball Avenue	C Liquor w/Outdoor Service	Renewal	11/05/2017	X
d.	Logan Convenience Store, 735 Logan Avenue	B Wine / C Beer / E Liquor	Renewal	11/11/2017	X
e.	Longhorn Steakhouse #5374, 1425 E. San Marnan Drive	C Liquor	Renewal	8/31/2017	X
f.	Petersen & Tietz Florists & Greenhouses, 2275 Independence Avenue	B Native Wine	Renewal	10/08/2017	X
g.	Red Lobster #6267, 941 E. San Marnan Drive	C Liquor	Renewal	07/27/2017	X
h.	Jameson's Public House, 310 E. 4th Street	C Liquor w/Outdoor Service / Catering	Renewal	11/02/2017	X

- 3. Recommendation of appointment of Spencer Jensen to the position of Facilities Services Specialist at the Waterloo Center for the Arts effective October 19, 2016.

Mr. Lind questioned item 1.b.3.

Mayor Hart explained that a committee scrutinizes positions prior to putting them on the Human Resources Committee agenda for approval.

Roll call vote-Ayes: Seven. Motion carried.

PUBLIC HEARINGS

146674 - Schmitt/Welper

that proof of publication of notice of public hearing on the Ridgeway Towers LED Lighting Project, as published in the Waterloo Courier on September 30, 2016, be received and placed on file. Voice vote-Ayes: Seven. Motion carried.

This being the time and place of public hearing, the Mayor called for written and oral objections and there were none.

146675 - Schmitt/Welper

that the hearing be closed and oral and written comments be received and placed on file. Voice vote-Ayes: Seven. Motion carried.

146676 - Schmitt/Welper

that “Resolution confirming approval of plans, specifications, form of contract, etc. in conjunction with the Ridgeway Towers LED Lighting Project”, be adopted. Roll-call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-831.

146677 - Schmitt/Welper

that “Resolution authorizing to proceed in conjunction with the Ridgeway Towers LED Lighting Project”, be adopted. Roll-call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-832.

146678 - Schmitt/Welper

Motion to receive and file and instruct City Clerk to read bids and refer to Housing Authority Director for review.

Bidder	Bid Security	Bid Amount
Black Hawk Electrical Co. Waterloo, IA	5%	\$52,700.00
KW Electric, Inc. Cedar Falls, IA	5%	\$54,450.00

Voice vote-Ayes: Seven. Motion carried.

146679 - Schmitt/Welper

that “Resolution awarding the Ridgeway Towers LED Lighting Project contract to Black Hawk Electrical Co. of Waterloo, Iowa, in the amount of \$52,700.00, and authorize Mayor and Housing Authority Director to execute said document”, be adopted. Roll-call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-833.

RESOLUTIONS

146680 - Lind/Amos

that “Resolution approving installation of a 25 MPH speed hump in the 100 block of Adams Street”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-834.

146681 - Lind/Amos

that “Resolution approving Supplemental Agreement No. 1 with JDE Engineering of Waterloo, Iowa, in the amount not to exceed \$93,500.00 for professional services for the F.Y. 2017 Site Grading for Northeast Industrial Park, Contract No. 926, and authorize Mayor and City Clerk to execute said documents”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-835.

146682 - Lind/Amos

that “Resolution approving Notice of Intent for NPDES coverage under general permit to the Iowa Department of Natural Resources for FY 2017 Site Grading for Northeast Industrial Park, Contract No. 926, and authorize Mayor to execute said document”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-836.

146683 - Morrissey/Powers

that “Resolution approving Notice of Intent for NPDES coverage under general permit to the Iowa Department of Natural Resources for FY 2017 Wagner Road Sanitary Sewer Extension & Grading, Contract No. 899, and authorize Mayor to execute said document”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-837.

146684 - Morrissey/Powers

that “Resolution approving award of contract to Twin City Tree Service, LLC., of Waterloo, Iowa in the amount of \$234,001.52 and approving the Contract, Bonds, and Certificate of Insurance in conjunction with the F.Y. 2017 Levee Tree Clearing - Cedar River (Northeast), Contract No. 908, and authorize Mayor and City Clerk to execute said documents”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-838.

146685 - Morrissey/Powers

that “Resolution approving application to the Iowa Department of Transportation for renewal of a one year permit to establish and sign a snowmobile trail within the right-of-way of State highways within the City limits of Waterloo”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-839.

146686 - Schmitt/Amos

that “Resolution approving Supplemental Agreement with Impact7G, of Johnston, Iowa, for continued environmental work for the redevelopment of the Tech Works area, for up to \$23,000 in hourly services, and authorize the Mayor and City Clerk to execute all necessary documents”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-840.

146687 - Schmitt/Amos

that “Resolution approving Development Agreement with Love's Travel Stops and Country Stores, Inc. and the City of Waterloo for construction of a new Love's Travel Stop with a new taxable value of \$3.35 million, and tax rebates of 8 years at 75%, and authorize the Mayor and City Clerk to sign

and fully execute all necessary documents”, be adopted. Roll call vote-Ayes: Six. Abstain: One (Lind due to conflict of interest). Motion carried.

Mr. Schmitt requested an overview of the item.

Noel Anderson, Community Planning and Development Director, explained the project plans and incentive package.

Mayor Hart questioned if Love’s will be paying on the debt.

Noel Anderson explained that they will be paying into the debt service levy.

Mr. Schmitt questioned the incentives for the project.

Noel Anderson explained that the current plan does not differentiate between different types of jobs created through economic development.

Mr. Schmitt questioned if Love’s would build here without economic incentives.

Noel Anderson explained that he believes that the incentive package encouraged the development.

Mr. Jacobs questioned how jobs with the project will be tracked.

Noel Anderson explained that it will be monitored through the city’s business visitation program.

Mr. Lind noted that that project seems site specific to Love’s and that the incentives were really good for a location that they would not be able to get anywhere else in the city.

Noel Anderson explained that Love’s might not build at that location without incentives, which would adversely affect the tax levy.

Mr. Lind commented on the tax competition between businesses that do not have a package like this vs. those that do.

Noel Anderson further commented on the incentive package.

Mayor Hart noted that Waterloo does want Love’s in Waterloo.

Noel Anderson noted that other cities in the Cedar Valley have land that Love’s could build on.

Mr. Schmitt commented that he would like Love’s to build in Waterloo. He further commented that changes need to be made to TIF at a state level.

Resolution adopted and upon approval by Mayor assigned No. 2016-841.

146688 - Amos/Morrissey

that “Resolution approving the Assignment of Master Development Agreement with the University of Iowa Community Credit Union, for the North Crossing LLC (Logan Plaza) development agreement, and authorize the Mayor and City Clerk to sign and fully execute all necessary paperwork”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Mr. Schmitt requested an overview of the item.

Noel Anderson provided an overview of the item.

Resolution adopted and upon approval by Mayor assigned No. 2016-842.

146689 - Amos/Morrissey

that “Resolution approving an Encroachment Agreement with FDP WTC, LLC to allow for two canopies to overhang across a portion of a 66’ utility easement as part of the Courtyard by Marriott at Tech Works Project at 250 Westfield Avenue”, be adopted. Roll call vote-Ayes: Seven. Motion carried.

Resolution adopted and upon approval by Mayor assigned No. 2016-843.

OTHER COUNCIL BUSINESS

146690 - Morrissey/Amos

that Change Order No: 1 with Modern Builders, Inc. of Janesville, Iowa, for the Bag Make-Up Door Replacement Project on the Airline Passenger Terminal Building at the Waterloo Regional Airport in an amount of \$2,600.00, and authorize the Mayor to sign the Change Order documents, be received, placed on file and approved. Voice vote-Ayes: Seven. Motion carried.

Mayor Hart requested an overview of the change order.

Keith Kaspari, Airport Director, provided an overview of the change order.

ORAL PRESENTATIONS

David Dryer, 3145 W. 4th Street, commented on the CURA/CLURA program and encouraged the city to work with Habitat for Humanity or have people purchase the properties outright.

Mayor Hart commented that Habitat for Humanity is working on building and rehabbing homes in Waterloo.

Noel Anderson explained Habitat for Humanity projects in the city and that the city is a state leader in using Iowa Code Section 657A in acquiring vacant homes and getting them redeveloped.

Mayor Hart commented that the focus moving forward is to do better with marketing vacant and dilapidated homes.

Forest Dillavou, 1725 Huntington Road, commented on the opening of Downing Road and the sand left behind from flood cleanup. He further thanked a department head he has been working with.

Mayor Hart thanked Forest Dillavou for working with city officials.

Joseph Hart, 400 Charles Street, questioned what will be done about maintaining alleys in his neighborhood.

Mayor Hart directed Sandie Greco, Traffic Superintendent, to look into the matter.

Mr. Morrissey questioned if a change of city policy has occurred on grading alleys.

Mr. Welper noted that the alleys can be graded by request to the Street Department.

Mr. Welper requested a one hour work session on November 14 with the focus to move forward with infill of city-owned lots.

Mr. Morrissey asked for clarification on when the oral comments portion of the council meeting will be moved up to the beginning of the agenda instead of the last item.

Mayor Hart stated that this will take place at the first meeting in November.

146691 - Welper/Morrissey

that the above oral comments be received and placed on file. Voice vote-Ayes: Seven. Motion carried.

ADJOURNMENT

146692 - Welper/Morrissey

that the Council adjourn at 6:19 p.m. Voice vote-Ayes: Seven. Motion carried.

Kelley Felchle
City Clerk