

COMMITTEE OF THE WHOLE

City Hall – Council Chambers

January 21, 2019

The Committee of the Whole met in the Council Chambers at 5:45 p.m. on January 21, 2019, with the following Committee persons in attendance: Mayor Jim Brown, Tom Blanford, Frank Darrah, Susan deBuhr, Rob Green, Daryl Kruse, Mark Miller, and David Wieland. Staff members attended from all City Departments. John Haldeman from Snyder and Associates, Tom Nelson with the *Waterloo Courier*, and other members of the community also attended.

Mayor Brown called the meeting to order and introduced the first item on the agenda, West 1st Street Reconstruction Project Update. David Sturch, Planner III, stated this bid letting for this project will be next month and he introduced John Haldeman from Snyder and Associates. Mr. Haldeman stated this project design started in 2013. He reviewed the project design noting public utilities will be updated during the project and overhead lines will be relocated to a joint utility trench. He also stated the railroad crossing in the 600 block on 1st Street will be reconstructed. Mr. Haldeman stated the project will be completed in three phases; (1) Walnut to Franklin (CY2019); (2) Walnut to Francis (CY2020); and (3) Francis to West Hudson Road (CY2021). He explained there is a bonus to the contractor if deadlines are met each season of construction. He stated there will be one bid letting and one contractor for all three phases of construction. He reviewed design configuration. He reviewed the bid letting calendar and stated public information meetings will be held. Mayor Brown opened it up for discussion. Staff stated project updates will be on the City's website.

Mayor Brown introduced the second item on the agenda Amendments to the College Hill Neighborhood Overlay Zoning District. Karen Howard, Planning and Community Development Manager stated limited code amendments are being developed, which will define and establish design and parking standards for mixed use buildings in the College Hill Business District. She stated the parking would be defined as one stall per bedroom for dwelling units in mixed-use buildings and for consistency purposes, also for multiple dwelling buildings in the College Hill Overlay District, along with some clean-up of terms. She stated a public hearing will be scheduled for the February 18 Council meeting. Mayor Brown opened it up for discussion. Council discussed a requirement for visitor parking, and a parking study. Jennifer Rodenbeck, Director Finance and Business Operations stated a parking study should be completed prior for College Hill prior to the end of the University's term in May. Ms. Howard noted that the amendments are necessary to clarify vague language in the code that is hampering development of mixed-use buildings in the College Hill business district and that there is an application for site plan approval of a mixed use building that is currently being deferred at the Planning and Zoning Commission until these amendments are considered by Council.

Mayor Brown introduced the final item on the agenda, bills and payroll. Mark Miller moved to approve the bills as presented, Tom Blanford seconded the motion. The motion carried unanimously.

There being no further discussion, Mayor Brown adjourned the meeting at 6:40 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer