

Regular Meeting Minutes – May 16, 2016
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on May 16, 2016 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members present were: Reznicek, Waldstein, Lampe, McKenzie, Gade, Sherer and Kangas. Absent: None.

- A. Mayor Infelt called the meeting to order.
- B. Moved by Waldstein, seconded by Sherer to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- C. Moved by McKenzie, seconded by Gade to approve the April 25, 2016 Study Session Minutes and May 2, 2016 Regular Meeting Minutes.
Motion passed. Yes: 7 No: 0 Absent: 0
- D. Public Hearings
1. This was the date, time and place for a public hearing on the Fiscal Year 2016 Budget Amendment.
 - There were no written comments.
 - Staff explained to Doug Mraz the expenditure overages, referred to in the budget amendment, were due to projects that were budgeted in FY 14 – 15, but were not completed until this current fiscal year. Some overages were also due to unexpected repairs and other expenses approved by Council.
The public hearing was then closed.
 - Council and staff had further discussion on transfers and other expenditures such as: the library, construction projects and the JetVac that was budgeted for in FY 14 – 15, yet not received until this fiscal year. A donation to the Waverly Veteran’s Post was also a non-budgeted item approved by Council. The bio-solids clean-up was an additional unexpected expense.
Moved by McKenzie, seconded by Waldstein to approve Resolution 16-39, Resolution approving amending the FY 2016 budget.
Motion passed. Yes: 7 No: 0 Absent: 0
- E. Public Comments on Items Not on the Agenda
- There were none.
- F. Consent Calendar
1. Pay request from WHKS & Co. for the 3rd Street SW Alternative Study for \$16,056.95.
 2. Pay request from Peterson Contractors Inc. for the Dry Run Creek Improvements 2014 for \$77,433.34.
 3. Pay request from Design Alliance for the Waverly Public Services for Operations and Disaster Response for \$1,721.88.
 4. Class B Native Wine License renewal for Renewed Purpose.
 5. Class B Liquor License renewal for Pizza Hut #4348.
 6. Class C Liquor License renewal for Waverly Bowl Inn.
 7. Approval of April, 2016 Cash Disbursements
- Moved by Sherer, seconded by Waldstein to approve the Consent Calendar.
Motion passed. Yes: 7 No: 0 Absent: 0
- G. Regular Business.
1. Moved by Waldstein, seconded by Sherer to approve the Golf Course Equipment Bid for the purchase of a Toro 7400-D Wide Area Rough Mower from MTI for

\$67,896.60, a John Deere 7200A Apron Area Mower from Van Wall for \$30,130 and a Smithco 7580 Tournament Ultra from TurfWerks for \$13,900.

Motion passed. Yes: 7 No: 0 Absent: 0

- Staff informed Council that the Toro 7400-D wide area rough mower was the only one on the market with a 12½ foot mowing width and 7 gangs. This equipment is due for replacement based on hours/miles used and age. The City does have an equipment replacement schedule as well that is taken into consideration.

2. Moved by Waldstein, seconded by Sherer, to approve Resolution 16-40 approving a Farm Lease Agreement between the City of Waverly and Dean Knapp for 35.30 acres located at Champions Ridge for the amount of \$285/acre for a total of \$10,060.50 payable in one increment.

Motion passed. Yes: 7 No: 0 Absent: 0

- The Champions Ridge Committee has indicated it would be another year before the project would be able to kick-off.

3. Moved by Sherer, seconded by Kangas to approve Resolution 16-42 authorizing the Mayor and City Clerk to sign an Offer to Purchase Real Estate from Scott and Tammy McKenzie for property located at 606 Crestwood Avenue for \$175,000 less the \$1,000 earnest money.

Motion failed.

Yes: 3 No: 3 (Reznicek, Lampe, Gade) Absent: 0 Abstain: 1 (McKenzie)

- Doug Mraz confirmed that development of this project would not have an impact on future flooding issues.
- Guest Council Person Wade Kelly mentioned that a further investment from the City would be required in order to clear the volunteer trees growing in the borrow pit if the City purchases the property.
- Council and staff weighed pros and cons of purchasing this property while discussing possible options for use of this property. There are no clear plans for this property, however, it was mentioned that it could be used as a commercial opportunities, parking lots, detention basin for residential homes, or a possible recreational area. This would be an opportunity to grow the southeast portion of the City. If the City chooses not purchase the property, the owner will list it and sell it to someone else. It was unclear what the City would do with the house and garage that is on the property. A recent LOMR shows the house and the garage out of the 100 year flood plain.

4. Moved by Kangas, seconded by McKenzie to approve Resolution 16-43 accepting the Public Services Center for Operations & Disaster Response Building project as complete and approving the final payment of \$176,246.49 to Peters Construction Corporation of Waterloo, Iowa.

Motion passed. Yes: 7 No: 0 Absent: 0

- This project was estimated to have a cost of \$4.5 M but ended up at \$4.3M which resulted in an estimated savings of \$240,000. The punch list has been completed. Peters Construction Corporation has been responsive in taking care of items as they are noticed. The City has received all warranty and closing documents.

- Councilmember Kangas proposed that the Operations and Disaster Response Room be named the Gary Boorum Operations and Disaster Response Room.

5. Moved by Waldstein, seconded by Gade to approve Resolution 16-44 awarding the Asphalt Patching- Spring 2016 project to Kluesner Construction of Farley, Iowa for the bid amount of \$9,521.70.
Motion passed. Yes: 7 No: 0 Absent: 0
6. Moved by Reznicek, seconded by Sherer to approve Resolution 16-45 approving a Professional Services Agreement with WHKS & Co. of Mason City, Iowa for the preparation of the Water Pollution Control Facility (WPCF)- Nutrient Reduction Feasibility Report for the not-to-exceed fee of \$25,000.
Motion passed. Yes: 7 No: 0 Absent: 0
7. Discussion to determine language to be used on Proposition of Imposing a Local Option Sales and Service Tax (L.O.S.S.T.) election.
 - There are several projects planned. The goal is for the proposition to go forward to a vote this fall. There was discussion on the intent of the language for “law enforcement and public safety projects including acquisition of equipment”. Wording that might restrict percentages of dollars disbursed for the proposed items needs to be looked at. For example, a certain percentage should be designated for streets improvements. Over the past twelve years, the bulk of funding that has gone to street improvements has been matched with Federal funds to re-build collector streets. We need to give more attention to non-collector streets. This tax helps non-tax payers and visitors to the community who use streets and other City services help contribute to the costs of maintenance and improvements. Council will review revised, proposed wording on June 6, 2016. There are approximately 50 miles of streets in town with each block cost an estimated \$1 M to reconstruct one mile of street. It is about \$60,000 per block to reconstruct a street.
8. Moved by Kangas, seconded by Sherer to approve the Mayoral appointments of Al Charlson re-appointment to the Board of Adjustment; Hank Bagelmann re-appointment to the Planning and Zoning Commission; Dave Fredrick re-appointment to the Municipal Housing Commission; Barb McWhirter re-appointment to the Municipal Housing Commission; Troy Miller appointment to the Economic Development Commission; and Jim Carver to the Leisure Services Commission.
Motion passed. Yes: 7 No: 0 Absent: 0

H. Reports from Boards and Commissions

1. Waverly Trees Forever Annual Report; 2015; Received into record.
2. The W Monthly Revenue; March, 2016; Received into record.
3. Airport Commission Minutes, April 14, 2016; Received into record.
4. Chamber of Commerce Board of Directors Minutes; April 26, 2016; Received into record.
5. Waverly Senior Calendar; May, 2016; Received into record.
6. Bremer-Waverly Law Board Minutes; May 9, 2016; Received into record.

I. Staff Comments

- City Administrator James Bronner thanked City Engineer Mike Cherry and City Attorney Bill Werger for their participation in setting up a visit, presentation, and a tour for Senator Joanie Ernst. While Senator Ernst was here, she toured the Dry Run Creek Improvements Project and approximately 35 lots that had houses

demolished and now sit vacant. There are hopes to find ways that these lots can be re-developed. Senator Ernst also commented that she would assist in obtaining the TIGER Grant.

J. City Council Comments

- Councilmember Waldstein also thanked staff for their participation in giving a tour to Senator Ernst.
- Councilmember McKenzie confirmed that City Administrator received ranking documents from Council in order to prepare for the May 23 review of capital projects.
- Councilmember Gade stated that he appreciated that City crews worked to at least 11:30 p.m. at corner of 5th Street and 4th Avenue NW to fix a water main break valve in order to minimize impact to traffic.

K. Mayor's Comments

- Mayor Infelt commented on his trip to Morocco. He saw five Terex Cranes in the midst of all the construction going on there.

L. Executive Session

1. Moved by Waldstein, seconded by Sherer to enter into Executive Session to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Motion passed. Yes: 7 No: 0 Absent: 0

Moved by Reznicek, seconded by McKenzie to re-enter into open session.

Motion passed. Yes: 7 No: 0 Absent: 0

M. Regular Business Continued

9. Moved by Gade, seconded by Kangas to table Resolution 16-41 establishing fair market value for the Acquisition of Interest in Certain Real Property for the Waverly Airport Safety Zone Expansion Project from Marvin L. and Margene E. Schmidt for Parcel 5E in the amount of \$267,000 for entire parcel until Monday, May 23, 2016.

Motion passed. Yes: 7 No: 0 Absent: 0

- N. Moved by Kangas, seconded by Lampe to adjourn. Motion passed and Council meeting adjourned at 9:38 P.M. Yes: 7 No: 0 Absent: 0

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk