

Regular Meeting Minutes and Joint Session with Economic Development Commission – July 18, 2016  
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the City Council and Joint Session with Economic Development Commission was held on July 18, 2016 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members present were: Reznicek, Waldstein, McKenzie, Gade, Sherer and Kangas. Absent: Lampe.

A. Call to Order

Mayor Infelt called the meeting to order.

B. Reznicek moved, Sherer seconded to approve agenda as presented.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- Council welcomed Guest Council Person Beth Olson.

C. Public Hearing

1. This was the date, time and place for a public hearing to approve the Citywide Sidewalk Repairs 2016 project plans, specifications, form of contract and estimated cost.

- There were no written or verbal public comments.

**The public hearing was then closed.**

Moved by Reznicek, seconded by Sherer to approve Resolution 16-57 approving plans, specifications, form of contract and estimated costs of \$90,000 for the Citywide Sidewalk Repairs 2016 project.

**Motion passed. Yes: 6 No: 0 Absent: 1**

D. Public Comments on Items Not on the Agenda

- There were none.

E. Consent Calendar

1. Pay Request from Paul Miller Design, Inc. for the Golf Course Pond Project for \$500.00.
2. Pay Request from WHKS & Co. for the 3<sup>rd</sup> Street SE Bridge Repair for \$32,768.63.
3. Pay Request from Peterson Contractors Inc. for the Dry Run Creek Improvements and 4<sup>th</sup> Street SW Reconstruction for \$387,753.06.
4. Pay Request from Feldman Concrete for the Citywide Pedestrian Ramp Construction 2016 for \$11,975.03.
5. Class E Liquor License renewal for Walgreens #12148.

Moved by McKenzie, seconded by Sherer to approve Consent Calendar items 1, 3, 4, and 5.

**Motion passed. Yes: 6 No: 0 Absent: 1**

Moved by Reznicek, seconded by Gade to approve Consent Calendar item 2.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- There was discussion on the investment of repairing the 3<sup>rd</sup> Street SE Bridge with a recap of dollars available and the costs involved.

F. Regular Business.

1. Moved by McKenzie, seconded by Gade to approve Resolution 16-58 Approving the Support and Financial Commitment from the City of Waverly for the Main Street Program in Waverly, IA.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- Chamber of Commerce Director Travis Toliver and Chair Ryan Frerichs reviewed this is something that occurs every two years and the City of Waverly has shown support for the Main Street Iowa program for the past 27 years. There are only 53 communities in the State of Iowa that are members of this elite group.

2. Moved by Sherer, seconded by Gade to approve Resolution 16-59 Approving the vacation of the minor subdivision plat that created Parcel Z in Lot A of Rolling Meadow Subdivision Phase 2a in the Southeast Quarter of the Southwest Quarter of Section 3-91-14.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- The property was split into two lots to create a zero lot line structure. It is now considered a zoned C2 district which does not permit this.

3. Moved by Gade, seconded by Kangas to approve Third and Final Reading of Ordinance 1014, an Ordinance Amending the Zoning Ordinance of Waverly, Iowa, providing for Rezoning of property from Single Family Residential District (R-1) and Commercial District (C-2) to Commercial District (C-2A) and amending the City Future Land Use Plan from Government and Mixed Use to Commercial for two properties totaling 2.49 acres located on the southeast corner of 4<sup>th</sup> Street SW and Cedar River Parkway in the 300 block of the Cedar River Parkway.

**Motion passed. Yes: 6 No: 0 Absent: 1**

4. Moved by Waldstein, seconded by Gade to approve Resolution 16-60 Awarding contract for the Citywide Sidewalk Repairs 2016 project to Feldman Concrete of Dyersville, Iowa for a bid price of \$59,525.00.

**Motion passed. Yes: 6 No: 0 Absent: 1**

5. Moved by Kangas, seconded by McKenzie to approve Resolution 16-61 Accepting the Citywide Pedestrian Ramp Construction as complete and approving Change Order No.1 for the increased amount of \$17,685.00 for final adjustments, pay request for \$11,975.03 and final pay request in the amount of \$4,346.25 to Feldman Concrete of Dyersville, Iowa.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- This increase is for final adjustment of quantities. There was additional curb and gutter removal and replacement.

6. Moved by Sherer, seconded by McKenzie to approve Resolution 16-62 Accepting the public infrastructure for OMNI Development 1st Addition (Vista Circle-private street) and OMNI Development 2nd Addition (1st Street SE), approving the release of the performance guaranty as identified in the Standby Letter of Credit, and approving First National Bank's Standby Letter of Credit for OMNI Development, LLC and/or Twin B, LLC for the construction of the sidewalk/trail connection.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- There was discussion on Vista Circle being a private street. The home owners association will be responsible for care and maintenance of the street. The City will not plow the street in the winter. With Oakridge Circle and Oakwood Circle also being private streets, there is concern that with turn-over in residents that the streets will not be maintained due to the home owners association and restrictive covenants possibly not being enforced.

7. Moved by Reznicek, seconded by Gade to approve the purchase and installation of a Henderson Mark III Truck Box for the Parks Division from Don's Truck Sales of Fairbank, Iowa for \$17,810 which includes an option of adding a fitting to mount a blade.

**Motion passed. Yes: 6 No: 0 Absent: 1**

8. Moved by Gade, seconded by Kangas to approve Resolution 16-63 Approving the policy for the sale or disposal of non-real estate City property.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- The policy allows for certain thresholds and provides guidelines to staff when disposing of non-real estate City property.

9. Moved by McKenzie, seconded by Sherer to approving the amendment of language approved by Council on June 27, 2016 to be used on Proposition of Imposing a Local Option Sales and Services Tax (L.O.S.S.T.) election on November 8, 2016.

**Motion passed. Yes: 5 No: 1 (Gade) Absent: 1**

- The amended language will allow the last two fire station bond payments to be made through Local Option Sales and Service Taxes (L.O.S.S.T.) which the City is obligated to repay. Original language approved on June 27, 2016 and the amended language approved on July 18, 2016 is stated below.

**Language approved on June 27, 2016:**

One hundred percent (100%) for streets and bridges, trail, river, or parking related improvements and infrastructure; and public safety vehicles and related equipment.

**Amended language:**

One hundred percent (100%) for streets and bridges, trail, river, or parking related improvements and infrastructure; and public safety capital projects, vehicles and related equipment.

10. Moved by McKenzie, seconded by Sherer to approve Resolution 16-64 Proposing that the question of imposition of a Local Option Sales and Services Tax of not-to-exceed one percent (1%) be submitted to the qualified electors of the City of Waverly, Iowa at the November 8, 2016 General Election.

**Motion passed. Yes: 6 No: 0 Absent: 1**

- The proposition would become effective July 1, 2017 and would sunset June 30, 2037.

11. Moved by Waldstein, seconded by Sherer to approve the appointment of Glenn Fenneman to the Historic Preservation Commission.

**Motion passed. Yes: 6 No: 0 Absent: 1**

G. Reports from Boards and Commissions

1. Bremer-Waverly Law Enforcement Board Minutes; June 13, 2016
- Received into record.

H. Staff Comments

- City Engineer/Public Works Director announced that 16<sup>th</sup> Street SW near the high school paving was done last week and they will be doing adjustments to manholes and water valves. By July 21<sup>st</sup> or 22<sup>nd</sup>, the street should be open to the public. Wartburg communicated to Public Works that 5<sup>th</sup> Avenue NW should also be open by July 21<sup>st</sup> or 22<sup>nd</sup>. Dry Run Improvements project is on schedule to be done by Labor Day. WHKS, Inc. is on schedule for submitting preliminary plans to the City for the 3<sup>rd</sup> Street SE Bridge. At that time, they will submit the soil report. It will not be available for the July Study Session; however, there will, hopefully, be an update given at the August 1<sup>st</sup> meeting.

I. City Council Comments

- Councilmember Gade commented that Heritage Days Committee members have said this was one of the best Heritage Days celebration ever.

- Councilmember McKenzie confirmed that 5<sup>th</sup> Avenue NW would be open for the Firemen's Convention's parade. Re-routing should not be necessary.
- Councilmember Sherer noted that the council meetings are watched, at least, as far out of Waverly as Columbus, Ohio.
- Councilmember Waldstein also commented on the Heritage Days being a wonderful event and thanked the committee and volunteers for all their hard work.

J. Mayor's Comments

- There were none.

K. Moved by Kangas, seconded by McKenzie to adjourn for a brief break and move to Civic Center for the joint meeting. Temporary adjournment at 7:46 p.m.

**Motion passed. Yes: 6 No: 0 Absent: 1**

L. Council re-convened in Civic Center for a Joint Session with the Economic Development Commission at 8:00 p.m. Those in attendance on City Council were: Mayor Infelt, Reznicek, Waldstein, McKenzie, Gade, Sherer, and Kangas. Those in attendance on Economic Development Commission were: Atty, Solheim, Toliver, Abben, McKenzie, Egli, Lieb, Hanawalt, and Shroeder. Colson arrived at 8:20 p.m.

1. Joint Session with Economic Development Commission and City Council Discussion between the Economic Development Commission and the City Council regarding Economic Development topics. Economic Development Commission Chair Deb Schroeder facilitated the meeting.

- Items discussed during the joint meeting included:
  1. Discussion on the role of the Economic Development Commission and the importance and relevance of commission recommendations.
  2. Discussion of the importance and use of prior strategic planning groups' recommendations in economic development planning.
  3. Discussion of the use of cash, property and tax rebatement/abatement incentives.
  4. Discussion of the acquisition of land and installation of infrastructure to develop industrial and commercial lots.
  5. Discussion of Strength, Weaknesses, Opportunities and Threats (S.W.O.T.) responses from 2016 and public responses from 2011 Comprehensive Plan.
  6. Discussion of goals for the near term (1 – 3 years) and longer term (5+ years).

M. Moved by Kangas, seconded by Reznicek to adjourn. Motion passed and Council meeting adjourned at 9:17 P.M. Yes: 6 No: 0 Absent: 1

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Timothy C. Kangas, Mayor Pro-Tem

ATTEST:

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Carla Guyer, City Clerk