

Regular Meeting Minutes – August 7, 2017
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on August 7, 2017 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Kangas, McKenzie, Sherer, and Waldstein. Absent: Gade, Lampe, and Reznicek

A. Mayor Infelt called the meeting to order.

B. Mayor Infelt led the Pledge of Allegiance.

C. Pastor Matthew Miller led in prayer.

D. Moved by Sherer, seconded by Kangas to approve the agenda as presented.

Motion passed. Yes: 4 No: 0 Absent: 3

E. Moved by McKenzie, seconded by Waldstein to approve the July 10, 2017 and July 17, 2017 regular meeting minutes as presented.

Motion passed. Yes: 4 No: 0 Absent: 3

F. Council welcomed former Magistrate Steve Egli as the Guest Councilperson for August.

G. Public Hearings

1. This was the date, time and place for a public hearing on the proposed Amendment No. 2 to the Waverly Unified Urban Renewal Plan in the City of Waverly.

- There were no written or oral public comments.

Public hearing was then closed.

Moved by Sherer, seconded by McKenzie to approve Resolution 17-96, Resolution determining an area of the City to be an Economic Development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Waverly Unified Urban Renewal Plan.

Motion passed. Yes: 4 No: 0 Absent: 3

• This amendment would change the timeframe for the airport runway extension project to the year 2020 since the project is anticipated to be complete within that timeframe. There was an inquiry regarding the hotels in Waverly and the progress they are making. Community Development and Economic Development Director and City Attorney Bill Werger informed Council that he understood that the hotels in town were doing well, and he would get Council information on them.

1a. Moved by Kangas, seconded by Sherer to approve the First Reading of Ordinance 1025, Amending Ordinance Nos. 569, 585, 609, 638, 664, 733, 791, 853, 866, 892, 931, 736, 932 and 978, providing that general property taxes levied and collected each year on certain property located within the Amended Waverly Unified Urban Renewal Area, in the City of Waverly, County of Bremer, State of Iowa, by and for the benefit of the State of Iowa, City of Waverly, County of Bremer, Waverly-Shell Rock Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Amended Waverly Unified Urban Renewal Area (Amendment No. 2 to the Waverly Unified Urban Renewal Plan).

Motion passed. Yes: 4 No: 0 Absent: 3

H. Public Comments on Items Not on the Agenda

- There were none.

I. Consent Calendar

1. Pay Request from Baker Concrete and Excavating for the Golf Course Pond Project for \$14,036.25.
2. Pay Request from Stanley Consultants for the Cedar River Parkway (East) Improvements 2018 for \$70,321.16.
3. Pay Request from Fort Dodge Asphalt Co. for the 39th Street SE Slurry Seal Project 2017 for \$32,606.58.
4. Pay Request from Denver Underground & Grading for the 1st Street SE Water Main Extension 2017 for \$90,523.60.
5. Pay Request from Feldman Concrete for the City Hall Parking Lot Repair 2017 for \$10,690.82.
6. Cash disbursements for June, 2017.

Moved by Waldstein, seconded by Sherer to approve the Consent Calendar.

Motion passed. Yes: 4 No: 0 Absent: 3

J. Regular Business.

1. Moved by Sherer, seconded by McKenzie to approve Resolution 17-97, A Resolution approving Task Order No. 1 to the On-Call Agreement for Engineering Services from McClure Engineering Company of Clive, Iowa and the quote for geotechnical investigation services from Construction Materials Testing of Des Moines, Iowa at the Waverly Municipal Airport for the project to Extend Runway 29 for the total cost of \$151,930.

Motion passed. Yes: 4 No: 0 Absent: 3

- Andy Mason of McClure Engineering informed Council that this agreement is part of the 5-Year On-Call agreement for Engineering Services approved by Council on April 3, 2017. McClure Engineering will begin to prepare the plans & specifications and instrument approach procedures preparation of a construction contract. This will take approximately 18 – 24 months to prepare. This process will lead up to the bidding letting process and will be spread over multiple budget years. There is still time to acquire the one (1) remaining parcel that is needed to complete the safety project. While air crafts are required to maintain an altitude of 1,000 feet, however, agricultural needs require spraying at lower altitudes.

2. Moved by Kangas, seconded by Waldstein to approve Resolution 17-98, A Resolution directing sale of \$1,500,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2017A.

Motion passed. Yes: 4 No: 0 Absent: 3

- Maggie Burger with Speer Financial, Inc. reviewed the bond bids with Council. Ms. Burger noted that the interest rate for this non-taxable bond came in lower than expected with a true interest rate of 1.6423% from D.A. Davidson & Co. including a local bank's participation. Bids ranged from 1.6423% to 1.8703% interest. It is a state law requirement to accept the low bid. Moody's is rating the City of Waverly at Aa3 level. An Aa3 or an Aa2 rating would be in line with other cities our size. A lower rating could be detrimental in terms of interest costs and the number of bidders. Moody's and other investment rating companies like cash. Therefore, a healthy reserve fund is important to show the City could financially cover unexpected events or items. Investment rating companies also like the term of the debt to be short and these are ten (10) year bonds so that is good. Ms. Burger added that investment companies look at positive growth. The valuation growth has averaged at 4.2% over the past five (5) years

which is a very healthy valuation growth. This includes: residential, commercial, industrial and multi-residential growth.

3. Moved by Sherer, seconded by McKenzie to approve Resolution 17-99, A Resolution directing sale of \$615,000 (subject to adjustment per terms of offering) Taxable General Obligation Bonds, Series 2017B.

Motion passed. Yes: 4 No: 0 Absent: 3

- Maggie Burger with Speer Financial, Inc. reviewed the bond bids with Council. These bonds are taxable since they are associated private purpose potential activity (Champions Ridge). Ms. Burger noted that the interest rate for this taxable bond came in with a true interest rate of 2.55% from UMB Bank out of Kansas City, Missouri. Bids ranged from 2.55% to 2.8%. This is a little higher since the companies that hold the bonds will have to pay taxes on them based on the interest that is paid. There have been no concrete updates on Champions Ridge to current date. The City purchased the property for Champions Ridge earlier this calendar year. A reimbursement resolution was approved so \$615,000 can be reimbursed to the City.

4. Moved by Waldstein, seconded by McKenzie to approve the purchase of a 2018 Freightliner truck with New Way Cobra 25-cubic-yard, rear-load refuse packer from Elliott Equipment Co. of Davenport, Iowa for the net purchase price of \$95,163.00 plus the additions of scale, remote grease fittings and tailgate locks totaling \$12,840.00.

Motion passed. Yes: 4 No: 0 Absent: 3

- The age and the amount of time a piece of equipment within the City's fleet is scrutinized each time one comes up for replacing.

5. Moved by McKenzie, seconded by Waldstein to approve Resolution 17-100, A Resolution Accepting the 39th Street SE Slurry Sealing as complete and approving final pay request of \$1,716.14 to Fort Dodge Asphalt Co. of Fort Dodge, Iowa.

Motion passed. Yes: 4 No: 0 Absent: 3

- This process worked well and will be monitored going forward to determine if the slurry sealing process would be an alternative to seal coating in some other areas in town. The downside of the process is the road must be closed during the process until it cures and sets up.

6. Moved by Waldstein, seconded by Sherer to approve Resolution 17-101, A Resolution Approving Contract, Bonds, and Certificate of Insurance from Feldman Concrete of Dyersville, Iowa for the Citywide Sidewalk Repairs 2017 project for an estimated cost of \$99,760.50 and authorizing the Mayor to sign the contract.

Motion passed. Yes: 4 No: 0 Absent: 3

K. Reports from Boards and Commissions

1. Historic Preservation Commission Minutes; May 22, 2017; Received into record.
2. Monthly Financials; June, 2017; Received into record.
3. Airport Commission Minutes; June 8, 2017; Received into record.
4. Library Board of Trustees Minutes; June 13, 2017; Received into record.
5. Historic Preservation Commission Minutes; June 26, 2017; Received into record.
6. Senior Center Calendar; August, 2017; Received into record.

L. Staff Comments

- Leisure Services Director Tab Ray announced that the municipal swimming pool will be closed August 12th and 13th. The 14th, 15th, 16th and 17th the pool hours will be 1:00 P.M. to 5:00 P.M. The dog swim will be on the 17th at 6:00 P.M. These hours are due to staffing issues. The 17th will be the last day the pool will be open for the season.

- M. City Council Comments
- Councilmember Kangas thanked the Waverly Police Department for another successful National Night Out.
 - City Engineer/Public Works Director Mike Cherry informed Councilmember Sherer that the contractors told him the west side of Bremer Avenue should be re-opened to traffic on August 21st. They have started pouring concrete; however, the D.O.T. will not allow them to re-open the street until all intersections and markings are complete.
 - City Administrator James Bronner informed Councilmember McKenzie that the Economic Development report would be included in the next agenda packet as a communication item.
- N. Mayor's Comments
- Mayor summarized a great summer for parks, swimming pool, Heritage Days, the County Fair, etc.
- O. Moved by Kangas, seconded by Sherer to adjourn. Motion passed and Council meeting adjourned at 7:59 P.M. **Yes: 4 No: 0 Absent: 3**

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk