

Regular Meeting Minutes – September 18, 2017  
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on September 18, 2017 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Kangas, Lampe, McKenzie, Sherer, and Waldstein. Absent: Gade and Reznicek

- A. Mayor Infelt called the meeting to order.
- B. Moved by Kangas, seconded by Sherer to approve the agenda as presented.  
**Motion passed. Yes: 5 No: 0 Absent: 2**
- C. Moved by McKenzie, seconded by Sherer to approve the August 28, 2017 regular meeting minutes as presented.  
**Motion passed. Yes: 5 No: 0 Absent: 2**
- D. Public Comments on Items Not on the Agenda
- Community Gardens Supervisor Joe Dunn reviewed the success of the gardens for the 2017 season. Ron Lenth and Bill Deckard were also in attendance to represent the Community Gardens. Production so far for the 2017 season is a record with 8,305 pounds of food harvested. The previous record from 2014 was 5,300 pounds. The success of this year is attributable to nice weather conditions. Mr. Dunn noted there were quite a few volunteers who participated this season. He said Blane Buchanan, Dave Arns, and Bill Deckard were some of the volunteers that were at the gardens daily. Mr. Arns began a partnership between Waverly-Shell Rock Community School to donate produce for a day or two of school lunches in exchange for school faculty to come for a day to do the harvesting. AmeriCorps and a group of professional women did some volunteering. Produce is donated to many organizations in the area including: Northeast Iowa Food Bank, Waverly Senior Housing, The Senior Center, and some agencies in Denver as well. They are finishing up this season with a couple more harvests and the planting of some cover crops in preparation for next year. Mr. Bill Deckard was presented with a gift certificate in recognition and appreciation of his many hours of volunteerism at the Community Gardens. Ron Lenth of Iowa State University Extension commented that this is the first harvest for the orchard. So far, the harvest is at 360 pounds from about 60 trees. Four to five trees per year have been added as grants have allowed. There are seven varieties. Janelle Brehm of the Northeast Iowa Food Bank thanked the Community Gardens for the 3,917 pounds of food they have received from the harvest this year. Leisure Services Director Tab Ray gave much credit to Ron Lenth and his help in creating the gardens and maintaining them. Mr. Ray added that there are now about 65 raised gardens and all the volunteers are very much appreciated.
  - Council expressed appreciation for the work that the Community Gardens are doing.
- E. Consent Calendar
1. Pay Request from Stanley Consultants Inc. for the Dry Run Creek FEMA Letter of Map Revision for \$3,250.00.
  2. Pay Request from Stanley Consultants Inc. for the Cedar River Parkway (East) Improvements 2018 for \$107,416.04.

3. Pay Request from McClure Engineering Co. for the Airport Runway 29 Extension 2018 for \$7,779.00.
4. Pay Request from McClure Engineering Co. for the 20<sup>th</sup> Street NW Reconstruction 2018 for \$4,451.22.
5. Pay Request from T & W Grinding & Compost Service for shearing logs and grinding brush piles for \$12,000.00.
6. Class B Native Wine Permit for Meyer Pharmacy.
7. Class C Liquor License for The Other Place II.
8. Class C Liquor License for East Bremer Diner.
9. Cash disbursements for August, 2017.

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

**Motion passed. Yes: 5 No: 0 Absent: 2**

F. Regular Business.

1. Moved by Waldstein, seconded by McKenzie to approve the Second Reading of Ordinance 1026, an Ordinance Amending Chapter 100, Section 100.3.01, Districts Designated, of the Waverly Municipal Code amending district designation titles.

**Motion passed. Yes: 5 No: 0 Absent: 2**

2. Moved by Kangas, seconded by Sherer to approve Resolution 17-121, A Resolution approving a Parcel GG Minor Subdivision Plat for Residential Property at 2701 E. Bremer Avenue in NE Waverly.

**Motion passed. Yes: 5 No: 0 Absent: 2**

- This is just a minor movement of the division line which is a natural boundary of the creek. This does follow the Comprehensive Land Use Plan.

3. Moved by Kangas, seconded by Sherer to approve Resolution 17-123, A Resolution approving the signing of a farm lease agreement with Clan Properties, LLC and Nicholas Miller for the Waverly Municipal Airport Safety Zone project for the amount of \$225 per acre.

**Motion passed. Yes: 5 No: 0 Absent: 2**

- This is a standard five (5) year lease agreement. This agreement is part of the land acquisition of real estate for the Airport Safety Zone Project. The proposed lease is between the City of Waverly and Nicholas Miller who is currently farming the land and is one of the members of the Clan Properties, LLC. The lease agreement contains terms that were agreed upon in the purchase agreement. The lease includes provisions regarding structures and improvements. This lease will allow the City to move forward with the project to remove certain structures and trees to clear the safety zone. The machine shed will be preserved for five (5) years and included in the lease. After five (5) years, the Tenant can be limited to leasing only tillable acres.

4. Moved by Sherer, seconded by Lampe to approve Resolution 17-124, A Resolution accepting the Downtown Alley Reconstruction 2017 project as complete and approving Change Order No. 1 for the final adjustment of quantities in the amount of a \$4,360.50 increase and final pay request in the amount of \$2,162.23 to Feldman Concrete of Dyersville, Iowa.

**Motion passed. Yes: 5 No: 0 Absent: 2**

- The increase was due to a significant increase in materials estimated since they were not able to salvage materials at the west end of the alley as originally anticipated. After plans were developed, additional work occurred when it was decided to remove and replace the last 30 feet of the alley plus the alley approach. There was some curb and gutter rebuilt and the intake was reset. The project still came in within budget.

5. Moved by McKenzie, seconded by Sherer to approve Resolution 17-125, A Resolution approving a development agreement with Robert Denny to contribute City funds for the installation of a sanitary sewer main extension from 4th Street to Outlot A of Centennial Oaks Golf Club Addition for the not-to-exceed amount of \$31,730.

**Motion passed. Yes: 5 No: 0 Absent: 2**

- Outlot A is not currently served by a sanitary sewer main for development. The property is being redeveloped and needs new sewer service for the new building. The owner, Robert Denny, would agree to upgrading the service to an 8-inch main and extend the new main from 4<sup>th</sup> Street to Outlot A. The property owner also agreed to dedicate a fifteen (15) foot easement to the City where the main will be located under his business parking lot. City staff is proposing that the City contribute a not-to-exceed amount of \$31,730 to the cost of installation of the new main to Mr. Denny. This project was added to the Waverly Renewal Plan by the recent amendment. This will be funded from either the Urban Renewal Plan or the Sewer Fund. This project will be a sewer project only and will not include water.

G. Staff Comments

- There were none.

H. City Council Comments

- Councilmember McKenzie noted that it is good to see the barricades down on West Bremer Avenue and the Bremer Avenue Reconstruction is continuing to move forward. He encouraged people to continue to support the local businesses.
- Councilmember Sherer was informed by staff that the reconstruction on West Bremer Avenue on the south side of Wartburg would not begin until the next construction season in 2018.

I. Mayor's Comments

- Mayor Infelt mentioned a thank you note that was received from the Iowa State University Extension and Outreach Community and Economic Development Office for allowing City Clerk Carla Guyer to attend the Iowa Municipal Professional Academy for City Clerks.

- J. Moved by Kangas, seconded by Lampe to adjourn. Motion passed and Council meeting adjourned at 7:32 P.M. **Yes: 5 No: 0 Absent: 2**

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Charles D. Infelt, Mayor

ATTEST:

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Carla Guyer, City Clerk