

Regular Meeting Minutes – October 1, 2018
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on October 1, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
- Birgen, Kangas, McKenzie, Rathe, Sherer, and Waldstein were present.
Drenkow was absent.
- C. Mayor Soash led in the Pledge of Allegiance
- D. Moved by Birgen, seconded by Kangas to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- E. Moved by Waldstein, seconded by Rathe to approve the September 17, 2018 regular meeting minutes.
Motion passed. Yes: 6 No: 0 Absent: 1
- F. Council welcomed Kris Meyer as Guest Council Member for October.
- G. Public Hearing
1. This was the date, time and place for a public hearing on an Ordinance providing for rezoning of property owned by Renae Loy located at 806 12th Street SE (Parcel CC of Parcel T and Parcel HH of Parcel CC) from A-1 (Agricultural) to R-1 (Single Family Residential).
 - There were no public comments.**Public hearing was then closed.**
Moved by McKenzie, seconded by Birgen to approve the Second Reading of Ordinance 1051, an Ordinance providing for rezoning of property owned by Renae Loy located at 806 12th Street SE (Parcel CC of Parcel T and Parcel HH of Parcel CC) from A-1 (Agricultural) to R-1 (Single Family Residential) and waive the Third Reading.
Motion passed. Yes: 6 No: 0 Absent: 1
- H. Public Comments on Items Not on the Agenda
- There were none.
- I. Consent Calendar
1. Pay Request from Cramer and Associates, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$398,777.37.
 2. Pay Request from Cramer and Associates, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$24,975.46.
 3. Pay Request from McClure Engineering Co. for the 20th Street NW Reconstruction Project for the amount of \$16,724.75.
 4. Setting the Public Hearing pursuant to Iowa Code Section 364.7 for October 15, 2018 at 7:00 p.m. in the Council Chambers of City Hall for the approval of FBO Agreement with Swieter Aircraft Services, Inc.
 5. Class C Beer Permit for Casey’s General Store #1649.
- Moved by Sherer, seconded by Birgen to approve the Consent Calendar.
Motion passed. Yes: 6 No: 0 Absent: 1

J. Regular Business.

1. Moved by Rathe, seconded by Sherer to approve Resolution 18-139, a Resolution approving a Development Agreement with Dave Tobin, Tobin Construction, for City contribution for installation of sanitary sewer main and water main for infill development for 3 lots in the south half of the block between 1st Street and 2nd Street NW and 4th Avenue and 3rd Avenue NW for the not-to-exceed amount of \$30,000.00.

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

- The developer has acquired three lots in the south half of the block between 1st Street and 2nd Street NW and 4th Avenue and 3rd Avenue NW. This is just north of St. Paul's Lutheran Church. One of the lots was previously developed with a church that burned down in recent years. The other lots have been vacant for many years. The lots were previously in the 100-year flood zone and are now removed from that zone. Generally, in this part of town sewer mains were extended through the alleys for connection from north to south. Water mains are generally in the streets for connection to adjacent lots. In this case, there isn't a sewer main in the alley and nor a water main in the street adjacent to the three lots. This results in a problem for development of the lots because it adds a significant investment to what is intended to be the construction of "affordable" homes. Because this adds a cost to the development that would not exist in other surrounding blocks that have available water and sewer, it would be appropriate that the City contribute to the cost of extending such mains. The cost of installing the mains is estimated to be over \$50,000. By paying \$30,000 from City water and sewer funds, the Developer is still experiencing the cost of the additional \$20,000 or about \$6,667 per lot. The sewer main in the alley would be available to the houses on the north side of the block for connection. It is unclear where the lines currently connect, but they are presumably quite old and may cross adjacent properties to connect to 2nd Street NW on the west side. A new sewer main in the alley would be available to those houses if problems arise with their current services. The water main in the north right-of-way of 3rd Street NW would extend from 2nd Street to a place close to 1st Street NW. When the City rebuilds 1st Street NW, it will connect the new main to the current main in 1st Street to close the loop.

2. Moved by Sherer, seconded by McKenzie to approve Resolution 18-140, a Resolution approving a Minor Subdivision request for 1100 10th Avenue SW (Lot C within the Rolling Meadows II Subdivision Phase 2A).

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

- The applicant is requesting to subdivide Lot C into two parcels, Parcel AA and Parcel BB. The applicant has indicated that they will be selling parcel AA for commercial development which the property is currently zoned for. The site plan connects to the existing driveway easement to the west and continues to the east property line for future connection and development of parcel BB.

3. Moved by Kangas, seconded by Birgen to approve Resolution 18-141, a Resolution approving the Professional Services Agreement with VJ Engineering of Cedar Falls, Iowa for updating the Cedar Lane Reconstruction 2017 project

plan documents and providing construction staking services for the proposed Cedar Lane Reconstruction 2019 project for the not-to-exceed fee of \$27,500.00.

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

- The Cedar Lane Reconstruction 2017 project was postponed in February 2017 and rescheduled by the City Council during the FY2018-19 discussions for construction in late 2019. Phase 1 of this project will reconstruct Cedar Lane from 2nd Avenue NE to Brown Lane with a full-depth concrete pavement. The project's final Phase 2, from Brown Lane to Horton Road, is proposed for late 2021. Since VJ Engineering completed the original plans and designs, it is appropriate they be allowed the opportunity to update the plan documents and estimated costs.

4. Moved by Waldstein, seconded by Kangas to approve Resolution 18-142, a Resolution approving the Professional Services Agreement with VJ Engineering of Cedar Falls, Iowa for the preparation of plan documents for the Water Main Replacement 2019 project for the not-to-exceed fee of \$42,000.00.

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

- The proposed water main replacement is for locations at two sites. The CUNA Mutual Group location involves relocating approximately 350 lineal feet of water main that is leaking under their solar panel field. The leak has been isolated, but the water main is no longer looped which lessens the reliability and fire flows of the water distribution system in the surround area. The 3rd Avenue NE replacement project involves replacing approximately 850 lineal feet of distressed 4-inch water main and reconstructing the overlying street from the intersection of 4th Street NE to the intersection of Ashbury Drive. About 70% of the cost is street reconstruction. Upon approval of an engineering design agreement, City officials will engage the 3rd Avenue NE/Ashbury Drive neighborhood and hold project discussion and design meetings. The impacted neighborhood is on a dead-end street and a dead-end water main making for very challenging construction staging.

- This service agreement is for the preparation of construction plans for the Water Main Replacement 2019 project. The intent of approving the agreement is to be prepared to have options and costs available to present at budget time. A trace wire is installed in all new mains. The old mains do not have this and for this matter it becomes somewhat of a guessing game as to where the main is located. It is not certain if the water main was leaking at the time the solar field was installed. This main was created some time in the 1970's.

5. Moved by Rathe, seconded by Birgen to approve Resolution 18-143, a Resolution awarding contract for the Citywide Asphalt Patching - Fall 2018 project to Kluesner Construction of Farley, Iowa for the bid amount of \$20,337.62 and authorizing the City Attorney to review and approve the Performance and Payment Bonds.

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

- There are 6 to 8 streets in the City that are needing to be patched due to recent water service repairs. This will include where the hole at 2nd Avenue NE and Cedar Lane is, once it has been repaired.

- K. Reports from Boards and Commissions
1. Low Rent Housing Agency Minutes; July 17, 2018; Received into record.
 2. Library Board of Trustees Minutes; August 14, 2018; Received into record.
- L. Staff Comments
- There were none.
- M. City Council Comments
- Staff informed Councilmember McKenzie that the traffic speed monitor does collect data that can be used for planning purposes.
 - Staff informed Councilmember Birgen that weather permitting, the hole at 2nd Avenue NE and Cedar Lane is on target for repairs to begin this week.
 - Guest Councilmember Kris Meyer shared her thanks for the inflatable dam and the protection it has given us in heavy rain events like we have had recently.
 - Staff informed Councilmember Waldstein that pedestrian crossings with flashing lights have been installed on the west side of Bremer Avenue at 6th Street and they are taller than what drivers are accustomed to. They will be lowered to match the ones at 5th Avenue SW and 4th Street SW by Kids Kingdom Memorial Park. The 8th Street West and 4th Street East pedestrian crossing signs will be set lower too. The signs do not collect data. The color of the flashing lights on the crossing signs are dictated by the Federal Highway Administration standards.
- N. Mayor's Comments
- With the Horse Sale beginning Tuesday, October 2, Mayor Soash welcomed the Horse Sale Visitors to town.
- O. Moved by Waldstein, seconded by Rathe to adjourn. Motion passed and Council meeting adjourned at 7:42 P.M. **Yes: 6 No: 0 Absent: 1**

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk