

Regular Meeting Minutes – November 19, 2018
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on November 19, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
1. Birgen, Drenkow, Kangas, McKenzie, Rathe, Sherer, and Waldstein were present.
None were absent.
- C. Moved by Drenkow, seconded by Sherer to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- D. Moved by Waldstein, seconded by Birgen to approve the October 22, 2018 study session minutes.
Motion passed. Yes: 7 No: 0 Absent: 0
- E. Public Hearing
1. This was the date, time and place for a public hearing on the proposal to issue Hospital Revenue Bonds or Notes, in one or more series, in a principal amount not to exceed \$37,000,000 for the purpose of financing capital improvement projects for the benefit for Waverly Health Center.
 - **There were no written or oral public comments.**
 - **The public hearing was then closed.**
 - Waverly Health Center C.E.O. Jim Atty noted this bond would use USDA funds and is centered on the needs of the hospital- primarily clinic space and updates to the emergency room that dates back to 1964. The USDA funds with a not-to-exceed amount of \$37,000,000 will become available to repay the notes when the project is complete. There are 80 critical access hospitals of which 55 of them receive some sort of tax benefit from \$500 up to \$4 million.
 - City Administrator James Bronner explained that the amount of \$27,063,000 is the amount of notes needed from the USDA to pay the notes when the project is done. The balance of the \$37,000,000 can be funded by hospital revenue. These bonds do not in any way obligate the City.Moved by Drenkow, seconded by Waldstein to approve Resolution 18-158, a Resolution determining to proceed with the issuance of hospital revenue notes in an aggregate principal amount of not to exceed \$27,063,000, setting parameters and approving an Indenture of Trust, one or more Bond Purchase Agreements, the use of an official statement and other documents related to the Notes.
Motion passed. Yes: 7 No: 0 Absent: 0
 - 1a. Moved by Sherer, seconded by Birgen to approve Resolution 18-159, a Resolution providing for the issuance and securing the payment of future Obligations for the purposes of borrowing money for Waverly Health Center.
Motion passed. Yes: 7 No: 0 Absent: 0

2. This was the date, time and place for a public hearing on the proposed Amendment No. 3 to the Waverly Unified Urban Renewal Plan in the City of Waverly.

- **There were no written or oral public comments.**

The public hearing was then closed.

Moved by Rathe, seconded by McKenzie to approve Resolution 18-160, a 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. 3 to the Waverly Unified Urban Renewal Plan.

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

- Staff informed Council that there is a policy passed by Council to aid in consistency and fairness when adding and/or removing properties from the Waverly Unified Urban Renewal Plan. Council was urged to set up a time to meet with staff to discuss the current policies. Council requested that staff include a list of past incentives offered by the City to various companies. Council also requested a map that would be easier to depict selective areas with more colors.

3. This is the date, time and place for a public hearing on an Ordinance Adopting the “City Code of the City of Waverly, Iowa.

- **There were no written or oral public comments.**

The public hearing was then closed.

Moved by Waldstein, seconded by Kangas to approve Second Reading of Ordinance 1052, Adopting the “City Code of the City of Waverly, Iowa”.

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

F. Public Comments on Items Not on the Agenda

- Waverly Health Center C.E.O. Jim Atty thanked the City for cooperation with the bonding process and in particular thanked City Administrator James Bronner for his help with the process. The hospital has three priorities; first is to take care of patients, second is to take care of employees, and third is to do the first two in a financially sound way. They commit to continue to keep their priorities in order and to provide a reliable service as Waverly continues to grow.

G. Consent Calendar

1. Pay Request from Lodge Construction for the Citywide Sidewalk & Pedestrian Ramp Repairs- 2018 for the amount of \$32,497.31.
2. Pay Request from WHKS & Co. for the Adams Parkway Bridge and Horton Road Repairs 2019 for the amount of \$8,991.39.
3. Pay Request from VJ Engineering for the Cedar Lane Reconstruction 2019 for the amount of \$3,437.50.
4. Pay Request from Cramer and Associates, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$929,148.44.
5. Cash Disbursements for October, 2018.

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

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

H. Regular Business

1. Champions Ridge update to Council.
 - Fred Ribich of Champions Ridge reported that as of November 13 the committee was at \$680,314 which is short of the goal of \$750,000 by November 16. They could possibly be at \$855,314 by the end of November. Mr. Ribich informed Council that the amount is made up of pledges with a few of the pledges having already paid. If a shortage of the intended goal is experienced, the project may not move forward; therefore, each pledge would be relieved of its promise. The pledges are for cash rather than “in-kind” pledges. An estimated 65% of the pledges are for the ball diamonds with the rest being for the fair, although, some are split 50 – 50. The fundraising deadline is December 31 and it was indicated that the committee would report and present to Council a combined business plan at the January 21 Council meeting. There are not many pledges that are five-year pledges, however, there are several three-year pledges. There are currently no signs of anybody not fulfilling their pledge. There are many “in-kind” commitments for much of the above ground work. The ground work and infrastructure weighs heavily on financing. There are on-going conversations with financial institutions. There is a vote that everyone is requested to participate in on the Veridian Credit Union web site called Spark the Spirit. Please go to the Veridian web site and vote for the Champions Ridge project. You can vote once a day until November 25. The three top vote recipients will receive \$5,000, \$2,500 or \$1,000 towards their project.
 - Council stressed the importance of reaching the goals and the ability to provide a business plan. A possible meeting with the Champions Ridge committee, City staff, and three representatives of the Council in the middle of December was suggested. Fred Ribich responded that he would check with the board.
2. Moved by Kangas, seconded by Birgen to approve Resolution 18-155, accepting certification filed by the Finance Director to the Bremer County Auditor detailing the amount of New Loans, Advances and Indebtedness which qualify for payment from Tax Increment Revenues of the Waverly Unified Urban Renewal Plan.
Motion passed. Yes: 7 No: 0 Absent: 0
 - 2A. Moved by Drenkow, seconded by Sherer to approve Fiscal Year 2018 State Urban Renewal Report.
Motion passed. Yes: 7 No: 0 Absent: 0
3. Moved by Waldstein, seconded by Birgen to approve Resolution 18-161, approving the vacation of a water main easement in property occupied by the Waverly Health Center.
Motion passed. Yes: 7 No: 0 Absent: 0
 - Staff clarified that there is a water main that was abandoned or otherwise known as capped.
4. Moved by Drenkow, seconded by Birgen to approve Resolution 18-162, approving the release of the Maintenance Guaranty for the Breezy Hill subdivision.
Motion passed. Yes: 7 No: 0 Absent: 0
 - On June 17, 2013 a development agreement was entered into. There is a lift station located at 29th Avenue. There was a cost share to extend the lift station

over to the development. The City's portion of the cost share was \$20,000 which was paid in December, 2014 when the City accepted the project. There has been no development on the property to date.

5. Moved by Kangas, seconded by Waldstein to approve Resolution 18-163, approving Lease Agreements between the City of Waverly and William Lowe, James Janssen, and KW Farms, Inc. for the safety zone acquisition parcels of land that are adjacent to their properties for the amount of \$225 per acre.

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

6. Moved by Birgen, seconded by Rathe to approve Resolution 18-164, accepting the Kohlmann Park Safety Surface Improvement project as complete and approving Change Order No. 1 in the amount of a \$1,374.00 increase and final pay request in the amount of \$34,706.30 to Mätt Construction of Sumner, Iowa. Moved by Kangas, seconded by McKenzie to amend the resolution by adding the words, "a portion of" before the words, "Kohlmann Park Safety Surface Improvement Project..." in the first, second and last paragraphs.

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

Original motion was then voted on.

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

- This resolution is only approving the concrete work. The project will not be done until spring of 2019 after the "poured in place" material is installed. The air temperature needs to be a minimum of 40° for four days in a row in order to install the material.

7. Moved by Sherer, seconded by McKenzie to approve the Second Reading of Ordinance 1048, amending Section 105.4.09, Handicap Parking and Section 105.4.10, Additional Parking Restrictions of the Waverly Municipal Code.

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

- City Administrator James Bronner has monitored the parking availability in the area near Waverly Health Center on 3rd and 4th Avenue SW. This area was not added into this ordinance proposal since staff wasn't directed by Council at the Council strategic planning session to include it, and Council did not direct staff to add it to the ordinance for the third reading. Council and staff will continue to monitor parking in that area. Changing the parking restrictions could cause issues for surrounding neighbors. There did not appear to be a lot of interest in the other solutions that were previously discussed since a solution is coming in approximately two more years. The employee parking lot does seem to be full most of the time. It does not seem that people are parking inappropriately. Staff also informed Council there is no difference in the verbiage of 24-hour parking and overnight parking.

8. Moved by McKenzie, seconded by Rathe to approve the First Reading of Ordinance 1053, amending the current Waverly TIF Ordinance 1025 in connection with the adoption of Amendment No. 3 to the Waverly Unified Urban Renewal Plan.

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

I. Reports from Boards and Commissions

1. City of Waverly State Annual Financial Report; FY 2018; Received into record.
- The line item for Intergovernmental Revenues shows funds from Federal,

State or other local governments. This is typically grants received for projects. The funds are budgeted for one year and received the following year or vice versa.

2. Monthly Financial Report; October 2018; Received into record.
3. Airport Commission Minutes; October 11, 2018; Received into record.
4. Senior Calendar; November 2018; Received into record.

J. Staff Comments

- There were none.

K. City Council Comments

- Councilmember Birgen noted he would welcome those who would like to join him at the Beach House after the Council meeting to visit regarding any questions or concerns they have regarding the City of Waverly. Mr. Birgen also commented on the City of Waverly Holiday Celebration and shared his appreciation for the excellent, hard working employees that the City employs.
- Councilmember Sherer echoed Birgen's comments regarding the celebration and enjoyed meeting many that he did not already know.
- Councilmember Rathe reminded everyone to shop local on the day after Thanksgiving and on Small Business Saturday.
- Councilmembers Waldstein and Kangas wished everyone a Happy Thanksgiving.

L. Mayor's Comments

- Mayor Soash wished everyone a Happy Thanksgiving and safe travels if they were traveling.

M. Moved by Birgen, seconded by Rathe to adjourn the meeting. Motion passed and the Council meeting adjourned at 8:13 P.M.

Yes: 7 No: 0 Absent: 0

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk