

Regular Meeting Minutes – December 3, 2018
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on December 3, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
- Present: Birgen, Kangas, McKenzie, Rathe, Sherer, and Waldstein.
Absent: Drenkow
- C. Mayor Soash led in the Pledge of Allegiance.
- D. Moved by Waldstein, seconded by Rathe to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- E. Moved by McKenzie, seconded by Birgen to approve November 19, 2018 regular meeting minutes.
Motion passed. Yes: 6 No: 0 Absent: 1
- F. Council welcomed Guest Councilmember for December, Sai Damireddi.
- G. Public Comments on Items Not on the Agenda.
- There were none.
- H. Consent Calendar.
1. Set the Public Hearing date to review the Adams Parkway Bridge Repair Project Plans, Specifications, Form of Contract and Estimated Cost for January 21, 2019 at 7:00 p.m. in the Council Chambers of City Hall.
 2. Set the Public Hearing date to review the Cedar Lane Reconstruction 2019 project Plans, Specifications, Form of Contract and Estimated Cost for January 21, 2019 at 7:00 p.m. in the Council Chambers of City Hall.
 3. Pay Request from McClure Engineering Co. for the Airport Runway 29 Extension 2018 for the amount of \$5,186.25.
 4. Pay Request from AHTS Architects for the South Riverside Park Master Plan for the amount of \$3,000.00.
 5. Pay Request from KW Electric Inc. for the Pedestrian Crossing Signals on Bremer Avenue for the amount of \$28,500.00.
 6. Pay Request from Chicago Central & Pacific for the 20th Street NW Reconstruction RR Crossing Improvements 2018 for the amount of \$28,611.89.
 7. Class C Liquor License for Pokey’s Speakeasy, LLC.
 8. Class C Liquor License for The Dirty Dog American Bar & Grill.
 9. Class E Liquor License for Hy-Vee, Inc.
 10. Class B Native Wine Permit for Tiedt Nursery.
- Moved by Sherer, seconded by Birgen to approve items 1 and 3 through 10 on the Consent Calendar.
Motion passed. Yes: 6 No: 0 Absent: 1
- Councilmember McKenzie requested that Consent Calendar item number 2 be considered separately from the rest of the calendar. Discussion followed regarding concerns of the timing with the bidding and letting and awarding bid both being scheduled before either of the two budget sessions. It was proposed to have the dates delayed by possibly 30 days so at least the first budget session could be conducted before

awarding the bid. This is a valuable project; however, it doesn't seem prudent to award a bid without knowing more budgetary information. The City will be experiencing (as will all other cities in Iowa) State mandatory rollback increases and valuations will not be known until January. Staff will also work with Speer Financial to determine what our bonding capacity is. It is possible to hold the public hearing on February 4 or 18 and then, award the bid on March 4. Council needs to re-prioritize this project and other projects.

- **Consent Calendar item number 2 died for lack of motion.**

I. Regular Business.

1. Moved by Sherer, seconded by McKenzie to approve Resolution 18-165, approving a Minor Subdivision request for property located at 1415 Horton Road for the creation of Parcel L.

Moved by McKenzie, seconded by Birgen to postpone Regular Business item numbers 1 and 2 until the December 17 City Council meeting.

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

- Staff explained that Parcel L is drawn for just the area around the residence, consisting of 2.19 acres. This parcel would be in the flood plain and close to the floodway. If this subdivision is approved and the re-zoning is approved, the landowner could not build another residence on the remaining agricultural land as municipal agricultural zoning codes restricts building structures closer than ¼ mile from the current residence or any other residence. Splitting off a homestead from farmland is very common. This type of action would not be considered spot zoning if it is consistent with the surrounding zoning/uses and future land use plan. The owner of the property would like to have this parcel platted separately for his estate planning purposes.

2. First Reading of Ordinance 1054, Amending the Zoning Map of the City of Waverly for property located at 1415 Horton Road from A-1 (Agricultural) to R-1 (Residential) District and Setting a Public Hearing.

- This is was postponed until the December 17 City Council as stated within the motion of previous item, number 1.

3. Moved by McKenzie, seconded by Sherer to approve Resolution 18-166, establishing Fair Market Value for the Acquisition of Interests in Certain Real Property for the Waverly Airport Safety Zone Expansion Project.

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

- The appraised value is the minimum amount that the City can offer. The 90% FAA reimbursement grant would be applicable for the entire property. Grant dollars would be recovered in the next fiscal year (possibly July, 2019). A different appraiser was used this time compared to the first two appraisals. The appraisal was \$267,000 two years ago and is now appraised at \$275,000.

4. Moved by Waldstein, seconded by Kangas to approve Resolution 18-167, approving the Waverly Municipal Airport's Federal Aviation Administration 5-Year Capital Improvement Plan for Federal Fiscal Year 2020-24.

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

- The FAA uses the 5-year capital plan as a long-term planning document. There are no commitments made from this plan. This is a plan that the commission strategizes and completes. Beginning in fiscal year 2020, the

commission would like to achieve modifications to the Bulk Hangar Building. In 2021, construct a Taxiway connector and expand the apron. In 2022, update the Master Plan (FAA AGIS Implementation, ALP Drawings). In 2023, construct a 4-unit T-Hangar (Phase 1), and in 2024, construct T-Hangar Taxi lanes (Phase 2) and Expand 4-Unit T-Hangar to 10-Unit T-Hangar (Phase 2). The FAA also asks that the commission plans beyond the 5 years. Items they might add into the Long-Range Needs Assessment include in 2025 – Construct Partial Parallel Taxiway (RWY 11 turnaround to apron), 2026 – Construct Parallel Taxiway (Apron to RWY 29 end), 2027 – Environmental Assessment (for Ultimate Runway 18/36 35' BRL & RPZ's) for a north/south runway, and 2028 – Land Acquisition (for Ultimate Runway 18/36, 35' BRL & RPZ's). This is a prioritized plan that does not need to be sequential and will be reviewed through the City's strategic planning and budgeting process each year.

5. Moved by Birgen, seconded by Sherer to approve Resolution 18-168, accepting the Citywide Asphalt Patching- Fall 2018 project as complete and approving Pay Estimate No. 1 in the amount of \$28,030.14 as final pay request to Kluesner Construction of Farley, Iowa.

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

• Staff informed Mayor and Council that the asphalt on 20th Street NW was done as part of the 20th Street NW project and not as part of the Citywide Asphalt Patching project. There are issues with the asphalt at 20th Street NW that will be addressed in Spring 2019.

6. Moved by Rathe, seconded by Birgen to approve Resolution 18-169, a Resolution Setting December 17, 2018 at 7:00 P.M. in the Council Chambers of City Hall as the date, time, and place for a Public Hearing on a proposed Amendment No.3 to the Waverly Unified Urban Renewal Plan in the City of Waverly, State of Iowa.

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

7. Moved by Waldstein, seconded by Birgen to approve Third and Final Reading of Ordinance 1048, an Ordinance amending Section 105.4.09, Handicap Parking and Section 105.4.10, Additional Parking Restrictions of the Waverly Municipal Code.

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

8. Moved by Kangas, seconded by Rathe to approve the Third and Final Reading of Ordinance 1052, Adopting the "City Code of the City of Waverly, Iowa".

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

9. Moved by Kangas, seconded by Rathe to approve the Cancellation of the December 24, 2018 Study Session meeting due to the holiday.

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

10. Moved by Rathe, seconded by Waldstein to approve the following Mayoral Appointments:

Gaylan Brunssen is replacing Jere Vyverberg on the Waverly Utilities Board of Trustees for a term ending December 31, 2019.

Randy Neuendorf, James Carver, and Joel Johnson are reappointed to Leisure Services Commission for terms ending December 31, 2021.

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

- J. Reports from Boards and Commissions
1. Library Board of Trustees Minutes; September 11, 2018; Received into record.
 2. Library Board of Trustees Minutes; October 9, 2018; Received into record.
 3. Senior Calendar; December 2018; Received into record.
 - There was discussion on having a balance of members with renewed terms and new members.
- K. Staff Comments
- There were none.
- L. City Council Comments
- Councilmember Rathe thanked Wartburg College faculty, staff, and students for the Christmas with Wartburg Concert.
 - Councilmembers McKenzie and Sherer thanked Police Chief Richard Pursell for his participation in the Waverly Newspaper article regarding downtown being a safe place to shop with a three-lane road through town.
 - Councilmember Birgen noted that he would be at the Pour House after the Council meeting for anyone who would like to join him and discuss City issues.
 - Councilmember Kangas invited everyone to attend the Christmas on Main event on Thursday, December 13. The Boy Scouts will be providing cobbler and hot chocolate in Kohlmann Park by Santa's house as done in past years.
 - Guest Council Member Sai Damireddi commented that he is working on an Eagle Scout project involving the replacement of the aging Tennis Court bleachers at Waverly-Shell Rock High School.
- M. Mayor's Comments
- Mayor Soash commented that the festivities for Christmas on Main will kick-off at 6:00 PM. Mr. Soash also wished condolences to the family of the 41st President of the United States, George W. H. Bush in his passing.
- N. Moved by Waldstein, seconded by Birgen to adjourn. Motion passed and Council meeting adjourned at 8:16 P.M. **Yes: 6 No: 0 Absent: 1**

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk