

Regular Meeting Minutes – June 3, 2019
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on June 3, 2019 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
- Present: Birgen, Drenkow, Kangas, McKenzie, Rathe, and Sherer
 - Absent: Waldstein
- C. Mayor Soash led the Pledge of Allegiance.
- D. Moved by Birgen, seconded by Drenkow to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- E. Moved by Drenkow, seconded by Rathe to approve May 6, 2019 regular meeting minutes as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- F. Mayor and Council welcomed Sharon Cashman as guest council for June.
- G. Public Comments on Items Not on the Agenda
- Matthew Schneider expressed that he feels there is a communication problem between Council and the public. Mr. Schneider also noted that he met with Mayor Soash and the City Administrator James Bronner on Tuesday, May 28th, and reported that he was informed that the D.O.T. paid for the Hwy 3/Bremer Avenue reconstruction project and the City now needs to reimburse the D.O.T. for their portion of the project, mainly sidewalk and water & sewer improvements. He further commented on rape, burglary, larceny, and homelessness.
- H. Consent Calendar
1. Pay Request from The Northway Corporation for the Fire Station Geothermal Well repairs for the amount of \$14,431.36.
 2. Pay Request from WHKS & Co. for the WPC Facility Improvements 2020 for the amount of \$6,654.08.
 3. Pay Request from VJ Engineering for the Water Main Replacement 2019 for the amount of \$925.00.
 4. Pay Request from Stanley Consultants Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$6,501.00.
 5. Pay Request from Cramer and Associates, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$610,700.00.
 6. Pay Request from Cramer and Associates, Inc. for the Adams Parkway Bridge Repairs 2019 for the amount of \$121,957.39.
 7. Class C Beer Permit for Kwik Star #286.
 8. Cigarette/Tobacco/Nicotine/Vapor Permit for:
Casey’s General Store #1649 & #3763 Prairie Links Golf & Event Center
Fareway Stores, Inc. #561 Walgreens
Hy-Vee Wal-Mart
Kwik Star #286, #707 & #752
Liquor & Tobacco Outlet
- Moved by Sherer, seconded by Birgen to approve the Consent Calendar.
Motion passed. Yes: 6 No: 0 Absent: 1

- Staff informed Council that there was a pump failure with the geothermal heating at the fire station, and it needed to be fixed. The budget amendment completed should have a sufficient amount in the public safety area to cover the expense.

I. Regular Business.

1. Review of the Waverly Utilities 2018 Audit.

- Waverly Utilities Director of Finance Casey Lewis reported on the 2018 financial audit that was completed by Eide Bailly of Dubuque, Iowa. They received an unmodified opinion (the best you can receive) as well as no material weaknesses or internal control deficiencies. Ms. Lewis then summarized the financial report. Compared to 2018 both the operating revenues for the electric utilities were up \$900,000 in 2018 with expenses being up \$940,000 in 2018. Iowa Code Section 388.10 requires an electric utility to keep separate books for a telecommunications utility. The auditors found no issues with the allocation of expenses between the two utilities. Little information can be shared for the telecommunications due to the competitive environment. Currently, the telecommunication utility is at 55% of the market share and is adding new subscribers every month.

- Waverly Utilities did seek a grant for a community solar garden, however, did not receive it. The goal would be to replace energy that is being purchased with energy being produced in a solar garden. Other options continue to be looked at in order to lower prices for solar options. Waverly Utilities' contract with M.E.A.N. (Municipal Energy Agency of Nebraska) is through 2041. They did relax their rules to give Waverly Utilities 20% of local renewable energy which is about 1.9 megawatts so there are some options to get some local renewable energy here.

2. Moved by Birgen, seconded by Rathe to approve Resolution 19-90, directing sale of \$3,500,000 General Obligation Bonds, Series 2019 to Country Club Bank of Prairie Village, Kansas.

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

- Maggie Burger and John Murphy from Speer Financial of Waterloo, Iowa were in attendance to provide additional information regarding the sale of the bonds. Maggie Burger explained that eight (8) bids were received. The low bidder was Country Club Bank of Prairie Village, Kansas who offered 2.1100% interest and \$87,000 in a premium. 100% of this debt will be retired within ten (10) years. Moody's now has a scorecard, and it is required to make it public. The scorecard determines what rating range the City would fall into. The City is now considered an Aa3 (for example, an Aa2 rating is slightly better than an Aa3 rating). Size and demographics also play a large role in determining ratings. Over the life of the bonds, the City will pay a revised interest amount of \$422,189.38. The Country Club Bank bid is in conjunction with the Waverly 1st National Bank. In Iowa, we don't have a lot of control over pension liabilities because of the IPERS program. IPERS dictates exactly what the contribution will be for every employee.

3. Discussion of Bremer Avenue traffic concerns

- City Administrator James Bronner reflected on a meeting with the D.O.T. earlier this day. Mr. Bronner stated that the D.O.T. are looking at finalizing the timing of the traffic lights up and down the Bremer Corridor, will look at traffic counts, and hopefully, have implemented changes by mid-June.
 - City Clerk, Carla Guyer noted that she had received two written comments. One was from Gary “Reggie” Stafford and Mary Stafford commenting that in their opinion the Road Diet is not working and would like to go back to a 4-lane configuration. The second comment was from Sharon Cashman and it referred to how difference in speed limits can change the severity of an incident/accident.
 - Everything is done in sequence so every lighting scenario throughout the corridor needs to be looked at and at different times of day. For example, if time is adjusted east – west, then, north – south times would need to be adjusted in opposite directions since there is only a particular time allotted per intersection. It is important to keep in mind that when a pedestrian activates a crossing signal, this signal take precedence over the intersection traffic signals. This could impact how long pedestrians would have to cross. Right/left designated turn signals have not been discussed as of yet. Other traffic control measures have also been looked at, but seem to make issues worse. The D.O.T. will be open to make further timing adjustments if this was is not successful. School will dismiss for the summer at the end of this week.
 - Heather Beaufort, Matthew Schneider, Vicki Green, Patricia Coffie, Michell Chavez, Zachary Beschorner, and Craig Mehmen each spoke to Council and requested/urged them to convert Bremer Avenue back to a 4-lane configuration.
 - Mayor Dean Soash shared that he had asked 16 businesses across Bremer Avenue their opinions on the 3-lane configuration. Mr. Soash received mixed responses. He added some data that he received from the Police Chief Pursell and Fire Chief Happel.
4. Moved by Sherer, seconded by McKenzie to approve Resolution 19-93, approving the implementation of a façade grant program for the total cost of \$75,000.00 for downtown Waverly.
Motion passed. Yes: 6 No: 0 Absent: 1
- The City would like to spread the funds around to as many businesses as possible. One way the amount of the grants will be determined is by how many applications are received. The committee will bring the applications to Council for final approval. There is \$75,000 budgeted for this project.
5. Moved by Kangas, seconded by Drenkow to Resolution 19-94, approving a Federal Aviation Administration Application for Federal Assistance SF-424 for the Waverly Municipal Airport’s Runway 29 Extension 2018 project.
Motion passed. Yes: 6 No: 0 Absent: 1
- There was discussion on agenda memorandum information.
6. Moved by Sherer, seconded by Birgen to approve Resolution 19-95, approving Contract, Bonds, and Certificate of Insurance from J.B. Holland of Decorah, Iowa for the Waverly Municipal Airport’s Runway 29 Extension 2018 project and authorizing the Mayor to sign the contract.

- Motion passed. Yes: 6 No: 0 Absent: 1**
7. Moved by Drenkow, seconded by Birgen to approve Resolution 19-96, approving Construction Materials Testing's (CMT) quote for construction testing services at the Waverly Municipal Airport for the Runway 29 Extension project for the estimated material testing services fee of \$11,991.00.
- Motion passed. Yes: 6 No: 0 Absent: 1**
8. Moved by Rathe, seconded by Birgen to approve Resolution 19-97, approving the Professional Services Agreement with WHKS & Co. of Mason City, Iowa for the Infrastructure Modeling- Water Distribution System and Sanitary Sewer Collection System 2020 project for the not-to-exceed fee of \$71,900.00.
- Motion passed. Yes: 6 No: 0 Absent: 1**
- Staff informed Council that there is valuable information that can be gathered from such a project such as information on the strengths and weaknesses of the City's infrastructure. There is a concern for the climbing ground water nitrate levels. Infrastructure modeling can help identify and recommend actions needed if the nitrate levels exceed the federal and Iowa DNR thresholds. There may be a need in the future to take a look at the overall fee structure.
9. Moved by Birgen, seconded by Drenkow to approve Resolution 19-98, approving the Professional Services Agreement with Snyder & Associates of Cedar Rapids, Iowa for design services for the 10th Street SW Improvements 2020 project from W. Bremer Avenue to 2nd Avenue SW for the not-to-exceed fee of \$66,800.00.
- Motion passed. Yes: 6 No: 0 Absent: 1**
10. Moved by Kangas, seconded by Rathe to approve Resolution 19-99, approving the two quotes to clean and inspect the exterior of the North and East Water Towers from Midwest Mobile Washers of Morrison, IL for the total quoted price of \$12,580.00.
- Motion passed. Yes: 6 No: 0 Absent: 1**
- The excess fee will be paid out of cash reserves of the water fund.
11. Moved by Rathe, seconded by Birgen to approve Resolution 19-100, approving the purchase of iCompass software for agenda management from Diligent Corporation of New York, NY to replace the current Agenda Manager and Google Mini for the sum of \$12,600 (a \$1,500 set up and implementation fee will be waived) plus an annual fee of \$12,600 for support and software updates.
- Motion passed. Yes: 6 No: 0 Absent: 1**
- There will still be access to past agendas.
12. Moved by Drenkow, seconded by Kangas to approve Resolution 19-101, approving the sale of the 2004 Ford F550 4x4 Bucket Truck to Eric Hoy (E H Electric) of Ionia, Iowa for \$12,225.00.
- Motion passed. Yes: 6 No: 0 Absent: 1**
- J. Reports from Boards and Commissions
1. Library Board of Trustees Minutes; April 9, 2019; Received into record.
 2. Bremer-Waverly Law Board Minutes; May 13, 2019; Received into record.
- K. Staff Comments
- There were none.

L. City Council Comments

- Staff informed Councilmember McKenzie that with the past winter being an extra hard winter, there seems to be more street work needed than normal and may have to be incorporated into the seal coat program.
- Councilmember Birgen reminded citizens that fireworks are not legally permitted to be lit-off in Waverly City limits until June 25. Mr. Birgen invited those that would like to join him at the Pour House after the Council meeting to discuss City business.

M. Mayor's Comments

- There will be an asphalt company coming in to address some of the larger frost boils and other asphalt patch work approximately June 6 and/or 7. Mayor also noted that the pedestrian button on the traffic light located at Bremer Avenue and 2nd Street is not working properly.

N. Executive Session

1. Moved by Birgen, seconded by Sherer to enter into Executive Session to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

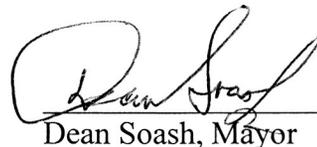
Motion passed. Yes: 6 No: 0 Absent: 1

Moved by Birgen, seconded by Rathe to reenter into open session.

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

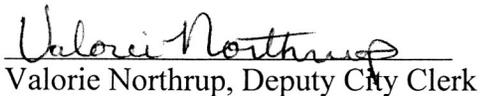
- O. Moved by Kangas, seconded by Birgen to adjourn the meeting. Motion passed and the Council meeting adjourned at 9:31 P.M.

Yes: 6 No: 0 Absent: 1



Dean Soash, Mayor

ATTEST:



Valorie Northrup, Deputy City Clerk