

Regular Meeting Minutes – August 5, 2019
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on August 5, 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, Sherer, and Waldstein
 - Absent: None
- C. Mayor Soash led the Pledge of Allegiance.
- D. Moved by Birgen, seconded by Waldstein to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- E. Moved by Sherer, seconded by Rathe to approve the July 1, 2019 regular meeting minutes and the July 15, 2019 regular meeting minutes.
Motion passed. Yes: 7 No: 0 Absent: 0
- F. Council welcomed Kris Glaser as Guest Councilperson for August.
- G. Proclamation
1. Moved by Kangas, seconded by Birgen to approve a proclamation proclaiming August 6, 2019 as National Night Out.
Motion passed. Yes: 7 No: 0 Absent: 0
 - Officer Josh Buhrow announced that National Night Out is a night for families to come together and enjoy each other, food, and inflatables. The event is free and will be August 6, 2019 in Kohlmann Park from 4:30 p.m. to 8:30 p.m. All are welcome.
 2. Moved by Rathe, seconded by Birgen to approve a proclamation proclaiming August 11 – 17, 2019 as American Wind Week.
Motion passed. Yes: 7 No: 0 Absent: 0
 - Waverly Utilities Chairperson Bob Buckingham noted that Waverly has been a leader in wind energy with the first turbine being built by a municipality in 1993. Of the 10,000 jobs in Iowa that relate to wind energy, there are several here in Waverly through United Equipment. Waverly Utilities General Manager Darrel Wenzel added that Waverly has three 900 kilowatt turbines which are smaller than most that you see in the fields that are 2.7 megawatts. Within the agreement with M.E.A.N., Waverly is part of a 30-megawatt wind farm located at Kimball, Nebraska.
- H. Public Comments on Items Not on the Agenda.
- There were none.
- I. Consent Calendar
1. Pay Request from Elliott Equipment Co. for the 500 65-gallon and 250 35-gallon blue recycling containers for the amount of \$43,845.12.
 2. Pay Request from WHKS & Co. for the Adams Parkway Bridge Repairs 2019 for the amount of \$25,624.20.
 3. Pay Request from WHKS & Co. for the 2019 Waverly Biennial Bridge Inspections for the amount of 1,125.42.
 4. Pay Request from Stanley Consultants, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$64,714.80.
 5. Approve purchase of a 2019 John Deere Z950R ZTrak Mower for \$8,600.00 with trade in from P&K Midwest of Waverly, Iowa for the Leisure Services Cemetery Division.
 6. Outdoor premise extension for Big Ben Pour House for an event on August 24, 2019.

7. Setting the Public Hearing date for August 19, 2019 at 7:00 p.m. in the Council Chambers of City Hall for the Waverly Health Center Expansion Project site plan review and amendment.

8. Cash Disbursements for June, 2019.

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

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

- Businesses in the 100 Block of East Bremer Avenue were communicated with regarding the alley closure on August 24th for item number 6 above. Item number 7 above is being done as a formality only; it is not required.

J. Regular Business.

1. Moved by Drenkow, seconded by Sherer to approve Resolution 19-127, a Resolution approving an Intergovernmental Cooperative Contract with Iowa Northland Regional Council of Governments (INRCOG) to create a Housing Needs Assessment for the not-to-exceed fee of \$15,000.00.

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

- INRCOG has been doing the housing needs assessments now for several years, and the City of Waverly has a close connection with them. A comprehensive housing needs analysis for the City of Waverly was completed by Maxfield Research, Inc. in August, 2014. This analysis was made available on the City's website. Staff believes that this information is important to developers making decisions about residential development in Waverly. A new assessment is appropriate to update Council and the public about the status of residential housing needs in the City. It is typical to have an analysis done periodically. Reports will most likely be put together in the Spring of 2020.

2. Moved by Drenkow, seconded by McKenzie to approve Resolution 19-128, a Resolution approving the following low bids for the Golf Course Maintenance Equipment for the total amount of \$140,700.06:

- a. MDX Vanguard Utility Vehicle Cart for \$6,953.79, a Reel Master 3575 Fairway Mower for \$44,204.00, and a 3-Wheel Self-Powered Aerifier for \$23,542.27 from MTI Distributing of Bettendorf, Iowa
- b. John Deere 2020A Pro Gator Utility Vehicle with HD 200 Sprayer Attachment for \$36,900.00 and a 2500 B Greens Mower for \$29,100.00 from Van Wall of Rock Island, Illinois.

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

- Purchasing the equipment through loan payments is a way to stabilize payments and the budget.

3. Moved by Sherer, seconded by Birgen to Resolution 19-129, a Resolution approving Well #5 Inspection & Repair invoice from Northway Well and Pump Co. of Marion, Iowa for \$53,977.73.

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

- City Engineer/Public Works Director Mike Cherry explained to Council that this was originally scheduled as a routine inspection of Well #5. The inspection involves the extraction of the pump and casing from the ground. The original estimate of \$16,000 included the inspection and a few minor repairs. Upon inspection, it was determined that major repairs were needed to replace the pump, electric motor, and well casing that were all in early or eminent stages of failure. It is expected that insurance will cover the entire \$54,000 repair amount less a \$1,000 deductible.

4. Moved by Waldstein, seconded by Rathe to approve Resolution 19-130, a Resolution approving Change Order No. 1 in the amount of a \$40,972.37 increase, accepting the Adams Parkway Bridge Repair 2019 project as complete and approving Pay Estimate No. 3 in the amount of \$21,741.43 as the final pay request to Cramer & Associates of Grimes, Iowa.
Motion passed. Yes: 7 No: 0 Absent: 0
 - The majority of the additional costs comes from tripling the quantity of Class A Bridge Deck repair from 82.5 square yards to 264.6 square yards, an additional 22.9 square yards of Bridge Approach Pavement, and extra work to repair the north utility vault. The City was able to realize approximately \$13,000 to \$14,000 savings on construction observation since WHKS was able to share their time with the Cedar River Parkway construction.
5. Moved by Waldstein, seconded by Birgen to approve the Third and Final Reading of Ordinance 1063, an Ordinance providing for rezoning of property owned by Wavtown Properties located at 1316 4th Street SW from R-1 (Single Family Residential) to C-2 (Commercial).
Motion passed. Yes: 6 No: 1 (Drenkow) Absent: 0
 - Staff confirmed for Council that there have been no public comments made to them regarding this issue.
6. Moved by Birgen, seconded by Kangas to approve the Third and Final Reading of Ordinance 1064, an Ordinance providing for rezoning of 34.62 acres of property owned by Hanawalt Farms, LLC located east of 39th Street NE and North of Hwy 3 from A-1 (Agricultural) to M-1 (Light Industrial).
Motion passed. Yes: 7 No: 0 Absent: 0
 - Staff confirmed that this property is 100% located within the City Limits.
7. Moved by Rathe, seconded by Sherer to approve Resolution 19-131, approving a plat of survey for Parcel H and accepting the right of way Warranty Deed for 39th Street NE from the property owner Hanawalt Farms LLC.
Motion passed. Yes: 7 No: 0 Absent: 0
 - It is anticipated that this will be a future collector street. In order to have the preferred 100 feet wide street, the owner was asked to dedicate an extra 17 feet of real estate to the City.
8. Moved by Waldstein, seconded by Kangas to approve Resolution 19-132, Setting August 12, 2019 at 8:00 A.M. in the Office of the City Attorney at City Hall as the Date, Time, and Place for the Consultation with Taxing Authorities and Setting September 9, 2019 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. 5 to the Waverly Unified Urban Renewal Plan in the City of Waverly, State of Iowa.
Motion passed. Yes: 7 No: 0 Absent: 0
 - City Attorney / Community Development Director Bill Werger explained to Council that this Urban Renewal Amendment would allow us to use T.I.F.F. dollars as an avenue to spur development and redevelopment of property of industrial, commercial and LMI housing uses. The ordinance will be proposed at a later date when it is more defined as to which property(ies) will be included in it.

9. Moved by McKenzie, seconded by Waldstein to approve the following Mayoral Appointments:
Kip Ladage reappointed on the Upper Cedar Watershed Management Improvement Authority for a term ending May 2023.
Ron Lenth reappointed on the Upper Cedar Watershed Management Improvement Authority for a term ending May 2023.
Stephen Main reappointed on the Upper Cedar Watershed Management Improvement Authority for a term ending May 2023.

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

- All three have agreed to be reappointed. This group typically meets every four months. Council mentioned that it would be good to have a report by the three individuals at an upcoming Study Session.

K. Reports from Boards and Commissions

1. Library Board of Trustees Minutes; June 11, 2019; Received into record.

L. Staff Comments

- Leisure Service Director Garret Riordan announced that the Municipal Swimming Pool would be closing for the season either Saturday, August 17, or Sunday, August 18. The date for the public dog swim will be determined soon. During the three-week stretch of hot weather, the pool had approximately 420 to 450 guests each day during that period.
- City Engineer / Public Works Director Mike Cherry announced that the Cedar River Parkway is anticipated to be opened the middle of next week (August 13, 14, or 15th).

M. City Council Comments

- Staff informed Councilmember Birgen that they are finishing up renovating the old scale at the Exchange Building in South Riverside Park and City staff will be seeding the area soon. Staff further informed Council that Cedar Lane Construction is progressing. The road is only open to residents with no thru traffic, especially, during the work day. Birgen noted the success of the Waterloo Irish fest and how it has grown with also comparing it to Waverly Oktoberfest. He also commented that he will meet anyone at the Wooden Foot to discuss any City topics.
- Staff informed Councilmember McKenzie that the Bremer County Fair Association wanted to wait until after the fair was over to discuss the future of what was formerly known as Champions Ridge. Staff will work on getting the property at 503 East Bremer Avenue mowed and trimmed up. It was recently mowed.
- Councilmember Kangas announced that he is formally requesting the I.D.O.T.'s conversion of Hwy. 3 / Bremer Avenue from 4-lanes to 3-lanes be reconsidered by Council at the August 19 City Council meeting. Mr. Kangas stated that the reasons for his request were due to concerns raised by citizens and brought to Council. The concerns consisting of dealing with increased traffic congestion, travel times, emergency response times, negative publicity, etc.

N. Mayor's Comments

- Staff informed Mayor Soash that work is still being done at the Waverly Historic Lofts such as drywall and other finish work. Staff does not have an estimated completion date yet.

O. Executive Session

1. Moved by Drenkow, seconded by Waldstein to enter into Executive Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation as provided by Section 21.5 of the Code of Iowa.

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

Moved by Waldstein, seconded by Kangas to reenter into open session.

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

P. Moved by Birgen, seconded by Rathe to adjourn. Motion passed and meeting adjourned at 8:38 p.m. **Yes: 7 No: 0 Absent: 0**



Dean Soash, Mayor

ATTEST:



Carla Guyer, City Clerk