

Regular Meeting Minutes – October 19, 2020
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on October 19, 2020 at 7:00 P. M. at City Hall. Mayor Hoffman presided.

The Governor of Iowa has declared a Public Emergency because of the COVID-19 outbreak. The Mayor has determined that an in-person meeting of the City Council is impossible or impractical without violating the Governor’s mandates.

When an in-person meeting is "impossible or impractical," Iowa Code Section 21.8 permits a governmental body to conduct a meeting by electronic means.

The meeting was conducted by video conference using ZOOM from the Council Chambers. The Mayor Adam Hoffman, City Attorney/Economic Development Director Bill Werger, and City Clerk Carla Guyer were in the Council Chambers. The 7 Council members were not in the chambers, but participated via ZOOM conferencing. Comments for items on the agenda could be made by submitting them prior to the meeting to the City Clerk, Mayor or any of the Council members or by calling 319-596-0179 during the meeting.

The video/audio conference of the meeting was broadcasted on the normal public access channels. Staff strived to maintain the quality of the video and audio during that broadcast. Public access was available through this broadcast.

Meeting minutes were kept and included a statement explaining why an in-person meeting was impossible or impractical.

A. Mayor Hoffman called the meeting to order.

B. Roll Call

- Present: Beaufore, Birgen, Drenkow, Glaser, Kangas, Rathe, and Schneider Absent: None

C. Moved by Drenkow, seconded by Schneider to approve agenda as presented.

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

D. Moved by Rathe, seconded by Birgen to approve the September 28, 2020 study session minutes and the October 5, 2020 regular meeting minutes as presented.

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 Old WPC Dome Demolition 2020 project Plans, Specifications, Form of Contract, and Estimate Cost.

- **There were no oral or written public comments.**
- **The public hearing was then closed.**

Moved by Drenkow, seconded by Birgen to approve Resolution 20-153, approving Plans, Specifications, Form of Contract, and Estimate Cost of \$102,500.00 for the Old WPC Dome Demolition 2020 project.

Motion passed. Yes: 6 No: 1 (Glaser) Absent: 0

- City Administrator James W. Bronner explained that the charge for hauling rubble is not built into the figures since it will all be moved to the Youth Ball Fields. The dollar figure for the rubble will show up in the Youth Ball Field project budget. The cost of aggregate for the ball fields would be estimated at \$20,000 - \$25,000. The old WPC Dome needs to be demolished due to the instability of the structure. The ceiling is cracked and could collapse. The material items that are now stored inside of the structure will be moved and stored to an old storage building at the Parks’ site behind Kwik Star East.

1a. Moved by Rathe, seconded by Drenkow to approve Resolution 20-154, awarding Contract for the Old WPC Dome Demolition 2020 project to Elder Corporation of Des Moines, Iowa for the bid amount of \$58,500.00.

Motion passed. Yes: 6 No: 1 (Glaser) Absent: 0

F. Consent Calendar

1. Approve the purchase of a 2020 Massey Ferguson 6714S Tractor with Bengal BB-22 Boom Mower from Deike Implement of Waverly, Iowa in the amount of \$130,375.00 which includes the trade in of the 1980 International Tractor and boom mower for \$9,000.00.
2. Pay Request from TEAM Services, Inc. for the HMA Pavement Widening with HMA Resurfacing for Business 218 North for the amount of \$7,226.39.
3. Pay Request from Snyder & Associates for the 4th Street SW and 10th Street SW Reconstruction 2020 for the amount of \$60,989.28.
4. Pay Request from Snyder & Associates for the Traffic Study 2020 for the amount of \$5,582.50.
5. Pay Request from JB Holland for the Airport Runway 29 Extension 2018 for the amount of \$88,922.17.
6. Pay Request from Steege Construction, Inc. for the Harlington Cemetery Storage Building for the amount of \$20,426.00.
7. Pay Request from Wicks Construction, Inc. for the 4th Street SW & 10th Street SW Improvements 2020 for the amount of \$553,260.10.
8. Pay Request from WHKS & Co. for the Adams Parkway Bridge- Sanitary Sewer Force Main Inspection & Repair 2020 for the amount of \$2,663.74.
9. Class C Liquor License for The Beach House.

Moved by Drenkow, seconded by Rathe to approve the Consent Calendar as presented.

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

G. Regular Business

1. Golf Commission update
 - Golf Commission Vice-Chairperson Sally Thorson presented to the Council and Golf Commission member Jerry Hankner was also present. Other members of the commission include: Chairperson Brent Jones, Sharon Abram, Ron Reusche, and City Council Liaison Kris Glaser. City Golf Division Staff that were present were: Jordan David, Dennis Jones, and Leisure Services Director Garret Riordan. Thorson also reviewed the Golf Staff and longevity with the City. She listed Riordan with 14 years of service with the City, Jen Troyna with 1½ years, Dennis Jones with 40 years, Chris Miller with 17 years, Jordan David with 9 years, and additionally 9 seasonal part-time staff. The Golf Commission meets the 2nd Tuesday of each month at noon at the Waverly Golf and Country Club. Mrs. Thorson went over the mission statements, values, powers and duties, accomplishments, youth golf, and challenges for the Golf Pro Shop and the Golf Maintenance and Ground Specialists. The commission thanked Mayor Hoffman for visiting and touring the facilities. The commission recognizes the dedication and support of the City Council to the golfing activities and facilities the community has available. Council thanked the commission for their hard work. It was stressed how important an adequate learning center and driving range would be for youth and new golfers in the community. The Pro Shop does have two adult sets and one youth set of golf clubs for rent to help accommodate most people. Advantages for non-golfers of the golf course would be the aesthetics of the golf course. It is a beautiful golf course with beautiful greens, and it can be seen by several areas within the City. The course could be a good option for visiting friends and relatives of Waverly residents. It could also be used as a recruiting tool. Various tournaments also serve as a draw for people from out of town. The course is just shy of 30% increase in rounds over 2019. There were a lot of new faces, and staff is looking for ways to entertain them and keep them within the golfing community. A shout out to the maintenance staff taking care of all the various equipment pieces and all the detail required to keep it operable.

2. Moved by Schneider, seconded by Birgen to approve Resolution 20-155, approving a plat of survey to create Parcel VV of Lots 98 & 99 in the Centennial Oaks Golf Club Addition for Cole and Jena Heimer.
Motion passed. Yes: 7 No: 0 Absent: 0
 - The purpose of doing this is so the property owner may build one larger structure on the two lots. The lots are irregular shapes and a house would need to be at an odd angle to be built on one of the lots. The Planning and Zoning Commission approved this request unanimously with a 9 – 0 vote.
3. Moved by Drenkow, seconded by Schneider to approve Resolution 20-156, approving a plat of survey to create Parcel J and Parcel K located at 2433 Grand Avenue for Ronald Kratchmer.
Motion passed. Yes: 7 No: 0 Absent: 0
4. Moved by Rathe, seconded by Beaufore to approve Resolution 20-157, approving Change Order No. 4 in the amount of a \$33,867.49 decrease, accepting the 20th Street NW Reconstruction-Railroad Crossing Improvements at 20th St. NW and 5th Ave. NW 2018 project as complete, and approving Pay Application No. 5 in the amount of \$89,901.66 as the final payment to Croell Inc. of New Hampton, Iowa.
Motion passed. Yes: 7 No: 0 Absent: 0
5. Moved by Drenkow, seconded by Schneider to approve Resolution 20-158, approving Change Order No. 1 in the amount of a \$31,419.16 decrease, accepting the 20th Street NW Reconstruction 2020 project as complete, approving Pay Application No. 3 in the amount of \$83,850.39 as the final pay request to Baker Enterprises of Waverly, Iowa, and approving the Supplemental Agreement with Baker Enterprises in the amount of \$3,175.00.
Motion passed. Yes: 7 No: 0 Absent: 0
 - City Engineer / Public Works Director Mike Cherry informed Council that the timing of a fiber optic line, owned by Windstream, being moved is not known. Windstream is a telecommunication service. The fiber optic goes over the new intake. They have a new conduit installed, but still need to move the fiber optic line. If necessary for the winter, there will be a steel plate placed over the top of the intake, and then, filled in with gravel in an effort to create a safer roadway.
6. Moved by Birgen, seconded by Beaufore to approve Resolution 20-159, setting October 27, 2020 at 9:00 A.M. in the Council Chambers of City Hall as the Date, Time, and Place for the Consultation with Taxing Authorities and Setting November 16, 2020 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. 6 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 that the mentioned property is being removed from the unified plan and a new plan for blight property will be created which allows the City to provide different types of incentives. The properties were in the unified plan since 2014 so it will gain some additional years before it sunsets. A blight plan is for an unlimited number of years. Werger further explained that the \$3 to \$5 million for 20th Street SW redevelopment would spur commercial development of the Meier Hanson property and redevelopment of the Red Fox Inn property both of which are blighted properties adjacent to and served by the street. This is a placeholder within the plan. The City is not allowed to go over the amount that is put into the plan, however, it can go less.
7. Moved by Drenkow, seconded by Rathe to approve Resolution 20-160, adopting a Resolution of Necessity and setting October 27, 2020 at 9:00 A.M. in the Council Chambers of City Hall as the Date, Time, and Place for the Consultation with Taxing Authorities and Setting November 16,

2020 at 7:00 P.M. in the Council Chambers of City Hall as the Date, Time, and Place for a Public Hearing on the adoption of the West Waverly Urban Renewal Plan in the City of Waverly, State of Iowa.

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

- City Administrator James W. Bronner explained to Council that Resolution 20-159 removes two properties from the TIFF area and Resolution 20-160 sets a new Blighted TIFF area with different designation and no sunset date. There are not any other Blighted areas within any other TIFF district in Waverly. This does not commit the City to anything. There will be some limitations. A development agreement will be brought to Council at a later date.

8. Moved by Schneider, seconded by Kangas to approve Resolution 20-161, approving the purchase of a 2020 John Deere 50G Compact Excavator from Murphy Tractor of Waterloo, Iowa for the purchase price of \$61,985.00 for the Public Works Department.

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

- The information on staff summaries is always appreciated. The Yanmar Equipment did not meet most of the specifications sought out. The Deere had many more of the specs checked off. City staff made the decision to use the best responsible bid, albeit not the lowest bid.

H. Reports from Boards and Commissions

1. Planning and Zoning Commission Minutes; September 3, 2020; Received into record.
2. Bremer-Waverly Law Board Minutes; September 14, 2020; Received into record.
3. Economic Development Commission Minutes; September 15, 2020; Received into record.
4. Monthly Financials; September, 2020; Received into record.

I. Staff Updates

- City Administrator James W. Bronner asked for a consensus on whether to have a meal for the planning session on October 26. The consensus was to not have a meal.
- Leisure Services Director Garret Riordan noted that the next Candlelight Walk is coming up on November 7. This is a 1½ mile walk and begins at the trailhead just behind Kwik Star east. Start time is 5:00 p.m. Volunteers are needed at 3:30 p.m. to help set up. Other details are still being finalized.

J. City Council Comments

- Councilmember Rathe commented that Waverly Heritage Days would be holding another drive for cans and bottles on October 31st from 10:00 a.m. to 1:00 p.m. at Fareway. Ms. Rathe also recognized the passing of a past Councilmember Edward Fuoss. Mr. Fuoss was on Council for 12 years and was generous in donations to the WSR Schools and the Waverly Health Center.
- Councilmember Schneider acknowledged that on October 4, many prominent doctors signed the Great Barrington Declaration regarding Covid-19 policies and focused protection. Mr. Schneider also shared what he called a nonsense/failure button.
- Councilmember Birgen shared that after he publicly committed, in the Waverly Newspapers, to participate in a triathlon, he has now achieved this goal by participating in the Wartburg College's Tri-By-Knight triathlon. Birgen said that it was well organized, they did well with physical distancing and keeping everyone safe while giving people opportunity for outdoor exercise. Birgen also noted that EMBRACE is sponsoring a 5K run known as EMBRACE the Race. This event will be held on Sunday, October 25. This event is being sponsored by Wartburg College's Men's and Women's Teams for Cross-Country.
- Councilmember Glaser shared an email he received from Jake & Krista Dolash regarding possible activities and ideas for Bremer Avenue while the Bremer Avenue Bridge is closed down for reconstruction.
- Councilmember Drenkow commented that he was excited for the in-person planning session coming up on October 26th. Mr. Drenkow also encouraged eligible voters to get out and vote early or on

election day.

- Councilmember Beaufore challenged Council & community members on three items; to treat each other and each other's ideas as they are equally important as your own ideas are, practice personal integrity and choose to provide support to each other.

- Councilmember Kangas urged eligible voters to vote early or on election day. Mr. Kangas also reminded politicians that yard signs are not to be placed within City right-of-way or between the street and a sidewalk, or next to the street. Please post them on your own personal property.

K. Mayor's Comments

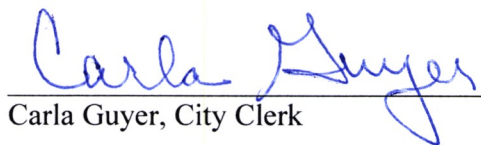
- Mayor Hoffman reflected on a conversation he had on October 7th with a couple of people eating outside at the Wild Carrot. Hoffman said that they also talked about possibilities of activities on Bremer Avenue while the Bremer Avenue Bridge is closed for reconstruction. The Mayor also reminded people that there will be trick or treating in Waverly on October 31st from 5:00 p.m. until 7:30 p.m., and he asked everyone to follow Covid-19 safety precautions. Mayor Hoffman also announced that there is a vacancy on the Board of Appeals. This would be a five-year term on a Bremer County Commission. Waverly appoints a couple people to that commission. Therefore, if someone has some construction knowledge and knows about variances and so forth, please feel free to go online at www.waverlyia.com and fill out an application.

L. Moved by Kangas, seconded by Birgen to adjourn the meeting. Motion passed and the Council meeting adjourned at 8:20 P.M. **Yes: 7 No: 0 Absent: 0**



Adam P. Hoffman, Mayor

ATTEST:



Carla Guyer, City Clerk