

Regular Meeting Minutes – January 21, 2019
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on January 21, 2019 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
1. Present: Birgen, Drenkow, Kangas, McKenzie, Rathe, Sherer, and Waldstein
Absent: None
- C. Moved by Waldstein, seconded by Kangas to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- D. Presentation of Plaque of Appreciation
1. Council presented a plaque of appreciation to former Golf Course Commission member Brad Gade and thanked him for his time on the commission.
- E. Public Hearing
1. This was the date, time and place for a public hearing for the Adams Parkway Bridge Repair project Plans, Specifications, Form of Contract, and Estimate Cost. The Mayor and City Council will entertain any comments. After all comments, the hearing will be declared closed and the following action will be considered.
 - There were no oral or written comments.
 - The hearing was then closed.Moved by Rathe, seconded by Birgen to approve Resolution 19-06, approving Plans, Specifications, Form of Contract, and Estimate Cost of \$419,196.00 for the Adams Parkway Bridge Repair project.
Motion passed. Yes: 7 No: 0 Absent: 0
 - Staff informed Council that there would be river accessibility during this project.
 - 1a. Moved by Birgen, seconded by Waldstein to approve Resolution 19-07, Awarding Contract for the Adams Parkway Bridge Repair project to Cramer & Associates of Grimes, Iowa for the bid amount of \$334,196.28.
Motion passed. Yes: 7 No: 0 Absent: 0
- F. Public Comments on Items Not on the Agenda
- Matthew Schneider expressed his dissatisfaction with Mayor and Council for not taking action to restore Hwy 3 / Bremer Avenue back to four-lane.
 - Michelle Chavez also expressed her displeasure with Mayor and Council for not taking action to restore Hwy 3 / Bremer Avenue back to four-lane.
 - Mayor Soash responded by saying that the Hwy 3 / Bremer Avenue project topic would not be put on an agenda for one year.
- G. Consent Calendar
1. Approve the purchase of a Fiberglass Service Body for the 2019 Ford 1-Ton 4x4 Pickup Cab & Chassis for the Water Division from Stellar Truck & Trailer of Mason City, Iowa for the purchase price of \$11,155.00.
 2. Set the Public Hearing date to review the Slurry Seal Program 2019 project Plans, Specifications, Form of Contract and Estimated Cost for March 18, 2019 at 7:00

- p.m. in the Council Chambers of City Hall.
3. Set the Public Hearing date to review the 2019 Bituminous Seal Coat Program project Plans, Specifications, Form of Contract and Estimated Cost for March 18, 2019 at 7:00 p.m. in the Council Chambers of City Hall.
 4. Pay Request from McClure Engineering Co. for the 20th Street NW Reconstruction 2018 for the amount of \$6,500.00.
 5. Pay Request from McClure Engineering Co. for the 20th Street NW Reconstruction 2018 for the amount of \$1,227.48.
 6. Pay Request from Stanley Consultants, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$11,966.80.
 7. Pay Request from Cramer and Associates, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$176,056.25.
 8. Pay Request from WHKS & Co. for the WPC Facility Improvements 2020 for the amount of \$43,761.60.
 9. Class C Liquor License for Tapatio Mexican Grill.
 10. Special Class C Liquor License (Beer/Wine) for Asian Garden.
 11. Class E Liquor License for Casey's General Store #3763 (South location).
 12. Cigarette/Tobacco/Nicotine/Vapor Permit for Casey's General Store #3763 (South location).
 13. Cash Disbursements for December, 2018.

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

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

H. Regular Business

1. Moved by McKenzie, seconded by Birgen to approve Resolution 19-08, a Resolution committing to support the Champions Ridge project until the end of June, 2019 with benchmarks set with the expectation the committee would complete them by the end of June.

Moved by Kangas, seconded by (there was no second) to direct staff to prepare a resolution for the February 4, 2019 Council to extend the fundraising until the end of March, 2019 and require benchmarks of funds raised.

Motion died for lack of second.

McKenzie withdrew his original motion and Birgen withdrew his second to the original motion.

Moved by Kangas, seconded by Drenkow to approve Resolution 19-08, a resolution approving to extend the deadline to March 18, 2019 for the Champions Ridge Group to secure the necessary funds in cash, including loan proceeds, to complete all of the improvements included in the initial development of the Project during the 2019 and 2020 construction years.

Motion passed. Yes: 5 No: 2 (Waldstein, Rathe) Absent: 0

• Fred Ribich, consultant / advisor for Champions Ridge, introduced the governing board for the committee. Those named for the Bremer County Fair Association are Renee Neil, Chris Dix, and Nylene Geerts. Those named for the Waverly Softball Association are Travis Nuss, Gregg Miller and Chris McCarville (not in attendance). At-Large member, Brenda Meyer was also named. Mr. Ribich reported to Council that although the committee was not able to meet the \$1,000,000 goal by December 31, the committee had reached a total of \$1,000,700

as of this day. This was due to some of the contributors not having information from other sources. He reviewed the history, ability, and potential of the project. He shared some funding sources for Champions Ridge indicating they would be contacting approximately 25 prospects for contributions together with a couple of unsecured, no interest loans, if needed, and applying for several different grants. Champions Ridge currently has approximately \$500,000 cash in the bank and expects to have an additional \$500,000 in cash in the bank by early June, 2019. It is expected that the project would begin in June, 2019 with the first county fair being held in 2020 and the first quad being operational by 2021. Council expressed serious concern whether the fundraising benchmarks would come to fruition.

- John Campbell questioned where the committee is at for total commitment to the project/what is the bottom line, why there are two separate funding accounts for Champions Ridge (one for the ball diamonds and one for the fair association), has the noise issue been dealt with in reference to the church west of the site, will there be sound barriers, and will there be participation with the Iowa Department of Transportation (IDOT) with signage, turn lanes, entrances, and exits?

- Pete Lampe questioned whether the committee had construction documents prepared to do the infrastructure and the land movement on the project; they answered yes. The committee informed Mr. Lampe that they will go out for bids in this first quarter of 2019. Bid acceptance will be done sometime in March. The Board is ready to sign contracts in order for movement to begin.

- Gary Geerts urged the Council to get the deed and abstract of title to the committee.

- Guest Council person noted that according to an online Google search Envision Iowa only has \$5 million budgeted for next year and currently, have \$1.7 million of active applications. Of those applications, there are none in this part of the State.

2. Moved by Kangas, seconded by Birgen to approve Resolution 19-09, approving a Minor Subdivision request for property located at 1415 Horton Road for the creation of Parcel L.

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

3. Moved by Sherer, seconded by Rathe to approve Resolution 19-10, approving an Engagement Agreement between the City of Waverly and Ahlers and Cooney, P.C. in its capacity as Bond Counsel for proceedings for not-to-exceed \$780,000 Sewer Revenue Capital Loan Notes Anticipation Project Note.

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

- As talked about at the January 8th Council meeting, this is the 0% loan (State Revolving Fund (SRF) loan) for the design process of the Water Pollution Control (WPC) Facility improvements. It is necessary to proceed as if the debt was being sold, however, the SRF is already identified for the project. When the construction begins, this will be absorbed into that and it is at that time that it becomes “sold” debt.

4. Moved by Waldstein, seconded by McKenzie to approve Resolution 19-11, Resolution Fixing Date for a Meeting on the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed \$780,000 Sewer Revenue Capital Loan Notes of the City of Waverly, Iowa, and Providing for

Publication of Notice Thereof for a Public Hearing on February 4, 2019 at 7:00 p.m. in the Council Chambers of City Hall.

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

5. Moved by McKenzie, seconded by Rathe to approve the Second Reading of Ordinance 1055, an Ordinance amending Section 84.1 Obstructions- Prohibited and Section 84.2 Obstructions- Awnings of the Waverly Municipal Code.

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

I. Reports from Boards and Commissions

1. Monthly Financials; Dec., 2018; Rec'd into record.
2. Planning and Zoning Commission Minutes; Dec. 6, 2018; Rec'd into record.
 - Council would like to be provided with unapproved minutes when there is a topic on the agenda that regards items from a previous Planning & Zoning agenda.
3. Bremer-Waverly Law Board Minutes; Dec. 10, 2018; Rec'd into record.
4. Economic Development Commission Minutes; Dec. 11, 2018; Rec'd into record.
5. Golf Commission Minutes; Jan. 8, 2019; Rec'd into record.

J. Staff Comments

- There were none.

K. City Council Comments

- Councilmember Rathe congratulated the Waverly-Shell Rock High School Girls Wrestling team on their State Championship achievement.
- Councilmember Birgen read an email from a citizen that praised the 3-lane configuration on Bremer Avenue and added that if anyone would like to talk about it or any other City issue that he would be at the Pour House immediately following the meeting.
- Councilmember Sherer shared support for the words of the Mayor during the public comments regarding Hwy 3 / Bremer Avenue.

L. Mayor's Comments

- There were none.

- M. Moved by Waldstein, seconded by Birgen to adjourn the meeting. Motion passed and the Council meeting adjourned at 9:26 P.M.

Yes: 7 No: 0 Absent: 0

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk

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