

Regular Meeting Minutes – February 4, 2019
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on February 4, 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 in 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. Council welcomed Jes Kittleson as Guest Council for February.
- F. Public Hearing
1. This was the date, time and place for a public hearing on a Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed \$780,000 Sewer Revenue Capital Loan Notes.
 - There were no written or verbal comments.The hearing was then closed.
 - City Administrator James Bronner noted that the loan is for upgrades at the Water Pollution Control Facility which will be approximately a \$9 million project and this loan will help get started with the planning, design and engineering for the project.Moved by Drenkow, seconded by Kangas to approve Resolution 19-12, a Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed \$780,000 Sewer Revenue Capital Loan Notes.
Motion passed. Yes: 6 No: 0 Absent: 1
- F. Public Comments on Items Not on the Agenda
- Karen Thalacker, downtown business person, expressed to Council that she really likes the 3-lane configuration of Bremer Avenue. Ms. Thalacker added that she has had folks from out of town come into her office and local folks share with her that they also love the 3-lane configuration.
- G. Consent Calendar
1. Pay Request from VJ Engineering for the Water Main Replacement 2019 (3rd Avenue NE & CUNA Mutual) for \$12,918.00.
 2. Pay Request from VJ Engineering for the Cedar Lane Reconstruction 2019 for \$2,187.50.
 3. Pay Request from Benchmark Agribusiness, Inc. for the Waverly Municipal Airport Land Acquisition 2012 for \$850.00.
- Moved by Sherer, seconded by Rathe to approve the Consent Calendar.
Motion passed. Yes: 6 No: 0 Absent: 1

H. Regular Business.

1. Moved by Birgen, seconded by Rathe to approve Resolution 19-13, conditionally approving a proposed development agreement with Movie Guys LLC for tax rebates of TIF revenues from incremental commercial property based upon redevelopment of the property at 88 and 90 E. Bremer Avenue in part for commercial public theaters with a total property tax rebate of not-to-exceed \$300,000.00.

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

- This is a conditional approval of a proposed development agreement. This could be as much as a not-to-exceed amount of \$20,000 rebate over 15 years. Included in the agreement would be a definition of full-time status; for example, a minimum number of days per week the theater is open. The development agreement will be very inclusive and will be brought back in about two months. There are no definite dates for the different stages of completion. The tax rebatement will be considered as the local match.

2. Moved by Sherer, seconded by Birgen to approve Resolution 19-14, fixing an amount to be assessed against private property for the Bremer Avenue Water Main and Service Line Improvement project (2018 stages) and directing the Engineer to file an Assessment Schedule with the City.

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

- This process is for the property owners that choose to pay the amount owed before it is certified to the County Treasurer and added to their property tax bill.

3. Moved by Drenkow, seconded by McKenzie to approve the Third and Final 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: 6 No: 0 Absent:

- Council and staff have not received any feedback from the public regarding this matter since the two previous readings.

I. Reports from Boards and Commissions

1. Board of Adjustment Commission Minutes; Dec. 10, 2018; Rec'd into record.

J. Staff Comments

- Leisure Services Director Tab Ray announced the Candle Light Ski / Walk is scheduled for Saturday, February 9, from 5:00 to 7:00 p.m. beginning at the Rail Trail Head behind Kwik Star East. Hot cocoa will be provided. They will decide before 3pm if the weather is too bad to have the event. Forecasted 0 degrees windchill is our guideline. There is no charge for participating.

K. City Council Comments

- Councilmember Rathe commented that she cross-country skied on the rail trail over the weekend and had a good experience.
- Councilmember Birgen shared praise for all who had to work outside in the extreme frigid temperatures last week. Mr. Birgen added that he would be going to the Wooden Foot after the Council meeting if anyone from the public would like to join him and discuss issues regarding the City.
- Staff informed Councilmember Sherer that a medical office is planned to go into

- the building just north of McDonalds; however, we are unsure of the timing for it.
- L. Mayor's Comments
- Mayor Soash also shared the same thoughts of Councilmember Birgen regarding people working outdoors in the extreme cold last week. Kudos to the Water Department since they had to tend to water main breaks on Orchard Court.
- M. Moved by McKenzie, seconded by Rathe to adjourn the meeting. Motion passed and the Council meeting adjourned at 7:28 P.M.
- Yes: 6 No: 0 Absent: 1**

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk