

Regular Meeting Minutes – September 9, 2019
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on September 9, 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, Sherer, and Waldstein
 - Absent: McKenzie, Rathe
- C. Mayor Soash led in the Pledge of Allegiance.
- D. Moved by Drenkow, seconded by Birgen to approve agenda as presented.
Motion passed. Yes: 5 No: 0 Absent: 2
- E. Moved by Drenkow seconded by Birgen to approve the August 19, 2019 regular meeting minutes.
Motion passed. Yes: 5 No: 0 Absent: 2
- F. Council welcomed Len Jentz as Guest Councilperson for September and Mayor Soash announced that the Pizza Ranch, Inc. awarded its community impact award to Mr. Jentz.
- G. Public Hearing
1. This was the date, time, and place for a public hearing on Ordinance 1065, an Ordinance adopting the Policy Statement, Connection Fee Schedule, and Connection District Plat for East Bremer Sanitary Sewer Extension 2019 Project.
 - **There were no oral or written public comments.**
 - **The public hearing was then closed.**Moved by Sherer, seconded by Birgen to approve the Second Reading of Ordinance 1065, an Ordinance adopting the Policy Statement, Connection Fee Schedule, and Connection District Plat for East Bremer Sanitary Sewer Extension 2019 Project.
Motion passed. Yes: 5 No: 0 Absent: 2
 - City Attorney Bill Werger informed Council that Nutrient Ag will divide the south lot into two lots and the new lot on the east will then need City sewer service.
 2. This was the date, time and place for a public hearing on the proposed Amendment No. 5 to the Waverly Unified Urban Renewal Plan in the City of Waverly.
 - **There were no oral or written public comments.**
 - **The public hearing was then closed.**Moved by Drenkow, seconded by Birgen to approve Resolution 19-137, a Resolution determining an area of the City to be an Economic Development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Waverly Unified Urban Renewal Plan.
Motion passed. Yes: 5 No: 0 Absent: 2
 - City Attorney Bill Werger explained that the City’s urban renewal plan is the document that determines what the City can spend the tax increment financing (TIF) money on. Often, TIF money is used to help cover costs of infrastructure including streets, sewer lines, and water lines. TIF is determined by the increment in value increase that occurs by doing a project on one particular property. The City borrows money for a particular project and repays the loan amount with the tax increment revenue. The City holds a consultation with the School and County to receive input from them. Agricultural land owners’ consent is also asked for. The increment is not on the base tax for a property it is what is generated by the development or re-development of a property. If the

increment is not all used in a given year, it is distributed between the taxing authorities. Generally, the increments sunset anywhere from 10 to 20 years.

2a. Moved by Kangas, seconded by Birgen to approve the First Reading of Ordinance 1066, amending the current Waverly TIF Ordinance 1060 in connection with the adoption of Amendment No. 5 to the Waverly Unified Urban Renewal Plan.

Motion passed. Yes: 5 No: 0 Absent: 2

3. This was the date, time and place for a public hearing on the proposed transfer of unused right of way parcel from the Cedar River Parkway project pursuant to the purchase contract.

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

Moved by Birgen, seconded by Drenkow to approve Resolution 19-138, a Resolution approving the transfer of unused right of way parcel from the Cedar River Parkway project to Timothy and Jodi Griggs for consideration of \$1.00 pursuant to the purchase contract.

Motion passed. Yes: 5 No: 0 Absent: 2

H. Proclamation

1. Moved by Drenkow, seconded by Birgen to approve a proclamation proclaiming September 11, 2019 as a Day of Caring in the City of Waverly.

Motion passed. Yes: 5 No: 0 Absent: 2

I. Public Comments on Items Not on the Agenda.

- **There were none.**

J. Consent Calendar

1. Pay Request from VJ Engineering for the Water Main Replacement 2019 for the amount of \$820.00.
2. Pay Request from VJ Engineering for the Cedar Lane Reconstruction 2019 for the amount of \$5,473.75.
3. Pay Request from WHKS & Co. for the WPC Facility Improvements 2020 for the amount of \$19,950.40.
4. Pay Request from Stanley Consultants, Inc. for the Cedar River Parkway (East) Improvements 2018 for the amount of \$44,450.64.
5. Pay Request from Snyder & Associates for the 10th Street SW Improvements 2020 for the amount of \$3,298.50.
6. Pay Request from Snyder & Associates for the 4th Street SW Reconstruction 2020 for the amount of \$36,922.78.
7. Pay Request from K Cunningham Construction Co. Inc. for Cedar Lane Reconstruction 2019 for the amount of \$315,876.90.
8. Pay Request from AHTS Architects for the Waverly Senior Housing- 420 Bldg. Project for the amount of \$3,054.00 to be paid by Waverly Senior Housing.
9. Pay Request from Steege Construction, Inc. for the Waverly Senior Housing- 420 Bldg. Project for the amount of \$186,135.82 to be paid by Waverly Senior Housing.
10. Class C Liquor License for East Bremer Diner.
11. Special Class C Liquor License for Waverly Oktoberfest.

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

Motion passed. Yes: 5 No: 0 Absent: 2

- City Attorney Bill Werger explained to Council that while Waverly Senior Housing reports to the Municipal Housing Commission. Waverly Senior Housing has saved enough money in their reserves to pay for this project. The City of Waverly

needs to approve large expenditures.

K. Regular Business.

1. Moved by Birgen, seconded by Waldstein to approve Resolution 19-140, a Resolution approving the Iowa Northland Regional Transportation Authority's Transportation Alternatives Program (TAP) Programming Agreement for the Rolling Prairie Trail Extension in Waverly, Iowa along 10th Avenue SW from Heritage Way (IA 3) to 16th Street SW.

Motion passed. Yes: 5 No: 0 Absent: 2

- TAP funding is distributed by Iowa Northland Regional Council of Governments for the region. The money is given by the State to be used on projects that are deserving of the funds. Funding for this project was awarded to the City by INRCOG. TAP funding only covers construction expenses; it does not include engineering expenses. This is a regional policy that is agreed upon. The State Recreational Trails Funding does allow funds to be used for engineering, design, construction, and administration and would be an additional \$35,000 in funding. If we are awarded State Recreational Trails funding, the TAP funds will go back into the pool of funds available for other regional projects, and the fiscal year 2020-21 capital improvement projects would, in turn, be reduced by approximately \$35,000.

2. Moved by Drenkow, seconded by Birgen to approve Resolution 19-141, awarding the Citywide Asphalt Patching- Fall 2019 project to Heartland Asphalt of Mason City, Iowa for the bid amount of \$46,170.13 and authorizing the City Attorney to review and approve the Performance and Payment Bonds.

Motion passed. Yes: 5 No: 0 Absent: 2

3. Moved by Sherer, seconded by Waldstein to approve Resolution 19-142, a Resolution approving Change Order No. 1 in the amount of a \$7,608.89 decrease, accepting the 2019 Bituminous Seal Coat Program as complete and approving Pay Estimate No. 2 in the amount of \$18,723.43 as the final pay request to Blacktop Service Co. of Humboldt, Iowa.

Motion passed. Yes: 5 No: 0 Absent: 2

4. Moved by Kangas, seconded by Waldstein to approve Resolution 19-143, a Resolution accepting the School Ped Ramp Construction 2019 project as complete and approving Pay Estimate No. 1 in the amount of \$13,406.60 as the final pay request to Feldman Concrete of Dyersville, Iowa.

Motion passed. Yes: 5 No: 0 Absent: 2

- Council thanked the Waverly-Shell Rock High School students who brought this project to Council.

5. Moved by Waldstein, seconded by Sherer to approve Resolution 19-144, a Resolution accepting the Crack Cleaning and Filling Project 2019 as complete and approving Pay Estimate No. 2 in the amount of \$6,359.53 as the final pay request to Kluesner Construction Inc. of Farley, Iowa.

Motion passed. Yes: 5 No: 0 Absent: 2

L. Reports from Boards and Commissions

1. Bremer-Waverly Law Board Minutes; July 8, 2019; Received into record.
2. Ball Diamond Task Force Minutes- corrected; August 4, 2019; Received into record.
3. Civil Service Meeting Minutes; August 27, 2019; Received into record.
4. Senior Calendar; September, 2019; Received into record.

M. Staff Comments

- Leisure Services Director Garret Riordan announced that the Rail Trail would be closed from 7:00 a.m. on September 11 through 7:00 a.m. on September 12 since volunteers will be

sealing the bridges. Public is asked to please obey the closure signage due to vehicles traveling along the trail that day for volunteers. A rain date is yet to be determined.

N. City Council Comments

- Staff informed Councilmember Sherer that Hwy 3 improvements should be done around Thanksgiving time.
- Councilmember Birgen noted that he would be at the Wooden Foot after the Council meeting if anyone would like to join him to discuss City business.

O. Mayor's Comments

- Staff informed Council that signage will be coming to help identify Cedar River Parkway so drivers are not passing the turn off as much. They are working through a punch list of items still needing attention. The City would like to have some pre-turning signage posted as well.

P. Moved by Birgen, seconded by Waldstein to adjourn. Motion passed and meeting adjourned at 8:00 p.m. **Yes: 5 No: 0 Absent: 2**



Dean Soash, Mayor

ATTEST:



Carla Guyer, City Clerk