

Regular Meeting Minutes – February 17, 2020  
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on February 17, 2020 at 7:00 P. M. at City Hall.

Mayor Hoffman presided.

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 Schneider, seconded by Beaufore to approve the agenda as presented.

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

D. Moved by Drenkow, seconded by Rathe to approve the February 8, 2020 budget work study session minutes.

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

E. Public Hearing

1. This was the date, time and place for a public hearing to set the Maximum Property Tax Dollars for the City’s Proposed Fiscal Year 2020-21 Budget.

- **There were no written or oral public comments.**

Moved by Glaser, seconded by Birgen to approve Resolution 20-12, approving the Maximum Property Tax Dollars from Certain Levies for the City’s Proposed Fiscal Year 2020-21 Budget.

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

- City Administrator James Bronner explained that this is the first of two public hearings. This portion does not include the debt levy or other levies. This hearing is to set maximum property tax dollars, however, the City could go above and beyond this. March 16<sup>th</sup> will be the day that the City budget will be decided on. Former City Finance Director Jenifer Mein noted that instead of looking at the levy this is looking at the property taxes that the City has for fiscal year 2020-21. The property tax amount determines what change there will be.

2. This was the date, time and place for a public hearing for the Airport Obstruction Removal Project 2020 Plans, Specifications, Form of Contract, and Estimate Cost.

- **There were no written or oral public comments.**

Moved by Rathe, seconded by Birgen to approve Resolution 20-13, approving Plans, Specifications, Form of Contract, and Estimate Cost of \$145,795.00 for the Airport Obstruction Removal Project 2020.

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

- Bids were competitive in nature.

2a. Moved by Drenkow, seconded by Birgen to approve Resolution 20-14, awarding Contract for the Airport Obstruction Removal Project 2020 to Schrader Excavating and Grading Company of Walford, Iowa for the bid amount of \$106,415.00.

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

- Construction pricing seems to be staying higher.

F. Public Comments on Items Not on the Agenda

- Pete Lampe expressed appreciation to Mayor and Council for their diligence during the budget work study session. Mayor Hoffman also returned the appreciation to Mr. Lampe.

G. Consent Calendar

1. Approve the purchase of twelve (12) Point Blank HiLite Body Armor Vests for the Police Department from Galls, of Lexington, Kentucky for the total purchase price of \$7,799.40.

2. Approve the purchase of a Brand FX Fiberglass Service Body for the Sewer Line Maintenance Division from Stellar Truck & Trailer of Mason City, Iowa for the total purchase price of \$15,998.05.
3. Pay Request from WHKS & Co. for the Business 218 North Resurfacing 2020 for the amount of \$1,244.10.
4. Pay Request from Midland GIS Solutions, LLC for the GIS Data Collection 2019 for the amount of \$5,000.00.
5. Pay Request from Impact7G for the Airport Obstruction Removal Project 2020 for the amount of \$1,690.00.
6. Pay Request from Steege Construction, Inc. for the Waverly Senior Housing Bldg. Project for the amount of \$131,255.75 to be paid by Waverly Senior Housing.
7. Pay Request from Align Architecture & Planning for the Waverly Senior Housing Bldg. Project for the amount of \$3,000.85 to be paid by Waverly Senior Housing.
8. Class C Liquor License for Kwik Star #707.

Moved by Birgen, seconded by Schneider to approve the Consent Calendar as presented.

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

H. Regular Business

1. Moved by Rathe, seconded by Birgen to approve Resolution 20-08, approving the final plan and not to exceed amount of \$240,000.00 to authorize the purchase of items and for approving competitive bidding of street tree and sidewalk decorative brick installation for the Bremer Avenue Streetscape Project.

**Motion passed. Yes: 5 No: 2 (Schneider, Beaufore) Absent: 0**

- Mayor Hoffman shared pictures of downtown Iowa Falls where they have similar streetscape items that are being proposed. Mr. Hoffman received emails from Paula Stevenson, Jean Schlomer, Amanda Ranthun, Krista Dolash, JoAnn Jones, Darwin Rittgers, Brittney Diercks, Phil Trimble, Melissa Wilkins, Mark Hubbard, Patricia Coffie, Cindy Hendrickson, Charles Infelt, Ann Seggerman, and Tom Hicks. He stated that he may have missed one or two. This list included names with a scattering of those in favor and opposed to the streetscape project.

- Ryan Frerichs, Don Meyer, Travis Toliver, and Steve Egli all voiced opinions in favor of the proposed streetscape items. Guest Council Josh Gilbert expressed opposition.

- Council discussion followed: There will be more expense than the \$240,000 when you figure in annual labor and the depreciation on benches, trash receptacles and other fixtures. Communication efforts seemed to be lacking in some opinions. Streetscape does create a more vibrant downtown. Chamber and City staff both communicated through in-person visits, email, and phone calls to downtown business owners/Chamber members; although not every business got the message. It is concerning that not all were asked about their opinion. Construction has been going on for a long time and has affected the businesses. Most of the previous discussion was in regards to trees so those businesses that were going to be impacted by a tree were contacted. Originally, there were a lot of trees planned and that number has been scaled back a lot. This project is already funded. If someone trips on something that is open and obvious, there would not be any liability. Flowers have started to be purchased, but can be used anywhere in the City. GO Bonds and Essential Corporate Purpose Bonds funding cannot be mixed. Bridges, streets, and things of that nature are Essential Corporate Purpose. Ball fields and recreational type projects are General Corporate Purpose and have limitation by size and population. This Streetscape monies were borrowed under General Corporate Purposed and cannot be transferred. There currently is not a code for mixing these types of funding. Council

thanked all of the people who contacted them regarding this project. There were a lot of valuable comments from people who supported it and those that did not support it. Thank you to Ryan Frerichs for sharing the history of the project and the openness of the possibilities of being involved. Thank you to the committee, to the Chamber, and thank you to staff. Councilmember Glaser read an excerpt out the book "13 Ways to Kill a Community" by Doug Griffiths. Council needs to trust the committee. It is the town's downtown. City staff has knowledge of planting trees and flowers.

- Parks Superintendent, Paul Cheville and Vegetation Management Lead, Eric Schares shared that the planned process for planting trees could provide the trees a life span of 30, 40, maybe 50 years. The trees are meant to not outgrow the space that they are planted into. The planned trees will have a spread of 6 to 15 foot wide.

2. Moved by Birgen, seconded by Rathe to approve Resolution 20-15, approving a grant agreement for *CN EcoConnexions From the Ground Up* grant for \$25,000.00 to complete the Bremer Avenue Streetscape Project 2019-2020.

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

3. Moved by Birgen, seconded by Schneider to approve Resolution 20-16, approving the purchase and installation of five (5) Panasonic Toughbooks, Havis Docking Stations, and Mounting Kits for the Waverly Police Department from BerganKDV of Waterloo, Iowa for the purchase price of \$20,231.00.

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

- This is replacing computer systems in the patrol cars and is the final portion of computer upgrades from Windows 7 within the City which is no longer supported. The next time the fleet is rotated, the mobile computers will be placed in the rotation so that they do not need to be replaced all at one time again. Local Option Sales Tax (L.O.S.T.) will be used to fund the Toughbooks, etc.

4. Moved by Rathe, seconded Birgen to approve Resolution 20-17, approving a Farm Lease Agreement between the City of Waverly and Dean Knapp for 120 acres of Parcels M, N, and O located at the former Champions Ridge site for the total rent of \$34,800.00.

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

5. Moved by Schneider, seconded by Birgen to approve the Second Reading of Ordinance 1070, an Ordinance providing for rezoning of property owned by JDM Property Holdings LLC located at 208 9<sup>th</sup> Avenue NW and 1005 Adams Parkway from R-2 (One and Two Family Residential) to P-D (Planned Development District).

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

6. Moved by Birgen, seconded by Kangas to approve Resolution 20-18, Fixing Date for a Meeting on the Proposition of the Issuance of Not to Exceed \$700,000 General Obligation Bonds of the City of Waverly, State of Iowa (For General Corporate Purposes), as March 2, 2020 at 7:00 P.M. in the Council Chambers as the date, time, and place for public hearing and Providing for Publication of Notice Thereof.

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

- This portion of bonds is planned for the ball diamonds. They are general corporate purpose and cannot be just used anywhere by the City. There has to be a limitation. Administration costs cannot be paid for out of the bond proceeds of General Corporate Purpose Bonds. They will be paid for out of the Essential Corporate Purpose Bonds.

7. Moved by Rathe, seconded by Birgen to approve Resolution 20-19, Fixing Date for a Meeting on the Proposition of the Issuance of Not to Exceed \$5,500,000 General Obligation Bonds of the City of Waverly, State of Iowa (For Essential Corporate

Purposes), as March 2, 2020 at 7:00 P.M. in the Council Chambers as the date, time, and place for public hearing and Providing for Publication of Notice Thereof.

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

8. Review of 2020-21 Proposed Budget

- City Administrator James Bronner reviewed where Council left off at the previous budget discussion. The removal of the 3<sup>rd</sup> Street Bridge without replacement was added to the list. Just removing the bridge without replacement would forfeit the \$1 million grant from the State and would not be an option if it was replaced at a later date. The I.D.O.T. will research what it would cost and how much additional time it would take in order to keep one-lane open at a time during the Bremer Avenue Bridge construction. The 4<sup>th</sup> Street Improvement project bids came in higher than anticipated and the estimated cost is now approximately \$200,000 higher. The water and sewer improvements may come in higher as well. The Council was asked to rank the possible capital improvement projects in order of what they felt important. The order of ranking was the 1) Youth Ball Diamonds Project; 2) 4<sup>th</sup> Street SW Improvements; 3) Pedestrian/Bike Trail Extension at 10<sup>th</sup> Street SW; 4) Removal & replacement of the 3<sup>rd</sup> Street SE Bridge; 5) Removal only of the 3<sup>rd</sup> Street SE Bridge; 6) Cedar Lane Improvements – 1<sup>st</sup> Phase NW; 7) Public Services Facility – Phase 2. If 1, 2, 3, 4, 6, and 7 of the projects are completed and the 2<sup>nd</sup> D.O.T. payment for Bremer Avenue is added on, it would cause an increase of \$1.17 on the tax levy per \$1,000 of taxable valuation. Future years of potential capital projects were also discussed including the condition of 3<sup>rd</sup> Street SE. If the bridge were to be replaced, it is highly likely that the street will need to be reconstructed as well. The consensus was to bond for the seven items for a total of \$6.9 million.

I. Reports from Boards and Commissions

1. Historic Preservation Commission Minutes; October 28, 2019; Received into record.
2. Monthly Financials; January, 2020; Received into record.

J. Staff Updates

- Public Works Director/City Engineer informed Council that the snow plows are out in order to clean up the snow before the temperature drops lower and the wind begins to blow stronger.

K. City Council Comments

- Councilmember Birgen gave a big thank you to the Center for allowing the Girl Scouts to sort their cookies there. He will not be meeting anyone after the meeting since there is an executive session at the end of the meeting.
- Councilmember Beaufore thanked City staff and committees for their hard work at coming up with fiscal solutions and the education that City Administrator James Bronner offered.
- Councilmember Rathe also gave a shout out to the tree experts that were in attendance. Trees Forever is looking for volunteers to join Trees Forever, and they meet on the 2<sup>nd</sup> Thursday of each month at noon in the Civic Center at City Hall. There will be an open work shop on March 14<sup>th</sup> at 10:00 a.m. at the Civic Center to learn about trees. If interested, please email Councilmember Rathe at [arathe@ci.waverly.ia.us](mailto:arathe@ci.waverly.ia.us) or Paul Cheville at [paulc@ci.waverly.ia.us](mailto:paulc@ci.waverly.ia.us).
- Councilmember Glaser said that the public could reach him with questions and comments at [kglaser@ci.waverly.ia.us](mailto:kglaser@ci.waverly.ia.us) or call him at 319-483-5252.
- Guest Councilmember Josh Gilbert announced that the Bremer County Fair Association has purchased the grounds on East Bremer Avenue.

L. Mayor's Comments

- There were none.

M. Executive Session

1. Moved by Kangas, seconded by Schneider enter into executive session to discuss collective bargaining strategy for upcoming City Unit and Public Safety Unit negotiations as provided by Section 20.17(3) of the Code of Iowa.

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

Moved by Birgen, seconded by Kangas to re-enter into open session.

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

- N. Moved by Birgen, seconded by Rathe to adjourn. Motion passed and the Council meeting adjourned at 9:59 P.M.

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



Adam P. Hoffman, Mayor

ATTEST:



Carla Guyer, City Clerk