

A Regular Meeting of the Waverly City Council was held on March 16, 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, Kangas, Rathe, and Schneider Absent: Glaser
- C. Moved by Kangas, seconded by Drenkow to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- City Clerk Carla Guyer informed Council that Regular Business item number one could not be moved ahead of the public hearing for the budget. Mayor Adam Hoffman also informed Council that he would be sharing information regarding the Coronavirus during Mayoral Comments.
- D. Moved by Drenkow, seconded by Schneider to approve the February 24, 2020 study session minutes and the March 2, 2020 regular meeting minutes.
Motion passed. Yes: 6 No: 0 Absent: 1
- E. Public Hearing
1. This was the date, time and place for a public hearing on Ordinance 1071, an Ordinance providing for rezoning of property located at 1661 3rd Street SW from R-3 (Multiple Family Residential District) to C-1 (Commercial District).
- Oral public comments included James & Jan Mehmen, Garylor Hinderacher, and Steve & Shirley Clark all speaking in opposition to this rezoning request. Ken Burrow and Pastor Ben ~~Dawn~~ **Dau** both spoke in favor of the rezoning. Prior to this meeting, Bob and Jane Harrison and Jan Mehmen both had entered written public comments in opposition for the rezoning. Also, prior to this meeting, Jan Mehmen, Barb McWhirter, Diane Hansen, Ed Adams, Eugene Downing, Gaylord Hinderacher, and Elroy Streich all telephoned in with public comments in opposition of the rezoning. Jared Hartwig telephoned with a public comment in favor of the rezoning.
 - **The public hearing was then closed.**
- Moved by Kangas, seconded by Birgen to approve the Second Reading of Ordinance 1071, an Ordinance providing for rezoning of property owned by Amcon Construction Company LLC located at 1661 3rd Street SW from R-3 (Multiple Family Residential District) to C-1 (Commercial District).
Motion passed. Yes: 6 No: 0 Absent: 1
- Mayor and Council discussion followed the public hearing. The 25-mph speed limit and numbers of vehicles were noted. There could also be an impact on property values due to an empty church building being there. There is a dire need for child care. Developers were encouraged to meet with the neighborhood. With 55 parking spaces, parking seems to be adequate; although, parking signs seem confusing. There are not any No Parking signs at that area of the street. There was communication that people received regarding how far the residences would be encroached upon with commercial property. The Iowa Code requires communication to go out to all neighboring properties within 250 feet. The R-3 and R-4 districts under the prior code were both multi-family zones. The current code identifies more clearly what is allowed. R-4 is now the apartment building district. Third Street was intended to be a minor collector street since it does carry a lot of traffic. C-1 would not allow restaurants, bars, or grocery stores. C-1 is intended more for business offices. The child care would like to be open for business as soon as possible. Planning and Zoning voted 5 to 0 in favor of this child care. There has been no evidence

- that a child care facility would diminish property value. There is an amount of screening that will have to be done in order to separate a commercial district from a residential district. The Board of Adjustment also approved this special provisional use with a vote of 3 in favor and 1 against. Rezoning requests are originated with the property owner.
2. This was the date, time and place for a public hearing on Ordinance 1072, an Ordinance providing for rezoning of property located abutting the Cedar River Parkway from A-1 (Agricultural District) to R-2 (One- & Two-Family Residential District).

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

Moved by Rathe, seconded by Schneider to approve the Second Reading of Ordinance 1072, an Ordinance providing for rezoning of property owned by the City of Waverly for Parcel ID 0911200001 and Parcel ID 09112000018 located abutting the Cedar River Parkway from A-1 (Agricultural District) to R-2 (One & Two Family Residential District).

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

3. This was the date, time and place for a public hearing for the Bituminous Seal Coat Program 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 20-42, approving Plans, Specifications, Form of Contract, and Estimated Cost of \$215,778.00 for the Bituminous Seal Coat Program 2020 project.

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

- Fun fact: \$2,150 is the cost per block for seal coating.

- 3a. Moved by Birgen, seconded by Kangas to approve Resolution 20-43, awarding Contract for the Bituminous Seal Coat Program 2020 project to Blacktop Services of Humboldt, Iowa for the bid amount of \$205,778.50.

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

- \$2,150 per block vs. \$75,000 per block to do a complete reconstruction. This is an affordable way to keep the streets in good shape. Seal coat is \$2/sq. yard, Slurry seal is \$4/sq. yard and one inch to one and a half inch mill & overlay is \$8/sq. yard. As streets age, such as the Centennial Oaks streets are now approaching 20 - 21 years old, there has been some deformation of the surface due to trench settlements. This type of deformations cannot be corrected with a seal coat. The mill and overlay can be effective for the newer, full-depth streets.

4. This is the date, time and place for a public hearing on Resolution 20-41 on the proposed Budget Fiscal Year 2020-21.

- An email was received from Larry Hansen in opposition to the budget due to employee wages and the amount of tax-exempt properties within the City. There was also an email from Kris Glaser in favor of the budget.

- **After 26 minutes, with no further public comments, the public hearing was then closed.**

Moved by Kangas, seconded by Rathe to approve Resolution 20-41, adopting the Budget Fiscal Year 2020-21.

Motion passed. Yes: 5 No: 1 (Schneider) Absent: 1

- When money is taxed for, the City can still choose not to do a project. The dollars that would have been used for the project could go towards paying down the debt. Waverly Utilities is the only entity in Waverly that makes payment in lieu of taxes (pilot). Waverly Senior Housing has property that is tax exempt due to it being Section 8. The new building (Red Cedar Place) will be required to pay the amount of 10% of all rents to taxes. An example of a Cultural and Scientific facility might be a museum, although, the City does not have any. With all the projects that were put in this year's budget, there is a feeling of uneasiness. We have held a pre-levy hearing. That determined the bond payment for fiscal year 2020 – 21 and after that we can revisit the amounts. A lot of the items within the proposed budget were surrounded by the Bremer Avenue Bridge coming out. The bridge construction dictated that we either do the project now or wait four years. There was a lot of effort put into this budget. There have been many items that have been talked about for many years. There are some streets that need to be done and others that seem like they have a few years left on them. Are there other ways to fund the 10th Avenue Trail Extension, for instance? Work on the budget by staff is appreciated by Council and the education that goes along with that. The department heads came into the budget process thinking lean. Wage increases impacted the budget and the budget was also impacted by ever increasing health insurance costs. It seems the largest voice regarding the budget was to “just do something” something about the 3rd Street SE Bridge. Although, it also seems that most of the people want a two-lane vehicular bridge. The pros and cons were weighed. The projects will become more and more expensive the more they are delayed. Cedar Lane and the Public Works building need to be done for the good of the City. The tax-exempt properties help make Waverly the beautiful City that it is. The budget is a difficult decision given the number of people on fixed incomes and what the Country is going through at this time. It is time to get these projects done and move on with the City. The not-for-profits clearly provide a lot of economic benefits within the City with the people they hire and the activities that they provide. There is concern for the number of households living pay check to pay check. Over the past ten years, there have been several major projects that have take precedence over some of the projects that are now planned. Projects such as: the inflatable dam, the Dry Run Creek improvements, Bremer Avenue Reconstruction, Cedar River Parkway, 4th Street SW, and the Oak Ridge Circle Realignment. There are still some additional projects that need to get done, such as: the swimming pool, Memorial Park, sidewalks throughout town, and trail systems.

F. Public Comments on Items Not on the Agenda

- There were none.

G. Consent Calendar

1. Pay Request from WHKS & Co. for the Infrastructure Modeling- Water Distribution System & Sanitary Sewer Collection System 2019 for the amount of \$48,502.98.
2. Pay Request from WHKS & Co. for the Infrastructure Modeling- Water Distribution System & Sanitary Sewer Collection System 2019 for the amount of \$4,747.67.
3. Pay Request from WHKS & Co. for the WPC Facility Improvements 2020 for the amount of \$27,969.76.
4. Pay Request from WHKS & Co. for the WPC Facility Improvements 2020 for the amount of \$35,847.36.
5. Pay Request from Snyder & Associates for the 4th Street SW Reconstruction 2020 for the amount of \$1,911.31.
6. Pay Request from A & R Land Services, Inc. for the Airport Land Acquisition 2012 for the amount of \$153.70.

7. Pay Request from McClure Engineering Co. for the Airport Runway 29 Extension 2018 for the amount of \$2,170.34.
8. Pay Request from McClure Engineering Co. for the Airport Obstruction Removal Project 2020 for the amount of \$5,050.00.
9. Pay Request from Steege Construction, Inc. for the Waverly Senior Housing Bldg. Project for the amount of \$169,680.45 to be paid by Waverly Senior Housing.
10. Pay Request from Align Architecture & Planning for the Waverly Senior Housing Bldg. Project for the amount of \$3,003.15 to be paid by Waverly Senior Housing.
11. Class E Liquor License for Liquor & Tobacco Outlet.
12. Class C Liquor License for Waverly Golf & Country Club.
13. Ownership update for Waverly Golf & Country Club.
14. Class C Liquor License for El Sol Mexican Restaurant.
15. Native Wine Permit for Wild Carrot.
16. Cash Disbursements for February, 2020.

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

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

H. Regular Business

1. Moved by Rathe, seconded by Drenkow to approve Resolution 20-44, approving the Iowa DOT City Bridge Funding offer for replacement of the 3rd Street SE Bridge over the Cedar River.

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

• If Council would like to proceed with a two-lane vehicular bridge rather than a one-lane vehicular bridge, pedestrian only bridge, demolition, or nothing at all; it would be in the City's best interest to accept the funding. The funding will not be available if any of the other options mentioned are completed. The City needs to let the D.O.T. know what the intentions are for the bridge. Waverly is towards the top on the D.O.T.'s list to receive this funding. March 20th is the deadline for notifying the D.O.T. of Waverly's preference. The D.O.T. funding will not fund design work. It will only fund the construction portion of the bridge. Right now, the truss bridge is susceptible to flooding. It does have a camber in it and you can see across. What a one-lane bridge would cost would be the same amount as a two-lane bridge when figuring in the \$1 million in D.O.T. funding. If a one-lane bridge is constructed, there will be so much of an arch that a driver would not be able to see across to the other side in order to watch for oncoming traffic. Traffic signals will be needed. An oversized, pedestrian-only bridge may allow for access during the event of a flood. That was not the design that was chosen, but it could be built. The D.O.T. funding agreement will be brought to Council in May. The City would forego the \$1 million D.O.T. funding if we just remove it for now. Since the building of the Cedar River Parkway Bridge, the amount of traffic going over the 3rd Street Bridge will most likely decrease. Majority of the people that would use the 3rd Street Bridge will be those traveling locally. The traffic that is no longer going over the 3rd Street Bridge is now driving along 1st Street SW so it has been diverted from one neighborhood to another. The nostalgia will be lost when replacing a one-lane bridge with another one-lane bridge. There are a lot of people who want to see a bridge in this location. There needs to be an alternative bridge to the Adams Parkway Bridge and the Cedar River Parkway Bridge during the closure of the Bremer Avenue Bridge. Costs are quite obvious. There will be more traffic while the Bremer Avenue Bridge is closed. The Historic Preservation Commission was not in favor of the removal of the bridge due to its historic values.

2. Moved by Rathe, seconded by Birgen to approve Resolution 20-45, approving the purchase of a 2020 Kage Innovation SBK96 Snowfire System (snow box and blade) for the Public Services Department from Star Equipment of Cedar Rapids, Iowa for the purchase price of \$7,550.00.

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

3. Moved by Drenkow, seconded by Kangas to approve Resolution 20-46, approving the acquisition of a Surface and Overhead Aviation Easement and the authority to remove trees from property owned by James P. and Sandra S. Janssen to enhance the Airport Safety Zone for the estimated cost of \$23,000.00 with the Federal Aviation Administration paying 90%.

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

- The compensation referred to in the agreement is for the trees and not for the removal of the trees. This will be picked up in the observation removal contract. The change order will be brought to Council on April 6. There are sufficient funds to cover this and the change order is approximately \$16,000. There are about 21 acres at the end of the runway which are restricted to no residential.

4. Moved by Schneider, seconded by Birgen to approve Resolution 20-47, approving the Notice of Intent to Withdraw from a 28E Agreement and the withdrawal from membership between the Iowa Governmental Health Care Pool and the City of Waverly.

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

- The City currently does not have control over the costs of insurance. Although the City has been around 40% over recent years, we still continue to pay around 10% in renewal increases. Staff feels this is due to balancing costs for other cities & counties with much higher insurance costs. Both of the City's unions are in agreement that this is a definite plus for the City and its employees. There are two proposals that both show less costs than we are currently paying. One demonstrates that within a year it could allow us to be self-funded which is the ultimate goal.

I. Reports from Boards and Commissions

1. Board of Adjustment Minutes; November 11, 2019; Received into record.
2. Ball Diamond Task Force Minutes; November 25, 2019, Received into record.
3. Ball Diamond Task Force Minutes; January 20, 2020; Received into record.
4. Historic Preservation Commission Minutes; January 27, 2020; Received into record.
5. Planning and Zoning Commission Minutes; February 6, 2020; Received into record.
6. Bremer-Waverly Law Board Minutes; February 10, 2020; Received into record.
7. Monthly Financials; February, 2020; Received into record.
8. Senior Calendar; March, 2020; Received into record.

J. Staff Updates

- Information Services Librarian Bethany Nelson and Outreach Librarian Kris Fagre announced that due to the Coronavirus (Covid – 19), the library will close its doors to the public beginning March 17th. It is uncertain whether the drive-thru will remain open at this time. There will be staff working to answer phones and emails and to assist with remote programming. People are being asked to not return materials at this time. This will be until further notice. It does appear that all libraries are closed within Bremer County.

- Leisure Services Director Garret Riordan shared that there are new cameras in place tonight. The Waverly Municipal Golf Course is open and on the 1st day there were 50 golfers. There were letters of commendations for Leisure Services and Sewer Line Maintenance employees for their efforts during a time when there were more funerals in one weekend than normally experienced. At this time, The W is still open with the following changes: of no new

day passes; no one under the age of 18 is allowed; if you have purchased class passes, they will be honored, however, no new ones will be issued; and child care is being looked at. Hours are being looked at being modified throughout the City.

- Public Works Director and City Engineer Mike Cherry announced that the Yard Waste Site is scheduled to open Monday, March 30. Deliveries of compost, mulch, etc. can be made if you would call the City at 319-352-6247. Temporary dumpsters are also available for rent for spring cleaning.

- City Administrator James Bronner would recommend the cancellation of the March 23 Council Meeting due to the most recent updates on the Coronavirus.

K. City Council Comments

- Councilmember Birgen noted that he would not be meeting citizens at the bar tonight due to the Coronavirus.

- Councilmember Beaufore commented that you can order bricks for the Veterans Memorial, however, there was a March 15th deadline.

- Councilmember Rathe complimented the police for the Citizens Academy.

- Councilmember Drenkow expressed that he was happy that the City is getting out in front the Coronavirus.

- Council thanked Guest Council Emily Russell for her participation as guest council.

L. Mayor's Comments

- Mayor Hoffman commented that a watermain break was handled by a skeleton crew and they jumped right in and got the job done. The City will continue to support the strategies and tactics of the Bremer County Health Department, Iowa Department of Public Health, Center for Disease Control, and the World Health Organization directives. We will maintain law & order, continue to provide clean water, treat contaminated water, remove refuse (garbage), and maintain our infrastructure (roads, bridges, buildings, and facilities) so they are accessible and useable. The City will coordinate as necessary with local, public, and private partners to determine strategies and implement tactics that will aid in the continuity of operations within our community. We will continue to try and keep as much our City operational as possible. Please utilize the City's Facebook page to keep up to date for continued communication. The Mayor also confirmed the City Administrator's request to cancel the March 23rd Study Session.

M. Moved by Schneider, seconded by Kangas to adjourn. Motion passed and the Council meeting adjourned at 9:40 P.M.

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



Adam P. Hoffman, Mayor

ATTEST:


Carla Guyer, City Clerk