

Regular Meeting Minutes – November 2, 2020
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on November 2, 2020 at 7:00 P. M. at City Hall. Mayor Hoffman presided.

The Governor of Iowa has declared a Public Emergency because of the COVID-19 outbreak. The Mayor has determined that an in-person meeting of the City Council is impossible or impractical without violating the Governor’s mandates.

When an in-person meeting is "impossible or impractical," Iowa Code Section 21.8 permits a governmental body to conduct a meeting by electronic means.

The meeting was conducted by video conference using ZOOM from the Council Chambers. The Mayor Adam Hoffman and City Attorney/Economic Development Director Bill Werger were in the Council Chambers. The 7 Council members and City Clerk Carla Guyer were not in the chambers, but participated via ZOOM conferencing. Comments for items on the agenda could be made by submitting them prior to the meeting to the City Clerk, Mayor or any of the Council members or by calling 319-596-0179 during the meeting.

The video/audio conference of the meeting was broadcasted on the normal public access channels. Staff strived to maintain the quality of the video and audio during that broadcast. Public access was available through this broadcast.

Meeting minutes were kept and included a statement explaining why an in-person meeting was impossible or impractical.

- A. Mayor Hoffman called the meeting to order.
- B. Roll Call
 - Present: Beaufore, Birgen, Drenkow, Glaser, Kangas, Rathe, and Schneider Absent: None
- C. Mayor Hoffman led the Pledge of Allegiance
- D. Moved by Drenkow, seconded by Birgen to approve agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- E. Guest Councilperson
 - The Mayor recognized Blake Yanda as the Guest Council Person for November.
- F. Consent Calendar
 1. Approve the purchase of two 2021 ½-ton 4x4 pickup trucks from Krueger Auto of Waverly, Iowa for the total purchase price of \$29,404.00 which includes the trade in of a 2011 and 2012 Chevy Silverado ½-ton 4x4 pickup trucks for \$24,500.00.
 2. Pay Request from Modern Design, Inc. dba Optometric Architects for the Harlington Cemetery Storage Building for the amount of \$6,022.77.
 3. Pay Request from Modern Design, Inc. dba Optometric Architects for the Cedar River Park Youth Ballfields for the amount of \$44,000.00.
 4. Pay Request from McClure Engineering Co. for the Airport Runway 29 Extension 2018 for the amount of \$11,769.37.
 5. Pay Request from Hall & Hall Engineers, Inc. for the Youth Ballfields 2019 (Cedar River Park) for the amount of \$10,639.04.
 6. Pay Request from Farnsworth Group for the Public Services Center- North Addition 2021 for the amount of \$893.93.
 7. Pay Request from Wicks Construction, Inc. for the 4th Street SW & 10th Street SW Improvements 2020 for the amount of \$537,982.00.
 8. Special Class C Liquor License for Wartburg College.
 9. Class E Liquor License for Fareway Stores Inc. #561.
Moved by Schneider, seconded by Rathe to approve the Consent Calendar as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- G. Regular Business.
 1. Moved by Drenkow, seconded by Birgen to approve Resolution 20-162 fixing November 16, 2020 at 7:00 P.M. in the Council Chambers of City Hall as the Date, Time, and Place for a

Public Hearing on the proposal to enter into a purchase, sale, and development agreement with 1859 Ventures, LLC for the property known as the former Red Fox Inn located at 1900 Heritage Way and providing for publication of notice thereof.

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

- The development agreement and review of the incentives we will be providing will be looked at the public hearing. The property will be considered blighted property so we will be looking at the evaluations that they are going to agree to for each partial of the building since there are different property classifications from commercial to almost multi-family and possible TIF incentives. The purchase of the ground will be donated by the City for \$1. The development agreement was designed to hopefully foster the development from start through finish and doesn't allow them to sell the property before they finish and have our approval.

2. Moved by Birgen, seconded by Drenkow to approve Resolution 20-163, authorizing 1859 Ventures, LLC to move forward with roof repairs, winterizing work and interior demolition work prior to closing.

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

- This would allow the developer to make the necessary improvements and winterizing work to help preserve the property through the winter. The developer is insured and will name the City as an additional insured to protect the City while they work on this property prior to closing next month.

3. Moved by Drenkow, seconded by Rathe to approve Resolution 20-164, accepting certification filed by the Finance Director to the Bremer County Auditor detailing the amount of new loans, advances, and indebtedness which qualify for payment from Tax Increment Revenues of the Waverly Unified Urban Renewal Plan.

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

- 3a. Moved by Drenkow, seconded by Beaufore to approve the Fiscal Year 2020 State Urban Renewal Report.

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

4. Moved by Birgen, seconded by Glaser to approve Resolution 20-165, approving the United States Department of Transportation Standard Title VI/Non-Discrimination Assurances and the Title VI/Non-Discrimination Agreement.

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

- Items 4 through 8 were discussed at the strategic planning session. This one is necessary for any federal monies that comes through the Federal Highway Administration and is needed for the current trail extension and any projects in the future will need this on file in order to receive the funds. The other policies are in response to the CARES Act where we are getting the FEMA money. These were directed by the federal government in order to receive funds now or in the future. Staff anticipates updates to these policies as required by the federal government will be an ongoing process.

5. Moved by Drenkow, seconded by Birgen to approve Resolution 20-166, approving the City of Waverly Fraud Reporting Policy.

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

6. Moved by Schneider, seconded by Birgen to approve Resolution 20-167, approving the City of Waverly Personally Identifiable Information Policy.

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

7. Moved by Rathe, seconded by Birgen to approve Resolution 20-168, approving the City of Waverly Segregation of Duties Policy.

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

8. Moved by Drenkow, seconded by Birgen to approve Resolution 20-169, approving the City of Waverly Procurement Policy for Federally Funded Projects.

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

9. Revisit and potentially amend Resolution 20-126, a Resolution requiring face masks be worn by any member of the public while being an occupant of a public building.

Moved by Drenkow, seconded by Birgen for the affirmation of Resolution 20-126 as it's currently written.

Motion passed. Yes: 6 No: 1 (Schneider) Absent: 0

- Council was informed that there haven't been any issues with the mask wearing and the public has been really compliant. Councilmember Drenkow agreed that this isn't the time to become complacent after presenting a graph of COVID cases from May 26 until present which showed an increase in cases. Councilmember Schneider questioned the metrics, PCR testing, and the inconsistency in data. He stated his concern for the public who medically can't wear masks. Councilmember Birgen voiced his desire for everyone to take this disease seriously. Councilmember Beaufore asked for more public health education including washing hands properly, disinfecting surfaces, and staying home when sick. Even though the usage of hand sanitizer isn't listed in policy, it is available in the public buildings.

10. Discussion of possible creation of the Human Equity and Inclusion Commission.

- The Task Force submitted a statement for the agenda expressing their desire for their status to be changed to that of a commission to allow for strategic planning and the formation of partnerships to meet the goal of building bridges to advance opportunities for all people in Waverly and the surrounding communities. Council expressed their appreciation to the time the Task Force has put in. Council discussion followed. Time needs to be taken to look at the commission makeup and goals of what the City wants the commission to be doing. Council felt there should be formal education of inclusion and diversity for the commission, help narrowing down goals so they can be attainable from their broad scope of goals, and provided time, support, and guidance to the group. Council thought they should supplement rather than replace Embrace by focusing on rules and regulations and identifying places and barriers where there is inequity. The first efforts to create a commission will be planned for the first meeting in January.

H. Reports from Boards and Commissions

1. Golf Commission Minutes; August 11, 2020; Received into record.
2. Leisure Services Commission Minutes; August 20, 2020; Received into record.
3. Library Board Minutes; September 8, 2020; Received into record.

I. Staff Updates

- Leisure Services Director Garret Riordan updated Council on the Candlelight Walk on the Rail Trail on November 7th from 5-7:00 p.m. Volunteers for setting up can meeting at the trailhead behind Kwik Star East at 3:30 p.m. The weather is affecting the progress on the mural, but it will be finished in the spring.

J. City Council Comments

- Councilmember Drenkow complimented on how nice the mural is looking.
- Councilmember Schneider encouraged as leaders to help reel in the public panic and to relook at the coronavirus policies.
- Councilperson Birgen encouraged everyone to help with the flattening of the curve. He stated that we are experiencing COVID-19 fatigue, but denying the existence of the disease won't make it go away. He expressed that we need to support each other with kindness while supporting each other's health.

- Councilperson Rathe thanked everyone for their can donation support to Heritage Days on Saturday at Fareway; the weather will determine if they will do another can donation drive this year. She also reminded everyone to vote on Tuesday, November 3rd.
- Councilperson Beaufore reminded everyone of the following: wash your hands, disinfect surfaces, stay home when you are sick, wear a mask when you can, and stop touching your face.
- Councilperson Kangas also encouraged everyone to vote and is hopeful that regardless of the results that people can stay neighborly and on good terms with one another because there are other opportunities to have a change.

K. Mayoral Comments

- Mayor Hoffman appreciated his observance of safe trick or treating whether it was with the ones who participated or those who chose not to.

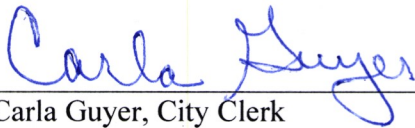
L. Moved by Kangas, seconded by Rathe to adjourn the meeting. Motion passed and the Council meeting adjourned at 8:45 P.M.

Yes: 7 No: 0 Absent: 0



Adam P. Hoffman, Mayor

ATTEST:



Carla Guyer, City Clerk