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6.98 lb.

Hy-Vee Choice Reserve boneless chuck roast



.99

Hy-Vee pasta sauce 23 to 24 oz. (limit 2)



.48

Hy-Vee chili or kidney beans 15.5 oz. (limit 6)



2.99 ea.

with purchase of 3 Tombstone, DiGiorno classic crust, Jack's rising crust pizza or pizza dippers 13.9 to 27 oz.



1.99

Hy-Vee purified water 24 pk. bottles 16.9 fl. oz. (limit 2)



3.88

Poppies mandarins 3 lb. pkg.



.69

Chicken of the Sea tuna 2.5 or 5 oz.



5.00

Market Grille Pick 3 breakfast 2 eggs, 2 slices of bacon, 2 sausage links, 2 pancakes or 2 slices of toast (served during regular business hours)



1.88 ea.

with purchase of 3 Frito-Lay Lay's or Kettle Cooked chips 7 to 10 oz.



buy one, get one

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2.99 ea.

with purchase of 3 7UP soda 6 pk. bottles 16.9 fl. oz.



4.99

Wild Alaska Sockeye salmon portions 16 oz.

Hy-Vee

COUPON

LU#95155



4.00

Mia Italian Flatbread Pizza 7-8.6 oz.

Limit 4 per coupon. Limit 1 coupon per customer. Valid February 17 - February 23, 2026 at Waverly Hy-Vee store. Offer valid in-store only.

Hy-Vee

COUPON

LU#95157



9.99

Argentine Red Shrimp 16/25 Raw Peeled 16 oz.

Limit 4 per coupon. Limit 2 coupon per customer. Valid February 17 - February 23, 2026 at Waverly Hy-Vee store. Offer valid in-store only.

Hy-Vee

COUPON

LU#95156



4.49

Valley Pop Popcorn 16 oz.

Limit 2 per coupon. Limit 1 coupon per customer. Valid February 17 - February 23, 2026 at Waverly Hy-Vee store. Offer valid in-store only.

Hy-Vee

COUPON

LU#95158



5.97

Carbone Pasta Sauce (Tomato or Alfredo) 15-24 oz.

Limit 4 per coupon. Limit 1 coupon per customer. Valid February 17 - February 23, 2026 at Waverly Hy-Vee store. Offer valid in-store only.

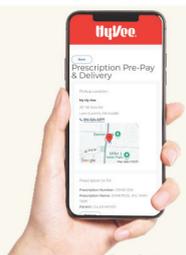
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MYDAY-Toric	90	\$99.50	\$136	\$113	\$292	\$108
MYDAY-Multifocal-Day	90	\$124.50	\$150	\$155	\$204	\$244
Clariti-1-Day	180	\$124.75	\$143	\$164	\$73	\$157
MYDAY-1-Day	180	\$169.50	\$184	\$189	\$58	\$78
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Viewing Date: Thursday, February 19th 3:00PM-5:00PM

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Owner: Dennis E Duello Trust

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FRIDAY, MARCH 6, 2026 | 10:00 AM

Jesup City Hall Community Room | 791 6th Street | Jesup, Iowa 50681

Peoples Company is pleased to present 137 acres m/l located just east of Jesup, Iowa, in Buchanan County. This property will be offered as a single tract via public auction at 10:00 AM on March 6th, 2026, at the Jesup City Hall Community Room.

The farm consists of 125.74 tillable acres carrying a CSR2 of 71.5. This productive row crop land is situated in a prime location just outside Jesup, Iowa, along Old Highway 20 (220th Street). The entire farm is determined to be NHLE (Non-Highly Erodable Land) and does not contain a wetland. A majority of the farm has been tiled with mains added and updated as needed. The cropland is leased for 2026, and 100% of the rent payments will be paid to the new owner.

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Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-855 977-7030 today! (mcn)

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AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-833-472-7954. (mcn)

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Inflation is at 40 year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-866-552-0649. (mcn)

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PORTABLE OXYGEN CONCENTRATOR May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 844-716-2411. (mcn)

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- REGIONAL SALES AGRONOMIST

FULL-TIME & SEASONAL OPTIONS AVAILABLE

To be considered for these positions, contact Courtney Hageman, Human Resources: 563-237-5324

Benefits include health insurance, matching 401k, retirement plan, vacation and profit sharing!



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Hay & Firewood Auction

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1500 120th St., Hazleton (Junct. of C-57 & W-13)
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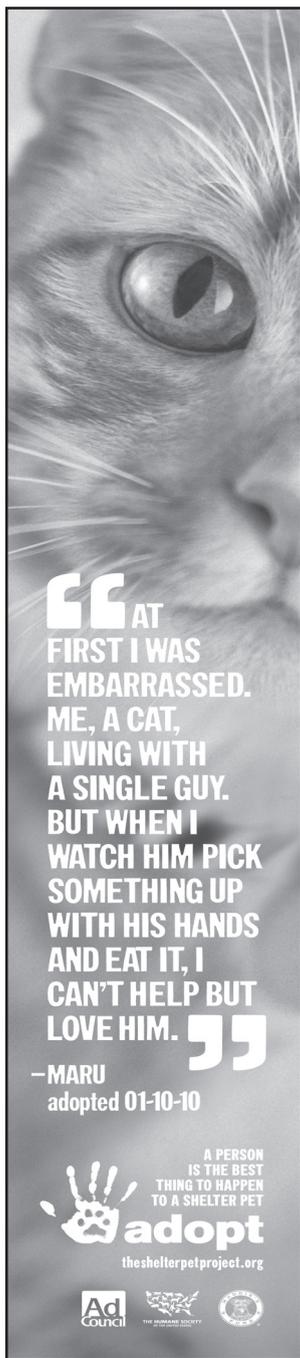
For more information log on to AdvantageAdmin.com and click on "Employment" or email bonnied@advantageadmin.com

Advantage™ ADMINISTRATORS

HELP WANTED

Part Time

Pension Administrative Assistant
10-25 hours per week, flexible schedule and benefits eligible. For more information log on to AdvantageAdmin.com and click on "Employment" or email bonnied@advantageadmin.com



“AT FIRST I WAS EMBARRASSED. ME, A CAT, LIVING WITH A SINGLE GUY. BUT WHEN I WATCH HIM PICK SOMETHING UP WITH HIS HANDS AND EAT IT, I CAN'T HELP BUT LOVE HIM.”

—MARU adopted 01-10-10



Public Notice
SECTION 00100 - NOTICE TO BIDDERS
2026 Leisure Services Parking Lot
City of Waverly
Waverly, IA

Receipt and Opening of Sealed Proposals. Sealed proposals for the work comprising the repair or improvement as stated below must be filed before 10:00 A.M. on February 24, 2026, in the office of the Leisure Services Department, City Hall, 200 1st Street NE, Waverly, IA 50677. Sealed proposals will be opened and publicly read with bids being tabulated at that time. The results will be reported to the City of Waverly at its meeting at 7:00 P.M. on March 16, 2026, at which time the City Council may take action on the proposals submitted or at such time as may then be fixed. The City of Waverly City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City of Waverly.

Time for Commencement and Completion of Work. Work on the improvement shall commence upon approval of the contract by the City Council and as stated in the Notice to Proceed. All work under the contract must be completed on or before June 1, 2026. Liquidated damages are as set forth in Section 00500 - Contract.

Bid Security. Each Bidder shall accompany its bid with bid security, as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a contract for the work bid upon. The Bidder's security shall be in an amount equal to 5 percent of the total amount of the bid. The bid shall contain no condition except as provided in the specifications. If the Bidder fails to execute the contract and to furnish an acceptable Performance, Payment, and Maintenance Bond or provide a Certificate of Insurance within ten (10) days after acceptance of the bid by the City, the bid security may be forfeited or cashed by the City as liquidated damages.

Contract Documents. Copies of the project documents are available for a price of \$25.00 per set. This fee is refundable, provided the plans and specifications are returned complete and in reusable condition, and they are returned within fourteen

(14) calendar days after the award of the project. Please make your check payable to Bolton & Menk, Inc. and send it to 401 1st Street SE, Suite 201, Cedar Rapids, IA 52401. Complete digital project bidding documents are available at www.boltonmenk.com or www.guestcdn.com. You may view the digital plan documents for free by entering QuestCDN Project #10028835 on the website's Project Search page. Documents may be downloaded for \$0.00. Please contact QuestCDN. com at 952-233-1632 or info@guestcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information.

Preference of Products and Labor. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The Bidder shall not include sales tax in the bid. The City of Waverly will distribute tax exemption certificates and authorization letters to the contractor and all subcontractors who are identified. The contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the contract.

PROJECT DESCRIPTION: The reconstruction of the parking lot at the Waverly Park Maintenance Shop located at 412 1st Avenue SE, Waverly, Iowa 50677

The Notice is given by order of the City Council of the City of Waverly. James W. Bronner City Administrator
Published in the Bremer County Independent on February 17, 2026.

Public Notice
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$100,000 GENERAL OBLIGATION BONDS OF THE CITY (FOR GENERAL CORPORATE PURPOSES (GCP-2)), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$100,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of acquisition and equipping of a truck for city parks.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

This notice is given by order of the City Council of the City of Waverly, State of Iowa, as provided by Section 384.26 of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer, City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.

Public Notice
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$965,000 GENERAL OBLIGATION BONDS OF THE CITY (FOR GENERAL CORPORATE PURPOSES (GCP-1)), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$965,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of construction, reconstruction, enlargement, improvement, and equipping of the golf course clubhouse.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

This notice is given by order of the City Council of the City of Waverly, State of Iowa, as provided by Section 384.26 of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer, City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.

Public Notice
SECTION 00100 - NOTICE TO BIDDERS
Bituminous Seal Coating 2026
City of Waverly
Waverly, Iowa

Receipt and Opening of Sealed Proposals. Sealed proposals for the work comprising the repair or improvement as stated below must be filed before 10:00 A.M. on March 10, 2026, in the Public Works office at the Waverly Public Services building, 2900 Fifth Avenue NW, Waverly, Iowa 50677. Sealed proposals will be opened and publicly read with bids being tabulated at that time. The results will be reported to the City of Waverly City Council at its meeting at 7:00 P.M. on April 6, 2026, at which time the City Council may take action on the proposals submitted or at such time as may then be fixed. The City of Waverly City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City of Waverly.

The City Council of Waverly, Iowa, will hold a public hearing on the proposed Plans, Specifications, form of Contract and estimate of cost for the construction of said improvement s herein after described in accordance with the provisions of Chapter 384, Code of Iowa, at 7:00 p.m., on the 6th day of April 2026, in the Council Chambers, City Hall, Waverly, Iowa. At said hearing any interested person may appear and file objections thereto or to the cost of the improvement s. At the hearing, the City will receive and consider any objections made by any interested party to the Plans and Specifications, proposed form of Contract, and the estimate of cost for the project.

The work to be done is as follows:
Furnish all labor, materials, and equipment to construct the following:
Bituminous seal coating of approximately 60,000 square yards, 900 tons of 3/8-inch roadway-cover aggregate
18,000 gallons of MC-3000 binder bitumen

Time for Commencement and Completion of Work. Work on the improvement shall commence upon approval of the contract by the City Council and as stated in the Notice to Proceed. All work under the contract must be complete between July 6, 2026, and August 28, 2026. The Bituminous Seal Coating 2026 shall be completed within 25 consecutive working days. Liquidated damages are as set forth in Section 00500 - Contract.

Bid Security. For bids exceeding \$25,000, each Bidder shall accompany its bid with bid security, as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a contract for the work bid upon. The Bidder's security shall be in an amount equal to 10 percent of the total amount of the bid. The bid shall contain no condition except as provided in the specifications. If the Bidder fails to execute the contract and to furnish an acceptable Performance, Payment, and Maintenance Bond or provide a Certificate of Insurance within ten (10) days after acceptance of the bid by the City, the bid security may be forfeited or cashed by the City as liquidated damages.

Contract Documents. Copies of the project documents are available at Waverly Public Services - Public Works office, 2900 Fifth Avenue Street NW, Waverly, Iowa 50677.

Preference of Products and Labor. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The Bidder shall not include sales tax in the bid. The City of Waverly will distribute tax exemption certificates and authorization letters to the contractor and all subcontractors who are identified. The contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the contract.

PROJECT DESCRIPTION: Bituminous seal coating of approximately 60,000 square yards
Published in the Bremer County Independent on February 17, 2026

Public Notice
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$1,700,000 LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS OF THE CITY OF WAVERLY, AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the City Council proposes to take additional action for the issuance of not to exceed \$1,700,000 Local Option Sales And Services Tax Revenue Bonds of the City. The bonds will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the designated portion of the revenues of the local option sales and services tax imposed under Chapter 423B of the Code of Iowa. The bonds are proposed to be issued for the purpose of the renovation and equipping of the golf course clubhouse, including parking lot improvements.

At the above meeting oral or written objections from any resident or property owner of the City to the above action shall be received. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the bonds or will abandon the proposal to issue the bonds.

This notice is given by order of the governing body as provided by Sections 384.83 and 423B.9(3) of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer, City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.



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WAVERLY NEWSPAPERS

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Public Notice
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$222,000 SEWER REVENUE CAPITAL LOAN NOTES, AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$222,000 Sewer Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer Utility, including those costs associated with connecting the Hinds Addition to the Municipal Sewer Utility System, including installation of a lift station. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Municipal Sewer Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Waverly, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer, City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.

Public Notice
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$178,000 WATER REVENUE CAPITAL LOAN NOTES, AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$178,000 Water Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility, including those costs associated with connecting the Hinds Addition to the Municipal Water Utility System, including extending the water main and installing service stubs. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Municipal Water Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Waverly, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer, City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.

Public Notice

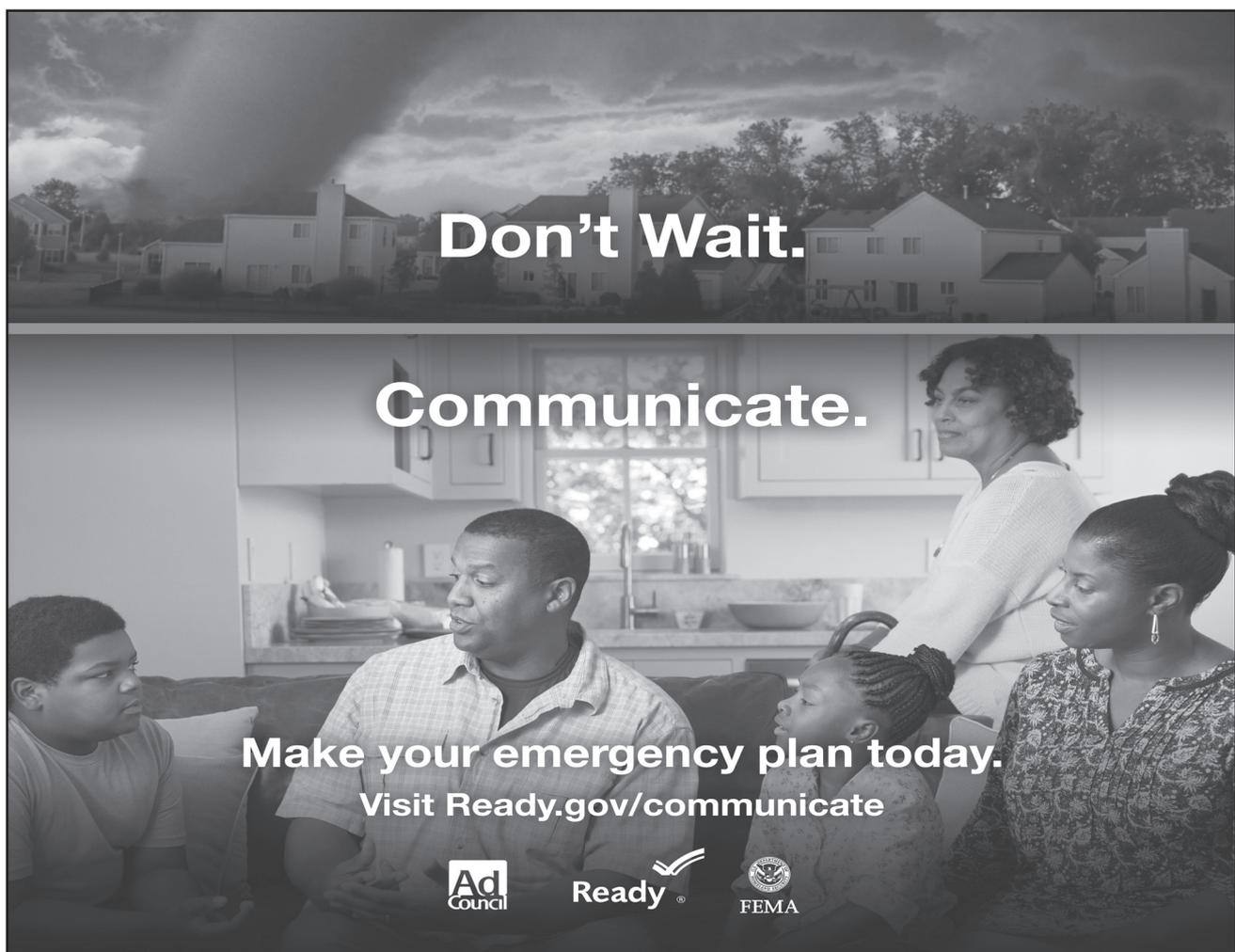
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WAVERLY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$1,900,000 GENERAL OBLIGATION BONDS OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES (ECP)), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Waverly, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 7:00 P.M., in the Council Chambers, City Hall, 200 1st Street NE, Waverly, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$1,900,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition and improvement of real estate for cemeteries, and the construction, reconstruction, and repair of cemetery facilities; equipping the fire department, including the acquisition and equipping of a new fire truck; and equipping the street department, including the acquisition and equipping of dump trucks.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$17.99. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds. This notice is given by order of the City Council of the City of Waverly, State of Iowa, as provided by Section 384.25 of the Code of Iowa. Dated this 16th day of February, 2026.

City Clerk, Carla Guyer,
City of Waverly, State of Iowa
Published in the Bremer County Independent on February 17, 2026.



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Public Notice

**City of Waverly City Council
Regular Meeting Minutes
February 2, 2026 ~ 7:00 P.M.**

A Regular meeting of the Waverly City Council was held on February 2, 2026, at 7:00 P.M. in the Council Chambers at City Hall. Mayor Happel presided. Council members present: Harman, Jones, Mackey, Rathe and Wolff. Absent: Kangas and Meyers

A. Mayor Happel called the meeting to order.
B. Mayor Happel led in the Pledge of Allegiance.
C. Moved by Mackey, seconded by Jones to approve the agenda as presented.

Motion passed. Yes: 5 No: 0 Absent: 2
D. Moved by Rathe, seconded by Wolff to approve the January 19, 2026 regular meeting minutes, the January 24, 2026 budget work session minutes, and the January 26, 2026 study session minutes.

Motion passed. Yes: 5 No: 0 Absent: 2
E. Guest Councilperson
Council welcomed Teresa Arenholz as Guest Councilmember for February.

F. Public Hearings.
1. This was the date, time, and place for a public hearing on Resolution 26-10, a Resolution Approving and Authorizing Execution of a Development Agreement by and Between the City of Waverly and LMI US D/B/A Revolution Concrete Mixers.

•There were no oral or written comments.
•The public hearing was then declared closed.

Moved by Jones, seconded by Rathe to approve Resolution 26-10, a Resolution Approving and Authorizing Execution of a Development Agreement By and Between the City of Waverly and LMI US D/B/A Revolution Concrete Mixers.

•Planning & Development Specialist Connie Tolan reviewed that the project involves opening a manufacturing and assembly facility at 102 12th St SE. This represents an estimated capital investment of \$18 million. This company is expected to create approximately 275 full time equivalent jobs with competitive wages and benefits. The property is located within the Waverly Unified Urban Renewal District and was added to the TIF Ordinance in 2016. The Company commitments include acquisition of the development property; completion of required improvements; entering into a minimum assessment agreement with Bremer County; establishing a \$6.4 million valuation by January 1, 2027; commencement of operations by September 30, 2026; and maintaining a monthly average of 250 FTE jobs by December 31, 2030. The city proposes to provide economic development grants via TIF rebates, up to six consecutive annual payments, each equal to the lesser of \$60,000 or 100% of tax increment generated by the project without cumulative TIF rebate payments not to exceed \$360,000. The first grant payment is scheduled for June 1, 2029. Rebates are limited strictly to new tax increment generated by the project.

•Parker Criswell of Ginovus reiterated reasons Waverly was selected including: a strong, skilled labor force able to transition quickly into required manufacturing roles; support from local officials, state partners, and the broader community. Criswell expressed appreciation for the City's collaboration on the project and then introduced Bryan Datema, Executive Vice-President of Revolution Concrete Mixers.

•Bryan Datema thanked the Council and conveyed regrets from company president Robert Monchamp, who was unable to attend due to family health matters. He expressed enthusiasm for establishing operations in Waverly and bringing manufacturing jobs—including fabrication, welding, assembly, and supervisory roles—with average wages of \$25/hour for production positions and approximately \$42/hour for management roles. Mr. Datema noted the company's commitment to workforce training (hydraulics, assembly, safety); equipment investment; long-term business growth and sustainability within Waverly. He shared his personal background in small town, manufacturing oriented communities and noted Waverly's strong alignment with the company's workforce needs. He stated the building selected for operations needs some improvements, but the company is prepared to make those upgrades and begin production.

•Bryan Datema explained that the company intends to begin hiring and initiating operations as soon as reasonably possible. They expect to exceed the September 2026 commencement requirement, potentially beginning significant activity in March or April. Interior rehabilitation work can begin immediately and exterior work will occur as weather improves. Early efforts will prioritize production readiness and workforce onboarding. Mr. Datema stated the Rochester office has approximately 25 employees, primarily in engineering, finance, and marketing. Some employees may transfer or commute to Waverly, though the Rochester office will remain open. He noted that the business originated in Dodge Center, Minnesota, and retained its office personnel during previous ownership transitions. Mr. Datema reiterated enthusiasm for the Waverly project and thanked the city for its support.

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

2. This was the date, time, and place for a public hearing on the Second Reading of Ordinance 1175, an Ordinance amending Chapter 102 of the Waverly Municipal Code Providing for Amendments to the Floodplain Regulations.

•There were no oral or written comments.
•The public hearing was then declared closed.
Moved by Wolff, seconded by Rathe to approve the Second Reading of Ordinance 1175, an Ordinance amending Chapter 102 of the Waverly Municipal Code Providing for Amendments to the Floodplain Regulations.

Motion passed. Yes: 5 No: 0 Absent: 2
G. Public Comments on Items Not on the Agenda
•There were none.

H. Consent Calendar
1. Pay Request from Short Elliott Hendrickson, Inc. for 39th Street Paving Project for the amount of \$1,353.12.

2. Pay Request from Bolton & Menk, Inc. for General Engineering Services for the amount of \$4,280.00.
3. Pay Request from Watersmith Engineering for the Eastgate Lift Station Replacement for the amount of \$3,820.00.

4. Pay Request from LRE Water for the Well Siting Assessment for the amount of \$10,538.50.
5. Pay Request from INRCOG for the Downtown Lighting Project for the amount of \$177.83.

6. Class "C" Retail Alcohol License (LC) for Applebee's Neighborhood Grill & Bar.
7. Class "B" Retail Alcohol License (LC) for Kwik Star #707 (East Bremer Avenue). Moved by Jones, seconded by Mackey to approve the Consent Calendar as presented.

Motion passed. Yes: 5 No: 0 Absent: 2
I. Regular Business.
1. Review of FY 2025 City of Waverly Audit by CliftonLarsonAllen, CPA's

•Adam Pulley, Principal with CliftonLarsonAllen, presented the audit results for the fiscal year ending June 30, 2025. This was CLA's first year conducting the City's audit. Some key points he noted were: the city received an unmodified (clean) audit opinion across all opinion units; some audit adjustments were required, including a few affecting the prior fiscal year; a small number of findings were identified and would be communicated to the city. Mr. Pulley emphasized that the audit adjustments and findings do not affect the financial information provided to Council throughout the year for decision making purposes. He encouraged Council to review the Management's Discussion and Analysis (MD&A) section of the financial statements for an accessible summary of fiscal year 2025 activities and financial results. Mr. Pulley continued his audit presentation, providing additional detail regarding prior period adjustments identified during the FY2025 audit.

Other Post-Employment Benefits (OPEB): in prior years, the full OPEB liability had been recorded within governmental activities. Upon review, auditors determined that the liability should be allocated across all funds employing personnel eligible for OPEB, including the Water and Sewer Funds. Prior reporting showed a zero liability for those enterprise funds, which has now been corrected to more accurately reflect associated costs. Capital Assets & Accumulated Depreciation: auditors identified historical calculation inconsistencies in accumulated depreciation schedules. The issue may have originated several years prior but resulted in the City's capital assets being understated by approximately \$2 million. This has been corrected for FY2025 and going forward. Fund Reporting Classification: two funds—such as the Water Projects Fund—were determined to be functionally tied to their related enterprise funds and therefore should have been reported within those funds rather than separately. This classification has been corrected to align with applicable accounting standards. Mr. Pulley confirmed that these adjustments were technical accounting corrections and did not affect the financial information provided to Council throughout the fiscal year. Preparation of Financial Statements (Common Governmental Finding): because CLA assisted the City with preparing the year end financial statements and proposed certain audit adjustments, auditing standards require this to be noted as a finding. External auditors cannot be considered part of the City's internal control system. Mr. Pulley noted this is common in municipal audits and was expected. Segregation of Duties – Bank Reconciliations: auditors noted that monthly bank reconciliations were being prepared by a single individual without an independent secondary review. Testing of reconciliations did not reveal any errors, but the absence of a second reviewer poses a control risk. A recommendation was made for an independent monthly review and sign off, which could be performed by another staff member or, in smaller organizations, periodically by a board or council representative. Councilmembers asked how such oversight could be implemented with a small staff. Mr. Pulley explained that while financial expertise is helpful, individuals can be trained to perform a basic review, and practices vary across municipalities. Mr. Pulley noted that auditors also

issued a Governance Communication Letter which documents any significant disagreements, delays, or issues encountered during the audit; includes the prior period adjustments already discussed; and otherwise contains standard required communication language. The audit did not identify any additional reportable concerns beyond what had already been shared with the Council. Mr. Pulley thanked Valorie, the finance department, other City staff, and management for their cooperation throughout CLA's first year performing the audit. He noted that first year audits are often more time consuming and expressed appreciation for the assistance provided by City personnel.

2. Moved by Rathe, seconded by Wolff to approve Resolution 26-11, a Resolution creating Parcels VV, WW, XX, YY, ZZ, AB, AC, and AD in Block 28 Cretzmeyer's Addition, Waverly, Iowa.
•Staff noted that this action continues a series of parcel corrections dating back to subdivision work completed in the 1950s, which was never formally documented. Only a few such corrections remain.

Motion passed. Yes: 5 No: 0 Absent: 2
3. Moved by Jones, seconded by Rathe to approve Resolution 26-12, a Resolution approving a quote from Electric Pump of Des Moines, Iowa for the purchase of a new irrigation pump at the golf course for a cost of \$9,348.00.

Motion passed. Yes: 5 No: 0 Absent: 2
4. Moved by Rathe, seconded by Jones to approve Resolution 26-13, a Resolution approving the removal of a cottonwood tree at the north end of Kohlmann Park by ArborPro Tree Services, LLC of Fort Dodge, Iowa for a cost of \$4,250.00.
•Staff noted the tree was large and had continued deterioration, making removal necessary.

Motion passed. Yes: 5 No: 0 Absent: 2
5. Moved by Mackey, seconded by Wolff to approve Resolution 26-14, a Resolution approving a quote from Steege Construction, Inc. of Waverly, Iowa for the repair of the Shades of Rhythm Amphitheater and authorize the Mayor to sign the quote of \$79,640.00 for which insurance will cover \$78,640.00 and the city will pay \$1,000.00 deductible.

Motion passed. Yes: 5 No: 0 Absent: 2
6. Moved by Wolff, seconded by Rathe to approve Resolution 26-15, a Resolution approving Change Order No. 4 for the Waverly Aquatic Center from Woodruff Construction of Fort Dodge, Iowa for the increased amount of \$15,430.47.

Motion passed. Yes: 5 No: 0 Absent: 2
J. Reports from Boards and Commissions
1. Waverly Municipal Housing Commission Minutes; November 18, 2025; Received into record.

K. Staff Updates
•There were none.
L. City Council Comments
•Councilmember Mackey thanked those who watch the council meetings regularly on TV or YouTube. Councilmember Wolff reported attending a housing summit in Kalona and noted another upcoming housing summit in Cedar Falls, with emphasis on understanding regional housing needs.

• Guest Councilmember Teresa Arenholz shared that her 17 year old daughter was listening to the meeting and expressed interest in helping younger generations engage in civic activity.
M. Mayor's Comments
•Mayor Happel expressed relief that January had ended, joked about Groundhog Day traditions, and thanked councilmembers for their continued engagement with the community and willingness to attend additional events and summits.

N. Executive Session.
1. Moved by Rathe, seconded by Jones to enter into executive session to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation as provided by Section 21.5(1)(c) of the Code of Iowa.
Motion passed. Yes: 5 No: 0 Absent: 2
Moved by Mackey, seconded by Jones to reenter into open session is hereby approved.
Motion passed. Yes: 5 No: 0 Absent: 2
H. Regular Business Cont.

7. Moved by Jones, seconded by Wolff to approve Resolution 26-16, a Resolution approving an Engagement Agreement with Construction Technologies Consultants, LLC (Contech LLC) for the Consultation and Management of Delay Analysis.
Motion passed. Yes: 5 No: 0 Absent: 2
O. Moved by Rathe, seconded by Jones to adjourn the meeting. Motion passed and the meeting adjourned at 7:50 P.M.
Motion passed. Yes: 5 No: 0 Absent: 2
Kristin Happel, Mayor
ATTEST:
Carla Guyer, City Clerk
Published in the Waverly Democrat on February 12, 2026.

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Allamakee County

- 2nd Monday each month, noon to 5 p.m.
Veterans Memorial Hospital—Waukon, IA
- 2nd Wednesday of each month, 9 a.m. to 1 p.m.
Postville Medical Clinic—Postville, IA

Chickasaw County

- 3rd Wednesday each month, noon to 4 p.m.
Pathways Behavioral Health—Fredricksburg, IA

Clayton County

- By appointment only; please call (563) 542-5421.
Elkader Visiting Nurse Association—Elkader, IA
- 3rd Monday of each month, noon to 4 p.m.
Guttenberg Family Resource Center—Guttenberg, IA

Delaware County

- 1st Monday of each month, noon to 4 p.m.
Delaware County Public Health—Manchester, IA

Fayette County

- Last Wednesday of each month, 10 a.m. to 2:30 p.m.
Upper Iowa University—Fayette, IA

Howard County

- Last Monday of each month, noon to 4 p.m.
Cresco Public Library—Cresco, IA

Winneshiek County

- 1st Wednesday of each month, noon to 4 p.m.
Decorah Riverview Center—Decorah, IA

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