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Public Notice

**NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE
CITY OF WAVERLY IN THE STATE OF IOWA, ON THE MATTER
OF THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT
WITH UNITED EQUIPMENT ACCESSORIES, INC., AND THE
HEARING THEREON**

PUBLIC NOTICE is hereby given that the Council of the City of Waverly in the State of Iowa, will hold a public hearing on July 6, 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 action on the proposal to enter into a Development Agreement (the "Agreement") with United Equipment Accessories, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Waverly Unified Urban Renewal Area as defined and legally described in the Agreement, consisting of the remodeling of a 33,400 square foot Existing Facility, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment creation and retention consistent with a related agreement with the State of Iowa under the Business Incentives for Growth Program.

The Agreement would obligate the City to make up to two (2) Economic Development Grants to Developer under the terms and following satisfaction of the conditions set forth in the Agreement, with the first Economic Development Grant equal to \$1,000 for each of the planned 18 Full-Time Equivalent Jobs created by December 31, 2026, and the second Economic Development Grant equal to \$1,000 for each of the planned 18 Full-Time Equivalent Jobs that was created by December 31, 2026 and retained through December 31, 2027. Under no circumstances shall the aggregate amount of both Economic Development Grants exceed \$36,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Waverly, Iowa.

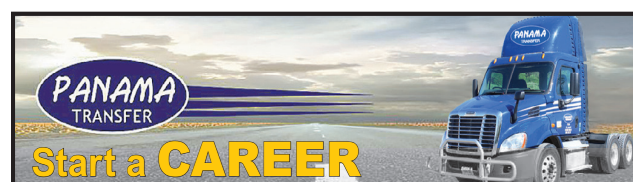
At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Waverly in the State of Iowa, as provided by Section 364.6, Code of Iowa. Dated this 25th day of June, 2026.

City Clerk, City of Waverly in the State of Iowa

Carla Guyer

Published in the Waverly Democrat on June 25, 2026.



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21



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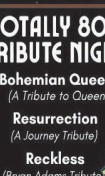
23



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Public Notice
City of Waverly City Council
Regular Meeting Minutes
June 15, 2026 ~ 7:00 P.M.

A Regular meeting of the Waverly City Council was held on June 15, 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 Wolff to approve the agenda as presented.

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

D. Moved by Wolff, seconded by Rathe to approve the June 1, 2026 regular meeting minutes.

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

E. Public Hearings.

1. This was the date, time, and place for a public hearing on a Resolution Instituting Proceedings to take Additional Action for the Authorization and Issuance of a Master Services and Purchasing Agreement (Lease) Payable from the General Fund in the Principal Amount of Not to Exceed \$80,000 for Personal Property for Use by the City.

• There were no oral or written comments.

• The public hearing was then declared closed.

Moved by Jones, seconded by Rathe to approve Resolution 26-134, a Resolution Instituting Proceedings to take Additional Action for the Authorization and Issuance of a Master Services and Purchasing Agreement (Lease) Payable from the General Fund in the Principal Amount of Not to Exceed \$80,000 for Personal Property for Use by the city.

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

1a. Moved by Rathe, seconded by Wolff to approve Resolution 26-135, a Resolution Authorizing Action for a Master Services and Purchasing Agreement (Lease) Payable from the General Fund in the Principal Amount of \$77,997.60 for Personal Property for Use by the City.

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

F. Public Comments on Items Not on the Agenda

• Alex Gray, expressed concern about the increasing presence of e-bikes, noting a near-collision while walking home and asking about enforcement or procedures to address safety issues. The Council acknowledged the concern but did not respond due to public comment rules, stating it would be taken into consideration.

• Brian Birgen requested that Council revisit the city's snake ordinance. He noted that the current ordinance is stricter than state law and that, following a prior public hearing, there was agreement to align the city's regulations with the state. He encouraged the Council not to lose focus on updating the ordinance.

• Heritage Days Chair, Teresa Arenholz and Co-Chair, Christina Kramer gave an update on the upcoming Waverly Heritage Days 2026. Fireworks will return this year. Friday events include a car show, a performance by Richie Lee & the Fabulous 50's, a revived fun run, and a country-themed evening featuring Brad Morgan. Efforts are being made to attract car enthusiasts statewide despite limited space due to swimming pool improvements. Saturday events include the parade (same successful format), food vendors, and expanded kids' activities (inflatables, pedal tractor pulls, balloon art, Floyd Junker, face painting, candy bar walk). Live music features multiple bands that play the 70's, 80's, and 90's music, including Dogs on Skis, Southland, and Triple Rock. The Grand Marshals are Darrel Anderson, the Balloon Man and the Waverly Health Center Auxiliary. Activities conclude with fireworks Saturday night and a Sunday Revibe community event partnership. The community was encouraged to attend, spread the word, and volunteer for the event, which is July 17, 18, and 19.

G. Consent Calendar

1. Pay Request from Woodruff Construction, LLC for the Aquatic Center for \$310,169.83.

2. Pay Request from Bolton & Menk, Inc. for the Water Treatment Facility (WTF) and IUP for \$26,800.00.

3. Pay Request from Heartland Asphalt, Inc. for the Parks Parking Lot for \$11,342.94.

4. Pay Request from INRCOG for the Downtown Lighting Project for \$592.77.

5. Pay Request from Bolton & Menk, Inc. for the Municipal Airport North T-Hangar Taxilane for \$8,212.50.

6. Pay Request from JEO Consulting Group for the Waverly Aquatic Center – Defective Work for \$11,871.25.

• Staff explained that additional monitoring and tracking occurs when there are concerns about defective work on projects (in this case, the pool project). This tracking is handled separately to ensure that any issues are clearly identified, corrected, and completed to proper specifications. The effort specifically relates to oversight of defective or corrective work, not the entire project scope. It was clarified that the costs or work referenced involve the architectural firm assisting with identifying and correcting issues.

7. Class "C" Retail Alcohol License for Bremer County Fair Association. Moved by Jones, seconded by Rathe to approve the Consent Calendar.

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

H. Regular Business.

1. Moved by Wolff, seconded by Jones to approve Resolution 26-130, a Resolution Fixing Date for a Public Hearing on the Proposal to Enter into a Development Agreement with United Equipment Accessories, Inc., and Providing for Publication of Notice Thereof.

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

2. Moved by Mackey, seconded by Wolff to approve Resolution 26-

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131, a Resolution Approving a Plat of Survey Creating Parcel AG and Parcel AF located at 309 5th Ave SW and 602 3rd St SW, Waverly, Iowa for Zach Leisinger and Alexis Leisinger.

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

3. Moved by Rathe, seconded by Wolff to approve Resolution 26-132, a Resolution Approving a Proposal for HRS Surveying to complete a land survey of Portions of the North Line of Former Railroad Right-of-Way Line in the SE ¼ - SE¼ of Section 11, Township 91 North, Range 13 West of the 5th P.M., Bremer, County, Iowa and Authorizing the Director of Public Works to Sign the Proposal.

• Staff clarified that the referenced item involves work to establish or correct property boundaries. This step is necessary to enable drainage repairs in the affected area.

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

4. Moved by Jones, seconded by Rathe to approve Resolution 26-133, a Resolution Approving an Estimate from JQ Construction LLC of Waterloo, Iowa for Storm Sewer Repair Work in Southeast Waverly with estimated costs of \$43,700.

• The section of pipe along the riverbank that is being referred to has collapsed, likely due to material issues or joints where different pipe types were connected or extended. The failure is located near First Street SE and First Avenue SE (extended toward the river), an area that has experienced ongoing drainage issues. The damaged section is approximately 30 feet in length will be replaced with a more durable concrete pipe. Costs came in higher than expected due to unknown conditions in the area, but the issue has now been identified as the root cause of longstanding problems.

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

5. Moved by Rathe, seconded by Jones to approve Resolution 26-136, a Resolution Approving and Authorizing a Form of Interim Loan and Disbursement Agreement by and between the City of Waverly and the Iowa Finance Authority, and Authorizing and Providing for the Issuance and Securing the Payment of \$715,000 Water Revenue Capital Loan Notes Anticipation Project Note, Series 2026D, of the City of Waverly, Iowa, Under the Provisions of the Code of Iowa, and Providing for a Method of Payment of Said Note.

• This relates to a reverse osmosis (RO) system project that is currently in the planning phase. The city has applied for a 0% interest planning and development loan to support project preparation. If the project proceeds, the planning loan would convert into and become part of the overall project financing once construction begins.

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

6. Moved by Mackey, seconded by Wolff to approve Resolution 26-137, a Resolution Approving a Professional Services Agreement between the City of Waverly and WHKS & Co. for the Cedar River Trail Bridge Feasibility Study for the not-to-exceed fee of \$48,000.

• This item is for a feasibility study rather than routine inspection, focused on evaluating the old railroad bridge, now known as the pedestrian/bicycle bridge. The study will present approximately five options, including both short-term fixes and long-term solutions, potentially including full replacement. Completing the study helps the project become "shovel-ready," improving eligibility for potential federal funding. The structure is currently considered safe for use, though visuals show areas of deterioration. Discussion included whether to relocate the structure, but concerns were raised about significant cost and the challenge of connecting it to existing trail systems. One option may be to not replace it at all, depending on its lack of connectivity and overall feasibility. The structure is very old (early 1900s) with wooden supports, and repair is considered unlikely; replacement is more probable. Water levels (influenced by the dam) help preserve the wooden components by limiting exposure to oxygen.

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

7. Moved by Wolff, seconded by Rathe to approve Resolution 26-138, a Resolution Approving an Iowa Department of Transportation (IDOT) Agreement for Maintenance of Primary Roads in Municipalities and Supplemental Agreement for Maintenance of Primary Roads in Municipalities.

• The city handles routine maintenance (such as street sweeping and snow plowing), pothole and repair work is generally the responsibility of the DOT. The city may assist with repairs when needed, particularly if quicker action is required, but does not typically handle major or regular repair work.

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

8. Moved by Jones, seconded by Mackey to approve Resolution 26-139, a Resolution Approving Change Order No. 6 from Woodruff Construction of Fort Dodge, Iowa for the Waverly Aquatic Center for an increase of \$20,434.53.

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

9. Moved by Rathe, seconded by Mackey to approve Resolution 26-140, a Resolution Approving a Budgeted Purchase of a Land Pride AFM4211 All-Flex Mower with PTO Assembly Clutch Main Driven for a purchase price of \$20,751 and a Kubota MX4900HSTC Utility Tractor with Integrated Cab from Deike Implement of Waverly, Iowa for the net delivered price of \$55,600 including an optional extended warranty for a combined purchase price of \$76,351 for the Water Pollution Control Facility.

• A small front-mount riding mower is currently used. The proposed equipment or upgrade would significantly improve efficiency, especially given the amount of acreage maintained. Maintenance areas include the treatment plant, lift stations, and areas near the dog park, covering a fairly large footprint.

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

10. Moved by Wolff, seconded by Rathe to approve the following Mayoral Appointments:

- Robert Wharram to be reappointed to the Waverly Public Library Board of Trustees for a term ending July 1, 2032.

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- Kim Folkers and Nicole Lehman to be appointed to the Waverly Public Library Board of Trustees for terms ending July 1, 2032. The two appointments are to fill vacancies.

- Nicole Jones to be reappointed to the Historic Preservation Commission for a term ending June 30, 2029.

- Teresa Arenholz to be appointed to the Historic Preservation Commission for a term ending June 30, 2029.

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

11. Moved by Jones, seconded by Rathe to approve the cancellation of the June 22, 2026 Study Session meeting due to lack of agenda items.

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

12. Moved by Rathe, seconded by Jones to approve Resolution 26-141, a Resolution Authorizing the City Administrator to enter a partnership with ICMA TV to produce a promotional video for use by the City of Waverly and ICMA (International City/County Management Association) for the amount of \$27,300.

• An opportunity through ICMA (International City/County Management Association) to create a professional promotional video highlighting Waverly was extended. The process would involve a full-day filming session, producing about two hours of raw footage, later edited into a 5.5-minute video showcased at national conferences. The video would reach a nationwide audience (conference attendees, vendors, brokers) and continue to be used in ICMA's ongoing media channels. The city would retain all footage for future local use (e.g., website, marketing materials), potentially offsetting other video production costs. Funding could come from tourism funds rather than property taxes to avoid public burden. Council members generally viewed the videos as high-quality and beneficial, noting they highlight community strengths and challenges.

The project was seen as a way to expand exposure beyond the local region and promote Waverly to a broader audience.

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

I. Reports from Boards and Commissions

1. Planning and Zoning Commission Minutes; April 2, 2026; Received into record.

2. Leisure Services Commission Minutes; April 16, 2026; Received into record.

3. Bremer-Waverly Law Enforcement Board Minutes; May 12, 2026; Received into record.

4. Waverly Civil Service Meeting Minutes; May 29, 2026; Received into record.

5. Monthly Financial Report; May, 2026; Received into record.

6. Waverly Senior Center Calendar; June, 2026; Received into record.

J. Staff Updates

• Due to the Juneteenth holiday on Friday, garbage pickup will occur on Thursday, resulting in a double route day. The replacement railing for the south side of the Bremer Avenue bridge railing has been ordered. Installation is pending delivery, and the DOT plans to complete the railing installation along with other minor repairs in one visit once all materials are available. Guest Councilperson Cameron Mackey thanked the Council for inviting him to participate in the June meetings.

K. City Council Comments

• Council recognized Diana Blake and Elaine Maine for their decades of service on the Library Board, noting their significant contributions to the library's success. Kudos was given for a newly completed mural near the Kwik Star East along the bike trail, describing it as a recent and visually impressive addition to the community. Volunteer opportunities are available through United Way, including monthly delivery of senior meals, and Weekly children's meal programs (Thursday mornings). Residents were encouraged to sign up via the organization's website.

L. Mayor's Comments

• Mayor Happel shared positive feedback from attending Flag Day events at the courthouse, highlighting a strong presentation by the Boy Scouts and appreciation for those who organized the event. She noted there were many community activities and live music events occurring over the weekend but expressed disappointment in low attendance at several venues. The mayor encouraged residents to actively support local events and activities, emphasizing that community participation is important to sustaining them. She concluded with a message promoting community pride and involvement, encouraging residents to be the good in Waverly.

M. Executive Session

1. Moved by Rathe, seconded by Wolff to enter into Executive Session to discuss strategy with counsel 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 Rathe to reenter into open session is hereby approved.

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

H. Regular Session Cont...

13. Moved by Jones, seconded by Rathe to approve Possible action concerning settlement negotiations and potential resolution of claims involving Gridor Construction on the Water Pollution Control Facility Improvements Project, including consideration of a pending settlement offer.

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

N. Moved by Rathe, seconded by Wolff to adjourn. The motion passed and the meeting adjourned at 7:56 p.m.

Yes: 5 No: 0 Absent: 2

Kristin Happel, Mayor

ATTEST:

Carla Guyer, City Clerk

Published in the Waverly Democrat on June 25, 2026.



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grillin' beans 22
to 28 oz. (limit 2)



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14 or 16 oz.
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pork



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crackers 3.5 to 8.5 oz.



5.00
Bakery-fresh
cookies 12 ct.



3.99
Bacon wrapped
chicken griller 8 oz.



3.28^{lb.}
Pork loin back ribs
100% natural,
previously frozen

HyVee

COUPON

LU#95151



4.00

Fresh Tenderloin Sandwich

Limit 4 per coupon. Limit 1 coupon per customer. Valid June 20 - July 6, 2026
at Waverly Hy-Vee store. Offer valid in-store only.

HyVee

COUPON

LU#95152



4.99

Bakery-fresh brownies or bars
6 ct, select varieties

Limit 4 per coupon. Limit 1 coupon per customer. Valid June 20 - July 6, 2026
at Waverly Hy-Vee store. Offer valid in-store only.

HyVee

COUPON

LU#95153



1.88

Bush's Baked Beans
24 oz.

Limit 4 per coupon. Limit 1 coupon per customer. Valid June 20 - July 6, 2026
at Waverly Hy-Vee store. Offer valid in-store only. Not valid with any other promotions.

HyVee

COUPON

LU#95154



5.40

Hershey's Chocolate Bars
6 pk.

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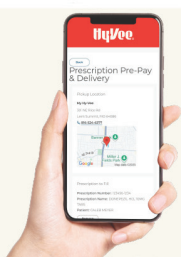
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