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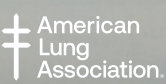


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Public Notice
City of Waverly City Council
Regular Meeting Minutes
September 14, 2026 ~ 7:00 P.M.

A Regular meeting of the Waverly City Council was held on September 14, 2026, at 7:00 P.M. in the Council Chambers at City Hall. Mayor Happel presided. Council members present: Harman, Jones, Kangas, Mackey, and Rathe. Wolff was present via telephone. Absent: None

A. Mayor Happel called the meeting to order.
B. Mayor Happel led in the Pledge of Allegiance.
C. Moved by Rathe, seconded by Mackey to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
D. Moved by Meyers, seconded by Mackey to approve the August 17, 2026 regular meeting minutes, the August 24, 2026 study session minutes and the September 2, 2026 special meeting minutes.
Motion passed. Yes: 7 No: 0 Absent: 0
E. Guest Councilperson
Council welcomed guest councilmember Mary Ventullo for the month of September.
F. Public Hearings.

1. This was the date, time, and place for a public hearing for review of the plans, specifications, form of contract, and estimated cost for the 10th Avenue SW Repairs project.
• There were no oral or written comments.
• The public hearing was then declared closed.

Moved by Jones, seconded by Meyers to approve Resolution 26-173, a Resolution approving the plans specifications, form of contract, and estimated cost for the 10th Avenue SW Repairs project.

Motion passed. Yes: 7 No: 0 Absent: 0
1a. Moved by Mackey, seconded by Rathe to approve Resolution 26-174, a Resolution awarding the 10th Avenue SW Repairs Project to Cedar Falls Construction Co., of Cedar Falls, Iowa for the bid amount of \$292,820.00.

Motion passed. Yes: 7 No: 0 Absent: 0
1b. Moved by Meyers, seconded by Rathe to approve Resolution 26-180, a Resolution approving Contract, Bonds, and Certificate of Insurance for Cedar Falls Construction, Co., Inc. for the 10th Avenue SW Repairs project.

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

1. Moved by Meyers, seconded by Jones to approve a proclamation proclaiming September 21 to 27, 2026 as National See Tracks? Think Train Week in the City of Waverly, Iowa.

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

2. Moved by Kangas, seconded by Jones to approve a proclamation designating September 17 through 23 as Constitution Week.

Motion passed. Yes: 7 No: 0 Absent: 0
H. Public Comments on Items Not on the Agenda

• Cindy Bancroft highlighted National Voter Registration Day, observed on September 15, and emphasized its purpose as a nonpartisan civic initiative that helps eligible Americans register to vote, update their voter registration, and access reliable information about the voting process. The speaker noted that some eligible voters miss elections because they are unfamiliar with registration requirements, miss deadlines, or fail to update their registration after moving or changing their name. Bancroft pointed out that Iowa allows eligible residents to register and vote on Election Day with proper identification and proof of residence. Residents were encouraged to seek election information from trusted sources such as the Iowa Secretary of State, the Bremer County Auditor, local libraries, and civic organizations like the League of Women Voters. The speaker concluded by encouraging citizens to talk with friends, family, and neighbors about voting and voter registration.

I. Consent Calendar

1. Pay Request from Short Elliott Hendrickson, Inc. for the 39th Street Paving project for \$521.66.

2. Pay Request from Watersmith Engineering. for the Eastgate Lift Station Construction Phase Services for \$1,120.00.

3. Pay Request from Chosen Valley Testing, Inc. for the New Aquatic Center for \$2,390.00.

4. Pay Request from Bolton & Menk, Inc. for Waverly Flood Mitigation 4th Street SE for \$424.00.

5. Pay Request from Bolton & Menk, Inc. for the Waverly/Cemetery Road Parks/Shop Parking for \$8,400.00.

6. Pay Request from Bolton & Menk, Inc. for 13th Avenue SW Reconstruction for \$22,400.00.

7. Pay Request from Bolton & Menk, Inc. for General Engineering for \$2,400.00.

8. Pay Request from WHKS & Co. for the Ivanhoe & Interurban Trail Bridge Replacement for \$31,715.05.

9. Pay Request from Snyder & Associates for the Hinds Addition Sewer & Water Extension for \$20,193.13.

10. Pay Request from Cedar Valley Pressure Washing Equipment, LLC for the purchase of an Industrial Natural Gas Fire Stationary Hot Water Pressure Washer for \$9,395.00.

11. Pay Request from MITKO Specialty Sales & Service for the purchase of Paladin Strikeforce Plat Compactor for \$7,600.00.

12. Pay Request from Star Equipment, LTD Construction Equipment Distributors for a Virnig PRK72 72" Power Rake w/Hydraulic Angle for \$11,112.00.

13. Pay Request from Woodruff Construction for the New Aquatic Center for \$171,990.18.

14. Pay Request from Bolton & Menk, Inc. for the Municipal Airport Reconstruct Terminal Apron & North T-Hangar Taxilane for \$5,475.00.

15. Pay Request from Visu-Sewer for the 2026 CIPP Sanitary Sewer Lining for \$134,135.29.

16. Class "C" Ownership Update for Wartburg College.

17. Special Class "C" Retail Alcohol License for Wartburg College, d/b/a Outdoor Campus Mall.

18. Class "C" Retail Alcohol License Renewal for Grumpy's Roadhouse, LLC.

19. Special Class "C" Retail Alcohol License for Bremer Brewing, LLC at Wartburg College.

20. Class "C" Retail Alcohol License for The Other Place Waverly.

21. Special Class "C" Retail Alcohol License for Wartburg College, d/b/a Softball Field.

22. Class "C" Retail Alcohol License for Beach Taverns, LLC.

23. Class "C" Retail Alcohol License for Waverly Oktoberfest.

24. Class "E" Retail Alcohol License Ownership Update for Caseys (South and West)

25. Local Authority Review – Tobacco Ownership Update for Casey's General Stores, Inc.

26. Cash Disbursements for July, 2026

Moved by Jones, seconded by Rathe to approve the Consent Calendar as presented.

Motion passed. Yes: 7 No: 0 Absent: 0
J. Regular Business.

1. BNKD, Inc. Presentation of Revised Redevelopment Proposal for Former Washington Irving School Site.

• Developer Derek Happel (BNKD) presented revisions to the proposed

housing development in response to concerns about street-facing building aesthetics. The updated design adds architectural features to improve appearance, although building orientation cannot be reversed due to floor plan limitations.

A significant portion of the discussion focused on adding ADA-accessible units. The developer explained that fully ADA-compliant homes could not be built within the desired sub-\$300,000 price

range under current R-3 zoning but could be accommodated through Planned Development (PD) rezoning. The revised concept would eliminate the duplex, reduce the total number of units from 22 to approximately 18-19, and include an ADA-accessible building.

Council members generally preferred the revised layout, particularly because it improves views from surrounding streets and the bike trail. The developer noted that PD zoning would provide flexibility for site design and impervious surface coverage while maintaining a layout similar to the one presented.

Discussion also addressed practical considerations. Because the development's streets would be

private, residents would be responsible for placing garbage and recycling containers at the street and an HOA would oversee snow removal and maintenance. Council members raised concerns about storage space, long-term appearance, and neighborhood compatibility, while acknowledging that HOA regulations and homeowner responsibility would play a role in maintaining the property.The developer stated that ADA units would remain two-bedroom homes and that construction would likely occur in phases. He also explained that full ADA accessibility for wheelchair users requires additional design features such as lower countertops, cabinets, and increased maneuvering space beyond standard accessibility features.Council members expressed appreciation for the developer's responsiveness to prior feedback and generally supported moving the concept forward. Before further action, they requested a revised site plan showing the duplex removed, additional spacing between buildings where feasible, a conceptual drawing of the ADA-accessible building, and a sample floor plan. The discussion concluded with general support for continuing the review process and considering a future PD rezoning request.

2. Moved by Rathe, seconded by Kangas to approve Resolution 26-175, a Resolution Setting September 21, 2026 at 7:00 P.M. in the Council Chambers at City Hall as the date, time and place for a Public Hearing on the Proposal to Convey Interests in Real Property to Bartels Lutheran Retirement Community.

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

3. Moved by Jones, seconded by Mackey to approve the First Reading of Ordinance 1182, an Ordinance Amending Appendix C (Vacations) of the Waverly Municipal Code of Ordinances for the Vacation of the Sanitary Sewer Easement in Stone Meadows Subdivision.

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

3a. Moved by Meyers, seconded by Jones to approve Resolution 26-183, a Resolution setting October 5, 2026 at 7:00 P.M. in the Council Chambers at City Hall as the date, time, and place for a public hearing on the proposed Vacation of the Sanitary Sewer Easement in Stone Meadows Subdivision.

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

4. Moved by Rathe, seconded by Meyers to approve the First Reading of Ordinance 1183, an Ordinance Amending the Zoning Ordinance of the City of Waverly, Iowa, Providing for Rezoning from R-3 (Multi-Family Residential District) to R-2 (Residential District) for Parcel ID 0904276007 and amending the zoning and future land use maps and setting October 5, 2026 at 7:00 P.M. in the Council Chambers at City Hall as the date, time, and place for a public hearing.

• The intent is to develop permanent owner-occupied, long-term housing opportunities.

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

5. Moved by Mackey, seconded by Kangas to approve the First Reading of Ordinance 1184, an Ordinance Amending the Zoning Ordinance of the City of Waverly, Iowa, Providing for Rezoning of 1300 20th Street NW and 1302 20th Street NW from A-1 (Agricultural District) to R-3 (Multi-Family Residential District) and Setting October 5, 2026 at 7:00 P.M. in the City Council Chambers at City Hall as the date, time, and place for a Public Hearing, and to also amend the zoning map.

• Council discussed a rezoning request related to the Eisenach property. A council member initially questioned whether the proposal would allow additional residential units. Staff clarified that,

despite the zoning language referencing accessory units, the intent is not to create additional rental or dwelling units. Instead, the rezoning would allow the construction of accessory garage/storage units for existing Eisenach residents. Staff noted that the wording of the code can be confusing because the same section also applies to accessory dwelling units in other situations. However, in this case, the garages would be an amenity available only to residents of the development and would not be rented to the general public. Discussion also touched on potential access to the garages, although no final access plan had been established. Overall, the proposal was described as a means of providing additional storage and garage space for current residents rather than expanding residential density.Staff explained that the rezoning language is somewhat misleading because it refers to "accessory units." In this case, the request is not for additional residential or rental units, but rather to allow garage/storage units for existing Eisenach residents. The garages would be an amenity available only to residents of the development and would not be rented to the general public.

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

6. Moved by Jones, seconded by Meyers to approve the First Reading of Ordinance 1185, an Ordinance Amending the Zoning Ordinance of the City of Waverly, Iowa Providing for Rezoning of 220 9th Avenue NW from R-2 (Residential District) to R-4 (Multiple Family Residential-Transitional District) and to also amend the zoning and future land use maps.

• Council members sought clarification on a rezoning request related to the Eisenach property, including how the site would be used and what future development might occur there. Questions were raised about the site plan, including the purpose of a drawing that showed the river, whether access would be from 20th Street, and whether a more detailed development plan existed. Staff indicated that a detailed layout had not yet been provided, and that the river was likely included only as a point of reference. John Meyer, resident and Planning & Zoning Commission member explained that under R-4 zoning, buildings can be up to 45 feet tall. Meyer noted that nearby property owners had expressed concerns about the possibility of a tall building being located close to neighboring homes. As a result, Planning & Zoning recommended additional buffering and setbacks, with the concept being a lower-profile building placed farther from adjacent residences. The representative indicated that the preliminary illustration did not accurately reflect the likely final design, which could include tuck-under garages and a building configuration that better fits the site's topography and minimizes impacts on neighboring properties.

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

7. Moved by Meyers, seconded by Mackey to approve the First Reading of Ordinance 1186, an Ordinance Vacating the Public Utility Easement Located on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 as shown on the Final Plat of the "Rolling Meadow Subdivision (Phase 1)"
Motion passed. Yes: 7 No: 0 Absent: 0

8. Moved by Jones, seconded by to approve Resolution 26-176, a Resolution Fixing October 5, 2026, at 7:00 PM in the Council Chambers at City Hall as the date, time, and place for a Public Hearing on the Vacation of the Public Utility Easement Located on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 as shown on the Final Plat of the "Rolling Meadow Subdivision (Phase 1)"

• Staff explained the easement was platted years ago but was never developed with utilities and is not expected to be needed in the future. The city is therefore proposing to vacate the easement and remove the unused utility corridor.

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

9. Moved by Mackey, seconded by Meyers to approve Resolution 26-177, a Resolution Awarding the 2026 Cemetery Road and Parking Lot Reconstruction Project to Baker Enterprises, Inc. of Waverly, Iowa for the amount of \$100,330.00.

• Staff explained that bid Alternate A pertained to improvements to the north parking lot, which is primarily used by employees and occasionally by visitors. Because the project was already close to budget, staff determined the parking lot still had remaining useful life and could be maintained through other means. As a result, the alternate was not included in the project. Staff clarified that the

parking lot in question is located on the north

side of the facility.

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

10. Moved by Rathe, seconded by Jones to approve Resolution 26-178, a Resolution Approving Contract, Bonds, and Certificate of Insurance for the 2026 Cemetery Road and Parking Lot Reconstruction Project.

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

11. Moved by Rathe, seconded by Jones to approve Resolution 26-179, a Resolution Approving a Quote from TruGreen Commercial of Cedar Falls, Iowa in the amount of \$4,770.00 to Spray and Fertilize in Harlington Cemetery and Authorizing the Mayor to Sign the Agreement.

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

12. Moved by Jones, seconded by Kangas to approve Resolution 26-181, a Resolution approving contract, bonds and certificate of insurance for the Reconstruction Apron & T-Hangar Taxilane project from Boomerang Corp. and authorize the mayor to sign the contract.

Motion passed. Yes: 7 No: 0 Absent: 0
13. Moved by Rathe, seconded by Mackey to approve Resolution 26-182, a Resolution accepting the Downtown Lighting Project as complete.

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

14. Moved by Jones, seconded by Meyers to approve the following Mayoral Appointments.

Barb Schmidt to be appointed to the Leisure Services Commission due to a vacancy, for a term ending December 31, 2027.

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

K. Reports from Boards and Commissions

1. Planning and Zoning Commission Minutes; June 4, 2026; Received into record.

2. Historic Preservation Commission Minutes; June 25, 2026; Received into record.

3. Golf Course Commission Minutes; July 21, 2026; Received into record.

4. Municipal Housing Commission Minutes; July 21, 2026; Received into record.

5. Municipal Housing Commission Special Meeting Minutes; July 24, 2026; Received into record.

6. Waverly Police Department Civil Service Minutes; August 24, 2026; Received into record.

7. Monthly Financial Report; August, 2026; Received into record.

8. Waverly Senior Center Calendar of Events; September, 2026; Received into record.

L. Staff Updates

• Residents were reminded that the first 2026 city goose hunting season opens September 26. Those wishing to participate within city limits must obtain the required authorization through Leisure Services at City Hall.

Staff announced that Kohlmann Park's new sign has been installed following completion of the bridge project. Additional improvements, including limestone features, are planned as part of ongoing park enhancements. Appreciation was expressed to volunteers who participated in the Day of Caring. Projects included improvements along the Rail Trail Bridge, planting 11 trees at Cedar River Park, helped putting together holiday garland for the Bremer Avenue Bridge, and seasonal planter maintenance. Staff noted the event was highly successful and involved strong community participation from students, businesses, and volunteers.

Staff also announced that a professional film crew would be in Waverly Tuesday, September 15th

to create promotional videos for the city. Waverly was selected as one of a limited number of communities to be featured at the ICMA National Conference with about 5,000 governmental professionals. The project will produce promotional videos highlighting the community, local businesses, city leadership, and community assets. Staff encouraged residents to be aware of filming activities occurring throughout the city.

M. City Council Comments

• A council member thanked the many volunteers who helped with the Community Orchard apple Harvest for the Day of Caring, noting that an exceptionally large apple crop required significant volunteer assistance. Council members also expressed appreciation for the lighting of the dam. Additional comments included appreciation for the recently completed bandshell repairs, which were finished in time for the symphony concert, and a reminder that it was also Disability Voting Week. Residents seeking information on accessible voting resources were encouraged to consult the Iowa Developmental Disabilities Council.

Guest council member, Mary Ventullo expressed appreciation for the work of the City Council and city staff, noting that much of the work performed on behalf of the community happens behind the scenes and often goes unnoticed.

N. Mayor's Comments

• Mayor Happel reflected on participating in the Day of Caring, sharing that volunteers helped a local nonprofit relocate. She expressed gratitude to everyone who contributed to the event and noted that reviewing the many community projects completed that day reinforced her appreciation for Waverly's strong spirit of service and willingness to support one another. The Mayor also attended the September 11 remembrance event at Kohlmann Park and thanked those who organized the program. She noted that both the remembrance ceremony and the Day of Caring highlighted the community's commitment to coming together, supporting one another, and honoring important occasions.

O. Moved by Meyers, seconded by Jones to adjourn. Motion passed and the meeting adjourned at 7:59 P.M.

Motion passed. Yes: 7 No: 0 Absent: 0
Kristin Happel, Mayor

ATTEST:

Carla Guyer, City Clerk

Published in the Waverly Democrat on September 24, 2026.

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