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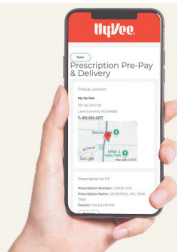
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Public Notice
City of Waverly City Council
Regular Meeting Minutes
July 20, 2026 ~ 7:00 P.M.

A Regular meeting of the Waverly City Council was held on July 20, 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. Meyers was present via telephone. Absent: Kangas

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: 6 No: 0 Absent: 1

D. Moved by Wolff, seconded by Rathe to approve the July 6, 2026 regular meeting minutes.

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

E. Public Hearings.

1. This was the date, time, and place for a public hearing to review the plans, specifications, form of contract, and estimated cost for the Replacement of the Waverly Utilities Boat Ramp and Parking Lot Improvements.

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

Moved by Wolff, seconded by Rathe to approve Resolution 26-151, a Resolution approving the plans specifications, form of contract, and estimated cost for the Replacement of the Waverly Utilities Boat Ramp and Parking Lot Improvements.

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

2. This was the date, time, and place for a public hearing on the Conveyance of Certain Real Property to Bartels Lutheran Retirement Community and Approving and Authorizing Execution of a Related Purchase and Development Agreement.

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

Moved by Wolff, seconded by Jones to approve Resolution 26-153, a Resolution Approving and Authorizing the Conveyance of Certain Real Property to Bartels Lutheran Retirement Community and Approving and Authorizing Execution of a Related Purchase and Development Agreement.

- Paula Geist, CEO of Bartels Lutheran Retirement Community, addressed concerns regarding the ownership transition and expressed confidence in partnering with the City to ensure a smooth process. She highlighted Bartels' 72-year history of serving seniors and explained that the acquisition aligns with long-term discussions by the organization's Board to expand housing options by adding a middle-market level of care. Geist emphasized Bartels' commitment to residents and their families and stated that the project would be approached thoughtfully and responsibly.
- Council Member Dr. Rathe, a former Bartels board member, voiced strong support for Bartels as the project partner. She clarified that, while Bartels is a nonprofit organization, it pays property taxes on most of its properties and anticipated that the transferred properties would likely return to the tax rolls. Dr. Rathe also emphasized Bartels' experience in senior services and reaffirmed the City's commitment to maintaining residents' quality of life throughout the transition.
- Council Member Wolff added that Bartels' focus on both property management and tenant relations should help reassure residents and community members about the future management of the properties.

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

F. Public Comments on Items Not on the Agenda

- There were none.

G. Proclamation.

1. Moved by Mackey, seconded by Wolff to approve a proclamation proclaiming August 4, 2026 as National Night Out in the City of Waverly.

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

H. Consent Calendar

1. Pay Request from Tatroe Electric, Inc. for the Downtown Lighting Project for \$12,403.00.

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

3. Pay Request from INRCOG for the Downtown Lighting Project for \$1,077.57.

4. Pay Request from WHKS & Co. for the Ivanhoe & Interurban Trail Bridge Replacement for \$7,310.16. (The County's portion is \$8,645.82)

5. Pay Request from Short Elliott Hendrickson, Inc. for the 39th Street Paving Project for \$3,872.41.

6. Pay Request from Woodruff Construction, LLC for the Waverly Aquatic Center for \$880,352.60.

7. Pay Request from JEO Consulting Group for the Waverly Aquatic Center for \$5,559.28.

8. Pay Request from JEO Consulting Group for the Waverly Aquatic Center – Defective Work for \$4,373.75.

9. Class "C" Retail Alcohol License for Waverly Cobblestone, LLC. (This is a new license for new ownership.)

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

- This is an annual event held at Kohlmann Park that typically features inflatables and other family friendly activities for children.

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

I. Regular Business.

1. Moved by Rathe, seconded by Jones to approve Resolution 26-152, a Resolution Authorizing the Mayor to execute a Letter of Support for Waverly Medical Park, LLC's Application to the Iowa Economic Development Authority for an Extension of their Workforce Housing Tax Credit Award – Application 24-WHTIP-056.

- Kevin Fittro of Panther Builders and Waverly Medical Park LLC thanked the City Council and the City of Waverly for supporting the housing tax credit project and provided an update on development progress. He reported that 16 lots have been sold, with 14 homes currently under construction. Fittro explained that development experienced initial delays due to weather and infrastructure challenges, but construction is now progressing steadily. He stated that the project is currently averaging two to three housing starts per month, depending on market conditions and sales activity. Regarding the tax credit projects, Fittro explained that the current extension request relates to the 40-home development, while a separate 18-home project still has approximately one-and-a-half to two years remaining before requiring an extension. If completed

as planned, the two projects will provide a total of 58 new homes in the development. Council members acknowledged the need for additional housing in the community and thanked Fittro for the update.

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

2. Moved by Mackey, seconded by Wolff to approve Resolution 26-154, A Resolution Authorizing the Sub-mission of a State Recreational Trails Program Grant Application for the Waverly Rail – Trail Interurban and Ivanhoe Bridge Replacement Project.

- Staff explained that the Council had previously approved the request, but the State Recreational Trails Program Grant agency required a more specific resolution containing exact language that was not included in the original approval. The item was brought back before the Council solely to adopt the requested language and satisfy the agency's requirements. Staff noted that the revised approval should not delay the project and clarified that the Council was not being asked to approve a new application, but rather to approve the specific wording needed for the existing application. Following the discussion, the Council proceeded to vote on the item.

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

3. Moved by Jones, seconded by Rathe to approve Resolution 26-155, a Resolution approving the low bid for the City Hall Parking Lot from Baker Enterprises, Inc. of Waverly, Iowa in the amount of \$49,526.00.

- Staff explained that the parking lot improvement project is being completed in phases over multiple years due to the high overall cost of replacing the entire lot at once. The current project will complete two sections of the parking lot, with work extending across fiscal years. Funding has been allocated for these two sections, and the bid came in at approximately \$49,000, below the available budget of about \$60,000. Staff noted that if additional work can be completed within the budget, it will be considered, but the current project will accomplish a significant portion of the planned improvements.

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

4. Moved by Wolff, seconded by Jones to approve Resolution 26-156, a Resolution accepting the public infrastructure for the Stone Meadows Addition in the Stone Meadows Subdivision

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

5. Moved by Rathe, seconded by Mackey to approve the Second Reading of Ordinance 1180, an Ordinance amending the Waverly Municipal Code, Section 67.9(1) Definitions (a) Dangerous Animal Means.

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

6. Moved by Rathe, seconded by Wolff to approve the First Reading of Ordinance 1181, an Ordinance Amending Sections 105.4.09 and 105.4.10 of Chapter 105 – Traffic of the Waverly Code of Ordinances.

- Staff explained that the streets impacted are Stone Lane, Riverbend Road, and Rock Ridge road. The need for handicapped parking at the newly constructed courthouse parking lot also eliminates the need for designated handicapped parking in the street.

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

7. Moved by Jones, seconded by Mackey to approve the cancelation of the July 27, 2026 Study Session meeting due to lack of agenda items.

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

J. Reports from Boards and Commissions

1. Municipal Airport Commission Minutes; April 9, 2026; Received into record.

2. Waverly Senior Center Calendar; July, 2026; Received into record.

3. Monthly Financial Report; June, 2026; Received into record.

K. Staff Updates

- Iowa State University's Department of Agronomy will be conducting soil testing in Waverly beginning in early August. Researchers will collect soil borings from approximately a dozen public properties, as well as several private properties with landowner permission. The study is focused on examining deep soil characteristics and understanding how urban development has affected soil composition and drainage patterns over time. It was also explained that the soil study is intended to evaluate changes in soil makeup and drainage resulting from development, particularly in areas that were once agricultural fields and have since been converted to residential or urban uses. Staff also reported on the recent mural celebration, which attracted approximately 40 to 50 attendees. Despite warm weather, the event was well attended and featured remarks from speakers recognizing the project. Staff described the event as a success and noted that community members appeared to enjoy the new mural and the celebration.

L. City Council Comments

- Council members expressed appreciation to the many volunteers, City staff, public safety personnel, Parks Department employees, Public Works staff, sponsors, and community members who helped make Heritage Days a success. Despite the hot weather, attendees enjoyed the festivities, and council members thanked everyone involved for their efforts. Additional thanks were extended to the volunteers and City staff who assisted with the Revibe Christian concert, noting that the event drew a good crowd and benefited from pleasant weather. Council members also recognized those involved in the recent mural dedication ceremony, thanking organizers and speakers for their contributions. The event was described as well attended, appropriately timed given the heat, and a positive community celebration.
- Guest Councilperson Dennis Happel remarked that it was an interesting experience to sit on the Council side of the dais, noting that they had previously addressed the Council many times from the public podium but had not had the opportunity to serve in the council seat. They expressed their appreciation for the opportunity and thanked the Council for allowing them to participate.

M. Mayor's Comments

- Mayor Happel thanked the Heritage Days Committee, volunteers, sponsors, and community members for making Heritage Days a successful event and encouraged residents to continue supporting upcoming community activities, including the Bremer County Fair. The Mayor also shared that United Way is seeking additional volunteers to assist with its summer meal program, including serving meals to children and delivering meals to seniors. Council members were invited to participate, particularly to help serve lunches later in the week. In closing, the Mayor encouraged residents to stay engaged in the community by supporting local events, volunteer opportunities, and local businesses.

N. Moved by Wolff, seconded by Rathe to adjourn. The motion passed and the meeting adjourned at 7:24 P.M.

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

Kristin Happel, Mayor
Carla Guyer, City Clerk
Published in the Bremer County Independent on July 28, 2026.

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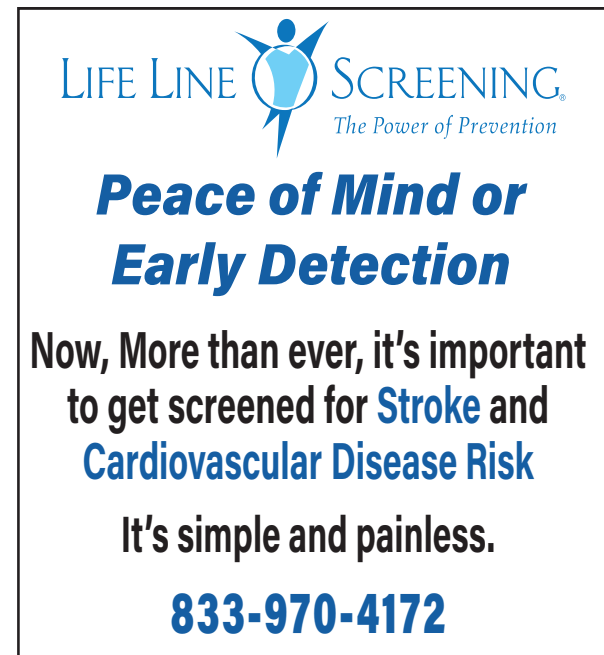
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