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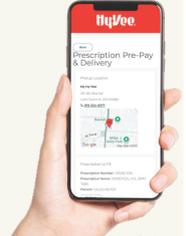
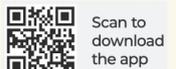
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Public Notice

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 LMI US LLC D/B/A REVOLUTION CONCRETE MIXERS, 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 February 2, 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 LMI US LLC d/b/a Revolution Concrete Mixers (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 renovation of an existing manufacturing 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 consistent with a related agreement with the State of Iowa under the Business Incentives for Growth Program.

The Agreement further proposes that the City will make up to six (6) consecutive annual payments of Economic Development Grants to Developer, each Grant consisting of the lesser of \$60,000 or 100% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the Development Property, the cumulative total for all such payments not to exceed the lesser of \$360,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement. The Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Development Property for tax purposes at not less than \$6,400,000.

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 19th day of January, 2026.
Carla Guyer, City Clerk
City of Waverly in the State of Iowa
Published in the Bremer County Independent on January 27, 2026.



Public Notice

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN: Notice is hereby given that on the 2nd day of February, 2026 at 7:00 PM at the Waverly City Hall, in Waverly, Iowa, a public hearing will be held on Ordinance 1175 amending Chapter 102, Flood Plain Management, of the Waverly Municipal Code providing for amendments to the Flood Plain Regulations.

You are further notified that said public hearing will be held on February 2, 2026 at 7:00 P. M. in the Council Chambers at the Waverly Civic Center, 200 1st Street NE. You are welcome to attend and provide input on the above-described proposal.

Carla Guyer
City Clerk
Published in the Bremer County Independent on January 27, 2026.

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Public Notice

City of Waverly City Council Regular Meeting Minutes January 19, 2026 ~ 7:00 P.M.

A Regular meeting of the Waverly City Council was held on January 19, 2026, at 7:00 P.M. in the Council Chambers at City Hall. Mayor Anderson presided. Council members present: Harman, Jones, Kangas, Mackey Meyers, Rathe and Wolff. Absent: None.

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

Motion passed. Yes: 7 No: 0 Absent: 0
D.Moved by Mackey, seconded by Meyers to amend the minutes of the January 5, 2026 meeting by changing who seconded the motion to Rathe. Kangas was noted as moving and seconding the motion.
Motion passed. Yes: 7 No: 0 Absent: 0

Moved by Rathe, seconded by Meyers to approve the January 5, 2026 regular meeting minutes as amended.
Motion passed. Yes: 7 No: 0 Absent: 0

E. Presentation of Certificate of Appreciation.

1.Council recognized Tara Winter for her service on the Waverly Leisure Services Commission from September 11, 2017 – December 31, 2025 and presented her with a certificate of appreciation.

F.Public Comments on Items Not on the Agenda.
•There were none.

G.Consent Calendar

1.Pay Request from Woodruff Construction, LLC for the Aquatic Center for the amount of \$545,677.23.

2.Pay Request from JEO Consulting Group for the Aquatic Center Study for the amount of \$17,739.00.

3.Pay Request from Snyder & Associates for the Hinds Addition Sewer & Water Extension Preliminary Design for the amount of \$4,925.25.

4.Pay Request from SlingShot Architecture for the Waverly Power Plant Revision & Repair Feasibility Study for the amount of \$12,600.00.

5.Pay Request from Bolton & Menk, Inc. for the Waverly Power Plant Revision & Repair for the amount of \$14,025.00.

6.Pay Request from Bolton & Menk, Inc. for Waverly/Flood Mitigation 4th Street SE for the amount of \$2,270.50.

7.Cash Disbursements for December, 2025.

8.Class "E" Retail Alcohol License Ownership Update for Walgreen Co.

9.Class "E" Retail Alcohol License Ownership Update for Walmart, Inc.

10.Class "C" Retail Alcohol License for Joe's Knight Hawk.

11.Class "C" Retail Alcohol License for Waverly Municipal Golf Course.
Moved by Jones, seconded by Meyers to approve the Consent Calendar.

•Concern was expressed about Item #4 on whether the City received any usable or tangible materials from SlingShot Architecture, particularly since they are no longer involved in the project. It was noted that SlingShot charged approximately \$4,000 for the historic tax credit analysis, and clarification was requested on what deliverables were provided.

•Public Works Director Justin McGlaun responded that SlingShot Architecture worked on the 117 Building project. The City has been resolving final payment issues with Slingshot over the past six months; SlingShot ultimately agreed that the City's payment amount was correct.

This payment represents the final payment related to the original contract from the previous summer. City Administrator James W. Bronner confirmed that SlingShot provided research, background details, and analysis sufficient to establish a foundation for pursuing historic tax credits in the future. The materials have already been reviewed internally and will support future efforts related to historic tax credit applications. Staff confirmed that this concludes the City's contractual relationship with SlingShot Architecture and that future work will proceed differently.
Motion passed. Yes: 7 No: 0 Absent: 0

H.Regular Business.

1.Moved by Wolff, seconded by Jones to approve Resolution 26-04, a Resolution of the City Council of the City of Waverly, Iowa Approving the Application of Revolution Concrete Mixers to the Iowa Economic Development Authority Business Incentives for Growth Program.

•Planning and Economic Development Specialist Connie Tolan provided an overview of the project: Revolution Concrete Mixers, manufacturer of concrete mixer trucks is expanding through the purchase and renovation of an existing industrial facility within the Waverly Unified Urban Renewal Area. There will be an estimated investment of approximately \$18 million, and creation of approximately 275 jobs with

competitive wages and benefits. The company has applied to Iowa Economic Development Authority (IEDA) for incentives through the Business Incentives for Growth program, to be considered at the IEDA Board meeting on February 20. It is requested that council approves a Resolution of support that is required by IEDA.

The City Council will later consider a local incentive in the form of tax increment rebates, to be addressed in a future development agreement and a public hearing is required prior to any action on a development agreement.

•Parker Criswell of Ginovus provided additional project details: Revolution Concrete Mixers is headquartered in London, Ontario, Canada, with growing U.S. operations. Due to continued growth, the company is expanding manufacturing and assembly operations within the United States. A national site search narrowed options to Texas and Iowa. Waverly was selected due to:

- Strong collaboration with the City of Waverly, State of Iowa, and Hawkeye Community College
- Availability of workforce well suited to the company's operations
- Availability of an existing facility suitable for retrofit

The plant will manufacture and assemble concrete mixer trucks for distribution throughout the United States. The project anticipates approximately 275 new jobs over the next 3-5 years. Appreciation was expressed for the cooperation and support received to date. Mr. Criswell explained that Hawkeye Community College will assist with workforce training and that workforce availability, building readiness, and local collaboration were key decision factors.
Motion passed. Yes: 7 No: 0 Absent: 0

2.Moved by Jones, seconded by Meyers to approve Resolution 26-05, a Resolution Fixing Date for a Public Hearing on the Proposal to Enter into a Development Agreement with LMI US LLC D/B/A Revolution Concrete Mixers and Providing for Publication of Notice thereof.
Motion passed. Yes: 7 No: 0 Absent: 0

3.Moved by Rathe, seconded by Kangas to approve Resolution 26-06, a Resolution approving the Waverly Municipal Airport's Federal Aviation Administration 5-Year Capital Improvement Plan for Federal Fiscal Year 2027-31.
Motion passed. Yes: 7 No: 0 Absent: 0

4.Moved by Meyers, seconded by Wolff to approve Resolution 26-07, a Resolution approving the Master Agreement with Bolton & Menk, Inc. of Cedar Rapids, Iowa for a 5-Year On-Call Engineering Services Agreement.

• Staff informed council that this agreement is additional to what the city is already contracted for.
Motion passed. Yes: 7 No: 0 Absent: 0

5.Moved by Kangas, seconded by Rathe to approve Resolution 26-08, approving a Plat of Survey creating Parcel S and Parcel T at 1400 Bremer Rd, Waverly, Iowa at the request of Dean Schilling.

•It was noted that the item had previously been brought before the council and was denied at that time due primarily to septic system concerns and issues related to an accessory building. It was stated that the applicant has since redivided the property into two sections, which appears to have resolved the prior concerns. It was further noted that the Planning and Zoning Commission reviewed the revised proposal and found it acceptable. Staff confirmed that this assessment was correct.
Motion passed. Yes: 7 No: 0 Absent: 0

6.Moved by Mackey, seconded by Jones to approve Resolution 26-09, a Resolution approving an Amendment to the City of Waverly - City Council Rules of Procedure.

•To clarify changes related to electronic participation by phone during meetings, specifically whether members participating by phone would be considered full participants in the meeting, and be allowed to vote and ask questions, rather than only listen.

•City Administrator James W. Bronner explained that State law has changed to recognize members participating electronically as fully present for the meeting. Members participating by phone are now permitted to participate, ask questions, and vote. The proposed changes are intended to bring City policy into compliance with current state law, which requires a digital meeting option if requested.

•Council asked about the proposal to reduce the public comment time limit from five minutes to three minutes per speaker and whether there was a specific rationale for the change. Mayor Happel said that the proposed change was described as a streamlining measure, intended to reduce redundancy. It was noted that nearby communities use a three minute public comment limit. Council expressed concern that public speakers may already feel apprehensive or believe they are not being heard. Five minutes allows speakers time to become comfort-

able, especially those unfamiliar with public speaking. The City has rarely had issues enforcing the existing five minute limit. Council emphasized the importance of making the public comment process clear and accessible, particularly for understanding that council members cannot respond or engage in discussion during public comment.

Moved by Kangas, seconded by Rathe to strike the proposed amendment to Section 2.08 (A) that proposed changing the amount of time for each public comment from five (5) minutes to three (3) minutes.
Motion passed. Yes: 7 No: 0 Absent: 0

The original motion, as amended, was then voted on.

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

7.Moved by Wolff, seconded by Jones to approve the First Reading of Ordinance 1175, an Ordinance amending Chapter 102 of the Waverly Municipal Code Providing for Amendments to the Floodplain Regulations and setting February 2, 2026 at 7:00 P.M. in the City Council Chambers at City Hall as the date, time, and place for a public hearing.

•Staff's agenda memorandum clarified why this action is happening.
Motion passed. Yes: 7 No: 0 Absent: 0

I.Reports from Boards and Commissions

1.Municipal Housing Commission Minutes; February 18, 2025; Received into record.

2.Municipal Housing Commission Minutes; March 10, 2025; Received into record.

3.Municipal Airport Commission Minutes; November 13, 2025; Received into record.

4.Municipal Airport Commission Minutes; December 4, 2025; Received into record.

5.Monthly Financial Report; December, 2025; Received into record.

6.Waverly Health Center Audit (Communication Only); Fiscal Year 2025; Received into record.

J.Staff Updates

•There were none.

K.City Council Comments

•Councilmember Rathe highlighted an event scheduled for Saturday the 24th, following the city budget meeting, noting that the budget meeting itself is open to the public. She also announced a benefit event at the Waverly Area Veterans Post on Saturday evening in support of All In Mentoring, featuring a comedian. The event begins at 7:00 PM, with tickets available on the organization's website.

Councilmember Meyers recognized Martin Luther King Jr. Day, emphasizing its importance and significance. She expressed appreciation for City staff, specifically: Public Works staff for their response to recent winter weather conditions, particularly like the unexpected conditions experienced on Saturday and all City staff for their work preparing materials for the upcoming budget workshop. She encouraged residents to educate themselves on the city budget process if they wish to provide input on how tax dollars are spent.

Councilmember Mackey echoed appreciation for Public Works staff, particularly the road crew, noting their repeated efforts during recent weather events. He commented positively on street conditions, especially along school routes, and expressed thanks for the continued work. Councilmember Wolff announced that her previously scheduled listening session on Saturday had been rescheduled to: January 31; 1:00-3:00 PM at the Waverly Public Library in the Waverly Room. She shared that she recently received correspondence from a high school student completing an assignment and invited the student and classmates to attend. She encouraged community participation and emphasized the importance of creating spaces for discussion about City priorities.

Guest councilperson Holly Armstrong echoed support for All In Mentoring, noting it is a nonprofit organization supported through fundraisers and grants. She explained the mentor mentee program, encouraged additional volunteer mentors to get involved, and shared that the program is mutually rewarding. She encouraged community members to attend the benefit event to show support.

L.Mayor's Comments

•Mayor Happel shared brief closing remarks, reflecting on the positive momentum currently underway in the City of Waverly. She noted the community's many strengths and recent developments, including new job opportunities and economic growth and expressed optimism about Waverly's future. She encouraged residents and council members alike to come together, remain positive, and look forward to continued progress for the community.

M.Mayor Happel adjourned the meeting at 7:27 P.M.

Kristin Happel, Mayor

ATTEST:

Carla Guyer, City Clerk

Published in the Bremer County Independent on January 27, 2026.

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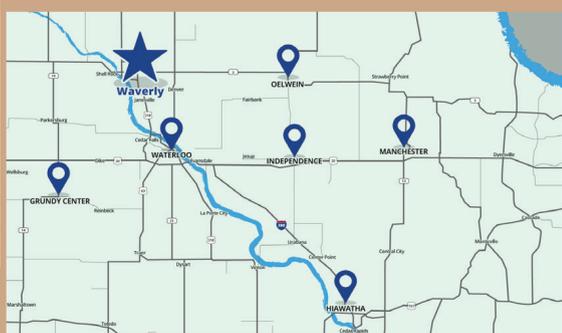
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