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Public Notice
CITY OF PLAINFIELD
CITY COUNCIL MEETING
PLAINFIELD CITY HALL
April 16, 2025

Mayor Geise invited everyone present to join him in a moment of silence, followed by the posting of the Colors, and the Pledge of Allegiance.

The Plainfield City Council met in regular monthly session on March 11, 2025, in the Council Chambers of City Hall at 5:00pm with Mayor Thomas Geise presiding and Council Members Clyde Balvanz (present via speaker phone due to traveling), Jamison Downing, Timothy Neil, and Joseph Schmall present. Council Member Chad Shurtleff was absent. The following department heads were in attendance: Brice Dietz, Maintenance Superintendent, Brittney Lentz, City Clerk/Treasurer, and Evan Wagner, Fire Chief; along with one visitor, Lee Williamson.

Motion by Schmall, seconded by Downing to approve the agenda. Ayes: All. Motion carried.

There were no comments from the public.

Motion by Downing, seconded by Neil to approve the consent agenda, which included the minutes of March 11, 2025, the March 2025 Financial Reports, and the claims for April 2025. Ayes: All. Motion carried. Ayes: All. Motion carried.

Mayor Geise opened the public hearing concerning the Adoption of the FY26 Budget & Certification of City Taxes at 5:02pm. City Clerk Lentz reviewed the tax levy, revenues, expenditures, and debt service with those present. No oral or written comments were received from the public.

Motion by Schmall, seconded by Balvanz to close the public hearing at 5:04pm. Ayes: All. Motion carried.

Motion by Neil, seconded by Downing to approve Resolution No. 2025-04: ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2026. Roll call vote- Balvanz, Downing, Neil, Schmall. Nays: None. Absent: Shurtleff. Motion carried.

Motion by Downing, seconded by Schmall to approve a building permit for 833 Main Street to place two commercial storage containers. Ayes: All. Motion carried.

Motion by Neil, seconded by Schmall to officially approve an amendment to the building permit for 403 3rd Street, to change the plan from a wood deck to a poured concrete patio of the same size and a concrete driveway. Ayes: All. Motion carried.

Motion by Downing, seconded by Neil to approve the combining of parcel #01-29-155-002 & parcel #01-29-155-003. Ayes: Downing, Neil, and Schmall. Nays: None. Abstain: Balvanz (due to being the owner of said parcels). Motion carried.

Department Reports:
Bremer County Sheriff's Office- Call Hours report for March was reviewed by the Mayor and Council. Deputies logged 56 hours with 5 calls for service in Plainfield. Balvanz left the meeting at 5:07pm.
Cemetery- Council Member Balvanz volunteered his time to cut down the dead evergreen trees at the cemetery. They will be disposed of before

Public Notice
City of Waverly City Council
Regular Meeting Minutes
April 21, 2025 ~ 7:00 p.m.

A Regular meeting of the Waverly City Council was held on April 21, 2025, at 7:00 P.M. in the Council Chambers at City Hall. Mayor Anderson presided. Council members present: Birgen, Jones, Kangas, Meyers (arrived at 7:01 p.m.), Rathe and Wolff. Absent: Drenkow

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

Motion passed. Yes: 5 No: 0 Absent: 2
(Meyers arrived at 7:01 p.m.)

D.Moved by Jones, seconded by Birgen to approve the April 7, 2025 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 on Resolution 25-54, a Resolution Approving and Authorizing the Conveyance of Real Property to Prime Development Properties, L.L.C.

*There were no oral or written comments.

*The public hearing was then declared closed.

Moved by Jones, seconded by Kangas to approve Resolution 25-54, a Resolution Approving and Authorizing the Conveyance of Real Property to Prime Development Properties, L.L.C. for the purchase price of \$1.00 and in consideration of Buyer's other obligations under the agreement.

*Zoning Administrator Paige Yoder informed Council the front portion will continue to have the same access along 4th Street SW. The waterway located in the middle is protected by the Corps of Engineers, so, it cannot be disrupted. So, if vacated and sold, the main access point will be along 16th Avenue SW. No other access is being considered currently. At the dead end, the road will turn and go south. The housing is anticipated to be south of there. The wetland area goes almost to the end of 16th Avenue SW. The housing will be to the west of the wetland.

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

F.Proclamation.

1.Moved by Kangas, seconded by Meyers to approve a proclamation proclaiming May 2024 as Preservation Month in the City of Waverly, Iowa.

*Historic Preservation Commission Vice-Chair Bard Mackey spoke to this proclamation. He also shared an invite meant for all. The invite was to view the display celebrating Waverly's newest historic district - Waverly College Historic District. Mr. Mackey also shared that more research has been done on Cedar Hill Park. The Office of State Archeology has the cemetery on record in 1875, 1894 and 1917. They also had a fly-over radar that shows the divots where the graves are and has been confirmed that there are still bodies buried there. The commission is working on some signage for the cemetery. Commission member Mary Meyer was also present.

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

G.Public Comments on Items Not on the Agenda

*Pastor Josh Rouser read a letter signed by himself and 14 fellow pastors who represent various local Churches. The letter shared concerns for the "Sunset PRIDE Glow Float Along the Cedar River"scheduled for June 5th. H.Consent Calendar

1.Pay Request from JEO Consulting Group for the Aquatic Center Study for \$115,100.30.

2.Pay Request from MSA Professional Services, Inc. for the Memorial Park Concept Revision 2025 for \$2,478.00.

3.Pay Request from Taylor Construction, Inc. for Bridge Replacements on Rolling Prairie Trail for \$297,836.33.

4.Pay Request from SlingShot Architecture for the (WPF) Waverly Power Plant Feasibility Study for \$2,000.00.

5.Pay Request from WHKS & Co. for the Waverly Bridge Inspection 2025 for \$1,021.84.

6.Pay Request from Corporate Technologies for the Down Payment for 2025 Network Infrastructure Project for \$50,000.00.

7.Cash Disbursements for March, 2025.

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

*Consent Calendar item number 2 - Results from MSA regarding Memorial Park will be forthcoming soon. Item number 6 – Corporate Technologies will be paid from the recent bond reallocation. There has been a number of system failures and this will be good to complete.

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

I.Regular Business.

1.Moved by Meyers, seconded by Jones to approve the First Reading of Ordinance 1165, An ordinance Amending the Municipal Code of Ordinances for the City of Waverly, Iowa, by repealing Chapter 90, thereof entitled Building Code and enacting and adopting the new Chapter 90 in lieu of, entitled Building Code.

*This ordinance is consistent with what Bremer County has already adopted. The last official version adopted by the City was the National Building Code from 2018.

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

2.Moved by Wolff, seconded by Rathe to approve the First Reading of Ordinance 1166, An ordinance Amending the Zoning Ordinance of the City of Waverly, Iowa, providing for rezoning of Parcel ID 1007101027 from R-1

Memorial Day weekend.

City Council/Mayor- Council reviewed the job description, and discussed post offer physicals/drug testing, and setting interview times for the City Clerk/Treasurer position.

City Hall- City Clerk Lentz and Maintenance Superintendent Dietz reviewed the IAMU insurance walk-through. They will start implementing the suggested changes for safety reasons.

Fire Department- Fire Chief Wagner, Williamson, and the Council discussed the need to schedule firefighter physicals with Med Compass in July. City Clerk Lentz will call ICAP to see if physicals are required for first responders as well. Wagner and Williamson exited at 5:32pm.

Water, Sewer, & Garbage- Superintendent Dietz reviewed the latest water quality report with the Council. Motion by Neil, seconded by Schmall to approve the 2024 Water Quality (Consumer Confidence) Report for the City of Plainfield. Ayes: All. Motion carried. Said report will not be mailed to all citizens but is posted on the city website, at City Hall, and the Library for public viewing. Council reviewed a cellular meter quote from Van Wert. Consensus of the council was they are not interested in moving to cellular meters at this time but will keep it in mind for the future.

Motion by Neil, seconded by Schmall to accept the monthly department reports. Ayes: All. Motion carried.

Motion by Schmall, seconded by Downing to table Resolution No. 2025-05: ADOPTING AN UPDATED RECORDS MANAGEMENT AND RETENTION POLICY and place on the May 13, 2025 agenda, due to City Clerk Lentz wanting to add in more detail to the retention portion of the policy. Ayes: All. Motion carried.

Further discussion was held on changing the Local Option Sales & Service Tax designation from 100% infrastructure to be able to use those dollars for other purposes/needs of the city. City Clerk Lentz presented ideas on wording for the ballot. No action was taken.

Mayor Geise, Council, and Department Heads continued to review the Code of Ordinances pertaining to Sanitary Sewer: Chapters 95-99 and Sidewalk Regulations: Chapter 136. Continued discussion was held on necessary amendments.

Motion by Schmall, seconded by Neil to adjourn the meeting at 5:42pm. Ayes: All. Motion carried.

Thomas Geise, Mayor
Attest: Brittney Lentz, City Clerk/Treasurer
Transcribed by the City Clerk/Treasurer, subject to Council approval.

CITY OF PLAINFIELD
CLAIMS REPORT
March 12, 2025 - April 16, 2025

Vendor	Reference	Amount
20/20 Fx Llc	Router/Installation	\$290.40
Bremer Co Gis	R1 Map Design/Printing	\$85.00
Butler-Bremer Comm	Phone/Internet	\$215.77
Crystal Htg	Water Main Break- Lincoln St	\$1,374.95
Culligan	Water Cooler/Delivery	\$8.25
Eftps	Fed/Fica Taxes	\$2,086.39
Emergency Services Market	Iamresponding Subsc. Fee	\$314.10

Residential District and R-4 Residential District to R-2 Residential District and setting May 5, 2025 at 7:00 p.m. at City Hall as the date, time, and place for a public hearing.

*This parcel will be used for single-family housing on the east side of town. Motion passed. Yes: 6 No: 0 Absent: 1

3.Moved by Rathe, seconded by Birgen to approve the First Reading of Ordinance 1167, An ordinance amending the Municipal Code of Ordinances of the City of Waverly, Iowa, by repealing Waverly's Zoning Code Section 100.4.06 – Accessory Building and Breezeway Requirements and replacing it with a new Section 100.4.06 in lieu thereof and setting May 5, 2025 at 7:00 at City Hall as the date, time, and place for a public hearing.

*This applies if there is a deck around a swimming pool. The homeowner's insurance policy is being left to dictate whether a fence is required around the pool. This was an issue regarding land use vs. public safety. Motion passed. Yes: 6 No: 0 Absent: 1

4.Moved by Birgen, seconded by Jones to approve the Third and Final Reading of Ordinance 1163, an Ordinance Amending Section 105.4.11 – Parking Fines of Chapter 105 of the Waverly Municipal Code of Ordinances.

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

5.Moved by Jones, seconded by Birgen to approve Resolution 25-55, a Resolution approving a Plat of Survey for Parcel ZZ located at 2203 E. Bremer Avenue for Croell, Inc.

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

6.Moved by Rathe, seconded by Wolff to approve Resolution 25-56, a Resolution approving Change Order #1 from Steege Construction of Waverly, Iowa for the Waverly City Hall Wall Project for an increased amount of \$2,049.00.

*The additional necessary work was noticed after the original contracted work was near completion.

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

7.Moved by Jones, seconded by Meyers to approve Resolution 25-57, a Resolution approving an agreement with Herold-Reicks-Surveying (HRS) of Waverly, Iowa for the Parks Maintenance Building Parking and Driveway Project for a not-to-exceed amount of \$8,000.00 and authorizing the Mayor to sign the agreement.

*This is the final phase of improvements at the Parks Maintenance facility. Motion passed. Yes: 6 No: 0 Absent: 1

8.Moved by Wolff, seconded by Rathe to approve Resolution 25-58, a Resolution approving a proposal from HRS Surveying of Waverly, Iowa to prepare a watermain easement along the western boundary of Lenore Estates (west end of Carstensen Drive) for \$1,500.00.

*The site survey will lay the groundwork for development of a water main loop, from the west end of Carstensen Drive to 5th Avenue NW. The addition of this water main loop will eliminate a sizeable dead-ended water line and improve reliability for homes, businesses and the newly constructed school at this area. Bond proceeds from the water tower project will fund this project. Traffic should not be interrupted since they will most likely bore under the road to complete the project. Park 3rd Avenue NW is private property and the drainage issues are coming from other private property and the school. City staff are not familiar with other issues. Motion passed. Yes: 6 No: 0 Absent: 1

9.Moved by Kangas, seconded by Rathe to approve Resolution 25-59, a Resolution awarding the Citywide Asphalt Patching – Spring 2025 to Kluesner Construction, Inc. of Farley, Iowa for the bid amount of \$14,231.50.

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

10.Moved by Birgen, seconded by Kangas to approve Resolution 25-60, a Resolution approving the purchase of a 2026 Freightliner 108SD Tandem Axle Cab and Chassis with Hook Lift, front-mounted wing, front pump and hydraulics from Don's Truck Sales, Inc. of Fairbank, Iowa for the price of \$250,625.00 less the trade-in of \$50,000.00.

*In not knowing what the tariffs will produce for future pricing, this price is only good for two more weeks.

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

11.Moved by Rathe, seconded by Birgen to approve Resolution 25-61, a Resolution amending the Design Services contract with SlingShot Architecture and Bolton & Menk, Inc. for the city-owned building located at 117 1st Street NE to provide additional investigation of the site upstream and downstream of the hydro-electric portion of the building to determine what riverfront amenities are possible.

*This is another item that is included in the recent bond reallocation and was discussed at budget time. The city's goal was to see what might be possible both upstream and downstream for the hydraulic building. This includes all pre-design investigation and design services. This will allow Council to make an informed decision on whether or not to move forward with a project. There was discussion regarding the additional amount of \$55,000 added for a contract with SlingShot Architecture through Bolton & Menk. Council would like to proceed with only the engineering and possibly move forward with site designing once the results of engineering are completed and evaluated.


Moved by Jones, seconded by Meyers to table (postpone) this item until May 5, 2025.

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

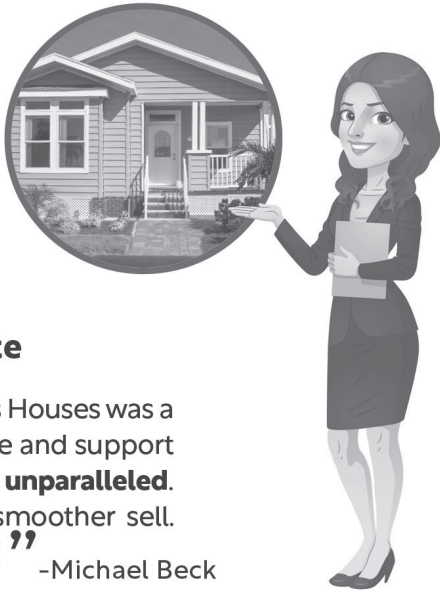
12.Moved by Jones, seconded by Rathe to approve Resolution 25-62, a Resolution approving a professional services contract with Martin Gardner Architecture (MGA) for an assessment of the existing golf course clubhouse Facility for an expense of \$13,200.00.

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Ipers	\$129.73
John Deere Financial	\$25.00
Kj Design Llc	\$32.90
Main Street Checks	\$55.41
Mick, Lindy	\$58.50
Microbac Laboratories	\$1,628.12
Midamerican Energy	\$185.32
Napa Auto Parts	\$20.00
Oly's Tire	\$245.00
Plainfield Welding	\$91.00
Quill Corporation	\$4,918.25
Rite Environmental	\$7,996.00
Speicher Excavating	\$377.16
State Withholding	\$183.87
Us Cellular	\$285.50
Utility Equipment	\$725.09
Visa	\$134.51
Visual Edge It, Inc.	\$11.26
Walmart	\$331.11
Waverly Newspapers	\$15.23
White, Jolene	\$9,017.73
Payroll Checks	\$33,504.57
Claims Total	
Claims By Fund	
General Fund:	\$7,410.63
Road Use Tax Fund:	\$1,898.56
Water Fund:	\$11,769.55
Sewer Fund:	\$7,507.58
Landfill/Garbage Fund:	\$4,918.25
Claims Total:	\$33,504.57
Revenues- March 2025	
General Fund:	\$7,759.43
Plainfield Days:	\$315.40
Road Use Tax Fund:	\$3,569.68
Employee Benefits Fund:	\$394.88
L.o.s.t. Fund:	\$4,270.18
Debt Service Fund:	\$2,160.79
Water Fund:	\$7,903.81
Customer Deposit Fund:	\$150.00
Sewer Fund:	\$7,021.85
Landfill/Garbage Fund:	\$6,783.41
Revenues Total:	\$40,329.43

Attest: Brittney Lentz, City Clerk/Treasurer
Published in the Bremer County Independent on April 29, 2025.

*Rehabbing the building, at this level of detail, was not looked at in the past. Initially when staff was looking at getting the referendum going, the site was looked at to make the ground as efficient as possible while making it a single level and meeting A.D.A. requirements. This can still be achieved with A.D.A. accessible equipment such as a ramp/lift. Staff is now looking at the 80-year-old building and investigating what can be done with designs, mechanicals, electrical, etc. Doing this will allow Council to make informed decisions on how to move forward with the rehab or have another referendum. The site work has already been done. The assessment will be shared once completed.

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

13.Moved by Rathe, seconded by Birgen to approve Resolution 25-63, a Resolution directing the advertisement for sale of \$10,215,000.00 General Obligation Bonds, Series 2025A and approving procedures and official statement.

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

14.Moved by Kangas, seconded by Birgen to approve the following Mayor Appointments:

-Pete Fuller to be appointed to the Planning & Zoning Commission to fill a vacancy for a term ending May 1, 2030.

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

J.Reports from Boards and Commissions

1.Waverly Public Library Board of Trustees Minutes;	December 10,
2024; Received into record.	
2.Waverly Public Library Board of Trustees Minutes;	January 14, 2025;
Received into record.	
3.Waverly Public Library Board of Trustees Minutes;	February 11, 2025;
Received into record.	
4.Golf Course Commission Minutes;	February 11, 2025; Received into record.
5.Human Equity & Diversity Commission Minutes;	February 11, 2025; Received into record.
6.Historic Preservation Commission;	February 27, 2025; Received into record.
7.Human Equity Commission Minutes;	March 11, 2025; Received into record.
8.Waverly Public Library Board of Trustees Minutes;	March 11, 2025; Received into record.
9.Airport Commission Minutes;	March 13, 2025; Received into record.
10.Monthly Financial Report;	March, 2025; Received into record.
11.Waverly Senior Center Calendar;	April, 2025; Received into record.

K.Staff Updates

*Public Works Director Justin McGlaun reminded the public that Spring Special Collections week is April 21 – May 2nd and April 21 – April 25 is bulky item pick up week. The pick up charge of \$25.00 is waived for the bulky items for this week, you only pay the cost to dispose of the item. You can either call 319-35-6247 or go online to fill out a request at <https://www.waverlyia.com/public-works/services/garbage/special-pickup-request.aspx> . Curbside yard waste pick-up is April 21 – May 2nd.

*Leisure Services Director Garret Riordan shared that there will be an open house for Cedar River

Park All-Inclusive Playground on Saturday, April 26th from 11:00 a.m. – 1:00 p.m. There will be a ceremony at 11:30 a.m. The Waverly Public Library's Book Mobile will be there at noon and there will be Miracle League pick up game at noon as well. Food will be provided by SofSurfaces and made and served by the Kiwanis Club. He also mentioned that there are many activities happening in Waverly on Saturday, May 3rd. There are: Art Walk, opening day of Farmer's Market, Firefighter Pancake Breakfast, Chamber downtown event, and Wartburg's Tri-by-Knight event.

L.City Council Comments

*The Bremer County Community Partners is sponsoring the Family Fun Fair on Saturday, April 26th from 9:00 a.m. to 11:00 a.m. Pope Francis' death was recognized along with recognition of his work in improving and drawing attention to the most marginalized in our societies. Positive words were shared in regard to the Sunset PRIDE Glow Float on the Cedar River event. There is a Waverly Soccer Tournament on May 3rd as well. With the recent storm damage please use caution when speaking to individuals offering their services. Look locally if possible. Planting for the Waverly Community Gardens is scheduled for May 10th, weather permitting. Volunteers are invited and welcome on Saturday mornings and Tuesday evenings. The Exchange Club is holding a golf tournament as their biggest fund raiser of the year on May 17th. They are also looking for business sponsors. Administrative Professionals Day is on Wednesday, April 23rd. Additional, supportive comments were made regarding inclusiveness within the PRIDE event, and within society.

M.Mayor's Comments

*Mayor Anderson shared that Ron Lentz from the Iowa State University Extension office informed him that last season there were approximately 15,426 pounds of food that was harvested from the community gardens to be shared with food shelves and meals in the community. This totals a grocery store value of approximately \$24,912.00. Congratulations to all who contributed time and effort to this cause. Waverly, have a most blessed Easter Season for the next 50 days until Pentecost and Be Kind.

N.Moved by Kangas, seconded by Wolff to adjourn. The motion passed and the meeting adjourned at 7:59 p.m.

Mark A. Anderson

ATTEST:

Carla Guyer, City Clerk
Published in the Bremer County Independent on April 29, 2025.