



2. Resolution 02-129, a Resolution Approving an Economic Development Assistance Policy Within an Urban Renewal District Utilizing Tax Increment Financing.

The City Council reviewed a draft prepared by the City Administrator regarding economic development assistance within an Urban Renewal District utilizing tax increment financing. The draft contained a history of use for tax increment financing, an example for using tax increment financing rebatement, and finally a draft policy. Administrator Crayne suggested to Council that the City's first priority in economic development project should be to provide City infrastructure in support of the project and said infrastructure investment may be used in place of or in concert with tax rebatement or other financial assistance. He also commented that economic development in the use of TIF was originally introduced to spur City growth, create additional jobs, enhance the City's tax base with secondary growth in residential and commercial areas through increased population. A number of comments were received from interested parties at the meeting encouraging the City to lower the minimum amount of increased property value created in order to obtain a property tax rebatement. Other comments received from the public and Councilmembers was whether the number of jobs created and pay scale of said jobs should be considered in the granting of economic development assistance. After much discussion Councilmembers Ribich, Kramer and Boorum were appointed to draft a policy or report that would meet community needs for the use of TIF Rebatement in Economic Development Urban Renewal Areas.

Moved By: Kramer

Seconded By: Ribich

To table Resolution 02-129 and appoint a Committee including Councilmembers Boorum, Kramer, and Ribich (Chair) to draft an economic development assistance policy within an urban renewal district utilizing tax increment policy is hereby approved .

Yes: 7

No: 0

Absent: 0

3. Resolution 02-127, a Resolution Accepting the Parking Lot and Alley Reconstruction Project and Approving Final Pay Request.  
Discussion followed on utility pole in the parking lot.

Moved By: Grace

Seconded By: Kobliska

Resolution 02-127, a Resolution Accepting the Parking Lot and Alley Reconstruction Project and Approving Final Pay Request in the amount of \$16,983.19 to Heartland Asphalt is hereby approved.

Yes: 7

No: 0

Absent: 0

4. Third Reading of Ordinance 796, an Ordinance Amending Chapter 69 of the Waverly Municipal Code Regarding Solid Waste.

Moved By: Steege

Seconded By: Kramer

Third Reading of Ordinance 796, an Ordinance Amending Chapter 69 of the Waverly Municipal Code Regarding Solid Waste is hereby approved.

Yes: 7

No: 0

Absent: 0

5. Third Reading of Ordinance 797, An Ordinance Adopting the "City Code of Waverly, Iowa".

Moved By: Grace

Seconded By: Ribich

Third Reading of Ordinance 797, An Ordinance Adopting the "City Code of Waverly, Iowa" is hereby approved.

Yes: 7

No: 0

Absent: 0

6. Second Reading of Ordinance 798, an Ordinance Amending Chapter 105 of the Waverly Municipal Code Regarding One A.M. to Six A.M. Parking Restrictions.

Moved By: Ribich

Seconded By: Grace

Second Reading of Ordinance 798, an Ordinance Amending Chapter 105 of the Waverly Municipal Code Regarding One A.M. to Six A.M. Parking Restrictions is hereby approved.

Yes: 7

No: 0

Absent: 0

7. Approval of City of Waverly 2001 - 2002 Audit for Submission of Application for the Certificate of Achievement for Excellence in Financial Reporting.

Moved By: Kramer

Seconded By: Ribich

The City of Waverly 2001-2002 Audit for Submission of Application for the Certificate of Achievement for Excellence in Financial Reporting is hereby approved.

Yes: 7

No: 0

Absent: 0

8. Resolution 02-128, a Resolution Accepting Public Improvements for Stone Haven - Phase III.

Dennis Happel requested that the City participate in costs for oversizing of 16th Avenue SW. The extra cost for constructing a 37 foot street versus a 29th foot street is \$58,000.00. The current City Code states that the City can participate in costs relating to oversized water and sewer infrastructure but does not mention streets. The Council had previously approved a developer's agreement outlining street infrastructure. Council will further review said request at their January 6th Council meeting.

Moved By: Boorum

Seconded By: Ribich

Resolution 02-128, a Resolution Accepting Public Improvements including a 4-year performance and payment bonds for water, streets and sewers, and a 4-year performance and payment bonds as a performance guarantee for sidewalks/trail yet to be completed by the developer or property owners for Stone Haven - Phase III is hereby approved.

Yes: 7

No: 0

Absent: 0

9. Resolution 02-109, a Resolution Approving Waverly Municipal Design Standards - December 2002 Addition.

Discussion followed on suggested additional language regarding appeals. Council will monitor activity on said appeals.

Moved By: Kobliska

Seconded By: Ribich

Resolution 02-109, a Resolution Approving Waverly Municipal Design Standards - December 2002 Addition is hereby approved with additional language added: " A driveway width variance which is denied by the City Engineer may be appealed to the Board of Adjustment for consideration in accordance with the Board's process for filing an application for hearing. Any other variance petition which is denied by the City Engineer may be appealed to the City Council, in writing, within 30 days of receiving written notification of the Engineer's decision. The Council will schedule a hearing on the matter at the earliest possible date that is agreeable to all interested parties."

Yes: 7

No: 0

Absent: 0

10. Set Public Hearing Date for 16th Avenue SW and 3rd Street SW Reconstruction.

Moved By: Kramer

Seconded By: Ribich

January 6, 2003 at 7:00 p.m. in the Council Chambers at the City Hall is the date, time and place for a public hearing on said reconstruction.

Yes: 7

No: 0

Absent: 0

11. Review of Citizen Questionnaire for City Supplied Softened Water.

Moved By: Grace

Seconded By: Steege

Citywide distribution of the Citizen Questionnaire for City Supplied Softened Water via the December utility bills is hereby approved.

Yes: 7 No: 0 Absent: 0

12. Quarterly Review of Strategic Planning Report.  
Council discussed traffic counts on 10th Avenue SW and 4th Street SW and will review drainage and flood control projects at Strategic Planning.

13. Council Liaisons to the Boards and Commissions.

Parks and Recreation Commission	Cyndi Ecker
Golf Commission	Patsy Reed
Board of Adjustments	Fred Ribich
Board of Appeals	Ike Ackerman
Board of Electrical Examiners	Darrel Steege
Board of Plumbing Examiners	Cyndi Ecker
Planning & Zoning Commission	Gary Grace
RTC Board	Gary Boorum
Public Safety Board	Fred Ribich & Gary Boorum
Public Safety Board (Alternate)	Mel Kramer
Historic Preservation Commission	Patsy Reed
Airport Commission	Darrel Steege
Municipal Housing Commission	Fred Ribich
Cable Commission	Gary Grace
Electric Utility Board of Trustees	Mel Kramer
Library Board	Cyndi Ecker
Waverly Area Development Group	Mel Kramer

14. Review Status of Projects.

Councilmember Boorum discussed plans for Veteran Memorial at the corner of 4th and Bremer Ave.

15. Recognition of Councilmember Joe Kobliska.

Mayor Ackerman presented a Certificate of Appreciation to Joe Kobliska and thanked him for his service on the Council.

16. Appointment for 3rd Ward Council Seat.

Moved By: Ribich Seconded By: Kramer

The appointment of Cyndi Ecker as 3rd Ward Councilmember is hereby approved subject to State Code.

Yes: 7 No: 0 Absent: 0

17. Oath of Office.

REMOVED

G. BOARDS AND COMMISSIONS.

1. Boards and Commissions.

2. Reports.

3. Communications.

Council thanked Clair Lensing for being the guest councilperson.

H. ADJOURNMENT.

Moved By: Boorum Seconded By: Ribich

That the City Council Meeting be adjourned.

Yes: 7 No: 0 Absent: 0

Council adjourned at 8:17 P. M.

Ivan J. Ackerman, Mayor

ATTEST:

Richard J. Crayne, City Clerk

