

Study Session Meeting Minutes

July 22, 2002 ~ 7:00 p.m.

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on July 22, 2002 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Fred Ribich, Patsy Reed, Mel Kramer, Gary Grace, Joe Kobliska, Darrel Steege and Gary Boorum. Absent: None.

1. Approve Agenda as Printed or Add Items for Discussion Only.

Moved By: Ribich

Seconded By: Kramer

That the agenda for this Council Meeting as prepared is hereby approved / amended as follows:

Yes: 7

No: 0

Absent: 0

2. Minutes.

Moved By: Ribich

Seconded By: Steege

The Bremer County/City of Waverly Joint Meeting Minutes of July 15, 2002 Council minutes are hereby approved.

Yes: 7

No: 0

Absent: 0

B. PUBLIC COMMENTS.

C. STUDY SESSION.

1. Review of Dry Run Creek Study.

Dan Miller of Stanley Consultants was present to review the Dry Run Creek Study. Mr. Miller stated that the Cedar River Flood Study's intent was to take 500 City properties out of the flood plain. The study brought about the Inflatable Dam concept, and the need to investigate the Dry Run Creek. During that investigation, Stanley found that most of the 500 flood plain properties were in the Dry Run area also. Therefore, the cost of insurance would not be reduced because the buildings still lay within the flood plain of Dry Run Creek. If Improvements are made to both the Dry Run and Cedar River flood protection programs, a large portion of the City could be re-mapped to reduce or eliminate flood insurance. Dan Miller informed the Council that dry run studies were done in 1980 and 1985 and in 1990 FEMA did a study and provided the City with its current flood mapping. Stanley looked at detention basins, aerial mapping and created a hydrological model to study dry run flows. Discussion followed on sub-basins, detention basins and reservoirs. A combination of gravity driven inflow and outflow from basins, diverting the flow from creek north of town, improving the conveyance of the creek through town, and green-way flood plains to pass the floods may be the ultimate solution. Mayor Ackerman stated that the Senate Energy and Water Appropriations Subcommittee approved the \$100,000 for the Army Corp. of Engineers Feasibility Study. From the feasibility study, Stanley will verify and improve the hydrological model, look for ways to increase detention, investigate diversion and conveyance improvements. Mr. Miller also informed the Council that

FEMA will not review flood mapping until dry run is improved including construction of sizable detention areas and storage facilities. The Council also discussed doubling the width and the acquisition of properties along the dry run for detention. Mr. Miller stated that Flood Plain cost justification comes from the frequency of flood damage and how much flooding occurs. Pete Lampe voiced his concern with the street level of 17th and 4th Avenue NW currently under construction. City Engineer Cherry stated that the City has used state and federal criteria regarding detention facilities.

2. **Report on Funding of Joint City/County Law Enforcement Center Including Local Option Sales Tax Opportunities.**

Finance Director Bachhuber reviewed sections of funding analysis of Joint City/County Law Enforcement Center including Local Option Sales Tax opportunities. Mr. Jon Burmeister of Public Financial Management has researched estimated interest rates for Local Option Sales Tax Bonds for the proposed Law Enforcement Center. He found that 3 counties sold local option sales tax bonds for law enforcement centers. Bremer County will need to borrow approximately \$3.5 million payable from an estimated \$475,000 in local option sales tax and the City of Waverly will need to borrow approximately \$1 million payable from an estimated \$400,000 in local option sales tax receipts. Bremer County needs to sell \$3.59 million of bonds (includes debt service reserve fund) for a 16 year term with a possible redemption in year 11. The City for its \$1 million would need to sell bonds for 8 years with a possible payoff in 3 years. Both issues are based on estimated revenue streams. Mr. Burmeister also informed the Council that the City is the “economic engine of the County” and if the City discontinued local option after its 3 years the County’s tax receipts would be cut dramatically. Mr. Burmeister stated that after 3 years the City’s cash receipts could go towards another lawful City project. Discussion followed on street reconstruction as a possible alternative on the referendum. Jon Burmeister informed Council that local option sales tax vote requires a public hearing with 60% approval voter approval. Bremer County Board of Supervisor Steve Reuter voiced his concern with Mr. Burmeister’s comments regarding the severe financial effect to the County if the City would end local option after 3 years. Mr. Reuter is in favor of a sunset clause on said bonds and stated that a lot more information is needed before it goes to the voters. The Council agreed and will continue to gather information on ballot priorities.

3 **Review Status of Projects.**

City Engineer Cherry reviewed status of projects:

3rd & 15th Street NW – finish concrete this week and complete asphalt work before school starts. Driveways paved by the end of the week on 3rd Ave NW.

During construction excavation work will be done on the dry run by the Mattke home.

Sealcoating will begin on July 23rd and finish the end of the week.

The intersection at 4th and Bremer will be closed next week to begin reconstruction of said intersection.

Discussions on parking redesign for the CUNA Expansion are proceeding with the City, CUNA Mutual and the Contractor. September 9th the amendment to the Construction Contract will come to Council for approval. To keep the RISE funding CUNA will have to make a decision in December on said expansion.

Council questioned staff on 3rd Ave. & 15th Street NW as to whether the City mislead residents on timing of project , grades and reconstruction of certain driveways on 3rd Ave. Lawns destroyed during construction will be graded and seeded after August 15th. Residents who had their sewer pipe replaced will have to restore their lawns.

Council directed staff to prioritize 16th Ave. SW reconstruction. City Engineer Cherry will report to Council on possible funding. The City will Temporarily repair 16th Ave. SW as soon as possible.

E. **BOARDS AND COMMISSIONS.**

1. **Boards and Commissions.**
2. **Reports.**
3. **Communications.**

F. **ADJOURNMENT.**

Moved By: Boorum

Seconded By: Ribich

That the City Council meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:55 P. M.

Ivan J. Ackerman, Mayor

ATTEST:

Richard J. Crayne, City Clerk