

**Study Session Meeting Minutes  
November 25, 2002 ~ 7:00 p.m.**

**A. CALL TO ORDER.**

A Study Session of the Waverly City Council was held on November 25, 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: Kramer**

**Seconded By: Ribich**

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

**Yes: 7**

**No: 0**

**Absent: 0**

**B. PUBLIC COMMENTS.**

**C. REGULAR BUSINESS.**

**1. Approve City of Waverly and Fastenal Agreement.**

**Moved By: Ribich**

**Seconded By: Grace**

**No vote taken.**

Carol Jahnke of Waverly Area Development Group reviewed a request from Fastenal regarding an offer to purchase a building site contingent on a tax rebatement program. Fastenal is an industrial distributor and has proposed constructing a new facility on Lot 2 in the Waverly Industrial Plaza currently owned by R&P Properties, LLC. The size of the facility is between 3,500 to 5,000 square feet at an estimated cost of \$250,000 to \$400,000. The proposed project will create four new full-time equivalent jobs. Tax Rebatement to the company would be 60% first year, 50% second year and 40% third year. Total rebatement to the company is \$9,000 over three years. After discussion regarding tax rebatement for past practices, Council tabled this motion until a written policy is prepared.

**Moved By: Kobliska**

**Seconded By: Grace**

**Yes: 7**

**No: 0**

**Absent: 0**

**2. Resolution 02-118, a Resolution Proposing Exchange of Property between the City of Waverly and Waverly Golf and Country Club.**

**Moved By: Ribich**

**Seconded By: Boorum**

Resolution 02-118, a Resolution Proposing Exchange of Property between the City of Waverly and Waverly Golf and Country Club is hereby approved and sets December 2, 2002 at 7:00 P. M. in the Civic Center as the date, time and place for a public hearing.

**Yes: 6**

**No: 1 (Reed)**

**Absent: 0**

**3. Appeal of Driveway Variance by John Derner, Owner of 152 Eagle Ridge Drive.**

Keith Collins, representing John Derner, reviewed a request for a driveway variance at 152 Eagle Ridge Drive. Mr. Collins also reviewed correspondence from Contractor Bob Cousin requesting permission to carry concrete pavers from Mr. Derner's property line to the curb. City Engineer Cherry had denied said request citing concerns with uniformity of design in the community, utility repair and higher replacement costs. Mr. Derner's property will showcase

concrete products and landscaping from Shell Rock Products. Discussion followed on the length of Mr. Derner's driveway and sidewalks in the development. An agreement with Mr. Derner's consent to pay additional costs for any future driveway repair from the property line to the curb and setback of brick pavers from end of driveway at street, could be prepared and recorded.

**Moved By: Boorum**

**Seconded By: Grace**

The Appeal of Driveway Variance by John Derner, owner of 152 Eagle Ridge Drive is hereby approved subject to entering into a written, recorded agreement acceptable to the City to indemnify the City for any future repair costs in excess of what costs would be for concrete and setback required for placement of pavers.

**Yes: 7**

**No: 0**

**Absent: 0**

D. **STUDY SESSION.**

1. **Review of Waverly Light and Power 2003 Adopted Budget.**

Glenn Cannon was present to review Waverly Light and Power's 2003 Adopted Budget. Mr. Cannon informed Council that Waverly Light and Power will initiate an average 12% rate increase over three years. Waverly Light and Power will continue investment in the CB4 generating plant in Sioux City and in Translink. Mr. Cannon stated that Waverly Light and Power is pursuing research of future generation technologies. Also planned is installation of additional local wind turbines. UNI-ABIL, NEOS Corp and Waverly Light and Power are working collectively on receiving a patent for the vegetable based transformer oil named BioTrans.

2. **Review Request for Removal of Parking Signs.**

**Moved By: Kramer**

**Seconded By: Steege**

The removal of no-parking signs in the 500, 600, 700 block of East Bremer Avenue is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

3. **Review of 2003 / 2004 Budget Schedule.**

Council approved 2003/2004 Budget Schedule.

4. **Update for Water Treatment Facility.**

City Engineer Cherry informed Council that the City has continued gathering information and exploring options and opportunities for a cooperative venture with Central Iowa Rural Water. While all 4 wells in Waverly are currently producing good quality water they are showing upward trends in nitrate levels. Water consumption has stabilized and the number of gallons billed is anticipated to continue rising annually. The City currently bills 75% of water consumption and should be above 80%. Staff continues to monitor hydrant flushing and water leaks, and will be increasing accountability. Mr. Cherry reviewed the water cost estimate summary from Central Iowa Rural Water Association. If Central Iowa Rural Water funds the \$1.3 million plant expansion, the cost to Waverly water users would be approximately \$1.50 per 1,000 gallons increasing water bills of an average user \$9.00 to \$10.00 monthly. Presently our water is hard. A softened municipal water supply would prolong life of hot water tanks, plumbing equipment fixtures and decreased consumption of soaps and detergents. Mr. Cherry stated that it is more economical to treat water on a larger scale. Taste remains a personal

choice. Discussion followed on relinquishing control to Central Iowa Rural Water and contingencies if something ever happens to said plant. Mr. Cherry also informed Council that it costs \$7,500 annually to chlorinate City wells. Staff will nail down costs and agreement language.

5. **Review City Bridge Replacement and Rehabilitation Program.**

Mr. Cherry reviewed the letter sent from the Iowa Department of Transportation regarding its Bridge Replacement and Rehabilitation Program. The City is approved to submit a request for \$1,000,000 program funds for the 3<sup>rd</sup> Street SE (Green) Bridge. Said bridge was built in 1917 and is in need of extensive repair. A new bridge could be constructed at a different site with the extension of 10<sup>th</sup> Avenue East. Said extension is not planned for at least 10 to 15 years. The \$1,000,000 of program funds can only be used at the present site of the Green Bridge. Discussion followed on elevating the 3<sup>rd</sup> Street Bridge and the possibility of using the present bridge as a bike/pedestrian path. The City's request to have the IDOT prepare an agreement will be forwarded and the City will conduct public meetings on said proposal prior to entering into a formal agreement.

6. **Review Status of Projects.**

16<sup>th</sup> Avenue SW and 3<sup>rd</sup> Street SW will be eligible for TIF funds. 12<sup>th</sup> Street NW is scheduled for 2004 reconstruction. Rampart Corporation failed to adequately schedule asphalt patching work so City staff will have to maintain rough areas through the winter. There will be additional costs to the Wastewater Improvements Project for the digester and east trickling filter wall due to conditions uncovered during construction.

E. **BOARDS AND COMMISSIONS.**

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

Council thanked Cyndi Ecker for her participation as guest councilperson for November.

F. **ADJOURNMENT.**

**Moved By: Boorum**

**Seconded By: Ribich**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent: 0**

**Council adjourned at 9:18 P. M.**

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Ivan J. Ackerman, Mayor

ATTEST:

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Richard J. Crayne, City Clerk