

**Study Session Meeting Minutes  
October 28, 2002 ~ 7:00 p.m.**

**A. CALL TO ORDER.**

A Study Session of the Waverly City Council was held on October 28, 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, and Gary Boorum. Absent: Darrel Steege

**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.

**Yes: 6**

**No: 0**

**Absent: 1**

**B. PUBLIC COMMENTS.**

**C. REGULAR BUSINESS.**

**1. Amend Restrictive Covenants for Replat of Rieger Addition.**

**Moved By:**

**Seconded By:**

The Restrictive Covenants for the Replat of Reiger Addition is hereby approved.

**No vote was taken.**

**Moved By: Kobliska**

**Seconded By: Boorum**

The Amendment of removing the words "with a minimum floor space of 600 square feet" to the Restrictive Covenants for the Replat of Rieger Addition is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

**Moved By: Ribich**

**Seconded By: Grace**

The motion, as amended, was then voted upon.

**Yes: 6**

**No: 0**

**Absent: 1**

**2. Resolution 02-104, A Resolution Authorizing the Sale of Lots 1, 2, 3, 4, 5, 6, 7, and 8 in the Replat of Rieger Addition to Waverly, Iowa.**

**Moved By:**

**Seconded By:**

Resolution 02-104, A Resolution Authorizing the Sale of Lots 1, 2, 3, 4, 5, 6, 7, and 8 in the Replat of Rieger Addition to Waverly, Iowa is hereby approved.

**No vote was taken.**

**Moved By: Reed**

**Seconded By: Kobliska**

The above motion is hereby amended by reserving Lot 6 of the Replat of Rieger Addition for Habitat for Humanity at a cost of \$3,000 to be held for 90 days and to uphold the amended covenants.

**Yes. 6**

**No: 0**

**Absent: 1**

**Moved By: Ribich**

**Seconded By: Grace**

The motion, as amended, was then voted upon.

**Yes: 6**

**No: 0**

**Absent: 1**

D. **STUDY SESSION.**

1. **Saint Mary Catholic Church Special Provisional Use Review for the Anhalt Property along 20<sup>th</sup> Street NW.**

Chris Foy, representing St. Mary's Church, reviewed reasoning regarding the proposed relocation and expansion to St. Mary's Church. Mr. and Mrs. John Anhalt have donated a portion of their land to the church to build a parish center. Mr. Foy stated that the land was considered because the Church would like to stay in a residential area and would be convenient for Wartburg students to attend church and ministry to Bartels residents. Discussion followed on keeping 20<sup>th</sup> Street NW serviceable during construction, extension of Country Meadows Drive and water and sewer extension. City Engineer Cherry voiced his concerns with the traffic safety, railroad crossings and box culvert at 5<sup>th</sup> Avenue and 20<sup>th</sup> Street. Mr. Cherry roughly estimated that reconstruction of 20<sup>th</sup> Street NW would be \$1,500,000. He also stated that a number of projects in the City are already competing for funding. Mr. Foy stated that construction of the fellowship parish hall (Phase 1) would begin in 2005 and that the church would have to raise \$1,800,000 before the start of construction. The Airport Commission has reviewed height restrictions. Council voiced their concerns with the intersection of 5<sup>th</sup> Avenue and 20<sup>th</sup> Street NW. After further discussion, City staff and Church members will draft an agreement, addressing water and sewer extension, road corridor, and safety issues.

2. **Review of Five-Year Parks Improvement Plan.**

Parks & Recreation Director Ray reviewed needs and projects of the Parks Improvement Plan via a power point presentation. Said plan established priorities and produced a 5-year list of projects with estimated costs. The Parks Improvement Plan would include using funds from the Recreational Capital Improvement Fund. Director Ray will submit first year costs for upcoming budget and Council will review use of capital improvement funds.

3. **Review of the 7<sup>th</sup> Avenue SE Reconstruction Project.**

City Engineer Cherry reviewed plans for the 7<sup>th</sup> Avenue SE Reconstruction Project from 1<sup>st</sup> Street SW to 4<sup>th</sup> Street SE and reconstruction of 4<sup>th</sup> Street SE. Sidewalk will be extended along the south side of 7<sup>th</sup> Avenue SE completing a continuous sidewalk from 1<sup>st</sup> Street SW to 4<sup>th</sup> Street SE. The project will also include replacement of curb and gutter. Discussion followed on financing of said project and driveway approaches. City Engineer Cherry informed Council that 12<sup>th</sup> Street NW from Bremer Avenue to 5<sup>th</sup> Avenue is scheduled for reconstruction in 2004 and 1<sup>st</sup> Street SW from Bremer Avenue to 7<sup>th</sup> Avenue SW in 2005.

4. **Report from Telecommunications Task Force.**

Councilmember Grace reviewed the history and establishment of the Telecommunications Task Force. On November 7, 2000 a referendum was passed for the creation of a municipally-owned telecommunications utility. The telecommunications study recommended to not proceed with the utility due to high start-up costs and a weak telecommunications industry market. A committee was formed to further this study whose members included Gary Grace, Patsy Reed, Fred Ribich, Jeff Plagge, Chris Schmidt, Fred Waldstein, Phil Kenealy, Jeff Magsamen, Dick Crayne, Glenn Cannon and Sheila Bishop. Meetings were also held with Qwest, MediaCom and Cedar Falls Utilities. Mr. Grace stated that the instability of the telecommunications market and high start-up costs do not support the establishment of telecommunications utility managed by WLP at this time. He also cited that other similarly sized local utilities have had financial difficulties and legal issues. Since the referendum, new options for service now exist in Waverly for residential including DSL service through MediaCom and wireless options. Mr. Grace also encouraged further competition and/or the development of public-private partnerships. Fred Waldstein encouraged a proactive approach to nurture private entities to facilitate and develop private competition.

Jeff Plagge felt that Waverly had better service now because of the referendum but requested that the Council create a separate commission or expand the Cable Commission's mission to include expanded utility services. Councilmember Grace will work with the City and WLP on the creation of such a commission.

5. **Review Status of Projects.**

No action on this item.

E. **BOARDS AND COMMISSIONS.**

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

Council thanked Scott Fish for his participation as Guest Councilperson.

F. **ADJOURNMENT.**

**Moved By: Boorum**

**Seconded By: Ribich**

That the City Council Meeting be adjourned.

**Yes: 6**

**No: 0**

**Absent: 1**

**Council adjourned at 9:27 p.m.**

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Ivan J. Ackerman, Mayor

ATTEST:

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Richard J. Crayne, City Clerk