

Study Session Meeting Minutes

August 25, 2003 ~ 7:00 p.m.

A. **CALL TO ORDER.**

A Study Session of the Waverly City Council was held on August 25, 2003 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Patsy Reed, Mel Kramer, Gary Grace, Cyndi Ecker, Fred Ribich and Darrel Steege. Absent: Gary Boorum

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

Moved By: Ribich Seconded By: Ecker

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

Yes: 6 No: 0 Absent: 1

B. **PUBLIC COMMENTS.**

Mayor Ackerman introduced Mary Lou Walker-White (great granddaughter) of Hawaii and Dr. Peggy Stringer (great-great granddaughter) of California, relatives of Waverly founder, William P. Harmon.

Discussion followed on 10th Avenue SW and 3rd Street SE Feasibility Study by WHKS & Co.

Council congratulated Bremer County on their celebration.

C. **STUDY SESSION.**

1. **Review of Preliminary Plans and Cost Opinions for the East Bremer Avenue Sidewalk Improvements.**

Jeff Rhoda and Monty Applegate from Yaggy Colby Associates were present to review preliminary plans, cost opinions and comments from owners on a proposed East Bremer Avenue Sidewalk Improvement Project. Mr. Applegate also reviewed the construction process beginning with the filling in of the vaults, coal shoots, and windows. The proposed sidewalk improvements would mirror those in front of the Big 6 and theatre. A detectable warning strip would be incorporated at the corners for people with disabilities. Trees and lights will remain and grates will be evaluated at time of construction. Updates of water service would be the property owner's responsibility. Construction would be phased to minimize disturbance to businesses. First National Bank has their own construction project. Discussion followed on compaction of the bricks to minimize upheaval and other communities with similar projects. Project costs total \$542,100. Mr. Rhoda stated that Yaggy Colby tried to keep preliminary cost assessment simple. Preliminary property assessments would range from \$80 per foot for properties on Bremer, \$40 per foot on side streets for first half-block and \$60 per foot on 1st Street SE beyond the first half-block. Assessments would total \$185,000 with the City

assuming the rest of the project costs. Mr. Rhoda stated that they would do anything they could to keep open access to businesses during construction. The same sidewalk theme is proposed for the side streets to unite them into the downtown area and the same theme would continue west of the river. Council reviewed the timeline of proceeding with the preliminary assessment schedule. Ron Martin voiced his concern for safety with brick upheaval and settlement. Don Landau also voiced concerns with access to his business during construction and traffic congestion. Paula Stevenson will work with Waverly Area Development Group to compile comments from other communities with similar projects.

She also urged property owners to use rear parking and have rear access during construction. Property owners under the awning are working on its repair. Ms. Stevenson stated that this project needs to move forward to attract new retail business and is a total benefit to property owners to spread their sidewalk costs over ten years. She voiced her concern with phasing project construction over several years. Administrator Crayne stated that he thought 34% proportional cost to the property owners was fair and asked the Council for project direction. City Engineer Cherry informed the property owners that the City could facilitate replacement of their water services at their cost. City staff and WADG will come back to Council on September 8 with feedback from other communities on safety and frost issues. Jim Lindner requested the Council consider diagonal parking and one-way traffic on north/south streets downtown.

2. **Discussion of Existing Green Bridge Maintenance and Repair Options and Discussion of Alternative Bridge Location, Scheduling and Financing.**

Staff requested the Council's decision regarding the 3rd Street SE Bridge repair or an alternative bridge location. Council suggested to staff that repairs should be addressed during the 04-05 Budget process. Mr. Butch Kehe's repair cost is \$83,000 and does not address the painting of the bridge and the sidewalk deck. Mr. Kehe's repair to the 3rd Street Bridge includes replacement or repair of gusset plates at abutment bearing, repair welds and coat stringers, and painting underneath the bridge. The Council will be evaluating traffic with the opening of the soccer fields and new eastside developments. Discussion followed on Mr. Kehe's suggestions for 5 to 10-year repair and how long it would last. Council requested that the bridge be maintained annually. During the 04-05 budget session staff will itemize repair costs and prepare a timetable for said repairs. Alternative bridge locations will be discussed and addressed with the update of the Comprehensive Plan. Kay Boeckmann requested that the City include residents living in east Waverly in the Comprehensive Plan discussions. Keith Schuldt voiced his concern with the delay of bridge reconstruction or replacement. Jim Lindner discussed alternative bridge sites.

