

Study Session Meeting Minutes

September 22, 2003 ~ 7:00 p.m.

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on September 22, 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, Darrel Steege and Gary Boorum. Absent: None

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

Moved By: Ecker

Seconded By: Kramer

That the agenda for this Council Meeting as prepared is hereby approved as written.

Yes: 7

No: 0

Absent: 0

B. PUBLIC HEARINGS.

1. This was the date, time and place for a Public Hearing on the Rezoning Request for Huygens Chiropractic Clinic at 908 2nd Avenue SW. David Hampton reviewed the zoning history of the area. Dr. Sheryl Huygens informed the Council that she proposes to construct a basement under her existing business for expansion of the office area to better meet new HIPPA regulations. The Mayor closed the hearing and the following action was taken.

Moved By: Kramer

Seconded By: Grace

Second Reading of Ordinance 816, an Ordinance Providing for the Rezoning of Certain Area of Said City (Dr. Sheryl Huygens, Applicant) at 908 2nd Avenue SW is hereby approved.

Yes: 7

No: 0

Absent: 0

2. This was the date, time and place for a Public Hearing Authorizing the Vacation and Deeding of a portion of an alley to Duane and Renee Aschbrenner. The Mayor called for any oral or written comments and there were none. The hearing was declared closed and the following action was taken.

Moved By: Boorum

Seconded By: Steege

Resolution 03-90, a Resolution Authorizing the Vacation and Deeding of a portion of an Alley between 1st Street NW and 2nd Street NW to Duane A. and Renee G. Aschbrenner is hereby approved.

Yes: 7

No: 0

Absent: 0

C. PUBLIC COMMENTS.

Rob Stensland, contractor, and Larry Van Daalen, Matt Pollastrini, and Ron Roelfs of Mauer Eye Center were present to propose expansion of Mauer Eye Center. They are requesting to purchase 25 feet of the City's parking lot to the south of the building. Mr. Stensland stated that the Mauer Eye Center wants to stay in the downtown area but expressed their need to expand. Said expansion will also address new ADA requirements. Mauer Eye Center will continue the downtown streetscape design for their sidewalks.

Council congratulated staff at the Yard Waste Site.

D. TABLED ITEMS.

E. **REGULAR BUSINESS.**

1. **Resolution 03-91, a Resolution of the City Council of Waverly, Iowa, Authorizing the Iowa Northland Regional Council of Governments (INRCOG) to Proceed with a Housing Rehabilitation Grant Application for the City of Waverly.**
Discussion followed on the City's last application. Council asked if there were any long term assessments of properties already completed through the program. Ms. Nicholson of INRCOG stated that the City should contact FEMA and USDA to see if funding is available to offer to residents in the flood plain.
Moved By: Ribich **Seconded By: Steege**
Resolution 03-91, a Resolution of the City Council of Waverly, Iowa, Authorizing the Iowa Northland Regional Council of Governments (INRCOG) to Proceed with a Housing Rehabilitation Grant Application for the City of Waverly is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

2. **Decision regarding Discharging Firearms in the City Limits and Establishing Areas and Dates for Hunting Canadian Geese.**
Moved By: Kramer **Seconded By: Ecker**
To authorize the harvesting of Canadian geese for Areas A, B & D September 27 – November 30 and Area C from September 27 – November 30 designated during the 2003 hunting season and, in turn, direct the Chief of Police to allow permitted hunters to discharge firearms for the purpose of harvesting Canadian geese is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

3. **Third Reading of Ordinance 817, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area of Said City (Open Bible Church, Applicant)**
Moved By: Grace **Seconded By: Ribich**
Third Reading of Ordinance 817, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area of Said City (Open Bible Church, Applicant) from C-2 (Commercial District) to R-2 (One and Two-Family Residential District) is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

4. **Resolution 03-92, A Resolution Approving the Minor Plat for the Church of the Open Bible Property.**
Moved By: Boorum **Seconded By: Steege**
Resolution 03-92, A Resolution Approving the Minor Plat for the Church of the Open Bible Property is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

F. **STUDY SESSION.**

1. **Strategy for FY04-05 Budget.**
Administrator Crayne reviewed the valuations sent from the Bremer County Assessor's Office. Mr. Crayne also informed the Council that the State rollback figure went from 51% to 48.52% with only a .8% increase in property tax assessment. Discussion followed on diversification and revenue changes for the upcoming budget. Issues before the Legislature are the removal of undeveloped land from TIF districts and restructuring property values based on square footage. Mr. Crayne requested that Council keep in touch with their representatives. Council also

discussed the State's imposed \$8.10 limit on valuations and changing apartments from commercial to residential values. The Council will reserve the October and November Study sessions to discuss changes in revenue streams for the upcoming budget. A decision on a budget strategy Council committee will be postponed until after said study sessions.

2. **Quarterly Review of Strategic Planning Summary Report.**

- Action to hire INRCOG for the Waverly Comprehensive Plan Update will come to Council at its October 6th meeting.
- Waverly Police are investigating opportunities and accepting pledges for a police dog. The City will address funding issues at budget time.
- Discussion followed on financing and assessments regarding the Downtown Streetscape Project.

3. **Review Status of Projects.**

A contract was signed with Kehe Construction for the expansion and reconstruction of the Bremer/Waverly Law Center. Fourth Street NE will be closed on October 6th.

G. **BOARDS AND COMMISSIONS.**

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

Council thanked Jerry Keller for being the Guest Councilperson for September.

H. **ADJOURNMENT.**

Moved By: Boorum

Seconded By: Ribich

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:07 P. M.

Mayor

ATTEST:

City Clerk