

Joint Study Session Meeting Minutes

October 25, 2004 – 7:00 P. M.

A. **CALL TO ORDER.**

A Joint Study Session of the Waverly City Council and Golf Commission was held on October 25, 2004 at 7:00 p.m. in the Council Chambers at City Hall.

Mayor Ackerman presided. Council members present were: Mel Kramer, Cyndi Ecker, Fred Ribich, Tammy McKenzie, Gary Boorum, Gary Grace and Connie Rasmussen. Absent: None

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.

Yes: 7

No: 0

Absent: 0

B. **PUBLIC COMMENTS.**

C. **TABLED ITEMS.**

D. **STUDY SESSION.**

1. **Discussion of Housing versus Subdivision Construction**

City Engineer Cherry informed the Council that the Public Works office implemented an office policy of allowing construction permits for new homes to be issued prior to the full completion and acceptance of public improvements. The policy was initiated by prompting from developers who had substantially completed all infrastructure improvements, but had noncritical punch-list items to complete or paperwork to submit to the City. Additionally some developers wanted to place the final layer of asphalt in the spring, which is a common practice and a reasonable request. During that time an indemnification agreement was developed protecting the City's liability. However, by the fall of 2002 housing contractors were submitting applications, signing indemnification agreements and starting projects before any portion of the street had been finished and resulted in additional dust, soil and mud being tracked into adjoining streets with complaints from neighboring citizens. J. D. Francis, John Monaghan and Butch Kehe voiced their concerns as it related to the timeliness of infrastructure installation and new home construction. After further discussion the Council felt that with the substantial growth in Waverly that the policy should remain as is and that developers should adopt a good neighbor policy and keep adjoining subdivision streets clean and ensure quality construction of public improvements.

E. **JOINT SESSION.**

1. **Discussion of Golf Course Operations and the Establishment of the 2005 Golf Fees and Charges.**

Dr. Larry Van Dalaan, requested the Council's permission to present the Commission's fee structure and appropriate subsidy proposal in December to complete its budget. Council stated that they would like golf operations to be self-supporting in the future but also maintain the golf course at a quality level. Council also recognized that weather is a contributing factor and hope that Golf/Waverly packages and incentives would promote play at the municipal course. Dr. James Murray also stated that it would take time to increase membership and play on the City's course with competition from the new golf course. After further discussion the Council granted the Commission's request to present their 2005 golf fees and subsidy proposal in December.

F. **REGULAR SESSION.**

1. **Pay Request from Mike Dolan Concrete & Masonry for the East Bremer Avenue Sidewalk Improvement Project.**

Suggested Motion.

Moved By: Ribich

Seconded By: Kramer

The Pay Request from Mike Dolan Concrete & Masonry for the East Bremer Avenue Sidewalk Improvement Project for services including construction administration and observation in the amount of \$64,425.48 is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Resolution 04-96, A Resolution Proposing to Convey a Permanent Easement to Bremer County for the Bremer/Waverly Law Enforcement Center.**

Moved By: Boorum

Seconded By: Grace

A Resolution Proposing to Convey a Permanent Easement to Bremer County for the Bremer/Waverly Law Enforcement Center is hereby approved and sets November 1, 2004 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.

Yes: 7

No: 0

Absent: 0

2. **Resolution 04-97, A Resolution Approving Program Agreement between Iowa Department of Economic Development, City of Waverly and Waverly Area Development Group.**

Ms. Tara Harn informed the Council that the resolution approval allows Waverly Area Development Group to continue the Main Street Program through the Iowa Department of Economic Development.

Moved By: Ecker

Seconded By: Kramer

A Resolution Approving Program Agreement between Iowa Department of Economic Development, City of Waverly and Waverly Area Development Group is hereby approved.

Yes: 7

No: 0

Absent: 0

G. **BOARDS AND COMMISSIONS.**

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

H. **ADJOURNMENT.**

Moved By: Boorum

Seconded By: Kramer

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:09 P. M.

Mayor

ATTEST:

City Clerk