

Regular Meeting Minutes
November 15, 2004 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on November 15, 2004, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Gary Boorum, Mel Kramer, Connie Rasmussen, Tammy McKenzie, Fred Ribich and Gary Grace. Absent: Cyndi Ecker

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

Moved By: Boorum

Seconded By: Kramer

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

Yes: 6

No: 0

Absent: 1

2. **Minutes.**

Moved By: McKenzie

Seconded By: Kramer

The November 15, 2004 Council Meeting Minutes are hereby approved.

Yes: 6

No: 0

Absent: 1

B. PUBLIC HEARINGS.

C. TABLED ITEMS.

D. VISITORS / PUBLIC COMMENTS.

Audience members discussed drainage from the new Prairie Park Addition. Plans provide for construction of a drainage detention basin in the second addition. Surrounding property owners requested Council consider an improved waterway behind their homes to direct excess runoff from Prairie Park Addition to the Cedar River. The proposed drainage way passes through private property and appropriate easements would have to be obtained from property owners in the area. Council asked if members of the audience would remain until they proceeded with approval of Prairie Park First Addition later in the meeting.

E. CONSENT AGENDA.

1. Pay Request from Yaggy Colby Associates for East Bremer Avenue Sidewalk Improvements.

2. Pay Request from McClure Engineering Company for 10th Avenue Water Main Loop - 2005.

3. Pay Request from WHKS & Co. for 39th Street SE Paving Improvements.

4. Class C Liquor License for Godfather's Pizza.

5. Special Class C Liquor License for Wartburg College.

Moved By: Kramer

Seconded By: Rasmussen

Items 1-5 on the Consent Agenda are hereby approved.

Yes: 6

No: 0

Absent: 1

F. REGULAR BUSINESS.

1. **Review of Waverly Light and Power 2005 Adopted Budget.**

Glenn Cannon of Waverly Light and Power reviewed their 2005 Adopted Budget. Mr. Cannon stated that they will continue with their investment of the Council Bluffs 4 Generating Station and that Waverly Light and Power was in its final year of rate increases with no additional rate increases projected after this year. WLP's commitment to alternative energy continues with the 2nd wind turbine construction scheduled for completion in 2005. Better than 90% of new homes built in Waverly have the good cents stamp of approval.

2. **Review Draft Facilities Report for the Public Services Facility Needs Study.**

David Harrison of Design Alliance informed the Council that several concepts have guided the needs study. Storing, operating and servicing City equipment, enhancement of operational efficiency, and planning for the future, were considered during the study. The present Public Services building has a conflict with traffic and equipment. Also equipment is stored outside. Line Maintenance building is not centrally located. Water Department building is in the flood plain and is not efficient. East Water Tower is in a remote location. Yardwaste site is in the floodway and 100-Year Flood Plain. The Dome Building is a corrosive environment and in the 100-year Flood Plain. Equipment is also stored at the Horse Barn Building but the building is inefficient and is a distance from other sites. Mr. Harrison stated that Public Services could remodel their existing facilities, purchase an existing site, or build new. If the City chose to build new it would require 20 – 25 acres. The Council also discussed payback for energy efficiency and identifying specific needs for a Public Service site. Staff requested Council's permission to explore potential land sites and approach property owners. The Council also discussed the Water Pollution Control site.

Moved By: Ribich

Seconded By: Grace

Permission for Design Alliance and City Staff to Contact Owners of Existing Suitable Facilities that may be Available for Purchase or Lease is hereby granted. Results of Inquiries will be Documents in Final Report and Presented to Council on December 6, 2004.

Yes: 6

No: 0

Absent: 1

3. **Resolution 04-105, a Resolution Proposing the Development of Affordable Rental Housing to be Located in Waverly, Iowa**

Kayleen Simmons of Community Based Services and Bill Reinke of Houses, Inc. reviewed the proposed development of affordable housing for people with disabilities. Housing at the two proposed locations would allow low-income disabled residents opportunity for a safe and decent environment in the community of their choice. The housing would be handicap accessible and staffed by a support team 24 hours a day. At the Mayor's suggestion the resolution was modified to remove addresses. The proposal for rezoning for 3rd Street SW location has not yet been approved. The City will submit a letter of support for said project.

Moved By: Ribich

Seconded By: Rasmussen

Resolution 04-105, a Resolution Proposing the Development of Affordable Rental Housing to be Located in Waverly, Iowa is hereby approved.

Yes: 6 No: 0 Absent: 1

4. **Resolution 04-103, a Resolution Accepting Certification Filed by the City Clerk to the Bremer County Auditor Detailing the Amount of Loans, Advances and Indebtedness which Qualify for Payment from Tax Increment Revenues of the Waverly Urban Renewal Plan.**

Moved By: Boorum Seconded By: Kramer

Resolution 04-103, a Resolution Accepting Certification Filed by the City Clerk to the Bremer County Auditor Detailing the Amount of Loans, Advances and Indebtedness which Qualify for Payment from Tax Increment Revenues of the Waverly Urban Renewal Plan is hereby approved.

Yes: 6 No: 0 Absent: 1

5. **Approve Purchase of Office Equipment for Waverly Police Department for the Newly Renovated Law Enforcement Center.**

Moved By: Ribich Seconded By: Kramer

Purchase of Four Dell Workstations, Two Dell Notebook Computers and Related Equipment from Networking Solutions, in the amount of \$16,498.28 is hereby approved.

Yes: 6 No: 0 Absent: 1

6. **First Reading of Ordinance 837, An Ordinance Adopting the “City Code of Waverly, Iowa”.**

Moved By: Ribich Seconded By: Kramer

First Reading of Ordinance 837, An Ordinance Adopting the “City Code of Waverly, Iowa” is hereby approved.

Yes: 6 No: 0 Absent: 1

7. **Resolution 04-107 , a Resolution Approving a Supplemental Agreement Between the City of Waverly and Mike Dolan Concrete and Masonry, Inc. for the East Bremer Sidewalk Improvement Project.**

Moved By: Kramer Seconded By: Rasmussen

Resolution 04-107, a Resolution Approving a Supplemental Agreement Between the City of Waverly and Mike Dolan Concrete and Masonry, Inc. for the East Bremer Sidewalk Improvement Project is hereby approved.

Yes: 6 No: 0 Absent: 1

8. **Resolution 04-106, a Resolution Approving Final Plat for the Prairie Park First Addition.**

Discussion took place regarding water retention issues and possible solutions and timelines. The Council will address drainage issues at the November 22nd Study Session. Brian Happel from Happel Excavating stated that he had met with DNR officials on an erosion control plan.

Moved By: Grace Seconded By: Ribich

Resolution 04-106 Approving the Final Plat for the Prairie Park First Addition is hereby approved.

Yes: 6 No: 0 Absent: 1

9. **Resolution 04-108, a Resolution Accepting Public Improvements for Cashman Subdivision.**

Moved By: Kramer **Seconded By: Grace**

Resolution 04-108, a Resolution Accepting Public Improvements for Cashman Subdivision is hereby approved.

Yes: 6 **No: 0** **Absent: 1**

10. **Approve Preliminary Plat for Copper Ridge 2nd Addition.**

Moved By: Boorum **Seconded By: Grace**

The Preliminary Plat for Copper Ridge 2nd Addition is hereby approved.

Yes: 6 **No: 0** **Absent: 1**

11. **Approval of October Cash Disbursements.**

Moved By: Ribich **Seconded By: Kramer**

The October Cash Disbursements are hereby approved.

Yes: 6 **No: 0** **Absent: 1**

G. BOARDS AND COMMISSIONS.

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

H. ADJOURNMENT.

Moved By: Boorum **Seconded By: Ribich**

That the City Council Meeting be adjourned.

Yes: 6 **No: 0** **Absent: 1**

Council adjourned at 8:47 P. M.

Ivan J. Ackerman, Mayor

ATTEST:

Richard J. Crayne, City Clerk