

Regular Meeting Minutes
October 3, 2005 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on October 3, 2005, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Councilmembers present: Mel Kramer, Fred Ribich, Cyndi Ecker, Gary Grace, Gary Boorum, Tammy McKenzie and Connie Rasmussen. Absent: None

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

Moved By: Kramer

Seconded By: Rasmussen

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

Yes: 7

No: 0

Absent: 0

2. **Minutes.**

Moved By: Boorum

Seconded By: Grace

The September 19, 2005 and September 26, 2005 Council Meeting Minutes are hereby approved as amended by removing 12th Street NW wording from September 19th minutes, item 4 under regular business and replacing it with Horton Road.

Yes: 7

No: 0

Absent: 0

3. **Guest Councilperson.**

Council welcomed Pearl Spore as the Guest Councilperson for October.

4. **Proclamation.**

Luann Scallon thanked the entire Waverly Community and all involved for their support during the Waverly Child Care and Preschool Construction.

Ms. Scallon stated that she is grateful that Waverly and surrounding areas are aware of the benefits of quality child care. Open House and dedication are on October 9th from 2:00 P. M. – 4:30 P. M.

B. PUBLIC HEARINGS.

1. This was the date, time and place for a Public Hearing on the Proposed Issuance of Not to Exceed \$4,500,000 General Obligation Local Option Sales and Service Tax Bonds, Series 2005 for the Fire Department Construction and Acquisition of a New Fire Truck. A member of the audience questioned whether project rebidding would increase costs. Administrator Crayne informed Council that the City did allow for a growth factor but hopes that costs would come in lower than \$4,500,000. The Purchase Agreement between the City and the Waverly Fire Protection Association will have to be rewritten to reflect timing changes in the Fire Station rebidding process. Jon Burmeister of Public Financial Management stated that the City would like to pay off the project bonds as soon as possible and would be paying \$621,000 for 8 years for said project. Mayor Ackerman asked if payments could be spread out in case a 10th Avenue East project develops. Mr. Burmeister affirmed that payments were flexible and hoped interest rates would remain stable. Mayor Ackerman closed the hearing and the following action was taken.

Moved By: Boorum

Seconded By: Kramer

Resolution 05-127, A Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan Agreement and the Issuance of Not to

Exceed \$4,500,000 General Obligation Local Option Sales and Service Tax Bonds, Series 2005 is hereby approved.

Yes: 7 No: 0 Absent: 0

2. This is the date, time and place for a Public Hearing Proposing to Amend the Comprehensive Land Use Plan for the Area South of 10th Avenue SW and East of 16th Street SW. Frank Kenealy informed the Council that he was unaware the Comprehensive Plan had changed from residential to commercial. He stated that he was subdividing his property into three single-family home parcels. The hearing was declared closed and the following action was taken.

Moved By: Ribich Seconded By: Grace

Resolution 05-128, A Resolution Amending the Comprehensive Land Use Plan for the Area South of 10th Avenue SW and East of 16th Street SW is hereby approved.

Yes: 7 No: 0 Absent: 0

Resolution 05-129, A Resolution Approving a Minor Subdivision Plat for the Frank Kenealy Property South of 10th Ave. SW and East of 16th St. SW.

Moved By: Ecker Seconded By: McKenzie

Resolution 05-129, A Resolution Approving a Minor Subdivision Plat for the Frank Kenealy Property South of 10th Ave. SW and East of 16th St. SW is hereby approved.

Yes: 7 No: 0 Absent: 0

C. TABLED ITEMS.

Resolution 05-119, A Resolution Proposing to Release a Mortgage Lien (and Subsequent Conditions of the Assistance) Against the Assisted Property Currently Owned by Delbert L. Rittgers and Chris S. Rittgers.

D. VISITORS / PUBLIC COMMENTS.

E. CONSENT AGENDA.

1. **Pay Request from Design Alliance, Inc. for the Waverly Public Service Facility.**

Pay Request from Design Alliance, Inc. for the Waverly Public Service Facility in the amount of \$2,541.60.

2. **Pay Request from Mätt Construction for the Dry Run Creek Improvements – 2005.**

Pay Request from Mätt Construction for the Dry Run Creek Improvements – 2005 in the amount of \$4,837.02.

3. **Pay Request from Heartland Asphalt, Inc. for the 1st Street SW Reconstruction HMA Pavement Grade & Replace.**

Pay Request from Heartland Asphalt, Inc. for the 1st Street SW Reconstruction HMA Pavement Grade & Replace in the amount of \$77,213.71.

Moved By: Ecker Seconded By: Ribich

Items 1-3 on the Consent Agenda are hereby approved.

Yes: 7 No: 0 Absent: 0

F. REGULAR BUSINESS.

1. **Resolution 05-130, A Resolution of the City Council of the City of Waverly Committing Fifty-Three Thousand Dollars (\$53,000) of Local Match for an Application to the 2006 Iowa Brownfield Redevelopment Program Seeking Funds to Assist in the Acquisition and Demolition of 102, 104, 106, 108 West Bremer Ave.**

Brian Bueth of Iowa Northland Regional Council of Governments was present to inform the Council that the Waverly Area Development Fund is applying for a grant under the Brownfield Redevelopment Program and they are enlisting the City to sponsor said application. If successful, this grant would be the impetus for both the Waverly Area Development Fund and the City of Waverly to proceed with the acquisition and demolition of said property, and marketing of the property to future prospects. INRCOG will administer the grant program. The maximum of cost to the City for demolition is \$53,000 and could be lower. The Brownfield Redevelopment Program enlists projects that are underused and have been identified as containing real contamination and will improve the likelihood of future economic development. Carol Jahnke of the Waverly Area Development Group expressed her support for the application and stated that there has been interest in the property possibly a combination of commercial on the first level with residential on the second and third levels. The \$53,000 proposed for demolition would come from the City's General Fund Reserves.

Moved By: Kramer

Seconded By: Rasmussen

Resolution 05-130, A Resolution of the City Council of the City of Waverly Committing Fifty-Three Thousand Dollars (\$53,000) of Local Match for an Application to the 2006 Iowa Brownfield Redevelopment Program Seeking Funds to Assist in the Acquisition and Demolition of 102, 104, 106, 108 West Bremer Avenue is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Resolution 05-131, A Resolution of the City Council of the City of Waverly Agreeing to Sponsor the Application to the 2006 Iowa Brownfield Redevelopment Program and Authorizing the Mayor to Sign the Application Seeking Funds to Assist in the Acquisition and Demolition of 102, 104, 106 108 West Bremer Avenue.**

Moved By: Ecker

Seconded By: Rasmussen

Resolution 05-131, A Resolution of the City Council of the City of Waverly Agreeing to Sponsor the Application to the 2006 Iowa Brownfield Redevelopment Program and Authorizing the Mayor to Sign the Application Seeking Funds to Assist in the Acquisition and Demolition of 102, 104, 106, 108 West Bremer Avenue is hereby approved.

Yes: 7

No: 0

Absent: 0

3. **Resolution 05-132, A Resolution of the City Council of the City of Waverly Authorizing the Mayor to Sign a Memorandum of Understanding with the Iowa Northland Regional Council of Governments for the Administration of Any Funds Awarded to the City as a Result of Application Made to the 2006 Iowa Brownfield Redevelopment Program.**

Moved By: Ribich

Seconded By: Kramer

Resolution 05-132, A Resolution of the City Council of the City of Waverly Authorizing the Mayor to Sign a Memorandum of Understanding with the Iowa Northland Regional Council of Governments for the Administration of Any

