

Regular Meeting Minutes  
September 19, 2005 ~ 7:00 p.m.

**A. CALL TO ORDER.**

The regular meeting of the Waverly City Council was held on September 19, 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, and Connie Rasmussen. Absent: Tammy McKenzie

1. **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: 6**

**No: 0**

**Absent: 1**

2. **Minutes.**

**Moved By: Ecker**

**Seconded By: Ribich**

The September 12, 2005 Council Meeting Minutes are hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

**B. PUBLIC HEARINGS.**

**C. TABLED ITEMS.**

**D. VISITORS / PUBLIC COMMENTS.**

**E. CONSENT AGENDA.**

1. Pay Request from Mätt Construction for the Dry Run Creek Improvements – 2005 in the amount of \$24,409.30.
2. Pay Request from Heartland Asphalt, Inc. for the 39<sup>th</sup> Street SE Reconstruction Project in the amount of \$44,326.47.
3. Pay Request from WHKS & Co. for the Waverly Airport Corridor Improvements in the amount of 2,366.09.
4. Pay Request from Gardner Architecture, P.L.C. for the Waverly Fire Station New Facility in the amount of \$36,237.00.
5. Class C Beer Permit for Risky Business.
6. Class C Beer Permit for The Other Place II.

**Moved By: Grace**

**Seconded By: Ribich**

Items 1-6 on the Consent Agenda are hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

**F. REGULAR BUSINESS.**

1. **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.**

Chris Rittgers petitioned the Council to consider release of mortgage lien for Housing Rehab improvements made to their property in the spring of this year. Mrs. Rittgers informed the Council that her husband has accepted a pastorate in Knoxville, Iowa and that their home here in Waverly is for sale. Council recommended that the Rittgers sell their property first and then come back to the City with their request to see if the fair market value of their house had increased. Clarissa Nicholson of Iowa Northland Regional Council of Governments did state that the Housing Rehab contracts have a prorated clause and that the loan is forgiven after five years. Any recovered grant money is used for future rehab projects. Discussion followed on repayment of the Rittgers' USDA mortgage and the housing rehab grant. The Council will make a decision on a payback of the Housing Rehab loan when the Rittgers' house is sold.

**Moved By: Ribich** **Seconded By: Grace**

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 is hereby approved.

**Yes:** **No:** **Absent:**

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

To table previous motion is hereby approved.

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

2. **Resolution 05-120, A Resolution of the City Council of the City of Waverly, Iowa Awarding Bids to Contractors for Projects Number Four, Five and Six in the Waverly Housing Rehabilitation Program.**

Clarissa Nicholson of Iowa Northland Regional Council of Governments informed the Council that costs have doubled and the repairs are more extensive on said contracts.

**Moved By: Boorum** **Seconded By: Rasmussen**

Resolution 05-120, A Resolution of the City Council of the City of Waverly, Iowa Awarding Bids to Contractors for Projects Number Four, Five and Six in the Waverly Housing Rehabilitation Program in the amounts of \$28,502, \$24,722 and \$22,120 respectively is hereby approved.

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

3. **Resolution 05-121, A Resolution Approving Iowa Regional Utility Association and City of Waverly Water Interconnection Agreement to Service Water to Cedar Bend Park.**

The agreement requests the City of Waverly serve as a temporary source of water for the Cedar Bend Park for a period of three years, with the opportunity to request an extension to this agreement if the need arises. The requested connection would be on the northwest boundary of City limits, where Central Iowa Water Association would set a 2" meter. City Engineer Cherry stated that the City has the capacity to service Cedar Bend Park. Dan McGinnis stated that Cedar Bend Park would have their water connection when they open in the spring. Mr. McGinnis stated that

Central Iowa Water Association is developing an agreement with Habitat for Humanity for water extension to the Old Air Base south of Waverly.

**Moved By: Kramer**

**Seconded By: Ribich**

Resolution 05-121, A Resolution Approving Iowa Regional Utility Association and City of Waverly Water Interconnection Agreement to Service Water to Cedar Bend Park is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

4. **Review and Discussion of the Public Works Facility Needs Study.**

Kristofer Orth of Design Alliance reviewed site analysis and layout plan for two additional sites as possible locations for a new Public Services Facility. One site was north of the Soccer Fields and north of yardwaste. 20.78 acres are available for the site including land north of the present yardwaste. Crestwood, 8<sup>th</sup> Street SE and future 10<sup>th</sup> Avenue SE are corridors to the facility. 8<sup>th</sup> Street SE and Crestwood Avenue after 4<sup>th</sup> Street SE do not have curb and gutter and were not designed for substantial traffic. The yardwaste would have to be extended north 7.25 acres. The northeast half of the site is presently in the 100 year flood plain and site is isolated during floods. The site is adjacent to the Soccer Complex to the south and adjacent to residential east, north and west. There is sanitary sewer available on the east side and water on the north and east side. Council questioned whether local option sales tax can be used for 10<sup>th</sup> Avenue East extension. The cost for said 10<sup>th</sup> Avenue East extension is \$2,200,000. Mayor Ackerman stated that homeowners in the proposed area favor the Public Services construction. The building is 350 feet by 400 feet with an L-shape design at a cost of \$4,400,000. The land was purchased with Recreational Capital Improvement funds and questioned whether there is a need to replenish said funds. The site would require seven feet of fill at its lowest point but has a 100-foot setback line a tree buffer. Site # 3 contains 18.22 acres and is adjacent to Bartel's Lutheran Home and Sale Barn on 20<sup>th</sup> Street NW. It has accesses on 5<sup>th</sup> Avenue NW and 20<sup>th</sup> Street NW. A 1980 Flood Study proposed that the north half of the site be a dry run detention area. The L-shape building design would again be suitable to the site and water & sanitary mains are on south edge. Said property would have to be acquired but land near soccer fields is presently owned by the City. Council again discussed traffic in the Crestwood area and over the Green Bridge. The fill material for the facility may create a change in the flood plain. A member of the audience again stressed the need for extension of 10<sup>th</sup> Avenue East but Council did not believe that said costs should be associated with the Public Services facility project. Previously the Council had examined the Tiedt site along Horton Road. A member of the audience stated that surrounding property owners around Tiedt site do not support a yard waste facility. Public Services Superintendent Sullivan stated that combining operations makes for efficient service. The Tiedt site contains 27.4 acres at \$15,000 an acre. Discussion on the Industrial Park site and Fred Krumweide's property north of Waverly as possible sites for





