

Regular Meeting Minutes
May 1, 2006 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on May 1, 2006, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Gary Boorum, Duane Liddle, Gary Grace, Cyndi Ecker, and Fred Ribich. Absent: Gene Lieb, Connie Rasmussen.

1. **Approve Agenda as Printed or Add Items for Discussion Only.**
Moved By: Ecker **Seconded By: Ribich**
That the agenda for this Council meeting as amended is hereby approved by moving the Visitors/Public Comments Section right before Adjournment.
Yes: 5 **No: 0** **Absent: 2**
2. **Minutes.**
Moved By: Boorum **Seconded By: Ribich**
The April 17, 2006 and April 24, 2006 Council Meeting Minutes are hereby approved.
Yes: 5 **No: 0** **Absent: 2**
3. **Guest Councilperson.**
The Council welcomed Derek Solheim as the Guest Councilperson for May.
4. **Employee Highlight.**
Council congratulated Mark Leisinger on his employment with the City of Waverly.

B. PUBLIC HEARINGS.

1. This was the date, time and place for a Public Hearing Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning of Certain Area of Said City (Frank Kenealy Property along 16th Street SW). 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: Grace **Seconded By: Ribich**
Second Reading of Ordinance 860, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area of Said City (Frank Kenealy Property along 16th Street SW) from A-1(Agricultural District) to R-1(Single Family Residential District) is hereby approved.
Yes: 5 **No: 0** **Absent: 2**

C. TABLED ITEMS.

D. CONSENT AGENDA.

1. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$786.53 for the Housing Rehab.
2. Pay Request from Northland Regional Council of Governments in the amount of \$396.85 for the Lead Based Paint II.
3. Pay Request from Holland Contracting in the amount of \$101,325.00 for the Waverly Fire Station.
Moved By: Ribich **Seconded By: Ecker**
Items 1-3 on the Consent Agenda are hereby approved.
Yes: 5 **No: 0** **Absent: 2**

E. REGULAR BUSINESS.

1. **Review of the Waverly Light and Power Audit.**

Glenn Cannon, General Manager was present to review Waverly Light and Power's Audit. Mr. Cannon stated that WLP's financial statements are in conformance to general accounting principles. WLP sold two wind turbines and shows a \$500,000 loss but has an economic value of a \$500,000 gain over the life of the turbine. WLP hopes to build a wind turbine in Waverly and continues to work with different organizations to generate more wind energy.

2. **Report from Public Works on Sewer and Water Work As May Be Related to 9th Avenue NW Project.**

The Council has to consider whether or not the City should construct and finance, whole or in-part, the extension of a public sanitary sewer main and the relocation of three sanitary sewer services and five water services. Council believed that property owner's were responsible for their water and sewer services to the main lines. Five property owners tap into the water main on 1st Street NW. City Engineer Cherry requested that the City reconstruct the sewer and water service lines for the property owners due to the timing of the 9th Avenue NW project. The City Code would allow today (under certain circumstances) the construction and maintenance of joint sanitary sewer services lines and water services in locations within the right-of-way similar to 9th Avenue NW. Jeff Hemingson informed Council that he wants to replace his service lines as long as the street is being replaced. Council believed there would be similar circumstances if the City began a permanent street replacement program with local option sales tax revenues. The City would replace service lines to the main and property owners would enter into voluntary assessment agreements to spread out payments over a number of years. The City would be responsible for all sewer and water main costs.

Moved By: Grace

Seconded By: Ribich

Option 2 - City installs a new sewer main under 9th Avenue NW

a. 100% City Cost 0% Property Owner Cost

Option 2 is hereby approved.

Yes: 5

No: 0

Absent: 2

Moved By: Boorum

Seconded By: Ribich

Option 3 – City installs new private sewer services from the newly installed sewer main to a point accessible by the property owner.

a. 0% City Cost 100% Property Owner Cost

Option 3 is hereby approved.

Yes: 5

No: 0

Absent: 2

Moved By: Boorum

Seconded By: Ribich

Option 4 – City installs new private water services to existing main under 9th Avenue NW to a point accessible by the property owners.

a. 0% City Cost 100% Property Owner Cost

Option 4 is hereby approved.

Staff will offer Voluntary Assessment agreements to said property owners.

Yes: 5

No: 0

Absent: 2

3. **Resolution 06-38, A Resolution to Support the Riggs 4th Street SW Investment Under the Urban Renewal District Using Tax Increment Financing.**

Under the agreement, the City will pay \$60,000 to Riggs 4th Street Investment upon completion of site preparation including grading and completion of water retention area. Ben Neal of RERC stated that Phase 1 will consist of 75,000 square feet of retail and restaurant space. The Company and Bremer County

Assessor have certified that the minimum increase in taxable valuation to be no less than \$1,782,610. The Company estimates a minimum of 14 new jobs will be created as a result of the Phase 1 Development. As part of the agreement the Company will also receive tax rebatement of \$136,087. Administrator Crayne informed Council that the Developer was aware that the north entrance into the development may be eliminated in the future if the realignment of Technology Place and Oak Ridge Circle occurs.

Moved By: Ribich Seconded By: Grace

Resolution 06-38, A Resolution to Support the Riggs 4th Street SW Investment Under the Urban Renewal District Using Tax Increment Financing is hereby approved.

Yes: 5 No: 0 Absent: 2

4. **Set Public Hearing for 2005-2006 Budget Amendment.**

Moved By: Ecker Seconded By: Ribich

May 15, 2006 at 7:00 P. M. in the Council Chambers at City Hall is the date, time and place set for a public hearing on the 2005-2006 Budget Amendment and is hereby approved.

Yes: 5 No: 0 Absent: 2

5. **Third Reading of Ordinance 852, An Ordinance Adopting the "City Code of the City of Waverly, Iowa"**

Moved By: Ribich Seconded By: Ecker

Third Reading of Ordinance 852, An Ordinance Adopting the "City Code of the City of Waverly, Iowa" is hereby approved.

Yes: 5 No: 0 Absent: 2

6. **Approve Purchase of Play Equipment for Eastgate Park.**

Parks & Recreation Director Ray informed Council that request for proposals were sent to play equipment companies and they send different configurations of equipment to match the budget amount. The Eastgate Subdivision neighborhood was invited to vote on the unit they prefer and then the proposals were reviewed by the Parks & Recreation Commission.

Moved By: Liddle Seconded By: Ribich

The Eastgate Park Equipment from Premier Recreation Products Inc., Gametime from West Des Moines for a total of \$16,659 is hereby approved.

Yes: 5 No: 0 Absent: 2

7. **Mayoral Appointments.**

Moved By: Ribich Seconded By: Ecker

The following Mayoral Appointments are hereby approved:
Ryan Keller to Planning and Zoning Commission
Reappointment of Chris Foy to Board of Adjustment.

Yes: 5 No: 0 Absent: 2

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Golf Commission-Council congratulated Golf Commission and the Waverly Golf and Country Club on their cooperation in addressing the parking lot cracks.
Park & Recreation Commission-Eastgate playground equipment

2. **Reports.**

Project Status Report-the season has begun for administering, constructing and inspection of projects. Planning and Zoning will be addressing the zoning of Wartburg property south of Jadestone Subdivision at its May 4th meeting.

3. **Communications.**

Senior Center Program News-elect new Board Members
Law Enforcement Survey-biggest citizen concern are drug issues and meth labs.

G. VISITORS / PUBLIC COMMENTS.

Guest Councilperson Derek Solheim questioned whether there were any plans for the continuation of the Bike Trail from its present location to 5th Street NE and onto Summit Drive in Hinds Addition. Council will be prioritizing transportation corridors at their May 22nd Study Session.

The Crypt contractor will be completed this week.

Parks & Recreation Director stated the Kathy Sundstedt will be retiring from the Trees Forever Board.

Administrator Crayne informed Council that Waverly's \$150,000 Non-Primary Entitlement Funds from the Federal Aviation Administration are being transferred to the City of Independence Airport.

Mr. Crayne also stated that Council will be receiving correspondence on survey done by the Waverly Police Department on parking concerns around the high school.

H. ADJOURNMENT.

Moved By: Boorum

Seconded By: Ribich

That the City Council Meeting be adjourned.

Yes: 5

No: 0

Absent: 2

Council adjourned at 8:13 P. M.

Ivan J. Ackerman, Mayor

Attest:

Richard J. Crayne, City Administrator