

## **Study Session Meeting Minutes**

May 22 2006~ 7:00 p.m.

### **A. CALL TO ORDER.**

A Study Session of the Waverly City Council was held on May 22, 2006 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Cyndi Ecker, Gary Grace, Duane Liddle, Gene Lieb, Connie Rasmussen and Gary Boorum. Absent: Fred Ribich

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

**Moved By: Rasmussen                      Seconded By: Ecker**

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

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

### **B. REGULAR BUSINESS.**

#### **1. Approve Outdoor Service Privilege Application for Hy-Vee.**

**Moved By: Grace                      Seconded By: Rasmussen**

The Outdoor Service Application for Hy-Vee is hereby approved.

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

#### **2. Mayoral Appointments.**

**Moved By: Ecker                      Seconded By: Grace**

The following Mayoral Appointment is hereby approved.

Kathryn Koob to the Airport Commission

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

### **C. STUDY SESSION.**

#### **1. Review Future Street Improvement Projects - 2006.**

City Engineer Cherry stated that the Council requested a review and discussion of the City's roadway system and future street projects at their Strategic Planning Session. The City currently has small federal-aid roadway reconstruction projects identified and programmed through the year 2010. Several major street extensions and roadway upgrades were identified in the updated January 2005 Comprehensive Land Use Plan, and traffic studies were performed in 1999, 2004, and 2005. Transportation issues continue to center on sections of 4<sup>th</sup> Street SW that are over design capacity and there are many intersections exhibiting poor level-of-service values. Other issues or concerns are aging or outdated traffic light control systems, poor traffic flow management and the current 200 year timetable to rebuild every existing roadway. Staff's first priority for the proposed major roadway improvement projects is the 4<sup>th</sup> Street SW from 13<sup>th</sup> Avenue to the improved corridor by Super Wal-Mart. Mr. Cherry reviewed potential problem areas on said corridor via power point presentation. The corridor provides unprotected left turns, weaving traffic, high turn volumes and retail development. The proposed improvements include specific signalized intersections, realignment of side streets and completion of improved roadway. Staff's second priority is the 4<sup>th</sup> Street SW Corridor from Burger King north to Bremer Avenue. Traffic count volumes exceed capacity. Staff's recommendation is to add a third lane for turns and signalize where warrants are met. The third priority for reconstruction consideration is 10<sup>th</sup> Avenue East. Estimated costs of construction and

engineering for the southern 4<sup>th</sup> Street SW corridor improvements are \$4 million, the northern 4<sup>th</sup> Street SW corridor improvements are \$2 million and the 10<sup>th</sup> Avenue SE extension is \$2 Million. Other corridors looked at by staff were 10<sup>th</sup> Avenue East, Cedar Lane, 29<sup>th</sup> Avenue and Dusty avenues. Mr. Cherry informed Council that the City can identify roadway projects with the use of traffic modeling available through the IDOT and INRCOG. Traffic modeling could allow the city to objectively consider major projects and prioritize the work that will provide the greatest benefit for the investment. Other comments expressed:

- Reconstruction of 29<sup>th</sup> Avenue and Dusty Avenue
- Let's see numbers after Super Wal-Mart opens
- Traffic modeling is objective and will not consider aesthetics of the north portion of the 4<sup>th</sup> Street Corridor
- Traffic lights reduce severity of accidents
- Realignment of Technology Place and Oak Ridge Drive in front of Carquest
- Construction timetable would include design options, sources of funding and state assistance
- DOT funding is competitive
- The City will gather data together for traffic modeling and it will take six months before a report will be completed
- At the 10<sup>th</sup> Avenue East intersection there is no left hand turn lane
- DOT funding has shrunk and construction costs have increased
- Fuel, steel and cement drive construction costs up
- The DOT decides how they see the project and may want to see completion of the south and north portions of the 4<sup>th</sup> Street SW Corridor at one time so they don't have to come back
- During the last conversation with DOT officials it would be up to the City of Waverly to present a project

Council would like to see the traffic modeling report before prioritizing street projects.

2. **Review of Updated Capital Improvement Plan.**

Administrator Crayne reviewed the Ten Year Capital Improvement and Financing Plan of various projects throughout the community. The projects are assigned certain construction years along with financing methodology. Mr. Crayne also reviewed the debt capacity and property tax rate predictions if projects proceeded. Wartburg/Waverly Wellness Center has progressed in the plan because the development, timing and funding have materialized. City Administrator Crayne stated that Public Services has put aside \$1,000,000 to purchase land or use for improvements. Other projects reviewed were the Dry Run Sanitary Sewer Interceptor scheduled for year 08/09, Sanitary Sewer Study, 1<sup>st</sup> Street SW and Trail. Discussion followed on sources of funding.

3. **Review of Site Recommendations for Future Public Services Facility.**

City Administrator Crayne informed Council that the Public Services Committee recommended three sites for consideration of a future public services, the Tiedt Site in NW Waverly, the Joachim Site located south of 10<sup>th</sup> Avenue SW and the Monaghan Site off the south side of Highway 3 East only if green recycle operations are included. The Committee's intent is based on enough area for combined facilities preferably 25-30 acres, access to sewer and water and good transportation access. Public infrastructure is needed at the Joachim site. Town and Country Homes prefer that the green recycling operations remain where they are presently. \$1,000,000 has been put aside for a new Public Services' operations and could be used for land acquisition for a combined site. The present green recycling is partly in the floway so additional land will have to be acquired if operations remain at the present site. All land in the area is in the flood plain and is better suited for recreation. Other comments expressed:

- Outsource solid waste and reconstruct buildings at present site
- Tiedt site isolated on north and would not have access during floods
- High infrastructure costs for Joachim property
- Rural Water site is out of City limits and would have to be annexed into the City and infrastructure would have to be constructed
- None of the sites looked at by the committee were perfect
- Everyone voted on the committee- a fair process
- Administrator Crayne favored the Homan site on 5<sup>th</sup> Avenue NE but water, sewer and streets would have to be installed
- Perceptions are that green recycling would smell but current operations are much cleaner
- Green recycling could be screened by trees at Monaghan site but there still may be residential concerns
- The Comprehensive Land Use plan identifies the Tiedt site as residential – public buildings in residential area
- Not many pieces of land available in the City
- Get site layout of the Joachim property
- Traffic concerns voiced about the Tiedt site
- A Hinds Addition resident stated that no one is in favor of the public services site and voiced concerns with safety, aesthetic and property values if public services was moved to the Tiedt property
- Another Tiedt area resident asked the Council to consider a non-residential site
- Ask Wal-Mart to donate their present building to the City
- Limitations around airport for a public services site

Council directed staff to bring back action on the Tiedt site, and take another look at the Joachim property, the existing site, Central Iowa Rural Water and Homan properties.

**D. BOARDS AND COMMISSIONS.**

1. Boards and Commissions.
2. Reports.
3. Communication.  
Senior Citizens Program News –new Board Members

Council thanked Derek Solheim for his participation as guest councilperson for February.

**E. PUBLIC COMMENTS.**

Further discussion of the proposed public services site.

**F. ADJOURNMENT.**

**Moved By: Boorum                      Seconded By: Liddle**

That the City Council Meeting be adjourned.

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

**Council adjourned at 9:13 P. M.**

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**Ivan J. Ackerman, Mayor**

**Attest:**

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**Richard J. Crayne, City Administrator**