

Study Session Meeting Minutes

July 23, 2007 ~ 7:00 p.m.

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on July 23, 2007 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Cyndi Ecker, Gene Lieb, Gary Grace, Gary Boorum, Connie Rasmussen, and Duane Liddle. Absent: Fred Ribich

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

Moved By: Boorum

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

Yes: 6

No: 0

Absent: 1

B. CONSENT AGENDA.

1. Pay Request from Holland Contracting in the amount of \$57,000 for the Waverly Fire Station.

Discussion followed on whether all vendors have been paid for Phase 1 of the project. Council amended the motion to approve said pay request subject to all vendors being paid for Phase 1 of the Waverly Fire Station reconstruction.

Moved By: Ecker

Item 1 on the Consent Agenda is hereby approved subject to all vendors being paid for Phase 1 of the Waverly Fire Station Reconstruction.

Yes: 6

No: 0

Absent: 1

C. REGULAR BUSINESS.

1. Approve Geotechnical Services for the SE Water Main Loop 2008.

Staff has obtained easement rights to properties except one included in the SE Water Main Loop area.

Moved By: Ecker

The Geotechnical Services from Terracon for a lump sum fee of \$4,750.00 for the SE Water Main Loop 2008 are hereby approved.

Yes: 6

No: 0

Absent: 1

2. Resolution 07-62, A Resolution Accepting Public Improvements for the Wal-Mart Subdivision.

Council received concerns from Walker Auto Salvage and Waverly Tire about the storm water runoff coming from Wal-Mart and spreading out onto their properties. City Engineer Cherry informed Council that before Wal-Mart the area was grassy and now the runoff comes off the pavement and is directed into a retention basin that releases the water over an extended period of time. Engineer Cherry said he was not aware of any design or construction issues but would investigate the matter and report back to Council. Council amended the motion and deemed all improvements acceptable except for the downstream grading of the storm water retention outlet along 4th St. SW because it runs onto private property.

Moved By: Grace

Resolution 07-62, A Resolution Accepting Public Improvements (water, sanitary and storm sewer, traffic signals and streets) as complete and the Irrevocable Letter of Credit No. L5LS-576959 (expires on July 11, 2011), for the Wal-Mart Subdivision is hereby approved.

Moved By: Boorum

To amend to read as follows: Resolution 07-62, A Resolution Accepting Public Improvements (water, sanitary sewer, traffic signals and streets) as complete and the Irrevocable Letter of Credit No. L5LS-576959 (expires on July 11, 2011), is hereby approved, but has deemed the downstream storm water retention outlet unacceptable for the Wal-Mart Subdivision.

The motion as amended was then voted upon.

Yes: 6

No: 0

Absent: 1

D. STUDY SESSION.

1. Review Proposed Source Water Protection Program.

City Engineer Cherry informed Council that Waverly is one of 42 Iowa communities in danger of ground water contamination. The proposed Source Water Program would include a Source Water Study that examines how the water flows in and around Waverly. New regulations regarding new well construction would have to be adopted. Property owners that have wells would be required to have annual inspections. The City would have to mitigate sources of contamination such as sinkholes, underground tanks, and old wells in disrepair. Sinkholes provide direct paths for silt, bacteria, and land-applied chemicals to reach shallow bedrock aquifers. Underground tanks that store gasoline or diesel fuel are a risk to groundwater supplies. They lie near the water table; their metal corrodes with age; and leaks are hard to detect. Old wells in disrepair or no longer in service provide direct pathways for contaminants to reach groundwater aquifers. City Engineer Cherry reviewed the Hydrologic Cycle in Iowa, groundwater basics groundwater flow paths beneath Iowa. Waverly is located in the Silurian-Devonian Aquifer of Iowa. Most wells tapping the Silurian-Devonian aquifer are 100 to 700 feet deep, and many municipal and industrial wells yield 150 to 400 gpm. Mr. Cherry stated that all of us are sharing the groundwater and that contamination will affect us all. Under the Source Water Protection Program, the City would determine who should be allowed to build a well. The County offers free test kits for wells and said wells should be tested annually with results submitted to the City. The City would provide assistance for well repairs and well elimination in order to mitigate groundwater contamination. The City is working with IDNR on implementing a Source Water Protection Program. The DNR is also conducting the Source Water Assessment Study. A new municipal well ranges from \$800,000 to \$1,000,000. City Engineer Cherry also stated that the City's water is safe and contaminants have not reached our water supply. The City's production of water is regulated by the State. Public Services Superintendent Sullivan

informed Council that there is daily testing of the City's water. New wells become old so annual testing is necessary to preserve the water supply. The City has incorporated subdivisions like the Murphy Addition that contain many private wells still operating. The DNR will map out the areas in Waverly and will identify areas that are most vulnerable so the City can mitigate known sources and correct deficiencies. Staff will bring back to Council a 28E agreement with the DNR to conduct a Source Water Protection Program study at the August 20th Meeting.

2. **Review of Future Street Projects.**

City Engineer Cherry stated that in 2005 the Traffic Impact Study identified transportation issues centered on sections of 4th Street SW. Some sections are over design capacity and many intersections exhibit poor level-of-service values. The extension of 10th Avenue South eastward across the Cedar River to East Bremer was also identified in said study. The Iowa DOT in conjunction with Iowa Northland Regional Council of Governments and the City of Waverly has completed the citywide traffic modeling project. Utilizing the Traffic Modeling information, INRCOG is prepared and available to write an application for roadway funding through the Iowa Clear Air Attainment Program to help construct 10th Ave. South and the City should know of approved funding by the end of the year. Priority No. 1 is Technology Place / Oak Ridge Circle intersection and there appears to be a sufficient funding stream with Tax Increment Financing, Traffic Engineering Assistance Program funding and the Urban-State Traffic Engineering Program. Priority No. 2 is 10th Ave. South (4th St. SW to 8th Street SE) using Tax Increment Financing. Priority No. 3 is 4th Street SW (W. Bremer to 10th St. SW) an opportunity project that must be timed and coordinated with the Iowa DOT and could be a reality in 3-5 years. Priority No. 4 is 4th St. SW (13th Ave. SW to Walker Auto Salvage) and should be delayed for 7-10 years. Priority No. 5 is 10th Ave. South (8th Street SE to E. Bremer) and can hopefully be completed with Priority 2 if Federal and State assistance becomes a reality. Presently local option sales tax revenues are being used with Federal-aid dollars for collector streets. General Obligation Bonds could fund street improvements but would also raise taxes. Council felt that there has been significant development along 16th Ave SW and should also be considered with the Oak Ridge and Technology Place reconstruction. Council also felt that the 3rd Street Bridge and 8th Street SE could not withstand traffic if 10th Ave. SW was extended. City Administrator Crayne also stated that the City may need another Business Park if economic development increases. Council also inquired if Crestwood and 8th Street were ever considered in future projects. All accesses are approved by IDOT. City Engineer Cherry emphasized that funding for Oak Ridge Circle and Technology Place is in place. Jerry Roling viewed the proposed realignment of the 4th Street Corridor by his property and emphasized the importance of his main and south accesses. Mr. Roling said that semis come in the north entrance and exit by the south outlet. Staff will work with Mr. Roling on access solutions. After further discussion, Council asked if staff could check on additional costs for 16th Avenue / 4th Street Intersection to be included with the Oak Ridge and Technology Place traffic count and concept design.

E. TABLED ITEMS.

1. **Resolution 07-61, A Resolution Approving an Agreement for Engineering Services for the Proposed Technology Place and Oak Ridge Circle Realignment – 2008 Project.**

Council directed staff to inquire about the costs to include 16th Ave SW in traffic count and concept design with Oak Ridge Circle and Technology Place.

Moved By: Grace

To move from the table.

Yes: 6

No: 0

Absent: 1

Moved By: Ribich (motion made at 7-16-07 meeting)

Resolution 07-61, A Resolution Approving an Agreement for Engineering Services with Snyder & Associates, Inc. of Cedar Rapids, Iowa, for the Proposed Technology Place and Oak Ridge Circle Realignment – 2008 Project for the estimated amount of \$88,907.00 is hereby approved.

Yes: 6

No: 0

Absent: 1

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**
2. **Reports.**
3. **Communication.**

Kohlmann Park Tree – Park & Recreation Commission agreed to keep the tree and to have it trimmed.

G. VISITORS / PUBLIC COMMENTS.

Discussion followed on correspondence from Ronald Lee. City Engineer Cherry informed Council that entrance pipe going into a public right-of-way has always had to be metal or concrete. Staff will contact Mr. Lee.

Mr. Cherry also stated that seal coat streets will be swept in 7 to 10 days and the surface will be smooth.

Discussion followed on the timing of traffic lights on Bremer Ave. City Engineer Cherry informed Council that Waverly Light and Power manages all traffic lights and is having controller issues.

Council said that they had complaints about the Emergency Outdoor Warning System.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent: 1

Council adjourned at 8:56 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk