

## **Study Session Meeting Minutes**

October 22, 2007 ~ 7:00 p.m.

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

A Study Session of the Waverly City Council was held on October 22, 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, Fred Ribich and Duane Liddle. Absent: none.

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

**Moved By: Rasmussen**

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

**Yes: 7                      No: 0                      Absent: 0**

#### **2. Proclamation.**

Michelle Jacobson of Toastmasters International thanked the Mayor and Council for proclaiming October 22, 2007 as Toastmaster's Day. Ms. Jacobson informed Council that the organization is devoted to communication, public speaking and leadership skills.

### **B. PUBLIC HEARINGS.**

1. This was the date, time and place for a Public Hearing on a Notice of Intent to Commence a Public Improvement Project and to Acquire Property and Easement for the Project - to Construct a Southeast Water Main Loop from near the Wastewater Treatment Facility on 8<sup>th</sup> Street SE; Thence South to 17<sup>th</sup> Avenue SE; Thence East to 11<sup>th</sup> Street SE; Thence South to 18<sup>th</sup> Avenue SE; Thence East Across the Cedar River to 30<sup>th</sup> Street SE; Thence North to near the Waverly Rail-Trail Crossing. City Engineer Cherry informed Council that the City has to acquire property adjacent to roadways for water main construction. The objective of the SE Water Main Loop 2008 project is to eliminate dead-ended water mains by looping and to have city water available to 12-18 homes along the project corridor. The voluntary assessment and connection fee is \$5,400 to stub to property line, a \$1,000 rebate if property owners utilize the City water within 2 years and affected property owners could pay for connection fees over 10 years. Mr. Cherry stated that stubs to the property line cost \$1,200 - \$1,500 each and there are 10 dwellings. The City will allow three residents off 18<sup>th</sup> Avenue SE that are quite a distance from the corridor to share a larger service line. Each home will have their own shutoff and meter. Barb McLaughlin and Bruce Gulick questioned staff on costs and voiced their concerns with damage to their two lane gravel road. The project will be financed with water revenue bonds. After discussion the Council agreed that the City should stub in all services for the dwellings during construction rather than tear up the road to provide services to property owners if they choose to hookup to the City main at a later date.

**Moved By: Grace**

Resolution 07-100, a Resolution of Intent to Commence a Public Improvement Project and to Acquire Property and Easement for the Project - to Construct a Southeast Water Main Loop from near the Wastewater Treatment Facility on 8<sup>th</sup> Street SE; Thence South to 17<sup>th</sup> Avenue SE; Thence East to 11<sup>th</sup> Street SE; Thence South to 18<sup>th</sup> Avenue SE; Thence East Across the Cedar River to 30<sup>th</sup> Street SE; Thence North to near the Waverly Rail-Trail Crossing is hereby approved.

**Yes: 7                      No: 0                      Absent: 0**

### **C. VISITORS / PUBLIC COMMENTS.**

Darrel Boike voiced his concern with City sidewalks, streets and curbs. Staff informed Mr. Boike that sidewalks have been installed around schools in the last 5 years. Staff is also waiting to see what improvements will be constructed at the corner of Technology Place and Oak Ridge Circle before the City pressures Riggs Investment to complete sidewalk improvements in front of their plaza. Zoning Administrator Passmore also stated that property owners are responsible for sidewalks and curbs in front of their homes. Administrator Crayne informed Mr. Boike that if his curb and gutter section has 1 ½" to 3" depression the City will

depression the City will level hot mix into the depressed area to maximize drainage. The City will remove and replace curb and gutter sections that have depressions 3" or greater if you call in and put your name on the list or the City will cover replacement cost of \$25 per lineal foot if the property owner replaces curb and gutter sections. Staff also informed Mr. Boike that when staff started to remove rain water from the old Wastewater facility they realized it was sludge. The sludge had to be removed from the old Wastewater plant due to the contract to demolish said structures.

**D. TABLED ITEMS.**

1. **Approve Change Order to Engineering Services for 4<sup>th</sup> Street SW Drainage, Grading and Sidewalk Improvements.**

Administrator Crayne informed Council that he and City Engineer Cherry had discussions with Wal-Mart. Wal-Mart proposes to construct a concrete channel for stormwater runoff. Councilmember Boorum had previously talked with the Wal-Mart Engineer, Store Manager and District Manager about the groundwater problem. Discussion followed on culverts and drainage.

**E. CONSENT AGENDA.**

2. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$67.43 for the Lead Based Paint II.

3. Pay Request from Iowa Northland Regional Council of Governments for Rehab II in the amount of \$376.05.

**Moved By: Ecker**

Items 2-3 on the Consent Agenda are hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

1. Concerns were voiced about the costs to remove the sludge from the old Wastewater Facility. Staff informed Council that there are three sludge removal contractors and Nutri-Jet Systems was available to perform said removal. The City rejected the lump sum contract and asked for a documented quantity based contract. The City is required to remove sludge and has to follow DNR testing and application requirements. The City would incur costs for removal no matter when the sludge was removed.

**Moved By: Ecker**

Item 1 on the Consent Agenda is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**F. REGULAR BUSINESS.**

1. **Confirmation of Jason Passmore to Fill Economic Development Director Position.**

**Moved By: Grace**

Confirmation of Jason Passmore to Fill Economic Development Director Position is hereby approved.

**Yes: 6**

**No: 1(Liddle)**

**Absent: 0**

**G. STUDY SESSION.**

1. **Review 1<sup>st</sup> Street NW & Adams Parkway Asphalt Overlay Project.**

The resurfacing of 1<sup>st</sup> Street NW was originally planned for 2009 but the Council has endorsed the resurfacing of Adams Parkway. Staff recommends combining the two projects into one for construction in the summer of 2008 for a contiguous project. Plans and specifications have to be completed now to have a competitive bid in January. A combined project savings of \$20,000 to \$30,000 by eliminating redundant mobilization, traffic control and inspection costs. The proposed project involves the asphalt overlay of 1<sup>st</sup> St. NW from West Bremer Ave to 5<sup>th</sup> Ave NW (1 1/2" mill & 2" overlay), 1<sup>st</sup> St. NW & Adams Parkway from 5<sup>th</sup> Ave NW to 9<sup>th</sup> Ave NW (3 1/2" overlay) and Adams Parkway from 9<sup>th</sup> Ave NW to Cedar River Bridge (1 1/2" mill & 2" overlay). The City would finance the project with TIF funding and local option sales tax revenues due to shrinking federal dollars, increased

dollars, increased costs, and no Road Use Tax dollars. Curb and gutter sections will be filled with asphalt.

2. **Quarterly Review of Strategic Planning Report.**

The Council discussed:

- Streets and sidewalk improvements difficult with no funding
- Purchased land for yardwaste facilities
- Ball Diamond Committee working on site selection
- 1st Avenue NE parking lot completed
- Technology Place and Oak Ridge Circle – had one neighborhood meeting and just reviewed concepts – maintain level of service to all businesses – all businesses are actively involved including Rolings – 2<sup>nd</sup> neighborhood meeting the first week in November – hope to have two options to present to Council in December.
- Economic Development Director chosen
- Transition of recreation to Wartburg-Waverly Wellness Center
- Single stream recycling – no separating in green containers has helped – single stream recycling is the way of the future – not economically feasible now because of tipping fees – always looking out for citizen’s best interest.

H. **BOARDS AND COMMISSIONS.**

1. Boards and Commissions.  
Senior Citizens Group, Inc. Minutes – 2<sup>nd</sup> annual fundraising
2. Reports.
  - Project status report-Centennial Oaks – litigation between contractor and Development Company.
  - Old WPC – contract with PCI for \$40,000 – tanks are deeper than staff thought
  - Design Alliance has completed the Public Works site design- next would be the design of the Recycling Center.
3. Communication.

I. **CITY COUNCIL COMMENTS ON POLICY ISSUES.**

- Proceed immediately on Economic Development
- City directors are chosen by the City Administrator with Council approval
- Community Development and Zoning Administrator – reviews all land use issues and checks all projects for zoning issues.
- Police Auction October 29th

J. **ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent: 0**

**Council adjourned at 8:45 P. M.**