

Moved By: Grace

Second Reading of Ordinance 891, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning and Amending the Comprehensive Land Use Plan of Certain Area from R-4 (Multiple Family Residential – Transitional District) to C-3 (Commercial – Central Business – District) of Said City in Northwest Waverly along the South Side of 1st Avenue NW and the West Side of 1st Street NW) is hereby approved.

Yes: 7

No: 0

Absent: 0

C. VISITORS/PUBLIC COMMENTS.

Members of the Public only - no comments.

D. TABLED ITEMS.

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

Staff is waiting to hear from Wal-Mart on cost participation for a drainage-way for their detention area.

2. **Resolution 07-102, A Resolution Amending City Administrator's Employment Agreement.**

City Attorney Carney is having William Sueppel, General Counsel for the Iowa League of Cities review said contract.

E. CONSENT AGENDA.

1. Pay Request from McClure Engineering in the amount of \$6,640.00 for the SE Water Main Loop.
2. Pay Request from PMDI Architects for Design and Administrative Services for Golf Course Improvements Project – 2008 in the amount of \$6,710.93.

Moved By: Ribich

Items 1-2 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

F. REGULAR BUSINESS.

1. **Review of Waverly Light and Power 2008 Adopted Budget.**

Glenn Cannon introduced Diane Johnson, the new General Manager of Waverly Light and Power to the City Council. Mr. Cannon stated that by 2010 WLP would be leasing generation to other utilities. WLP has also ordered 2 new Wind Turbines. In January, 2008 WLP will issue a Clean Renewable Energy bond for 2.8 Million. Also in 2008, WLP will convert Terex's distribution system and clean up substation and 2400 feeders and continue to maintain the emission control standards at existing coal plants. WLP transferred \$764,955 to the City and has contributed \$145,000 to charities.

2. **Report to Council on 2008 Program Statement of the Waverly Historic Preservation Commission.**

Terry Lindell reviewed the Historic Preservation Commission's new proposed program. This program selects existing or non existing sites of community historical, economic or cultural significance. Plaques or markers will be placed on or near the selected site. The costs are approximately \$2,000 each for a bronze marker with a graphic. The Commission thinks this program is consistent with the purpose of the Hotel/Motel Tax funds and could be funded by the City. There will be a budget request for the coming fiscal year of \$6,000 to fund 3 signs.

3. **Appointment of Fire Chief for Year 2008.**
Moved By: Boorum
The Appointment of Dennis Happel as Fire Chief for Year 2008 is hereby approved.
Yes: 7 No: 0 Absent: 0
4. **Resolution 07-120, A Resolution Finalizing the 2007 Rolling Hills Trail Project and Approving Final Pay Request.**
Moved By: Ecker
Resolution 07-120, A Resolution Finalizing the 2007 Rolling Hills Trail Project and Approving Final Pay Request in the amount of \$3,160.00 is hereby approved.
Yes: 7 No: 0 Absent: 0
5. **Resolution 07-121, A Resolution Finalizing the Asphalt Patching – 2007 Project and Approving Final Pay Request.**
Moved By: Rasmussen
Resolution 07-121, A Resolution Finalizing the Asphalt Patching – 2007 Project and Approving Final Pay Request Heartland Asphalt, Inc. in the amount of \$2,855.10 is hereby approved.
Yes: 7 No: 0 Absent: 0
6. **Resolution 07-122, A Resolution Approving the Minor Plat for the Monaghan Business Park Addition along East Bremer Avenue.**
Discussion followed on gravel road behind the addition and dust from cars leaving GMT.
Moved By: Boorum
Resolution 07-122, A Resolution Approving the Minor Plat for the Monaghan Business Park Addition along East Bremer Avenue is hereby approved.
Yes: 7 No: 0 Absent: 0
7. **Resolution 07-123, A Resolution Approving the Minor Plat of Parcel “V” in the Waverly Industrial Plaza.**
As part of the project, Riggs 4th Street Investments, L. C. would clean-up and manage the existing drainage-way that currently travels across their property and incorporate storm-water detention. Parcel “V” would be used for parking for the new 12,500 square-foot office facility within the next year.
Moved By: Grace
Resolution 07-123, A Resolution Approving the Minor Plat Parcel “V” in the Waverly Industrial Plaza is hereby approved.
Yes: 7 No: 0 Absent: 0
8. **Resolution 07-124, A Resolution Proposing Sale of Parcel “V” in the Waverly Industrial Plaza to Riggs 4th Street Investments, L.C. and Setting Public Hearing.**
Moved By: Ecker
Resolution 07-124, a Resolution Proposing Sale of Parcel “V” in the Waverly Industrial Plaza to Riggs 4th Street Investments, L.C. is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing on said proposal.
Yes: 7 No: 0 Absent: 0
9. **Resolution 07-125, A Resolution Approving the Extension of Sidewalk Performance Guarantees (Bonds) for Stone Haven Plat IV, Phase 1 and 2.**
Moved By: Ribich
Resolution 07-125, A Resolution Approving the Extension of Sidewalk Performance Guarantees (Bonds – Extended to December 19, 2009) for Stone Haven Plat IV, Phase 1 and 2 is hereby approved.
Yes: 7 No: 0 Absent: 0

10. **Second Reading of Ordinance 892, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa (Division of Taxes Levied on Taxable Property in an Urban Renewal Area).**
 The City would use the new incremental value to fulfill the rebatement agreement with Miller True Value Hardware.
Moved By: Ecker
 Second Reading of Ordinance 892, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa (Division of Taxes Levied on Taxable Property in an Urban Renewal Area) is hereby approved.
Yes: 7 No: 0 Absent: 0
11. **Second Reading of Ordinance 893, An Ordinance Establishing an Additional Stop Sign at a Potentially Dangerous Intersection in the City of Waverly.**
Moved By: Ribich
 Second Reading of Ordinance 893, An Ordinance Establishing an Additional Stop Sign at a Potentially Dangerous Intersection in the City of Waverly is hereby approved.
Yes: 7 No: 0 Absent: 0
12. **Resolution 07-126, A Resolution Approving City of Waverly Wellness Reimbursement Policy.**
Moved By: Boorum
 Resolution 07-126, A Resolution approving City of Waverly Wellness Reimbursement Policy is hereby approved.
Yes: 7 No: 0 Absent: 0
13. **First Reading of Ordinance 894, An Ordinance Amending Chapter 7. 2 Rules Governing Officials (Bonds).**
 City Attorney Carney stated that the present language of City Ordinances requires specific surety bonds for City Officers which exceeds State requirements and would additionally require special supplemental fidelity bonds. With the proposed amended language, State Code requirements would be met by our present insurance coverage.
Moved By: Ecker
 First Reading of Ordinance 894, An Ordinance Amending Chapter 7. 2 Rules Governing Officials (Bonds) is hereby approved.
Yes: 7 No: 0 Absent: 0
14. **Set Public Hearing Date for the Crestwood Park to Brookwood Park Trail Extension.**
 Staff informed Council that Denver Underground did some preliminary grading work and tree removal before winter.
Moved By: Ribich
 Set Public Hearing Date for the Crestwood Park to Brookwood Park Trail Extension is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.
Yes: 7 No: 0 Absent: 0
15. **Set Public Hearing Date for the 1st Street NW Municipal Parking Lot Improvements.**
 Plans will be prepared for asbestos abatement in January and February with said abatement starting in March. Demolition of structures will occur in April, grading in May and possible paving in June. Electrical service will be buried. Former owners of the properties have salvage rights.
Moved By: Ecker
 Set Public Hearing Date for the 1st Street NW Municipal Parking Lot Improvements is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.
Yes: 7 No: 0 Absent: 0

16. **Set Public Hearing Date for the 1st Street NW Adams Parkway Asphalt Overlay Project 2008.**

The project will include installation of 6 foot sidewalk from Kohlmann Park to the Rail Trail.

Moved By: Ribich

Set Public Hearing Date for the 1st Street NW Adams Parkway Asphalt Overlay Project 2008 is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.

Yes: 7

No: 0

Absent: 0

17. **Set Public Hearing Date for the 5th Avenue SW & 8th Street SW Reconstruction Project 2008.**

The proposed project involves the reconstruction of 5th Ave SW from 4th St. SW to 8th St. SW and 8th Street SW from 2nd Ave SW to 5th Ave SW. Due to the 30% reduction in Federal-aid and in order to keep the street reconstruction program moving forward the project will be financed by TIF and Local Option Sales funding. 2nd Ave SW is due to be sealcoated again in 2010-11. City Engineer Cherry stated that the Council should consider using local option sales tax revenues to continue the street reconstruction program.

Moved By: Rasmussen

Set Public Hearing Date for the 5th Avenue SW & 8th Street SW Reconstruction Project 2008 is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.

Yes: 7

No: 0

Absent: 0

18. **Review of Traffic Study Update for Technology Place and Oak Ridge Circle Realignment 2008.**

The proposed project incorporated input from adjacent businesses at three neighborhood meetings. Darin Lightenberg stated that Snyder & Associates have evaluated proposed realignments of Technology Place and Oak Ridge Circle, based on current traffic and revised traffic forecasts. A draft of the updated Traffic Study has been submitted to the IDOT. Historic and projected traffic, capacity analysis, crash history and improvement options are reviewed for the report. Tony Boes of Snyder & Associates informed Council that

Oak Ridge Circle has seen a decrease of 9% due to cars using alternate routes and Technology Place traffic has decreased because CUNA has moved from the Industrial Park. With full development of the 4th Street SW corridor traffic would increase to 30,000 cars per day. Based on the recent crash history proposed initial improvements would not improve safety, and would likely increase the number of rear-end crashes. The IDOT does not think traffic signals are warranted at this time and is concerned with no left turn lanes on

4th Street SW corridor. Option 4 of the report involves adding turn lanes to Oak Ridge Circle and Technology Place and traffic signal installation. Option 5 includes purchasing land for realignment of Technology Place, signal installation, and closing Oak Ridge Circle to create a private drive for Veridian Credit Union and Mauer Eye Center off 4th Street SW. Staff is concerned with delays and efficiency of the corridor. Other issues include drainage and no sidewalks. Staff feels that if improvements are not addressed soon vacant land would not be available. Concerns were expressed regarding traffic exiting businesses on the west side of 4th Street turning left to go north. Many cars exit to the south and turn around in the Wal-Mart parking lot and turn at traffic light to go north. Ken Nelson stated that Veridian Credit Union and Dr. Mauer were not contacted and were not involved with interview meetings. Mr. Nelson informed the Council that Veridian Credit Union prefers

Option 4. Veridian representatives feel the new proposed parking lot would become a shortcut for cars to get to 3rd Street SW. Steve Moore informed Council that Roling Motors prefer Option 3 and want to preserve both of their driveways off 4th Street SW. Brad Roling informed Council that there are two businesses on the Roling Property, the Car dealership and the Body Shop. Mr. Moore is concerned with raised medians and asked if there is a need to reconstruct the corridor immediately. Veridian representatives echoed Mr. Moore's comments if there is a need for improvements at this time. Council felt that they needed to discuss the 4th Street Corridor at Strategic Planning but felt that the traffic light at 16th Ave SW needs to be addressed. Discussion followed on the 10th Avenue South Corridor. Butch Kehe voiced his concern that Bremer Avenue is the only east/west corridor in Waverly.

19. **First Reading of Ordinance 895, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning and Amending the Comprehensive Land Use Plan of Certain Area from A-1 (Agricultural District) to C-2 (Commercial District) of Said City for the Robertson & Brye Property West of 16th Street SW and North of 10th Avenue SW and Setting Public Hearing.**

Moved By: Ecker

First Reading of Ordinance 895, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning and Amending the Comprehensive Land Use Plan of Certain Area from A-1 (Agricultural District) to C-2 (Commercial District) of Said City for the Robertson & Brye Property West of 16th Street SW and North of 10th Avenue SW is hereby approved and sets January 7, 2008 at 7:00 P. M. in the Council Chambers at City Hall as the date, time and place for a public hearing.

Yes: 7

No: 0

Absent: 0

20. **Resolution 07-128, A Resolution Approving Plat of Survey and Property Purchase.**

Discussion followed on using the land for yard waste and recycling facilities and a potential City partnership with the Bremer County Fair Board and Ball Diamond Task Force to develop one facility. Concerns were expressed on engineering costs for projects. City Administrator Crayne informed Council that presently there is a safety concern at the Public Services site with the Recycling Center activities in close proximity of trucks and equipment. The City has funds available to move the Recycling Center to the new site and felt it would be more convenient to move the Yardwaste at the same time for one-stop dropoffs. Down the road when more funds become available the City will complete the Public Services Building.

Moved By: Ribich

Resolution 07-128, A Resolution Approving Plat of Survey and Property Purchase in the amount of \$624,500.00 for the Future City of Waverly Public Services Site is hereby approved.

Yes: 5

No: 2(Rasmussen, Liddle)

Absent: 0

21. **Approve Professional Engineering Services Agreement for the New Yard Waste Site and Recycling Center Site Development.**

Moved By: Ecker

The Professional Engineering Services Agreement for the not-to-exceed amount of \$30,550.00 for VJ Engineering is hereby approved.

Yes: 6

No: 1(Liddle)

Absent: 0

22. **Approve Professional Services Agreement for the New Recycling Center.**

Moved By: Ribich

The Professional Engineering Services Agreement for the not-to-exceed amount of \$42,965.00 for Design Alliance, Inc. is hereby approved.

Yes: 6

No: 1(Liddle)

Absent: 0

23. **Approval of November Cash Disbursements.**

Moved By: Ecker

The November Cash Disbursements are hereby approved.

Yes: 7

No: 0

Absent: 0

G. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Golf Commission Minutes – Commission’s Strategic Planning Session

Civil Service Minutes – the Bremer County jail took in \$35,000 in outside fees

2. **Reports.**

Open Burning Permits Issued – 7 new units available

3. **Communications.**

H. CITY COUNCIL COMMENTS ON POLICY ISSUES.

City Administrator Crayne stated that the City is advertising for the Community and Zoning official. Said official reviews all subdivision work, building and remodeling projects, and commercial development. The office will be housed with the Economic Development Department in the Leisure Services office area. The Community and Zoning official will work closely with the Economic Development Director on projects.

I. ADJOURNMENT.

Moved By: Rasmussen

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:35 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk