

Regular Meeting Minutes
February 18, 2008 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on February 18, 2008, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Duane Liddle, Fred Ribich, Gene Lieb, Jim Vowels, Gary Grace, Gary Boorum and Cyndi Ecker. Absent: None.

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

Moved By: Grace

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

Yes: 7

No: 0

Absent: 0

2. **Minutes.**

Moved By: Ecker

The February 2, 2008 and February 4, 2008 Council Meeting Minutes are hereby approved as amended by changing the vote under the Consent Agenda in the February 4, 2008 Minutes to read Yes: 7 No: 0 Absent: 0.

Yes: 7

No: 0

Absent: 0

B. PUBLIC HEARINGS.

C. VISITORS/PUBLIC COMMENTS.

Mayor Ackerman and the Council welcomed Troop 69 attending the Council Meeting to earn credit for their Citizenship Merit Badge.

D. TABLED ITEMS.

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

No action was taken.

E. CONSENT AGENDA.

1. Pay Request from Snyder & Associates for Technology Place & Oak Ridge Circle Realignment in the amount of \$7,406.54.
2. Pay Request from Yaggy Colby Associates for the 2007 Municipal Parking Lot Project in the amount of \$3,310.12.
3. Pay Request from WHKS & Co. for the Wastewater Treatment Facility Improvements 2008 in the amount of \$21,662.38.
4. Pay Request from McClure Engineering Company for the SE Water Main Loop – 2008 Project in the amount of \$8,160.00.
5. Class C Beer License for Fareway Stores, Inc.
6. Class C Liquor License for Apple Corps., L.P., a/k/a Applebee's Neighborhood Grill & Bar.
7. Class C Beer License for Kwik Trip, Inc., a/k/a Kwik Star East.

Moved By: Ribich

Item 1-7 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

F. REGULAR BUSINESS.

1. **Review of the City of Waverly Audit.**

Jeff Peters of Williams & Co. was not present due to inclement weather conditions.

2. **Set Public Hearing Date on the 2008-09 Proposed Budget.**

Moved By: Grace

March 3, 2008 at 7:00 p.m. in the Council Chambers of City Hall is the date, time and place set for a public hearing on the 2008-09 Proposed Budget and is hereby approved.

Yes: 7

No: 0

Absent: 0

3. **Resolution 08-23, A Resolution Approving an Agreement Between the City of Waverly and Waverly Family Dentistry, L.L.C.**

Economic Development Director Jason Passmore informed Council that Waverly Family Dentistry, LLC. will receive a tax rebatement of \$5,000 over three years.

Dr. Alan Young decided to move to Waverly because there was a need for more dentists. His new practice is at 1404 3rd Street SW and he has moved his family to Impala Subdivision. Dr. Young has been trained in periodontal surgery, molar endodontics, wisdom teeth removal and orthodontics. Mr. Passmore also stated that due to the fact that work had begun prior to the request for assistance the value of the completed work was removed in the calculation of the incentive amount.

Discussion followed on how the City could work with new businesses on Economic Development Assistance incentives before projects begin.

Moved By: Boorum

Resolution 08-23, A Resolution Approving an Agreement Between the City of Waverly and Waverly Family Dentistry, L.L.C. is hereby approved.

Yes: 7

No: 0

Absent: 0

4. **Resolution 08-24 A Resolution Proposing the Vacation and Deeding of the City Right-Of-Way (the Alley Between 3rd and 4th Street NW and West Bremer Avenue and 1st Avenue NW) to Waverly Investments, LLC.**

The Bremer County Assessor has certified upon completion of the improvements that the actual increased value assigned to the land and improvements shall be not less than \$1,354,430. The City has agreed to provide an incentive of \$135,443 payable to the Waverly investments, LLC. upon completion of the reconstructed public infrastructure and formal acceptance by the City. The Company agrees to acquire from the City the alley between 3rd and 4th St. NW and West Bremer Ave. and 1st Ave. NW, relocate all existing utilities with the alley and reconstruct the adjacent roadways of 3rd Street NW and 1st Avenue NW. In order to facilitate the building project and also create additional public parking, recapture green space near the Junior High School, and secure the safest routes of travel into and out of the proposed facility, the Company and City propose to convert 3rd St. NW, from West Bremer Ave. to 1st Ave. NW, into a northbound one-way street with public on-street diagonal parking and to convert 1st Ave. NW, between 3rd St. NW and 4th St. NW, into a westbound one-way street with on-street bus parallel parking. The creation of the one-way streets will necessitate an ordinance amendment and the proposed action this evening sets the public hearing date on the vacation of the alley between 3rd and 4th Street NW and Bremer Ave. and 1st Ave. NW. Waverly Shell Rock Schools were involved with plans for the project. Mr. Passmore stated that Fareway was notified of the plans today. No Fareway property or accesses are affected by the change in routes. Jim Benda also informed Council that Waverly Investments LLC. would like to start construction as soon as possible. They have a 180-day construction window that involves demolition, asbestos removal, relocation of utilities and site reconstruction in accordance with the City's Flood Plain Ordinance.

Moved By: Ribich

Resolution 08-24 A Resolution Proposing the Vacation and Deeding of the City Right-Of-Way (the Alley Between 3rd and 4th Street NW and West Bremer Avenue and 1st Avenue NW) to Waverly Investments, LLC. is hereby approved and sets

March 3, 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

5. **Resolution 08-22, A Resolution Establishing Market Value and Authorizing Acquisition of Property for the Waverly, Iowa, SE Water Main Loop Construction Project.**

City Engineer Cherry informed the Council that the culvert along 30th Street SE will be replaced.

Moved By: Ecker

Resolution 08-22, A Resolution Establishing Market Value and Authorizing Acquisition of Property for the Waverly, Iowa, SE Water Main Loop Construction Project, Parcel EP-6 will be acquired from Christopher & Angela Schmitt in the amount of \$2,078.91 is hereby approved.

Yes: 7 No: 0 Absent: 0

6. **Approval of January Cash Disbursements.**

The check to EA&H is for the down payment for the Golf Course Land purchase. The check to First National Bank is a CD for the Public Works Facility. The check to Wartburg College is a pass through for Waverly Light & Power's contribution to the Wartburg Waverly Wellness Center.

Moved By: Boorum

The January Cash Disbursements are hereby approved.

Yes: 7 No: 0 Absent: 0

7. **Mayoral Appointments.**

Not ready for action.

G. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Waverly Airport Commission Minutes – the Commission is discontinuing discussion of the airport relocation.

Bremer-Waverly Law Enforcement Board Minutes – the Law Board is looking at alternative evidence storage. The current storage area is inadequate.

Historic Preservation Commission Minutes – a brass plaque was placed at the Courthouse and at Wartburg's Old Main building. A plaque will also be placed at the Bremer County Historical Society Museum.

2. **Reports.**

3. **Communications.**

H. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Council will check with the Senior Citizens Center to see if they could start a program to recycle unused cell phones.

Staff will meet with an adjoining property owner to discuss plans for the Golf Course Expansion project on February 21st.

Concerns were expressed to Council regarding parking on the north side of Wilson Ave.

Discussion followed on street potholes.

The City will reconstruct the utility bill mailbox in the alley east of the Civic Center in the spring.

Public Services Superintendent Sullivan informed the Council that the City salt supply is low and that crews will be mixing salt with sand to extend the supply. Mr. Sullivan stated that Waverly is on the list to receive additional salt.

City Administrator Crayne stated that letters were sent to several property owners violating the R-1 Single Family Residential District ordinance. Said property owners are allowing more than two unrelated persons to occupy said residences. The City has

received numerous complaints mostly related to parking. Economic Development Director Passmore stated that Wartburg has worked with the City to resolve off-campus student housing complaints. Realtors and lenders are familiar with the City's ordinance and should keep restrictions in mind when buyers are selecting properties. City Administrator Crayne informed Council that City staff had interviewed two employees for the Parks Maintenance Position. One qualified employee rejected the offer to assume Parks Maintenance Position so staff will advertise the position and continue the interview process.

Discussion followed on Police Department complaints relating to parking.

I. **ADJOURNMENT.**

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 7:52 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk