

Study Session Meeting Minutes

June 23, 2008 ~ 7:00 p.m.

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on June 23, 2008 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Gene Lieb, Gary Boorum, Gary Grace, Fred Ribich, Jim Vowels, Cyndi Ecker and Duane Liddle. Absent: None

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

Moved By: Ribich

That the agenda for this Council Meeting as prepared is hereby approved/amended as follows:

Yes: 7

No: 0

Absent: 0

B. PUBLIC HEARINGS.

C. VISITORS/PUBLIC COMMENTS.

D. TABLED ITEMS.

E. CONSENT AGENDA.

1. Cigarette Permits for:

Wal-Mart

Casey's

Hy-Vee

Kwik Star (East & West)

Fareway

2. Pay Request from Heartland Asphalt, Inc. for the 1st Street NW Parking Lot Construction in the amount of \$37,326.30.

3. Pay Request from Heartland Asphalt, Inc. for the 1st Street NW & Adams Parkway HMA Overlay 2008 in the amount of \$6,074.75.

4. Pay Request from Denver Underground & Grading, Inc. for the SE Water Main Loop 2008 in the amount of \$187,997.40.

5. Pay Request from Snyder & Associates for Technology Place & Oak Ridge Circle Realignment in the amount of \$1,390.00.

6. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$433.69 for the Lead Based Paint II.

7. Pay Request from Northland Regional Council of Governments in the amount of \$579.44 for Rehab II.

8. Pay Request from Iowa Northland Regional Council of Governments for the Hazard Mitigation Plan 2007 Update in the amount of \$240.47.

9. Class C Liquor License for the Pablo's Mexican Grill, Inc.

Moved By: Ecker

Items 1-9 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

F. REGULAR BUSINESS.

1. **Resolution 08-99, A Resolution Adopting Flood Emergency Rate Adjustment and a Bill Adjustment for Homes with Damaged Interior Water Lines.**

The City proposes to decrease water rates by 10% for the next two billing cycles

and properties with ruptured or damaged interior water lines due to the 2008 flood event will be addressed by staff independently. Council questioned whether the dollar amount on City bills could be further decreased. Staff informed Council that they will be correcting bills of flood victims with ruptured water lines. The City is following Waverly Light and Power's lead in giving all their electrical customers a rate reduction. Other residences and businesses not affected by flood waters helped flood victims with housing and laundry and so their increased water rates would also be reduced. Finance Director Bachhuber stated that it was next to impossible to pinpoint each residence that was affected by the flood event. Council felt that flood victims have enough trauma with the flood but need water and sewer for cleaning. Mr. Bachhuber told Council that the utility billing system flags heightened bills so staff can offer residents further assistance. Councilmember Ecker appreciated any utility assistance. Discussion followed on waiting to see how the 10% rate reduction works out for flood victims. The 10% discount for city utilities would equate to \$25,000 - \$30,000 loss per month. After further discussion Council amended language and substituted the word properties for the word "homes" and added amended language "and is contingent upon further examination of said rates on the first Council meeting in August."

Moved By: Vowels

Resolution 08-99, A Resolution Adopting Flood Emergency Rate Adjustment and a Bill Adjustment for Homes with Damaged Interior Water Lines is hereby approved.

Moved By: Ribich

To amend previous motion Resolution 08-99, A Resolution Adopting Flood Emergency Rate Adjustment and a Bill Adjustment for properties with Damaged Interior Water Lines is hereby approved contingent upon further examination of said rates on the first Council meeting in August.

Yes: 7

No: 0

Absent: 0

The original motion as amended is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Update on City Response to Flooding.**

City Engineer Cherry informed Council that debris removal still continues. Debris dumping will discontinue at the Fairgrounds Wednesday. Flood victims can bring their debris to the Yard Waste site Monday through Friday from 7:00 A. M. to 7:00 P. M. and Saturday from 9:00 A. M. to 3:00 P. M. EPA will contact the City to let them know if they can accept hazardous household chemicals. The IDOT will begin picking up contaminated sandbags. The sand removal from Kohlmann Park will start tomorrow so that the 1st Street and Adams Parkway project can begin. After the Kohlmann Park, cleanup crews will begin cleaning Memorial Park. Appliance removal will continue at the Fairgrounds and the High School. The 3rd Street SE Bridge debris removal is completed and Engineers will come tomorrow to examine said bridge and the other bridges in Waverly. A company is in town cleaning City lines and looking for structural problems. Big Six Plaza sustained heavy damage but protected the buildings. The concrete in the plaza will have to be torn out and redone. The deck remains stationary. The plaza will probably not be completed until October or November. The City is accepting bids on cleaning 15-20 miles of sewer lines. The sewer lines have to be flushed to the manhole and the manhole has to be vacuumed out. WHKS will be assessing if there is any

damage to the Wastewater Plant. All lift stations besides 29th Avenue and Eastgate and will be examined by staff. Bremer County was declared a disaster area and will receive public assistance. Public assistance includes 75% Federal, 10% State and 15% local match which includes volunteer hours. There is a FEMA Buyout Meeting for City and County officials next week. There is limited dollars and it was a very slow process in 1999. Zoning Official Ben Kohout stated that Bremer County has issued 30 building permits but urges applicants to complete the whole application. Bremer County Building Department is still evaluating a number of applications. Bremer County can give applicants an estimated value of repairs. If a structure is damaged more than 50% of its value per our ordinance and the property owner wants to receive FEMA assistance said structure has to be elevated. Federal grants may be available. There are no buyout guarantees. A State Buyout Official informed City officials that FEMA will only assess damage for this event. Also applicants cannot separate repairs and wait to fill out a building permit for dry wall at a later date. All repairs are cumulative by event. All labor is part of the cumulative costs. The Pour House can receive assistance from the SBA program to repair their floor. In the past East Bremer Businesses had steps to their first floors and the Federal government forced them to lower their entrances. Staff informed Council that residents who have signed up for FEMA should go back to the Waverly Shell Rock High School Commons and recheck their application. The Red Cross is providing food assistance at Wartburg Players' Theatre. Red Cross is shutting down the shelter at "The W." The DNR will be flying over the Cedar River to check for orphaned tanks. Council thanked all City staff for their efforts. The Emergency Operations Center helped things run smoother during the flood event. Staff informed Deb Turnbull that a mandatory evacuation would require the police and fire department to physically remove all people from their residences. Mike Litterer stated that electricity is shut off when their equipment is threatened by flood waters. Ms. Turnbull asked the Council to consider paving all dry run areas to deter dumping of yardwaste in said areas. Mayor Ackerman informed Ms. Turnbull that the City purchased land from Al Eliassen to give Crestwood residents an exit out of their addition. The City also conducted a Flood Study and it suggested that the City invest in a levy system along Kohlmann Park but Southeast residents would protest. The study also suggested that the City look into an inflatable dam but the City still would flood because of dry run areas. The Army Corp of Engineers told the City that dredging the river would be a waste of money.

3. **Review of Disaster Planning for Future Events.**

City Administrator Crayne initiated a Hazard Mitigation Plan after the 99 Flood Event and is currently in the process of updating it again. The Hazard Mitigation Plan allows the City to seek federal assistance. A facilitator will help members of the Emergency Operations Center evaluate the effectiveness of emergency operations during the 2008 Flood Event. Administrator Crayne questioned Council members as to whether Community and Task Force members should provide input on said plan. The plan will also address other emergencies such as tornado, terrorism, etc. After discussion Council agreed that Community and Task Force members should provide input to said plan. The Bremer County Law Board is considering a reverse 911 system that notifies residents either by phone or e-mail of flooding. The City will also examine lift stations so they can operate more effectively. Discussion followed on the National Weather and issuing building

permits in flood zones. FEMA may require a flood plain homeowner who receives assistance raise their residence one foot above the 100 year flood or possibly just have crawl spaces under their homes. Council agreed that a mixture of Emergency Operation Center members, a couple of councilmembers and citizens that flooded should be involved in developing the new Hazard Mitigation Plan. Fareway was notified that electric would be turned off.

4. **Approving a Service Request / Agreement form to be utilized in the distribution and tracking of the City supplied 35-gallon and 65-gallon refuse containers.**

Council felt that the double replacement cost clause in the agreement was unwarranted. City Engineer Cherry informed Council that it is a voluntary agreement and that the current recycling containers are disappearing. After further discussion Council amended the agreement so applicants pay only replacement costs for the containers.

Moved By: Boorum

Service Request / Agreement form to be utilized in the distribution and tracking of the City supplied 35-gallon and 65-gallon refuse containers is hereby approved.

Moved By: Grace

To remove double replacement costs wording from the agreement and replace with replacement cost wording in said agreement is hereby approved

Yes: 7 No: 0 Absent: 0

The original motion as amended is hereby approved.

Yes: 7 No: 0 Absent: 0

5. **Resolution 08-98, a Resolution Approving Construction Documents for the Public Services Site Development – Phase 1a Grading.**

Discussion followed on construction staking.

Moved By: Ribich

Resolution 08-98, a Resolution Approving Construction Documents from Peterson Contractors, Inc. of Reinbeck in the amount of \$227,609.30 for the Public Services Site Development – Phase 1a Grading is hereby approved.

Yes: 6 No: 1(Liddle) Absent: 0

6. **First Reading of Ordinance 900, An Ordinance Approving Connection Policy, Plat and Schedule for the SE Water Main Loop 2008 Project.**

Staff informed Council that property owners are not mandated to connect to the system. A property may sign a voluntary assessment agreement which is filed and payable over 10 years. A property owner chooses not to connect to the water main constructed in this project but may want to connect at a later date, the connection fee of \$5,400 is due at the time of connection to the water main.

Moved By: Ecker

First Reading of Ordinance 900, An Ordinance Approving Connection Policy, Plat and Schedule for the SE Water Main Loop 2008 Project is hereby approved.

Yes: 7 No: 0 Absent: 0

7. **Approving Construction Staking Services Agreement for Public Services Site Development – Phase 1a Grading.**

City Engineer Cherry stated that the project may use two separate construction contractors but one consultant should be used for construction staking so the project will be compatible. .

Moved By: Ribich

Approving Construction Staking Services Agreement with VJ Engineering for a not to exceed cost of \$8,900 for Public Services Site Development – Phase 1a Grading is hereby approved.

Yes: 6

No: 1

Absent: 0

G. STUDY SESSION.

H. BOARDS AND COMMISSIONS.

1. Boards and Commissions.
2. Reports.
3. Communications.

I. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Council informed staff that the property owner at 1309 18th Ave SE had filled the ditch and blocked the culvert.

Council asked City Attorney to render a judgment on whether local option for sealcoating is an appropriate use for local option funds and whether culvert extension to accommodate a bike trail serves as a sidewalk.

Council voiced concern with crown on 3rd Avenue SW. Staff informed Council that if the street was not sealcoated it would fall apart.

J. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:08 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk