

## **Study Session Meeting Minutes**

January 26, 2009 ~ 7:00 p.m.

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

A Study Session of the Waverly City Council was held on January 26, 2009 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Jim Vowels, Gary Grace, Fred Ribich, Cyndi Ecker, Gary Boorum, Gene Lieb, 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**

#### **2. Plaque Presentation.**

The Council congratulated Jack Bachhuber, Finance Director on his award and also thanked him for his efforts in keeping the City's finances in sound financial order.

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

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

No comments were made.

### **D. TABLED ITEMS.**

### **E. CONSENT AGENDA.**

### **F. REGULAR BUSINESS.**

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

Jeff Peters of Williams & Co. reviewed the audit for the Fiscal Year Ending June 30, 2008. Mr. Peters stated that the Waverly Health Center and Waverly Light and Power's audits were prepared by other auditors and reports have been furnished to the City. The City's audit is conducted in accordance with U. S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Jeff Peters also stated that the City maintains a great general fund balance. Mr. Peters also reviewed the net assets, cash flows, and statistical tax information. The City has no violations of compliance and good internal control. The City faces the same challenges as other communities with the rollback and unfunded mandates. State aid regarding Road Use Tax and Local Option will also suffer because of the floods and the poor economy. Mr. Peters also informed Council that Finance Director Jack Bachhuber does a good job for the City.

#### **2. Resolution 09-11, A Resolution Approving An Audit Agreement with Williams & Company P. C.**

Finance Director Jack Bachhuber stated that the City has built a relationship with Williams & Company and maintains the audit is a better product now. Williams & Company sends different auditors every year according to risk assessment standards. GASB requirements are that the City must conduct another audit if the City receives CDBG or EDA funding and the City will be charged additional fees for said audit.

**Moved By: Boorum**

Resolution 09-11, A Resolution Approving An Audit Agreement with Williams & Company P. C. for \$25,200, \$26,000, and \$26,800 for the next three years is hereby approved.

**Yes: 7    No: 0    Absent: 0**

3. **Approval of Contract with AHTS Architects for Design Services for the Parks Storage Building Mitigation Project.**

Discussion followed on the roof of the Parks Storage Building and itemization of pay requests.

**Moved By: Ribich**

The Contract with AHTS Architects for Design Services for the not-to-exceed amount of \$4,000 for the Parks Storage Building Mitigation Project is hereby approved.

**Yes: 7    No: 0    Absent: 0**

4. **Councilmember Liddle Requested City Council Action Regarding Deferred TIF Funds from the 5<sup>th</sup> Street and 5<sup>th</sup> Avenue NW Street Reconstruction Project be used as match for Flood Mitigation Projects.**

Flood Mitigation in the motion below was changed to flood control.

**Moved By: Liddle**

That the \$125,000 TIF matching funds for the 5<sup>th</sup> Street NW and 5<sup>th</sup> Avenue NW Street Reconstruction Project be used as match for Flood Control Projects is hereby approved.

**Moved By: Ribich**

To move to table the above motion is hereby approved.

**Yes: 7    No: 0    Absent: 0**

**G. STUDY SESSION.**

1. **Discussion of the Use of Flood Mitigation as an Economic Development Activity in the Urban Renewal Area.**

City Administrator Crayne informed Council that the Downtown Urban Renewal Area project area objectives includes flood activities but is not included in the objectives for the Grand Urban Renewal Plan. Mr. Crayne spoke with the Bonding Attorney and he advised the City to change the Grand Urban Renewal Plan to include flood activities. The Downtown TIF area revenues is in the red.

The Grand TIF included:

- 1986 with the northwest Industrial Park and the Airport
- 1988 Bartels and the Nestle Addition
- 1990 1<sup>st</sup> Street NW, 4<sup>th</sup> Street Corridor and South Industrial Park
- 1992 Willow Lawn and the railroad to Nestle
- 1994 Highway 3 East and GMT were included
- 1999 Centennial Oaks, Highway 3 and 10<sup>th</sup> Avenue Corridors and the Airport

It usually takes approximately two years for a project to generate TIF revenue after projects are completed. In 2009 TIF revenues will go toward debt service payments for the 10<sup>th</sup> Avenue NW project and “the W.” TIF revenues will be designated for public infrastructure for the Walgreens project. Administrator Crayne will ask the Bonding Attorney for an opinion in writing if the City can transfer funding Grand TIF to the Downtown TIF.

**H. BOARDS AND COMMISSIONS.**

1. Boards and Commissions.  
Senior Citizens Group, Inc. Minutes – talked about endowments.
2. Reports.

3. Communications.

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

Council will review Commission Liaisons at its next Strategic Planning session.  
Council agreed that it was the staff's responsibility to review invoice line items to make sure that they are correct.  
Council will review the ordinance regarding traffic movements on 3<sup>rd</sup> Street NW around Walgreens and Fareway.

**J. ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent: 0**

**Council adjourned at 8:12 P. M.**

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Fred Ribich, Mayor Pro Tem

Attest:

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Richard J. Crayne, City Administrator