

Study Session Meeting Minutes

June 22, 2009 ~ 7:00 p.m.

A Study Session of the Waverly City Council was held on June 22, 2009 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Gary Grace, Fred Ribich, Cyndi Ecker, Gary Boorum, Jim Vowels, Gene Lieb, and Duane Liddle. Absent: None

A. CALL TO ORDER.

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

B. VISITORS/PUBLIC COMMENTS.

Monty Gritzner read the Roberts Rules of Order minutes to be published from the revised 10th Edition.

C. TABLED ITEM.

1. Resolution 09-62, A Resolution Approving a Memorandum of Understanding Between the City of Waverly, Iowa hereinafter referred to as City and Iowa Northland Regional Council of Governments hereinafter referred to as INRCOG for the Preparation of a REAP Grant for the Yard Waste Site Reclamation Project.

City Administrator Crayne informed Council that the yardwaste site was used as a landfill and shooting range for the police department. Mr. Crayne questioned whether digging detention is advisable where a landfill used to be. The DNR would inform the City what was allowed at the site and what projects would be funded. Discussion followed on whether the site could be a meadows or conservation area or if walls could be constructed along the river area. Resolution 09-62 was not removed from the table for action.

D. CONSENT AGENDA.

1. Class B Beer Permit for Waverly Heritage Days.

Moved By: Ecker

Item 1 on the Consent Agenda is hereby approved.

Yes: 7

No: 0

Absent: 0

2. Pay Request from RDG for the City/Bremer County Fairgrounds & Baseball/Softball Complex in the amount of \$2,994.87.

Moved By: Liddle

Leisure Services Director Tab Ray informed Council that a group went to RDG to review other examples of architecture that could be used for Ball Diamond/Fairground Facility. RDG now has to finish the final concepts and the City/Fairground Committee has to talk with Central Iowa Rural Water Association on their land use plan for the area. Mr. Ray stated that the City had purchased land in the past for ball diamonds and the Council found it to be unsuitable for said

use. The Central Iowa Rural Water site would allow the Bremer County Fair to expand and allow for much needed ball fields. Mr. Ray also informed Guest councilperson Kent Farran the City would have to go through a formal bid process not similar to the design/build concept that private companies can acquire.

Item 2 on the Consent Agenda is hereby approved.

Yes: 7

No: 0

Absent: 0

E. REGULAR BUSINESS.

1. **Approving the Waverly Jaycees River Stock 2009 Outdoor Event and Class B Beer Permit.**

Renee Sedlacek and Whitney Mitvalsky informed Council that the Waverly Jaycees had received acceptance from the AMVETS and Kiwanis to conduct the River Stock Outdoor Event.

Moved By: Vowels

The Waverly Jaycees River Stock 2009 Outdoor Event and Class B Beer Permit is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Resolution 09-64, A Resolution Approving Contract for Emergency Demolition and Site Clearance 2008 Flood Damaged Structures.**

Butch Kehe, General Contractor for the Emergency Demolition Project informed Council that the subcontractor for C & J Construction was finally certified to be qualified to perform the work required in accordance with the project standards and now the demolition project is ready to proceed. The subcontractor does the demolition and the contractor fills in the site and evens the topsoil. The water services are disconnected at the main by City staff. Mr. Kehe also informed Council that the homes to be demolished are still private property and no one should be trespassing on said properties. Mr. Kehe also stated that if the City authorized anyone to retrieve anything from said homes the City would lose the ability to collect FEMA funding. Community Development and Zoning Official Ben Kohout stressed that these homes are declared unsafe and cautioned everyone not to enter said homes to retrieve any items including historical items.

Moved By: Ribich

Resolution 09-64, A Resolution Approving Contract for Emergency Demolition and Site Clearance 2008 Flood Damaged Structures is hereby approved.

Yes: 7

No: 0

Absent: 0

F. STUDY SESSION.

1. **Review Additional Streets to be Seal Coated.**

City Administrator Crayne informed Council that the proposed additional work for the 2009 Bituminous Seal Coat Program will be funded by the State's I-Jobs Program. 20th Street NW doesn't have a good base because it was a county road and was annexed into the City. The Council had previously modified sealcoat funding on April 6, 2009. The contractor will just reconstruct bad areas on 18th Avenue SE and Public Services Superintendent Brian Sullivan is looking at other ways to fix the bad area on Oak Ridge Circle.

2. **Review of Administrative Plan for HMGP Buy-Outs.**

Jim Rodemeyer of INRCOG informed Council that the Administrative Plan outlines the procedures to explain how the Hazard Mitigation Grant Program will operate. The Program is 85-90% Federal and State funded. Waverly's grant has not been approved because of the number of buyouts but some smaller city programs have been approved. There are 30-40 Waverly homes that have some historic value so the Historic Preservation Commission is working with a consultant to draft a memorandum of understanding with the City. Mr. Rodemeyer pointed out that the historic valuation does not impede the buyout process but does slow down the demolition and removal of buyout properties. The seller may appeal the estimate of pre-flood value after presentation of the City's offer to purchase and before the expiration date of the offer to purchase. The seller will assume the responsibility of providing an appraisal (at pre-flood value only), from a certified appraiser completed between January 2007 to June 2008. If an offer is accepted, the seller will provide the City with the property abstract or the City will obtain a new 40-year abstract at the seller's expense. INRCOG will be handling the administration of the program and will make offers to 5 property owners at a time and the owners have 2 weeks to accept the City's offer. The seller is required to purchase another housing unit within 6 months after their buyout in Bremer County and/or adjacent counties. Mr. Rodemeyer reminded Council that the real estate process is time consuming and the buyout program process has 3 years to be completed in any situation and the program is voluntary. Mr. Rodemeyer also reviewed resolutions and documents that have to be approved before the buyout process begins.

G. BOARDS AND COMMISSIONS.

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

H. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Engineering Tech Dee Heine informed Council that the house on the future Public Works site will be burned on June 30th by the Waverly Volunteer Fire Department.

I. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 7:50 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk

