

3. This was the date, time and place for a public hearing on a Proposed Amended Downtown Waverly Urban Renewal Plan for Economic Development for a Proposed Central Business District Urban Renewal Area in the City of Waverly. The Mayor called for any oral or written comments and there were none. The hearing was declared closed and the following action was taken.

Moved By: Ribich

Resolution 09-158, A Resolution Determining the Necessity and Authorizing an Amended Downtown Waverly Urban Renewal Plan for Economic Development for a Proposed Central Business District Urban Renewal Area in the City of Waverly is hereby approved.

Yes: 7

No: 0

Absent: 0

First Reading of Ordinance 932, An Ordinance Amending Chapter 98 of the Waverly Municipal Code of the City of Waverly Regarding an Amendment to the Waverly Central Business District Urban Renewal Plan.

Administrator Crayne informed Council that the Central Business District TIF is growing slowly. Walgreens and the new Fareway store will contribute substantial revenues to the District.

Moved By: Boorum

First Reading of Ordinance 932, An Ordinance Amending Chapter 98 of the Waverly Municipal Code of the City of Waverly Regarding an Amendment to the Waverly Central Business District Urban Renewal Plan is hereby approved.

Yes:7

No: 0

Absent: 0

Third and Final Reading of Ordinance 928, 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 (Central Business – District) of Said City in Northwest Waverly on the North Side of the 200 Block of 1st Avenue NW.

Moved By: Grace

Third and Final Reading of Ordinance 928, 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 (Central Business – District) of Said City in Northwest Waverly on the North Side of the 200 Block of 1st Avenue NW is hereby approved.

Yes: 7

No: 0

Absent: 0

Resolution 09-162, A Resolution Approving a City / Company Agreement for Fareway Stores, Inc. located at 222 West Bremer Avenue.

Economic Development Director Jason Passmore introduced Garrett Piklapp from Fareway Stores and informed Council that the paragraph starting with “Now therefore”, was changed in a newly signed agreement. Mr. Passmore stated that the Assessor looks at the total value today and then the Assessor gives a total value after the project is complete. The City is looking at a five year tax rebatement based on the \$1.3 million which is equivalent to \$20,000 annual rebatement for 5 years. The City has offered to contribute \$30,000 for some infrastructure improvements which includes water

Moved By: Ribich

Items 1-6 on the Consent Agenda are hereby approved.

7. Pay Request from Peterson Contractors, Inc. for Crushing of Concrete & Brick at the New Recycling Center in the amount of \$26,362.00.

City Engineer Cherry informed Council that the crushing concrete amount was higher than expected. The material was used as basework around the Recycling Center and Yardwaste site. The original material to be used was from the 5th Street Project and that project was tabled for a year. The City started accepting concrete and the pile grew larger than expected and did not know the full amount until the crushing actually began. Excess material crushed will be used on other projects and those projects will reimburse the City for the material. The contractor for St. Mary's Church gave the City a credit for their disposal material. The crushed material was also used for restoration of the driveway to the AMVET ball diamonds. Material that was stored at the old yardwaste site was brought to the new site for crushing. The old silo will remain in the Public Works Facility site design. Discussion followed on better communication to Council on projects.

Yes: 7

No: 0

Absent: 0

E. REGULAR BUSINESS.

1. **Re-Appointment of Fire Chief for Year 2010.**

Moved By: Boorum

Council thanked the Fire Department for their service to the community. The Re-Appointment of Dennis Happel as Fire Chief for Year 2010 is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Resolution 09-161, A Resolution Approving a Minor Plat for the Waverly – Shell Rock Community School District in Southwest Waverly.**

The School acquired Parcel "Y" so they could go in and make some improvements between the waterway and 16th Street SW.

Moved By: Vowels

Resolution 09-161, A Resolution Approving a Minor Plat for the Waverly – Shell Rock Community School District in Southwest Waverly is hereby approved.

Yes: 7

No: 0

Absent: 0

3. **Resolution 09-164, A Resolution to Waive Review for "Dodd, Rosteck and Stauffer Addition" Subdivision Request Outside of Waverly City Limits and in Area 3 of the 28E Intergovernmental (2 Mile Area) Agreement with Bremer County.**

Administrator Crayne informed Council that in Area 3 of the Fringe Area Agreement with Bremer County, the City does not approve sewer, water or annexation issues.

Moved By: Grace

Resolution 09-164, A Resolution to Waive Review for "Dodd, Rosteck and Stauffer Addition" Subdivision Request Outside of Waverly City Limits and in Area 3 of the 28E Intergovernmental (2 Mile Area) Agreement with Bremer County is hereby approved.

Yes: 7

No: 0

Absent: 0

13. **Resolution 09-163, A Resolution Approving Contract Documents for the Bremer Avenue Traffic Signal Modifications.**

City Engineer Cherry informed Council that in order to install a traffic light at 4th Street and 5th Avenue SW the City would have to do a traffic study. Periodically the City should be looking at different corridors and doing traffic analysis because of changes and growth in different areas. In 1998 the City did a traffic analysis and it stated that the traffic light on 4th Street and 2nd Avenue SW did not meet warrants and was a non-conforming light. With the closure of Irving School, pedestrian traffic was minimized. Part of this project that is to be funded by the DOT was to remove the non-conforming traffic light on 2nd Avenue SW. Discussion followed on amending the motion to keep the light on 2nd Avenue until a traffic analysis is done on 4th Street SW corridor. The request to keep the traffic light at 6th Street NW until the Junior High moves was granted by the DOT. The school is making arrangements to have a bus stop on the east side of 4th Street SW. City Attorney Carney stated that the contract could be amended. Mr. Cherry also stated that the construction documents were approved by the DOT for this project. If the City changes components of the project the funding could be jeopardized. The 6th Street NW Traffic Light request was made during the design process before letting.

Moved By: Grace

Resolution 09-163, A Resolution Approving Contract Documents from KWS, Inc. of Cedar Falls, Iowa in the amount of \$394,997.50 for the Bremer Avenue Traffic Signal Modifications is hereby approved.

Moved By: Liddle

To amend previous motion to keep the traffic light at 4th Street SW and 2nd Avenue SW pending a traffic study to get a traffic light on 4th Street SW and 5th Avenue SW is hereby approved.

Yes: 1(Liddle)

No: 6

Absent: 0

The original motion was then voted upon.

Yes: 5

No: 2(Lieb, Liddle)

Absent: 0

14. **Third and Final Reading of Ordinance 926, An Ordinance Amending Chapter 69 of the Waverly Municipal City Code regarding Solid Waste.**

Moved By: Boorum

Third and Final Reading of Ordinance 926, An Ordinance Amending Chapter 69 of the Waverly Municipal City Code regarding Solid Waste is hereby approved.

Yes: 7

No: 0

Absent: 0

15. **Third and Final Reading of Ordinance 927, An Ordinance Amending Section 105.4.10 of the Waverly Municipal City Code Regarding Additional Parking Restrictions.**

Moved By: Vowels

Third and Final Reading of Ordinance 927, An Ordinance Amending Section 105.4.10 of the Waverly Municipal City Code Regarding Additional Parking Restrictions is hereby approved.

Yes: 7

No: 0

Absent: 0

