

A Study Session of the Waverly City Council was held on January 25, 2010 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present were: Kathy Olson, Gary Boorum, Jim Vowels, Gary Grace Gene Lieb, Tim Kangas and Richard Lindell. Absent: None

A. CALL TO ORDER.

1. **Approve Agenda as Amended.**

Moved By: Grace

That the agenda for this Council meeting as amended by moving Regular Business No. 1 "Review of the City of Waverly" until the February 15th meeting is hereby approved.

Moved By: Boorum

To move items 2 & 3 under Regular Business to the February 1st agenda.

Yes: 7

No: 0

Absent: 0

B. VISITORS/PUBLIC COMMENTS.

There were no comments.

C. CONSENT AGENDA.

1. Pay Request from McClure Engineering Company for the Waverly Airport – Jet A Fueling Tank in the amount of \$400.00.
2. Pay Request from Benton's Sand & Gravel for the Emergency Flood Demolition – Group 1 in the amount of \$55,831.50.

Moved By: Kangas

Items 1 – 2 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

D. REGULAR BUSINESS.

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

Item moved to the February 15th agenda.

2. **Resolution 10-11, A Resolution Authorizing the Mayor to Sign a Contract with the Iowa Northland Regional Council of Governments (INRCOG) for the Administration of the Demolition Portion of Iowa Homeland Security Emergency Management Division Grant Agreement Number HMGP-DR-1763-0042-01/ Project Number DR-1763-09-01.**

Council requested a timeline or schedule of events agreed upon by staff and INRCOG for the demolition process. Community Development and Zoning Official Kohout informed Council that once the property is closed upon it is in the City's possession. FEMA states that the demolition contractor who is in charge of removing the structure would have salvage rights. If the homeowner wants any of the home contents they would have to contact the demolition contractor. Habitat for Humanity has expressed interest in moving 5 historic homes to Heartland Hills (the old Airbase property). Administrator Crayne also stated that all requirements have to be met before a contract can be signed by

In 1970 with cooperation of HUD, the Waverly Low Rent Housing Agency took over the administration of the Waverly Homes. Rents are 20% of the income of the individual who is renting. HUD would retain the property for 40 years. HUD has provided additional money for capital improvements. Each time the Waverly Low Rent Housing receives capital funding it extends HUD ownership another 20 years. That agreement is up for renewal in August, 2010. 1980 a not-for-profit corporation was formed and worked with HUD and had \$1,600,000 bond issue to build the Waverly Manor. Rents were the same at Waverly Low Rent homes. HUD provided the Corporation a supplement for the difference of normal rent and what the resident paid. That agreement is up for renewal in August and the Agency hopes to renew said agreement. If HUD does not agree to renew their agreement the reserves will be used for capital improvements and rent subsidy. When the bonds were paid off the agreement stated that the property will convert to the Low Rent Housing Agency. Rebecca Laas, Director of the Waverly Homes stated that there are 54 units in the Manor and 46 rentable units in the Waverly Homes. The average income of residents is under \$13,000 a year and the average rent is around \$290 a month and the lowest is \$50 a month. HUD subsidizes the Manor not Waverly Homes. The agency receives capital funding and an operating subsidy if it is in the Federal government's budget. Residents only pay extra for telephone and cable television service. Waverly Homes accommodated seven flood victims but still had to meet resident requirements. Elderly over 62 are Waverly Homes' first priority and handicapped disabled persons are considered next. The income requirement is based on the median income of Bremer County which is high. Re-certifications are done annually and rent is adjusted. The Waverly Housing Commission's duties would only cover public housing needs. Council discussed whether the City should engage realtors, and contractors to define what affordable single family housing is and if there is a need or possibly housing assistance for young families. Rebecca Laas stressed that there is a need for affordable housing and the USDA Rural Development through INRCOG does have a program for housing assistance. Since 2000, The Waverly Homes have spent \$2,000,000 on maintenance improvements. The Council will continue to discuss how to proceed with affordable housing assistance.

2. **Review the Pre-Final Report Presentation for the Water Pollution Control Facility and Sanitary Sewer Collection System Facilities Plan.**

Item was moved to the February 1st Agenda.

3. **Review the Pre-Final Report Presentation for the Water Distribution System Study Modeling.**

Item was moved to the February 1st Agenda.

4. **Discussion of Plan to Complete all Flood Buyouts by the 2nd Anniversary of the 2008 Flood.**

The Mayor requested that the buyout program be completed by June, 2010. Seven of the buyouts closed on January 8th, seven on January 20th, and one will be on January 29th. Nine requests have been sent and are waiting on funds from the state. Turnaround is about three weeks. Eight abstracts have been returned and are awaiting duplication of benefits analysis. 39 property owners have closed, or are awaiting funds, or in the process. A couple of property owners are reconsidering buyouts. INRCOG informed staff that they will have all their interviews completed in March, 2010. It takes about 30 days for the

duplication of benefits process and three weeks for reimbursement. It is possible to have buyouts completed by June. There are two families that had received duplication of benefits statements and are protesting what they will receive. The Mayor's thought was if buyout homeowners were awaiting funds from FEMA about June 1st, the City would front dollars to complete buyouts if the City is sure the financing will be coming from the State. Staff will work towards completing the buyouts by June, 2010.

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

2. **Reports.**

3. **Communications.**

Update on Flood Recovery Projects & Expenditures- City Engineer Cherry informed Council that over the last 2 years the total cost of flood recovery, protection and mitigation projects total \$14.9 Million of which the local taxpayer share is down to \$20,000. The City is waiting to hear from the State Historical Preservation organization on the Waverly Dam and the formal EDA contract approval will come to Council on the Inflatable Dam. The bid letting process will start in March with an award of contract in late May or early June. The project will probably begin in late summer and early fall.

Council thanked City Engineer Cherry and his staff on all of their work on 54 Flood Recovery and Mitigation projects and all but 8 are completed and for Mr. Cherry's work on getting grants for said projects.

Mayor Brunkhorst appointed Cara Schneider to Leisure Services Commission.

G. CITY COUNCIL COMMENTS ON POLICY ISSUES.

The widening in the Dry Run Stream by the Bowling Alley will stop at the big tree. Staff hopes that the contractor will return on Monday.

Leisure Services Director Ray has received no complaints on snow removal on sidewalks.

Police Chief Pursell informed Council that parking enforcement remains the same near Wartburg. Wartburg notifies the Police Department when there is a special event and it is passed onto the officers. There was a Wartburg artist series and home basketball event on the same night so that compounded the parking problem and some attendees received parking tickets.

Mayor Brunkhorst thanked Linda Hovden for her service as guest Councilperson.

Administrator Crayne informed citizens that the budget sessions begin Saturday at 8:30 A. M. in the Council Chambers and it will be televised.

The VFW Joint Veterans Building will be on the City Council Meeting on February 15th. The item is a special provisional use resolution and has to be

approved by a simple majority of the full Council. A packet of past information will be provided to Council around February 1st on said issue.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:17 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk