

A Study Session of the Waverly City Council was held on April 26, 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, Gene Lieb, Tim Kangas and Richard Lindell. Absent: Gary Grace

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

Moved By: Lieb

That the agenda for this Council meeting as prepared is hereby approved.

Yes: 6

No: 0

Absent: 1

B. VISITORS/PUBLIC COMMENTS.

Mayor Brunkhorst informed audience members that the Council received a petition from C. J. Burrier on hospital parking on 3rd Avenue SW. Staff will work with the hospital and clinics and make recommendations to address petitioner concerns.

C. CONSENT AGENDA.

1. **Special Class C Liquor License for Harmony Restaurant.**

Moved By: Vowels

Item 1 on the Consent Agenda is hereby approved.

Yes: 6

No: 0

Absent: 1

D. REGULAR BUSINESS.

1. **Approve Change Order No. 3 for the Dry Run Creek Retaining Wall Construction – 2009 Project.**

City Engineer Cherry informed Council that the change order includes final adjustment of quantities, authorized ground heaters, installation of erosion stone to areas prone to erosion. Iowa Community Disaster Grant funding and drainage improvement funds will pay for the project. The City is funding the one row of blocks on the northeast corner and the blocks compliment the area.

Moved By: Lindell

Approve Change Order No. 3 for the increased amount of \$14,877.57 to Vieth Construction of Cedar Falls, Iowa for the Dry Run Creek Retaining Wall Construction – 2009 Project is hereby approved.

Yes: 6

No: 0

Absent: 1

2. **Approve Pay Request from Vieth Construction of Cedar Falls, Iowa for the Dry Run Creek Retaining Wall Construction – 2009 Project.**

City Engineer Cherry informed Duane Liddle that the parking lot was not in good shape and the property owners are happy with the project. The

City did offer the owners some split rail fencing along the sidewalk and the dumpster is on the sidewalk off the pedestrian bridge.

Moved By: Olson

Approve Pay Request from Vieth Construction of Cedar Falls, Iowa for the Dry Run Creek Retaining Wall Construction – 2009 Project in the amount of \$15,900.28 is hereby approved.

Yes: 6 No: 0 Absent: 1

3. **Resolution 10-61, A Resolution Finalizing Project for the Dry Run Creek Retaining Wall Construction – 2009 Project and Approving the Final Pay Request.**

Moved By: Boorum

Resolution 10-61, A Resolution Finalizing Project for the Dry Run Creek Retaining Wall Construction – 2009 Project and approving the final pay request in the amount of \$6,280.56 is hereby approved.

Yes: 6 No: 0 Absent: 1

4. **Resolution 10-62, A Resolution Establishing Market Value and Authorizing Acquisition of Property for the Waverly, Iowa, 4th Street SW Corridor Improvements.**

The City is acquiring 214 square feet of property from Jerry Roling Motors. The City should be receiving the updated appraisals for the First National Bank property this week and hope to have said documents to the Council next Monday.

Moved By: Lindell

Resolution 10-62, A Resolution Establishing Market Value for the Jerry Roling Motors property and Authorizing Acquisition of Property for the Waverly, Iowa, 4th Street SW Corridor Improvements is hereby approved.

Yes: 6 No: 0 Absent: 1

5. **Resolution 10-63, A Resolution Declaring an Official Intent Under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the City for Certain Original Expenditures Paid in Connection with Specified Projects for the 4th Street SW Corridor Improvements.**

Finance Director Bachhuber informed Council that the resolution allows the City to **incur** project costs before the bonds are sold. The City can only incur acquisition, engineering and construction costs for reimbursement. This is an IRS regulation and there is a 60 day restriction to file said resolution. In addition to the \$2.7 million bond costs there is also \$400,000 U-Step funding available for the project. Staff informed Duane Liddle that the sidewalk on the west side has been discussed previously.

Moved By: Vowels

Resolution 10-63, A Resolution Declaring an Official Intent Under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the City for Certain Original Expenditures Paid in Connection with Specified Projects for the 4th Street SW Corridor Improvements is hereby approved.

Yes: 6 No: 0 Absent: 1

6. **Resolution 10-64, A Resolution Approving an Agreement Between the Bremer County E-911 Service Board and the City of Waverly for the Use of Equipping the City of Waverly Public Works Vehicles with Automatic Vehicle Locaters.**

Police Chief Pursell informed the Council that the resolution is an agreement with the City and the Bremer County E911 Board for equipping Public Works Vehicles with automatic vehicle locaters. The City and the County would share the same frequencies. The City has no plans on implementing the locaters within the next year but could be used in the future.

Moved By: Lindell

Resolution 10-64, A Resolution Approving an Agreement Between the Bremer County E-911 Service Board and the City of Waverly for the Use of Equipping the City of Waverly Public Works Vehicles with Automatic Vehicle Locaters is hereby approved.

Yes: 6

No: 0

Absent: 1

7. **Mayoral Appointments.**

Moved By: Kangas

The Mayoral Appointments are hereby approved and include:

Rich Dane to Planning & Zoning Commission

Alan Mask to the Library Board

Tom Hicks to Historic Preservation Commission

Bruce Bahlmann to the Cable/Telecommunications Commission

Yes: 6

No: 0

Absent: 1

E. STUDY SESSION.

1. **Discuss Timeline for Flood Buy-Out and Demolition.**

Economic Development Director Jason Passmore stated that the City is hoping that all the FEMA buyouts will be completed in June. The City hopes to complete the buyout for AMVETS after the residential buyouts are complete. There are three processes that may occur within a demolition including asbestos inspection and testing, asbestos abatement and the demolition. INRCOG is currently going out for bid on asbestos inspection and testing. The asbestos removal project for 13 homes will then come to Council. The focus is to completely finish the buyout process. The historical home demolition process will take longer. The City would like to have all FEMA buyout homes demolished by fall or winter this year. The City would then start on the CDBG buyouts. There are a total of 94 properties including FEMA, CDBG and the one non-residential property. The award for the CDBG grant was for 28 homes and now it is at 24 homes. City Attorney Carney stated that the City has closed on 44 homes and one later this week. Closing statements of an additional 15 properties have been sent to INRCOG for funding and one is still pending. Eight more closing statements have to be created. The City was awarded funds to assist in the relocation of 4 homes to the Habitat for Humanity housing at the old Naval Air Base. INRCOG will work with the City to

prepare for an option in the bid for home relocation. On May 17 Jim Rodemeyer will be appearing before Council to offer City funding for more relocation assistance to flood victims.

2. **Discuss Proposed Policy for Flood Buy-Out Property Usage.**

Leisure Services Director Ray stated that one of the issues discussed at Strategic Planning was the use of home buyout green spaces. One of the priorities is to lease the property to an adjacent or nearby landowners. The City will create a lease agreement and do a press release. Nineteen people have expressed interest in leasing buyout properties. There are 18 of the FEMA buyout properties that are scheduled for public use. The City has to follow FEMA rules in the lease agreements. The properties could be used for gardening programs, flower beds and tree nurseries. The City will plant grasses along the banks of the dry run. In fall staff will assess sidewalks, tree conditions, and possible transporting of trees. Mr. Ray reviewed diagrams of where buyout housing is located. The City would be interested in leasing properties across from Kohlmann Park. There is some interest in creating downtown parking behind Bremer Avenue. The IDOT bought housing west of Irving School for future right-of-way. The State Historic Preservation office is reviewing said properties. The property east of the Green Bridge could be used as an entrance to Brookwood Park. AMVETS property could be used for ball diamond parking. The City is interested in creating another boat ramp. The properties adjacent to Crestwood Park would be incorporated as park property and turned into green space. 8th Parkway Street may be incorporated in the park area. Properties north of Ramkers could be used as a tree nursery for use on City facilities. There is a grant for a trail from Brookwood Park to the old Yardwaste site and onto Babcock Woods. Staff will look at buyout properties for potential of expanding the dry run. The main focus for these properties is green space and community use. The Council discussed restrictions in the lease on the use of said properties and termination options. Some of the contiguous lots could be used for growing produce for the Farmer's Market or use by service clubs. There may be areas for community gardens with yard water hydrants or meter pits with padlocks. Staff will contact dieticians from Wartburg, Bremwood and the Hospital to see if they will use said properties for a project. The four lots next to Ramkers could be used for recreational vehicle parking. Community Development and Zoning Official Kohout informed Council that a FEMA requirement is that all lots have to have an impervious surface or the City could petition FEMA for lots to be used for recreational vehicle parking.

F. **BOARDS AND COMMISSIONS.**

1. Boards and Commissions.
2. Reports.
3. Communication-"The W" Report – The Council would like to meet with "The W" Advisory Board at a future meeting in June.

G. CITY COUNCIL COMMENTS ON POLICY ISSUES.

The Council thanked Dane Johnston for his service as Guest Councilmember.

Police Chief Pursell informed Council that the Police Department visited and revisited with Rich Schulz, property owner of the Star Motel about removal of junk cars from his property. If Mr. Schulz does not remove the cars by April 30th, the City will have to abate said nuisance.

City Engineer Cherry informed Council that staff is compiling information from traffic and speed studies that were performed on the 10th Avenue and Highway 3 corridors. The engineering services agreement that was budgeted for the 4th Street corridor is going to be expanded to study southwest Waverly. After review of the studies, if the Council wants the IDOT to come to a meeting on the 10th Ave & Highway 3, staff will arrange said meeting. Traffic lights are on schedule and will take 8-12 weeks. Streaming video may begin for next week's meeting.

Art Walk is this Saturday in Kohlmann Park but will move to the High School Commons if bad weather 10 – 4 P. M.

Staff and High School students are planting 120 trees at the new Yardwaste site.

City Engineer Cherry stated there is good visibility for turning into the Recycling Center.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent: 1

Council adjourned at 8:22 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk