

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on May 24, 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, Gary Grace, Tim Kangas and Richard Lindell. Absent: None

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

2. **Guest Councilperson.**

The Wartburg Student Senate Representative was absent as the Guest Councilperson.

3. **Employee Highlights.**

The Council welcomed Dave Lindley as a newer officer and thanked him for his service to the City of Waverly.

B. VISITORS/PUBLIC COMMENTS.

C. CONSENT AGENDA.

1. **Outdoor Service Extension to Current Class C Liquor License for the Fainting Goat.**

Moved By: Vowels

Item 1 on the Consent Agenda is hereby approved.

Yes: 7

No: 0

Absent: 0

D. REGULAR BUSINESS.

1. **Resolution 10-70, A Resolution Establishing Fair Market Value and Authorizing Acquisition of Property for the Waverly, Iowa, 4th Street SW Corridor Improvements Project for the First National Bank property.**

City Administrator Crayne informed Council that the City will forward the resolution and appraisals to First National Bank for their 10 day review. Although the resolution refers to one portion of the bank's property needed for the project, the City is open to buy the one or both parcels of the property from First National Bank. If favorable negotiations are met with First National Bank, Council will have to approve the purchase agreement. City Engineer Cherry stated that the new letting date for the 4th Street SW Corridor Improvements will be in January with construction starting in May, 2011. The front half of the First National Bank property was appraised at \$489,000 and the back half was appraised at \$145,000 for a total of \$634,000. There was correspondence provided to Council from First National Bank's Legal Counsel.

Moved By: Lindell

Resolution 10-70, A Resolution Establishing Fair Market Value and Authorizing Acquisition of Property for the Waverly, Iowa, 4th Street SW

Corridor Improvements Project for 1st National Bank of Waverly Property in the amount of \$489,000.00 is hereby approved.

Yes: 7 No: 0 Absent: 0

2. **Resolution 10-71, A Resolution Approving Amendment No. 1 to the Engineering Services Agreement between the City of Waverly and Snyder & Associates for the 4th Street SW Corridor Improvements.**

The engineering costs are for the redesign of the 4th Street Corridor Improvements.

Moved By: Boorum

Resolution 10-71, A Resolution Approving Amendment No. 1 to the Engineering Services Agreement between the City of Waverly and Snyder & Associates for the 4th Street SW Corridor Improvements for redesigning the roadway and developing new plan documents for an additional lump sum amount of \$43,690.00 is hereby approved.

Yes: 7 No: 0 Absent: 0

3. **Pay Request No. 1 / Final Pay Request to Ramker Construction and Supply for the Cemetery Storage Building Project.**

The increased cost is for cement and costs to lower the manhole ring. Leisure Services Director Ray informed Council that there is money for heat and electric to complete the building in the next year's fiscal budget.

Moved By: Olson

Pay Request No. 1 / Final Pay Request to Ramker Construction and Supply for the Cemetery Storage Building Project in the amount of \$5,685.00 and authorize using an additional \$750 from Cemetery Reserve(total of \$6,591 from reserve for the project) is hereby approved.

Yes: 7 No: 0 Absent: 0

E. STUDY SESSION.

1. **Review of Waverly Light and Power Audit.**

Diane Johnson, General Manager:

- WLP now has net assets of \$38.6 Million
- WLP has installed a solar array demonstration project and plans a solar fixed array project in the near future.
- WLP purchases renewable wind energy from a company in Nebraska.
- WLP will be entering into litigation on who will be repairing the wind turbine that was damaged during a construction accident.
- WLP does not want to purchase any new wind turbine equipment until they receive payment for repair of the current turbine.
- WLP's Fiber Optic system helps their equipment communicate and they sell dark fiber to Dynamic Broadband.
- In 2010 transmission costs are higher because of the congested Blackhawk substation.
- WLP invests heavily in their distribution system equipment.
- The Waverly Light & Power Board does not feel it is economically feasible to add additional backup generators for emergencies.
- There are some EPA changes in emissions coming up for their current engines.
- WLP feels that they can cover their load easily but at peak times there might a struggle to provide power to every single customer. The Board requested that WLP look at an emergency plan to provide power to

critical customers for the community, and then have other customer's power on and off and back on again.

- Ms. Johnson encouraged citizens to conserve energy during the summer to lower their utility costs.

Eric Sommermeyer, Finance Director:

- The audit is unqualified and free of any misstatements and in accordance to general accounting principles.
- During the audit, material amounts of receivables were not recorded in the financial statements and adjustments were made to include said receivables in the financial statements.
- There was discussion on segregation of duties.
- Mr. Sommermeyer does financial research on new vendors.
- The auditors wanted more upfront controls on work orders for each project.
- Delinquent accounts are sent a reminder and then sent to collection Write-offs are very low.

2. **Summary of Projects – Flood 2008.**

- City Engineer Cherry informed Council that all alternate FEMA and NRCS projects are completed.
- The City has completed 60 of 69 flood buyout acquisitions of homes and 100% complete on the emergency housing demolition.
- Staff is in the process of submitting final documentation for reimbursement for the State's share of the FEMA projects and the final documentation for the NRCS project.
- Total project costs for flood recovery, mitigation and protection is \$15 Million of which the Federal share is \$13.5 Million, State's share \$1 Million, \$313,000 coming from Iowa Community Disaster Grant Funding and the local match of \$32,024.
- Local Option Sales tax supports \$26,164 of the local match for the NRCS project.
- Staff is in the process of submitting final documents to the NRCS and possibly may be reimbursed some of the local match after final submittal.
- The \$15 Million includes the Inflatable Dam and funds have not been spent.
- Administrator Crayne informed Council that he has been in contact with FEMA Denver Office and the Inflatable Dam project is moving forward.
- FEMA can give the City a go-ahead on the project even though the City has not received the written agreement and plans are to begin the project late this summer.
- The public hearing on the plans and specifications and estimated cost will be on June 21st Council Meeting.
- City Attorney Carney said that there are nine closings to complete for the housing buyout program.
- Housing buyout homes are going through the asbestos identification process now and then a number of homes will be bundled together for asbestos abatement and demolition.

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Wartburg-Waverly Sports & Wellness Center Minutes-next meeting on July 13, 2010 at 5:00 P. M. at "The W." The Committee is continuing to work on community recreation programs.

Waverly Public Library Board of Trustees Minutes-increased internet bandwidth at the Library and policies for security cameras.

Waverly Airport Commission Minutes-tabled discussion for relocation or improvements to the existing Airport facility. On July 10th there will be the first Youth Aviation Camp.

Hazard Mitigation and River Use Commission Minutes-election of officers. Meet every 3rd Tuesday. The Commission discussed that one member attend the Cedar River Recovery Coalition and the Bremer County NRCS meetings and report back to the Commission. The Commission also tried to prioritize items of importance. A high priority is the recreational use of the river. Iowa Flood Center is coming on June 30th to meet with staff.

2. **Reports.**

Building Trades Permit Issuance -4 new houses. There has been 26 new buildings constructed from the start of the fiscal year. City Attorney Carney reviewed the report of housing buyout homeowners that are rebuilding.

Open Burning Permits Issued –discussion on renewal of burning permits every 3 years.

3. **Communication.**

G. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Smart Planning Workshop – Wednesday 10 – 12:00 P. M. Stakeholders Workshop. Wednesday 5:00 – 7:00 P. M. Community Planning Workshop both at the Public Library and Thursday at 1:00 P. M. at the Civic Center there will be the presentation of the Smart Planning document.

Council Meeting Live Streaming is available now.

Pool opens on Saturday.

The Waverly Golf Course is back to 18 holes.

Police Chief Pursell will prepare a fundraising plan and have a presentation by the Drug Dog for Council.

Staff will conduct a walk-through on the traffic light project and a demonstration for police, fire and ambulance next week. At night there will be a permanently green light on Bremer Avenue and side street lights will change when traffic lights detect an oncoming vehicle from the side streets.

Terex introduced two new machines for their vendors and employees and they have called back 14 people back to work last week and 29 this week.

Staff will review with Council regulations on water retention in subdivisions and other areas to slow down water to the river.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:04 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk