

**A. CALL TO ORDER.**

A Study Session of the Waverly City Council was held on November 28, 2011 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present were: Kathy Olson, Gary Boorum, Richard Lindell, Gene Lieb, Gary Grace, Tim Kangas and Chris Neuendorf. 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**

**B. VISITORS/PUBLIC COMMENTS.**

City Engineer Cherry informed the Council that the Inflatable Dam will have gate up all winter until the spring melt. The river is going to the one side to increase the flow to mitigate sound coming from the dam. Mr. Cherry also informed Duane Liddle that the divers tightened the clamps and did final adjustments last week. The Inflatable Dam is substantially complete. Dedication of the Inflatable Dam is December 8<sup>th</sup> at 11:30 A. M.

**C. REGULAR BUSINESS.**

1. **Resolution 11-149, A Resolution Approving a Proclamation Dedicating and Renaming the Waverly Council Chambers to the Ivan Ackerman Council Chambers.**

Council requested that the Council Chambers be named Ivan "Ike" Ackerman Council Chambers. The Council stated that Ike Ackerman devoted his whole life for the Waverly Community and its citizens.

**Moved By: Grace**

Resolution 11-149, A Resolution Approving a Proclamation Dedicating and Renaming the Waverly Council Chambers to Ivan Ackerman Council Chambers is hereby approved.

**Yes: 7**

**No: 0**

**Absent:0**

2. **Resolution 11-148, A Resolution Fixing a Date for a Hearing on the Proposed Reissuance and Refunding of a Revenue Note (Goodwill Industries of Northeast Iowa, Inc. Project).**

Finance Director Bachhuber stated that Goodwill Industries has a 501C3 organization designation and can issue tax exempt bonds through the City. Goodwill Industries is refunding these bonds for a lower interest rate.

**Moved By: Boorum**

Resolution 11-148, A Resolution Fixing a Date of December 19, 2011 at 7:00 P. M. in the Ivan "Ike" Ackerman Council Chambers is the date, time and place for a Hearing on the Proposed Reissuance and Refunding of a Revenue Note (Goodwill Industries of Northeast Iowa, Inc. Project) is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

3. **Mayoral Appointments.**

**Moved By: Kangas**

The Mayoral Appointments of the Waverly Light and Power Board Members' terms of Eugene Drape will expire 12-31-2013, Darci Knights will expire 12-31-2015, Reid Koenig will expire 12-31-2017, Linda Moeller will expire on 12-31-2013, Ael Suhr will expire on 12-31-2017 and are hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**D. STUDY SESSION.**

1. **Update on the Fair/Ball Diamond Project.**

City Administrator Crayne reviewed the history of the Fair/Ball Diamond proposal. Members included in this proposal are the City of Waverly, Bremer County Fair Association, and Ball Diamond Ball Diamond Development Committee. The current proposed site for the project is the Neil Smith property west of the Cuna Mutual property. The Ball Diamonds would acquire 60 acres and the Fair would acquire the rest of the property. Mr. Crayne informed Council that the option to purchase totaled \$3,600 for acquiring 142 acres of the Neil Smith property. The option proposed that all property would have to be purchased by 12-31-2016. A Development Agreement has been created so that an engineering study could be done on the property to determine how the development would look and costs for said project. The Development Agreement proposes that the City would acquire 60 acres in 2012 at \$11,000 per acre. In the Agreement the Fair Board would repay the City over 5 years for purchase of 40 acres at the reduced cost of \$8,000 per acre contingent upon Bremer County providing an equal subsidy to reduce the land cost an additional \$3,000 per acre. The other 20 acres of the property would remain the property of the City for the ball diamonds. The Fair would acquire the remaining acres that they need by 2016. The City would acquire an additional 40 acres for Ball Diamonds by 2016. The infrastructure development on the site would be the responsibility of the users of the site. The Fair would pay for their portion of sewer, water, roads, drainage, detention and the Ball Diamonds pay their share of said infrastructure. Bremer County is considering support for the land purchase for the Fair for \$30,000 a year over a 4 year period. Fred Ribich, coordinator of the Fair/Ball Diamond Group, stated that RDG developed a concept for a joint project and how it could be combined. He emphasized that the group is deeply committed to this project and wants to get started. The Fair/Ball Diamond Group interviewed fund raising consultants groups and selected The Vision Development Services of Cedar Falls and will develop a plan when the group moves forward with the option. The Fair/Ball Diamond Group chose Structure Architects to do an engineering study on said property and is prepared to start the study as soon as possible. The option has to be secured by 12-31-11. Chris Knapp stated that the Bremer County Fair intends to request more funding from Bremer County for the land and the Fair would fund above ground infrastructure. Vision Development Services will also identify grant funding. There is also significant interest in in-kind contributions. The Fair would like to use future facilities all year. Dan McKenzie stated that the Ball Diamond group has broken down the project into phases. One phase is to replace the adult diamonds down at the Fairgrounds and move them to the first quadrant ball diamonds for income. The Ball Diamond Group has considered continuing leasing of the farm land until they are ready to build more diamonds. Administrator Crayne informed Council the City would bond for \$700,000 to

purchase the 60 acres. The City can bond up to \$700,000 for general corporate purpose by having a public hearing on said issuance. Residents do have the right to petition for an election. The City would also participate in 40% of the engineering costs and Fair and Ball Diamonds would participate in the rest of the costs. Mr. Crayne stated that as part of the Development Agreement the City would have to fund costs for a lift station and force main in this development. Mr. Neil Smith has requested that his land be annexed into the City.

2. **Program Update on Citywide Sidewalk and Pedestrian Ramp Repair and Maintenance.**

City Engineer Cherry reviewed staff involvement in the Zone 1 Sidewalk Repair Program totaling 135 hours a week. Public Works is taking over said program in the hope of improving customer service and efficiency of sidewalk repair program. The timeline of the repair program was to be completed in 4 years and the City has only completed half of Zone 1. Mr. Cherry is proposing that the sidewalk completion timeline should be 7 years and reduce staff hours by half. Smaller Zones will be more manageable for inspection, notification and compliance. Also promote the permanent part-time secretary in the Engineering Division to full-time to allow for additional hours and overtime to be assigned as needed. Mr. Cherry also proposed that Public Works Administration hire an additional Engineering Technician with two-thirds time designated to the program and one-third for other City projects. Also staff is recommending that pedestrian ramps be constructed one year in advance of inspecting sidewalks for repair and allow for minor alignment deviations to preserve trees. Staff would like to negotiate with Baker Concrete to suspend their contract over the winter and have them finish Work order #1 and 2 in the spring. Mr. Cherry reviewed the timeline for the proposed program changes. Efficiencies will be gained by bringing the program under one department and stable workforce. By the end of year 2012 the Zone 1 program will be completed. Discussion followed on alignment deviations and sidewalk gaps in subdivisions. The City is responsible for sidewalk on flood buyout properties. Roy Petersen questioned the selection process of the sidewalk program and approved hiring an additional Engineering Tech to monitor the program. City Engineer Cherry also added that he believes the Council will see lower construction costs due to some alignment deviations and grinding options.

3. **Review Report for the Centennial Oaks Phase 3A Repair and Improvement Project.**

City Engineer Cherry informed Council that the geotechnical evaluation reports reveal that there was insufficient compaction within the utility trenches on Augusta Lane. WHKS & Co. recommends a major rehabilitation that balances cost against possible future settlement. The improvement would involve replacing the settled curb, full depth spot repair of some street sections, and a shallow mill and asphalt overlay. Construction would begin in early summer. City Attorney Carney stated that the last Council reviewed the Augusta Lane failures three years ago and it was unclear what was causing the settlement. The Council decided not proceed with legal action. Discussion was held regarding performance and maintenance bonds. The proposed project costs are \$175,000.

4. **Review of Cemetery Road Improvements.**

City Engineer Cherry informed Council that the Cemetery Road Improvements and 5<sup>th</sup> Avenue NW Improvements will be let under one contract. Construction equipment will be brought in at the 4<sup>th</sup> Street SW and 10<sup>th</sup> Avenue SW intersection. On 5<sup>th</sup> Avenue NW and at the Cemetery the City will construct asphalt treated bases and finish with a double coat of sealcoat. Project costs for 5<sup>th</sup> Avenue NW and the Cemetery improvements total \$160,000.

5. **Review of 5<sup>th</sup> Avenue NW Improvements.**

The Cemetery and 5<sup>th</sup> Avenue NW improvements were discussed together during the last item.

**E. BOARDS AND COMMISSIONS.**

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

**F. CITY COUNCIL COMMENTS ON POLICY ISSUES.**

The Council thanked Susan Buresh for her service as Guest Councilperson. Ms. Buresh will be discussing traffic around the Middle School at a future Council Meeting.

Leisure Services Director Ray informed Council that the City's Blue Zone letter was accepted and the committee is meeting to discuss steps of the application process. Mr. Ray reviewed the Blue Zones project initiated by Governor Branstad to make Iowa a healthier state.

Administrator Crayne introduced Bill Werger who is interested in becoming the City Attorney for Waverly. Mr. Werger introduced himself to the Mayor and Council.

The Voluntary Annexation of the Neil Smith's property will come to Council in the future.

Public Services Superintendent Sullivan informed Council that there was a private service water leak on East Bremer Ave and 7<sup>th</sup> Street. The City has contacted the property owner.

**G. ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent:0**

**Council adjourned at 9:16 P. M.**

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**Bob Brunkhorst, Mayor**

**Attest:**

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**Jo-Ellen Raap, City Clerk**