

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on March 26, 2012 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present were: Kathy Olson, Gary Boorum, Richard Lindell, Gene Lieb, Dan McKenzie, Tim Kangas and Chris Neuendorf. Absent: None

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

Moved By: Olson

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

Yes: 7

No: 0

Absent: 0

B. VISITORS/PUBLIC COMMENTS.

- Duane Liddle inquired if the council would entertain amending the contract for the Cemetery Road and 5th Avenue Frontage Road Project to include paving the road in front of the Ira Studevart grave site. The mayor directed Historic Preservation and Craig Mehmen to report back to council regarding whether the road warrants repair at this time.

C. REGULAR BUSINESS.

1. **Resolution 12-45, A Resolution of the City Council of the City of Waverly, Iowa, Awarding the Contract for the Demolition of Eleven Flood-Damaged Properties Acquired by the City through the 2008 Housing Flood Buyouts Project.**

- There are 9 remaining properties will be bid out at a later date due to historical studies and asbestos consideration. Demolition would be anticipated to begin around an August time frame.

Moved By: Lindell

Resolution 12-45, A Resolution of the City Council of the City of Waverly, Iowa, Awarding the Contract for the Demolition of Eleven Flood-Damaged Properties Acquired by the City through the 2008 Housing Flood Buyouts Project to Active Thermal Concepts for the amount of \$95,410.00 is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Review of Bids and Approval of Equipment Purchase for the Parks Division.**

Moved By: Boorum

Approval to purchase a Land Pride AFM-4211 11' Pull Behind Mower for the Parks Division with the trade-in of a 1999 Land Pride 11' Pull Behind Mower for a purchase price of \$6,635.00 including trade-in from Deike Implement of Waverly, Iowa is hereby approved.

Yes: 7

No: 0

Absent: 0D.

STUDY SESSION.

1. **Review of Proposed Adoption of New Building Codes.**

- Bremer County Building Official, Zoning Administrator, and Sanitarian – Doug Bird presented proposed changes in building code ordinances and building code fees.
- Currently follow the 2006 Edition International Building Code.
- ISO rating is one motivation for moving to utilize the 2012 IBC.

- Permit fees currently include an exemption of \$500 in valuation for a project which would be removed and instead expand the list of exempt items.
 - Plumbing and Electrical Boards are no longer needed because it is now covered on a state level.
 - There is a 5% proposed increase in permit fees.
 - Bremer County has an “in-house” certified plan reviewer.
2. **Review 2012 Goals of the Municipal Housing Commission.**
- Rebecca Laas, Executive Director of Waverly Low Rent Housing Agency, consisting of Waverly Homes and Waverly Manors, reported to Council regarding 2012 goals.
 - Primary goal of Municipal Housing Commission and Waverly Low Rent Housing Agency has always been to maintain the apartments.
 - Goals are dependent on funding available.
 - Waverly Manor put in 24 new air conditioners/furnaces and converted 20 shower/tub combinations to walk-in showers.
 - Waverly Homes has updated the community room by adding a kitchen, remodeling with energy efficient lighting and added a high efficiency air conditioner.
 - It is anticipated to do some parking lot work, some concrete work at the Waverly Homes and update computer system and software systems.
 - A 5 year action plan is filed with HUD every year so they can analyze what projects can be done and what type of funding can be used.
 - Waverly Homes does not receive any subsidy other than grants used for capital funding.
 - Funding is also dependent on money in reserves.
 - There is a waiting list but an expansion would be dependent on HUD requirements and approval.
 - Council recognized Don Berg's 18 years of service on the Municipal Housing Commission.
 - Municipal Housing Commission meets the second Tuesday every other month.
3. **Review 2012 Goals of the Golf Commission.**
- Larry VanDaalen, Chair of the Golf Commission reported to Council regarding goals for 2012.
 - Study a restroom/shelter on the south side of the course.
 - Financial management – ongoing goals to reduce subsidy.
 - Marketing and how to measure.
 - Commission would welcome input from Council and public.
 - Commission meets 2nd Tuesday of each month at noon at the Waverly Golf & Country Club.
4. **Review of Operations Plan for the Waverly Dam Reconstruction.**
- Waverly will realize benefit from the dam in the northwest and southwest parts of town and about 1½ miles upstream.
 - The dam does not provide any flood mitigation for southeast Waverly.
 - 450 homes and businesses will benefit from the dam.
 - Staff recommends operating dam at traditional summer level elevations or approximately 8 months of each year.

- Staff recommends reducing winter elevation to prevent one of the City's storm sewers from freezing.
- Noises and sounds coming from the dam are caused by vibrations and the City and Waverly Light & Power are developing an operations plan for the hydros to reduce the vibration.
- DNR is ready to approve the operations manual and it will come to Council for adoption as well.
- Public Works will work on getting the web page updated and getting communication out to public.
- Randy Tatroe stated that the dam has made tremendous impacts on the river and the dam is a great asset to our community. He would really like to see it written in the operations manual that raising the dam another 5" be an option for Council approval. Mr. Tatroe asked when the safety cable is going to be re-installed and when the Do Not Enter signs will be taken down from the north side of the railroad bridge. Public Works Department will work with the Fire Department, Waverly Light & Power and Public Services Department to get the ropes re-installed and get the signs down. Mr. Tatroe also requested an easy to read and easy to understand manual for those not familiar with terms used in the proposed Operations Manual.

E. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Low Rent Housing Agency Minutes – no comments.

Waverly Public Library Board of Trustees Minutes – no comments.

Economic Development Commission Minutes – no comments.

2. **Reports.**

- Ben Kohout invited visits to the City's new web page at www.waverlyia.com.

- Tab Ray reported there was no live streaming for tonight's meeting but will be up and running by April 2 meeting.

3. **Communication.**

F. CITY COUNCIL COMMENTS ON POLICY ISSUES.

- Council thanked Kendra Weichmann for her participation as Guest Council for March.

G. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:52 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk