

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on April 23, 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.

John Cheever informed Council that Leisure Services Director Ray sent him a letter informing him that he find another area for his Exotic Animal Swap. He held his Animal Swap at the Fairgrounds last weekend and there was damage to the City's ball fields. City Administrator Crayne will meet with John Cheever and Leisure Services Director Ray to try to resolve future damage reimbursement to City property.

Public Services Superintendent Sullivan in honor of Earth Day informed Council that the City's recycling program continues to grow. 984 tons of recycling were collected in 2011. Single stream recycling costs more and there is more waste. City Engineer Cherry stated that currently glass, plastics and cardboard are co-mingled. Staff and Council will review the recycling program in the next budget. Mr. Sullivan also stated that every pound that doesn't go to the Landfill lowers costs and keeps rates down. Mr. Sullivan asked residents to bring their grass clippings to the landfill instead of blowing it out in the street so it doesn't plug up the storm sewers.

C. REGULAR BUSINESS.

1. **Resolution 12-70, A Resolution Approving a Letter of Agreement Among the City of Waverly, Iowa, the Iowa State Historic Preservation Officer, and the Iowa Economic Development Authority Regarding CDBG Floodplain Property Buyout and Demolition and Mitigation of a Resulting Adverse Effect to Historic Properties in Waverly, Bremer County, Iowa.**

Library Director Sarah Meyer Ryerson stated this agreement involves the second round of flood housing buyouts. Four homes were deemed historic in the second round of buyouts and federal grant will be used to perform survey work in Southwest Waverly.

Moved By: Olson

Resolution 12-70, A Resolution Approving a Letter of Agreement Among the City of Waverly, Iowa, the Iowa State Historic Preservation Officer, and the Iowa Economic Development Authority Regarding CDBG Floodplain Property Buyout and Demolition and Mitigation of a Resulting Adverse Effect to Historic Properties in Waverly, Bremer County, Iowa.

Yes: 7

No: 0

Absent: 0

2. **Resolution 12-71, A Resolution Approving a Planning Grant Application to the Iowa Economic Development Authority (as related to LOA among City, SHPO, and IEDA) to Provide Funding to Conduct an Intensive Level Survey and Evaluation of the History and Architectural History of the Southwest Quadrant of the City with the Intent to Submit a Nomination to the National Register of Historic Places of Any Resulting District or Individual Historic Properties.**

This Planning Grant will allow the Historic Preservation Commission, funds to pursue an historic district in Southwest Waverly. The survey budget is for \$20,000 to \$30,000 and the IEDA has pre-approved the City's project.

Moved By: Lieb

Resolution 12-71, A Resolution Approving a Planning Grant Application to the Iowa Economic Development Authority (as related to LOA among City, SHPO, and IEDA) to Provide Funding to Conduct an Intensive Level Survey and Evaluation of the History and Architectural History of the Southwest Quadrant of the City with the Intent to Submit a Nomination to the National Register of Historic Places of Any Resulting District or Individual Historic Properties is hereby approved.

Yes: 7 No: 0 Absent: 0

3. **Resolution 12-72, A Resolution of the City Council of the City of Waverly, Iowa, Selecting a Contractor for the Removal of Materials Containing Asbestos in Two Flood-Damaged Properties Acquired by the City through the 2008 Iowa Economic Development Authority/Community Development Block Grant Housing Flood Buyout Project.**

Community Development and Zoning Specialist Kohout informed Council that after asbestos removal of these properties there will be one left for asbestos removal. After the last asbestos removal, nine properties will be let out for demolition bid.

Moved By: Lindell

Resolution 12-72, A Resolution of the City Council of the City of Waverly, Iowa, Selecting a Contractor for the Removal of Materials Containing Asbestos in Two Flood-Damaged Properties Acquired by the City through the 2008 Iowa Economic Development Authority/Community Development Block Grant Housing Flood Buyout Project as Advanced Environmental of Waterloo, Iowa, in the amount of \$7,625 is hereby approved.

Yes: 7 No: 0 Absent: 0

4. **First Reading of Ordinance 958, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning of Certain Area of Said City from U-1 (Environmentally Sensitive Protected District) to R-1 (Single Family Residential District) for Property located in SE Waverly on the Northeast Corner of 8th Street SE and 17th Avenue SE and Setting Public Hearing.**

Community Development & Zoning Specialist Kohout informed Council that the Barber's are requesting the rezoning to accommodate their plans for a new residence. The remaining western portion is to be used for agricultural use which includes hay, and orchard and grape production. Mr. Barber informed Council that he wants to grow apples and grapes. Planning & Zoning Commission will discuss the remaining western portion of the Barber's land at a future meeting.

Moved By: Kangas

First Reading of Ordinance 958, First Reading of Ordinance 958, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning of Certain Area of Said City from U-1 (Environmentally Sensitive Protected District) to R-1 (Single Family Residential District) for Property located in SE Waverly on the Northeast Corner of 8th Street SE and 17th Avenue SE is hereby approved and sets May 7, 2012 at 7:00 P.M. in the Ivan “Ike” Ackerman Council Chambers as the date, time and place for said hearing.

Yes: 7 No: 0 Absent: 0

5. **Approve Purchase of 2012 Dodge Charger for the Police Department.**

Police Chief Pursell informed Council that the 2012 Dodge Charger will replace an investigator vehicle with over 110,000 miles.

Moved By: Boorum

Purchase of a 2012 Dodge Charger for the Police Department from Stew Hanson Dodge City Jeep of Urbandale, Iowa in the amount of \$23,075 is hereby approved.

Yes: 7 No: 0 Absent: 0

6. **Mayoral Appointments.**

The Mayoral Appointments will be coming to Council at the next meeting.

D. STUDY SESSION.

1. **Final Presentation for the Cedar River Parkway Environmental Assessment & Preliminary Design Project.**

Jeffrey Hillegonds of Stanley Consultants reviewed the project area, milestones, and history of said corridor. The Corridor will provide Downtown congestion relief, a flood resistant crossing of the Cedar River, and encourage development opportunities. The City received funding for the Environmental Assessment which is required for most federal funding sources. The City’s second Tiger Grant application has been submitted the award will be announced in early summer. The new bridge and roadway is proposed to be above the 500-year flood level. The roadway is designed for 2 to 3 lanes for traffic. The recreational trail runs parallel to the road and will connect to other regional trails. Mr. Hillegonds reviewed drawings of different intersections of said roadway. There will be a 6-foot masonry noise wall on the north side adjacent to Eliassen Addition. Stanley Consultants completed preliminary engineering to conduct the Environment Assessment. The FONSI was signed by the FHWA on April 3, 2012 and opens up opportunity for future Federal Funding. Applications for Tiger Grants are very competitive. Tim Griggs voiced concern with a culvert transitioning onto the Trail and the impact to his property. Mr. Hillegonds also informed Bruce Ecker that there will be shallow swale on the north side of Cedar River Parkway . The City sets the speed limit on the Parkway. Discussion followed on IDOT and City ownership of the Cedar River Parkway and Highway 3. TIGER Grants pay 35 – 40% of project costs. City Engineer Cherry informed Duane Liddle that traffic modeling was created to see what traffic would likely use this corridor. Mr. Hillegonds informed Mike Mackey that his driveway will exit onto Cedar River Parkway and water will go around the hill of Mr. Makey’s house. Discussion followed on texturing concrete, the six foot wall and the 4th Street and 10th Avenue SW intersection. Project costs could be approximately \$10 million.

2. **Review of Strategic Planning Document.**

Mayor Brunkhorst reviewed priority programs, policies and initiatives of the Strategic Planning Document. Capital project priorities include Ball diamond – County Fair project, the Waverly Municipal Pool, and Dry Run Creek Flood Mitigation. 20th Street NW will be discussed at the July Strategic Planning Session. Administrator Crayne stated that the City obtained an option on 60-74 acres of the Neil Smith property and could issue up to \$700,000 General Obligation Bonds for the Ball diamond-County Fair project but the public has the right to petition for a reverse referendum. Project costs have not been identified. Council should determine the number of acres needed for the long range goal of the project. In the Fair, Ball Diamond, and City groups agreement the City would provide lift station and force main for sewer. The Fair and Ball Diamond groups would provide transportation and collective sewer lines to the lift station and water transmission lines, drainage storm sewer detention and entrance into the facility. The City could participate with the IDOT for RISE program funds. City staff will bring back lift station and force main costs to Council. Neil Smith has sent a letter to the City requesting annexation of his property. Mr. Crayne also stated that no decisions have been made regarding renovate or reconstruction of the Waverly Municipal pool. The pool project would require a 60% approval to issue GO Bonds. Project costs for the Dry Run Creek flood mitigation would range from \$5,000,000 to \$6,000,000. 20th Street NW would have to be reconstructed from 5th Avenue NW to the Eisenach Village entrance. Tax increment financing could be used for the Cedar River Corridor but legislation is pending that could impact the increment going out and what is available for projects. Discussion followed on fundraising for said projects.

Emily Neuendorf of the Waverly Chamber informed the Council that the Task Force is working on a public forum date on the Downtown Revitalization Plan. Jim Thompson from Main Street Iowa will moderate a public forum for the Downtown Master Planning Process.

E. BOARDS AND COMMISSIONS.

1. Boards and Commissions.
Golf Commission Minutes – discussion on the south end rest area of the golf course.
2. Reports.
3. Communication.

F. CITY COUNCIL COMMENTS ON POLICY ISSUES.

City Engineer Cherry expressed concerns to the National Weather Service forecast now that the City has an inflatable dam. If the National Weather Service forecasts off of a fixed elevation dam, it would overestimate flood potential and impact for the City of Waverly. The inflatable dam gates maintain a constant pool elevation. Waverly staff will continue to work with the National Weather Service to determine if there is a reliable meaningful way to forecast the river elevation in Waverly and inform the public. City officials will issue a public announcement to the local and regional media at the point where Waverly citizens are at risk of flooding. Southeast residents will be affected by 50 year flood event due to the flow rate velocity. Mr. Cherry stated that with the inflatable dam during a 100 year event in the upper pool of the Cedar, citizens will not see the widespread

flooding as they have seen in the past. If the weather gage is moved officials might lose data. City officials have talked about adding another staff gage to the bridge pier on 3rd Street to help provide data. Community Development and Zoning Specialist Kohout informed Council that 4 or 5 demolitions have taken place. A contract amendment will be coming forward for the complete removal of basement walls in one home otherwise the basement walls are collapsed and filled in with dirt. Mid-May is when the project should be finalized. City Administrator Crayne stated that at the May 7th meeting the Council will be setting a public hearing the GMT Railroad Spur and approval of an IDOT Agreement on funding for the GMT Railroad spur. Discussion followed on traffic signals, water tower painting, and Council packets.

Council thanked Emily Neuendorf for her service as guest councilperson.

G. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:18 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk