

Waverly City Council
Study Session Meeting Minutes
August 27, 2012 ~ 7:00 p.m.

The Mayor and Council toured the new GMT Corporation facility at 6:00 p.m.

A . CALL TO ORDER.

A Study Session of the Waverly City Council was held on August 27, 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, Chris Neuendorf and Tim Kangas. 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.

Discussion followed on rapping and grading work done on Eagle Ridge Drive.

C. STUDY SESSION.

1. **Review North Iowa Area Council of Governments Saints Shuttle**

Press Release.

Brian Schoon of Iowa Northland Regional Council of Governments informed Council that the North Iowa Area Council of Governments are operating a shuttle service from Mason City to Charles City, Waverly and Waterloo on Wednesdays and Thursdays to the University of Iowa Hospitals and Clinics. Costs are \$20.00 for a round trip and Iowa Care enrollees can ride for \$2 round trip. Shuttle passengers have to make reservations 24 hours in advance. Mr Schoon also stated that a person accompanying a U of I patient can ride along.

Cory Berkenes of United Way stated that transportation is an unmet need in Waverly and Bremer County. Mr. Berkenes petitioned the Council to spread the word about the service. There will be a Transportation Meeting at the Larrabee Center on September 12th. Mr. Schoon also stated that funding for the service will probably end next year.

2. **Report on Usage of Buyout Properties.**

Leisure Services Director, Tab Ray reviewed the report on the various usages of the 2008 buyout properties. The City acquired 90 lots. Mr. Ray reviewed the adopt a lot, community gardens, private garden leases, orchard and tree nursery and linear arboretum programs. Two and a half lots are used for a community garden where all produce goes to feed the hungry in the area. In 2012, the Community Gardens' group changed policies and procedures with great success.. On August 14th 417 pounds of food were harvested and distributed. On 8-16-12, 211 pounds of food were harvested. Mr. Ray asked for volunteers for the Community Gardens on Tuesday nights 6:00-8:00 P. M. and Saturday mornings from 9:00 A. M. to 11:00 A. M. An orchard and tree nursery was established on 4 lots. The City has received great support from the Master Gardener program and the ISU Bremer County Extension Office. Mr. Ray

thanked the Lions Club and Hy-Vee for their support. 10 lots have been absorbed into the Park System. Last year 17 trees were planted on 15 lots in NW Waverly. Future plans include expanding the linear arboretum and making a guide for a greenway corridor walk along the future improved dry run. Grants are being sought to provide water sources for the gardens. The remaining vacated lots are scattered so that mowing and snow removal is difficult. The Parks Department will have to address grass concerns, leveling of remaining lots to be acceptable for adoption. Mr. Ray informed Council that the City has received three grants and will continue applying and look for creative and productive ways to use said lots. Discussion followed on being a good citizen and pickup after your dogs. Mr. Ray also thanked the Community Garden Committee for their efforts.

3. **Review Professional Services Agreement Between the City of Waverly and Stanley Consultants for the Cedar River – FEMA Letter of Map Revision (LOMR).**

City Engineer Cherry stated that the project involves preparing the necessary documentation and submitting an application to FEMA for a Letter of Map Revision (LOMR) to officially revise the current National Flood Insurance Program (NFIP) map to show changes to the Cedar River Floodplain, floodway and flood elevation resulting from the new Waverly Inflatable Dam. Downtown businesses are not eligible for some State or Federal Assistance because they are still in the floodplain. By remapping the FEMA floodplain, businesses would be able to apply for State and Federal Assistance and reduce their flood insurance costs. Funding for this project would come from Downtown TIF funds. The Map Revision could be available in April, 2013 or it could be 12-24 months. Mr. Cherry stated that 2-3 dozen businesses would receive the benefit from LOMR. The remainder of the properties are in the overlapping dry run floodplain and would be subject to all FEMA flood requirements until the City can improve the dry run creek and get the LOMR for that watershed. Between 40-50 homes and businesses could realize the benefit from the map revision. 350 homes and businesses are still going to be impacted by the Dry Run Creek flood plain. The cost benefit of doing the Cedar River and the Dry Run Creek map revisions jointly fails in comparison to the benefit those businesses and homes may receive from the Cedar River Map Revision. Mr. Cherry also stated flood buyout properties that were acquired with FEMA funds may still be prohibited from redeveloping those properties even if the floodplain is remapped. The City would have to petition to FEMA for redevelopment of the flood buyout lots. City Engineer Cherry informed Duane Liddle that the Civic Center and the Water Department would be beneficiaries of the flood map revision.

4. **Review New Sidewalk Repair Districts for the Citywide Sidewalk Maintenance and Reconstruction Program 2013.**

City Engineer Cherry reviewed the new Sidewalk Maintenance and Reconstruction Program map showing the new districts. The program will start next year in the Hickory Heights and Country Meadows area and along 7th Avenue NW. The City may be able to reconstruct the sidewalk along Waverly Homes and Trinity Methodist Church in 2013 that was to be completed in 2012. Sidewalk inspections begin in April and pedestrian ramp reconstruction would be

in May and June. Property owners would be notified in May and have all summer to contact contractors to complete their sidewalks. Sidewalk work not completed and homeowners who want the City to reconstruct their sidewalks would be finished up September and October and be assessed for said costs. The City would consider Willow Lawn area as a Sidewalk to School project. Planning and Zoning Commission will be coming to Council with recommendations of areas that contain sidewalk gaps that should be considered for reconstruction with the Sidewalk Repair & Maintenance program. Information on the program will be in the fall or winter newsletter on said program. Residents in District 3 will be notified in May if their sidewalks need replacement.

5. **Review and discussion of downtown sidewalk design aesthetics as it relates to the use of brick as compared with stamped concrete.**

City Engineer Cherry reviewed the history of brickwork for Downtown Sidewalk Improvements. By January, 2001 the typical streetscape had been developed and approved for use throughout the downtown and has been used at every opportunity since then to enhance downtown. Clay brick pavers were chosen because their resistance to salt, ability to maintain a rich color and their ability for salvage and reuse during repairs. Concrete brick pavers were deemed more susceptible to salts and fading. Colored concrete was deemed nearly impossible to match color due to fading and variability in batching. Dennis Happel of B. N. K. D. Inc. considered the brick pavers a liability. Mr. Happel does not believe that there would not be much variation with colored concrete. Mr. Cherry stated that with the West Bremer Sidewalk Project the City was going to look at areas on the east Bremer sidewalks that would need touchup. Mr. Happel informed Council that stamped concrete is going for \$10 - \$20 a square foot. Dean Soash reviewed costs for reconstruction of sidewalk in front of his business. Discussion followed on continuity of the project and the costs of the project. Mr. Cherry stated that the East Bremer businesses paid for the concrete and the City paid for the brick pavers. David Gade of Gade's Appliance stated that if the colored concrete would be maintenance free then it might be better to construct colored concrete even if costs are more now. Mr. Soash stated he will have the contractor pour concrete and have the sidewalk troweled out and picture framed to match sidewalk at Fareway.

D. **BOARDS AND COMMISSIONS.**

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

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

City Engineer Cherry informed Council that the blue piping along 6th Ave NW is a temporary force main while the current force main is being replaced underground.

There is a new sign by Kwik Star East installed by the IDOT alerting drivers of the Waverly Rail/Trail crossing.

Council reminded residents that there is construction on Highway 3 East and to adjust their speed. The City is installing a new water main and pressure reducing valve at the corner of 8th St. and 1st Ave. NE.

Council discussed their tour of the new GMC facility and are pleased the Graenings decided to remain in Waverly. The Economic Development Commission is continuing to work on the housing initiative. Unemployment in Bremer County is one of the lowest in the state. City Engineer Cherry informed Council that later this week the contractor is laying the sub base on Augusta Lane and will have a pre-paving meeting with project completion by the end of September. Council thanked Allison Wessel for being the Guest Councilperson for August. Mayor Brunkhorst will be glad to speak to the Student Council on City issues. Ms. Wessel urged residents to travel with the WSR teams. Construction will begin on the Cemetery Roads in mid-September.

F. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:49 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk