

## **Regular Meeting Minutes**

**December 17, 2012**

### **CALL TO ORDER 5:00 P. M.**

The Work Session meeting of the Waverly City Council was held on December 17, 2012, at 5:00 p.m. in the Waverly Civic Center. Mayor Brunkhorst presided. Council members present: Gary Boorum, Kathy Olson, Gene Lieb, Dan McKenzie, Tim Kangas, Wes Gade and Chris Neuendorf. Absent: None.

1. Mayor and Council conducted a work session from 5:00 p.m. to 7:00 p.m. in preparation of budget FY '13 – '14.

### **A CALL TO ORDER 7:00 P. M.**

The Regular Session meeting of the Waverly City Council was held on December 17, 2012, at 7:00 p.m. in the the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present: Gary Boorum, Kathy Olson, Gene Lieb, Dan McKenzie, Tim Kangas, Wes Gade 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**

2. **Minutes.**

**Moved By: McKenzie**

The December 3, 2012 Council Meeting Minutes are hereby approved.

**Yes: 7                                      No: 0                                      Absent: 0**

3. The Council welcomed Craig Mehmen as guest councilperson.

### **B. VISITORS/PUBLIC COMMENTS.**

Dave Gleason informed Council that Rick Camlin won the IBU Cruiserweight Championship at McElroy Auditorium on Saturday night. The Council congratulated Mr. Camlin on his championship win.

### **C. CONSENT AGENDA.**

1. Pay Request from Svendsen Tyler, Inc. for the Historic Preservation NW & SE Neighborhood Survey Contract in the amount of \$2,125.00.
2. Pay Request from WHKS, Inc. for the Dry Run Creek Improvements – Phase 1 in the amount of \$24,231.55.
3. Pay Request from WHKS, Inc. for the 16<sup>th</sup> Street SW Improvements in the amount of \$9,333.43.

**Moved By: Neuendorf**

Items 1 – 3 on the Consent Agenda are hereby approved.

**Yes: 7                                      No: 0                                      Absent: 0**

### **D. REGULAR BUSINESS.**

1. **Re-Appointment of Fire Chief for Year 2012.**

**Moved By: Boorum**

The Re-Appointment of Dennis Happel as Fire Chief for Year 2012 is hereby approved.

**Yes: 7                                      No: 0                                      Absent: 0**

2. **Approve Purchase of Loose Equipment for New Pumper Truck.**

**Moved By: Boorum**

Purchase of Loose Equipment for the New Pumper Truck in the amount of \$7,260.00 from Sandry Fire Supply of DeWitt, Iowa and the amount of \$3,785.00 from Heiman Fire Equipment of Ashton, Iowa for a total amount of \$11,044.62 as part one payment is hereby approved.

**Yes: 7                                      No: 0                                      Absent: 0**

3. **Review Progress Report for the 4<sup>th</sup> Street SW Corridor Improvements (Project Development).**

Tony Boes of Snyder & Associates reviewed project needs and goals. The crash rate on the corridor presents more than double the statewide average and 50% of the crashes were rear end crashes. The report shows that the corridor is lacking left turn lanes. Pedestrian safety is another concern with the volume of traffic. The existing pavement is in poor condition. 4<sup>th</sup> Street SW Corridor Improvements will accommodate drainage and box culvert improvements. Mr.Boes also reviewed improvement options. Options include keeping the corridor at its existing width, widening 8<sup>th</sup>, 5<sup>th</sup> and 2<sup>nd</sup> and 1<sup>st</sup> avenues with left turn lanes on 4<sup>th</sup> Street SW, provide pedestrian medians at 5<sup>th</sup> and 2<sup>nd</sup> Avenue and a traffic signal at 5<sup>th</sup> Avenue SW. The City conducted two open houses on the design options. Some concerns voiced by residents was removal of trees, reduced green space between the curb and sidewalk and street being closer to homes. IDOT commented that the utility work may have a greater impact on the trees than the widening. The IDOT feels that the benefits of the three lane facility will outweigh the impacts of tree removal. The IDOT stated that the pedestrian medians were not needed with the traffic signal at 5<sup>th</sup> Avenue. Costs for construction of the corridor at its present width would be \$2.7 million, with limited intersection improvements \$2.9 million and the three lane facility with traffic signal would be \$3.2 million. The City could receive \$900,000 from the State funding for a three lane facility. At the time of street reconstruction, utilities will want to upgrade their facilities. 4<sup>th</sup> Street SW Reconstruction discussion with residents reconvened in the Civic Center.

4. **Review Progress Report for the Dry Run Creek Improvements**

**Project.**

Fouad Dauod and Ed Slattery of WHKS, & Co. informed Council the purpose for the improvements is to contain the 100 year flood plain within the channel banks. The Dry Run Creek corridor extends from east of 7<sup>th</sup> Street NW and south to west of 1<sup>st</sup> Street SW. In the first public meeting the project was described and the goals of the project were presented. In October the Hydrology for the modeling, selected channel types, sections and alignment and the trail location were developed. In November a second public meeting was held. Future tasks will include exploring the FEMA approval process and a final design phase. Andrew Judd of Stanley Consultants stated that there are 3 channel design sections. The earthen sections are more gradual and wider. The hybrid sections are short wall sections with limited space. The Wall sections are used in developed areas. The proposed channel is 3 feet deeper with culvert replacement with constant grade. Scott Sweet informed Council that there will be nine property acquisitions and one other possible acquisition. 14 other adjacent properties will be impacted in some way. There will be tree removal in some areas. The plans include closing 5 water crossings and the addition of 3 new culverts. Utilities will have to be addressed along the corridor. Estimated cost of the project is \$6.9 Million. FEMA and State Hazard Mitigation funds are available. The final report will be coming to Council in January. Construction would start in 2014 and finish in 2015. The Council has this project high on their priority list. The Dry Run Improvements discussion with property owners reconvened in the Civic Center.

5. **Review Progress of the Cedar River FEMA LOMR project.**

Andrew Judd of Stanley Consultants informed Council that the Letter of Map Revision is the FEMA process to revise their flood insurance rate maps. The City submits hydraulic modeling and map revisions for FEMA review and FEMA sends it to a reviewer and if the LOMR is approved FEMA revises the flood plain. The LOMR is only for the Cedar River. The cost for said revision is \$5,300. The project extends from the Dam to County Road C33. Due to the extent of the change in floodplain, FEMA has informed Mr. Judd that this LOMR application could be advanced to a Physical Map Revision. The review schedule could range from 6 to 30 months. FEMA informed Mr. Judd that the whole project has to processed at the same time.



Jon Burmeister of Public Financial Management reviewed bids for the GO Bonds sold today. The small size of the GO Bonds and the term is short is why there were five bidders. The City has equivalent Aa2 rating on the bonds. Fred Ribich also informed Council that the BDDC met with the Board of Supervisors and they were pleased with the collaborative effort of the different Ball and Fair groups and the City of Waverly. The BDDC will begin fundraising in January.

**Moved By: Lieb**

Resolution 12-174, A Resolution Directing Sale of \$700,000 Taxable General Obligation Bonds, Series 2013A to Bankers Bank of Madison, Wisconsin at a rate of 1.371% is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

9. **Presentation of Housing Report.**

Dave Reznicek of the Economic Development Commission and Brent Matthias were present to introduce the Commission's findings on housing. Mr. Reznicek reviewed the history of the Housing Strategy Document. The Waverly Comprehensive Plan Affordable Housing Definition states that the median house price in Waverly is currently \$138,334 far below the 2.5x rule and 75% of homes for sale in Waverly are considered affordable. Waverly housing related costs are higher relating to utility costs. 90% of households are above the income required to afford the median house price. Waverly has very little unemployment and the housing market is strong. Questions were raised whether Wartburg housing is adequate to meet the needs of students, ultimately impacting affordable housing in Waverly. The Economic Development Commission requested that the City develop a community aligned and comprehensive future plan related to housing to ensure Waverly remains sustainable long term. Mr. Reznicek stated that the Commission struggled with the rental market and suggests development of a feasibility study along with appropriate incentives to meet the needs of housing development. 96% of rooms at Wartburg are filled. Mr. Reznicek stated that having a strong housing market would be a strength for Waverly. With the medium age of 49 for Waverly Council discussed housing for young couples and first time home buyers and whether there is enough starter homes and transitional rental properties.

10. **Third and Final Reading of Ordinance 963, an Ordinance**

**Amending the Zoning Ordinance of Waverly, Iowa Providing for the Rezoning of the Lampe Property along 10<sup>th</sup> Avenue SW.**

**Moved By: Kangas**

Third and Final Reading of Ordinance 963, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa providing the Rezoning of the Dan Lampe and Judy Lampe Property along 10<sup>th</sup> Avenue SW from A-1 and R-4 (Agricultural District and Multi-Family Transitional District) to C-2 (Commercial Districts) is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

11. **Third and Final Reading of Ordinance 964, An Ordinance**

**Amending Chapter 100 for Non-Conforming Building Yard Setbacks.**

**Moved By: Boorum**

Third and Final Reading of Ordinance 964, An Ordinance Amending Chapter 100 for Non-Conforming Building Yard Setbacks.

**Yes: 7**

**No: 0**

**Absent: 0**

12. **Third and Final Reading of Ordinance 965, An Ordinance Adopting the "City Code of the City of Waverly, Iowa."**

**Moved By: Gade**

Third and Final Reading of Ordinance 965, An Ordinance Adopting the "City Code of the City of Waverly, Iowa" is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**



