Regular Meeting Minutes
August 19, 2013 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on August 19, 2013, at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present: Gene Lieb, Dan McKenzie, Wes Gade, Chris Neuendorf and Tim Kangas. Absent: Kathy Olson, Gary Boorom

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

   Moved By: Neuendorf

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

   Yes: 5 No: 0 Absent: 2

2. **Minutes.**

   Moved By: McKenzie

   The August 5, 2013 Council Meeting Minutes are hereby approved.

   Yes: 5 No: 0 Absent: 2

B. VISITORS/PUBLIC COMMENTS.

City Engineer Cherry informed Duane Liddle street sweeping will begin two weeks after sealcoating. Grass growing between the concrete gutter and the sealcoat street will be sprayed. Mr. Cherry stated there is no true separation between the sidewalk and street near Home Boulevard.

Council warned citizens to beware of hawks looking for small animals including dogs and cats.

C. CONSENT AGENDA.

1. Pay Request from Blacktop Service Co. Construction Inc. for the 2013 Bituminous Seal Coat Program for the amount of $ $101,201.29.
2. Pay Request from Heartland Asphalt, Inc. for the 16th St. SW Reconstruction for the amount of $204,225.76 – Public Services will be installing stop signs. Staff is taking bids on the final seeding restoration work.
3. Pay Request from Mc Clure Engineering for the Waverly Airport– Land Acquisition Phase II for the amount of $1,750.00.
4. Pay Request from Impact7G for the Environmental Survey Assessment for properties for Airport Land Acquisition Phase II for $5,800.00.
5. Pay Request from Stanley Consultants for the Cedar River Parkway, Final Design Services for the amount $50,346.40.
6. Pay Request from Design Alliance for the Public Services for Operations and Disaster Response for the amount $5,868.75.

   Moved By: Lieb

   Items 1 –6 on the Consent Agenda are hereby approved.

   Yes: 5 No: 0 Absent: 2

D. REGULAR BUSINESS.

1. **Resolution 13-76, A Resolution Adopting a 28E Agreement to join the Governmental Health Care Plan.**

   City Administrator Jones stated that the City has talked about reducing employee health care costs during budget time. One of the options was for small counties, cities and school districts to come together in a 28E agreement to pool their employees so they can get a better economy of scale when bidding on health care renewals. Staff has worked with Carolyn Rebel of Holmes Murphy who is the broker for the Iowa Governmental Health Care Plan and Ritchie Kurtenbach, Union Representative to understand the plan. The purpose is to go from having 70 employees to a pool of 3800 employees when bidding on renewals to stabilize rates. The plan is consistent with the City's current plan. Wellmark is allowing the City to remain under their plan. Ms. Rebel

reviewed the Iowa Governmental Health Care Plan renewal history, the positives and negatives to City employees and the City of Waverly. The overall liability to the City is decreased because plan design has lower out of pocket maximums than the current design. Last year this would have saved the City of Waverly $19,860.00. Cobra and self-funded dental and vision can also carry over to the consolidated billing. Finance Director Bachhuber stated during discussions with different City employee groups and with Carolyn Rebel, he feels this action is positive to keep health care costs down. Ritchie Kurtenbach, IBEW 288 Union Representative, stated employees are open to said change in the health care plan. The Affordable Care Act will be an additional health insurance cost. The .06% rate increase would be from September 1, 2013 to 6-30-14. The City will receive the 2014 rate in January.

Moved By: Kangas

Resolution 13-76, A Resolution Adopting a 28E Agreement to join the Iowa Governmental Health Care Plan is hereby approved.

Yes: 5 No: 0 Absent: 2

2. **First Reading of Ordinance 973, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning from A-1, (Agricultural District) and R-1,(Single Family Residential District) to C-2(Commercial District) of Said City for property at 1402 4th Street SW and three adjacent properties to the South From R-1, (Single Family Residential District) to Mixed Use on the Comprehensive Land Use Map.**

Community Development & Zoning Specialist Kohout informed Council the frontage road in front of the residential properties along 4th St. SW is not going to connect to the rezoned property. Council discussed a development agreement with residents and Convenient Store Inc. on lighting and sound barriers. Wade Dummond of Kwik Star and Convenience Store Investments, Inc. stated that Kwik Star automatically puts screening between residences and their businesses. All new stores have lighting filters to minimize inconvenience to adjacent properties. The Council also discussed cars exiting the Kwik Star onto 4th Street SW and screening for the golf course. The store should open mid to late summer of 2014.

Moved By: McKenzie

First Reading of Ordinance 973, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning from A-1, (Agricultural District) and R-1,(Single Family Residential District) to C-2(Commercial District) of Said City for property at 1402 4th Street SW and three adjacent properties to the South From R-1, (Single Family Residential District) to Mixed Use on the Comprehensive Land Use Map and sets a public hearing date of September 9, 2013 in the Ivan “Ike” Ackerman Council Chambers at 7:00 P. M. and is hereby approved.

Yes: 5 No: 0 Absent: 2

3. **Resolution 13-71, A Resolution Approving a Special Provisional Use for a Ball Fields’ Complex for Property along Highway 3 West in SW Waverly.**

Administrator Jones stated in agricultural districts a City code requirement is a special provisional use approval. Additionally the Ball Diamond Group and the Fair group will also be required to request a special provisional use when they relocate to the complex. The City requested the special provisional use during the transition ownership of the Fair property and the City will maintain ownership of the Ball Field property. The County is reviewing the contract for purchase of the Fair property.

Moved By: Gade

Resolution 13-71, A Resolution Approving a Special Provisional Use for a Ball Fields’ Complex for Property along Highway 3 West in SW Waverly is hereby approved.

Yes: 5 No:0 Absent: 2

4. **Resolution 13-72, A Resolution Approving a Special Provisional Use for Park Shelter in Pelikan Park along Cedar Lane Road in NE Waverly.**

Leisure Services Director Ray informed Council of a request to build a shelter in Pelikan Park. The Rotary Club has given the City a grant for said shelter. The Rotary Club would like the shelter to be constructed this fall. The shelter is open on the sides and will have one table.

Moved By: Gade

Resolution 13-72, A Resolution Approving a Special Provisional Use for Park Shelter in Pelikan Park along Cedar Lane Road in NE Waverly is hereby approved.

Yes: 5 No: 0 Absent: 2

5. **Approve Truck Box Bid for Harlington Cemetery Division.**

Moved By: Lieb

The bid from Don's Truck Sales of Fairbank, Iowa including option #2 for a deduction of $250 for a total of $17,350 for Harlington Cemetery division is hereby approved.

Yes: 5 No: 0 Absent: 2

6. **Resolution 13-73, A Resolution Approving Contract with Public Financial Management.**

Finance Director Bachhuber informed Council that PFM has worked with City staff on CIP, TIF cashflows, debt service cashflows, future planning for projects with TIF and debt service. The bill for their service was $7,800. PFM suggested entering into a retainer contract for $10,000. The City may be issuing bonds possibly this fall and spring and PFM's wages for service on bond issues would be included in the retainer and ultimately save the City money. City Administrator Jones stated that PFM will analyze the City's enterprise funds and advise the City on capital plan structures.

Moved By: Neuendorf

Resolution 13-73, A Resolution Approving Contract with Public Financial Management for the amount of $10,000 is hereby approved.

Yes: 5 No: 0 Absent: 2

7. **Resolution 13-74, A Resolution Approving a Supplemental Agreement No. 1 for the Cedar River – FEMA Letter of Map Revision.**

City Engineer Cherry informed Council FEMA is directing the City to complete modeling work for the Letter of Map Revision and possibly remove another 100 homes and businesses from the floodplain. The City is hoping the Letter of Map Revision will be completed in early 2014. Stanley had completed dry run modeling in 2001-2002 and will update the modeling. The modeling will be reused after Dry Run improvements have been completed and when FEMA remaps the Dry Run Floodplain.

Moved By: Gade

Resolution 13-74, A Resolution Approving a Supplemental Agreement No. 1 for the Cedar River – FEMA Letter of Map Revision for the amount of $13,820.00 and is hereby approved.

Yes: 5 No: 0 Absent: 2

8. **Resolution 13-75, A Resolution Establishing the City of Waverly 2013 Goal Setting Report as the Mayor and Council Goals and Priorities for the Next 18 to 24 months.**

City Administrator Jones stated the report is the outcome of the goal setting facilitation with Jeff Schott of the Institute of Public Affairs. Staff will create an action plan and Council will review said plan quarterly. Mr. Jones reviewed the priority goals and organizational effectiveness goals of the report. Funding may be available for a project from different sources even though it might not be a priority for the community. All projects listed don't affect property taxes because of other funding sources.

Moved By: Kangas

Resolution 13-75, A Resolution Establishing the City of Waverly 2013 Goal Setting Report as the Mayor and Council Goals and Priorities for the Next 18 to 24 months is hereby approved.

Yes: 5 **No: 0** **Absent: 2**

9. **Approval of July Cash Disbursements.**

Moved By: McKenzie

The July Cash Disbursements are hereby approved.

Yes: 5 **No: 0** **Absent: 2**

E. BOARDS AND COMMISSIONS.

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

The City will be conducting Community Based Strategic Planning with 40 to 50 community members to join City staff for four sessions to envision Waverly's goals and priorities for the next 5 to 10 years. Mr. Jones informed Council the sessions will be on Tuesday evenings from 5:00 to 8:30 P. M. in September and October. The dates are September 10th, October 8th, October 22nd and final review on November 12th.

Mr. Jones also stated that rather than using TIF dollars for 4th Ave NW Reconstruction the City will be issuing bonds or other dollars from project closeouts.

Administrator Jones also reviewed the items for the August 26th Study Session.

F. CITY COUNCIL COMMENTS ON POLICY ISSUES.

With school starting, Council reminded citizens to watch out for kids going to school.

Citizens have been pleased with the sidewalk inspections that after Labor Day the City will complete the sidewalks that have not been repaired.

Councilmember Kangas thanked the Fire Department for checking on a gas leak.

Council reminded citizens that if animals are out of the yard they have to be on a leach.

The Mayor thanked Leisure Services Director Ray for seeding Riverview Park and Davy Smith sent his thanks also.

Leisure Services Director Ray stated that the pool is closed for the season. The high school will be using the pool for PE classes. Dog Days of Summer will be on Tuesday evening, August 27th from 5:30 to 7:30 P. M.

G. EXECUTIVE SESSION.

Discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

Moved By: Neuendorf

To enter into Executive Session is hereby approved.

Yes: 5 **No: 0** **Absent: 2**

Moved By: McKenzie

To reenter into open session is hereby approved.

Yes: 5 **No: 0** **Absent: 2**

H. ADJOURNMENT.

Moved By: Neuendorf

That the City Council Meeting be adjourned.

Yes: 5 **No: 0** **Absent: 2**

Council adjourned at 9:29 P. M.

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Bob Brunkhorst, Mayor

Attest:

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Jo-Ellen Raap, City Clerk