

**Waverly City Council
Study Session Meeting Minutes
September 23, 2013 ~ 7:00 p.m.**

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on September 23, 2013 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Bob Brunkhorst presided. Council members present were: Kathy Olson, Gene Lieb, Dan McKenzie, Wes Gade, Chris Neuendorf, Tim Kangas. At-Large Councilmember Gary Boorum died this morning.

Mayor Bob Brunkhorst stated that Council-at-Large Gary Boorum passed away after 18 years on the Council. Gary Boorum's seat at the Council table was draped with black cloth. Councilmember Gene Lieb stated that it was an honor to serve on the Council with Gary Boorum. Kathy Olson led the Council in a prayer for Gary Boorum and his family.

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 as amended to remove Item 1 under Study Session and Item 1 under Tabled Items is not ready for Council action.

Yes: 6

No: 0

Absent: one seat vacant

B. VISITORS/PUBLIC COMMENTS.

City Attorney Werger informed Duane Liddle, EMC insurance is working on Maxine Veatch and Folkerts claim. There is litigation with W&W in the Appellate Court and is in the negotiation process. There are administrative matters with the DNR regarding the Dam improvement.

C. TABLED ITEMS.

1. Resolution 13-80, A Resolution Amending Resolution 13-38 Regarding Subdivision Sidewalk Infill Program Criteria.

The item was not ready for Council action.

D. REGULAR BUSINESS.

1. Set Public Hearing Date on Resolution 13-82, A Resolution Proposing the Sale of Property (Parcel "O") to the Bremer County Fair Association for the New Bremer County Fairgrounds.

Fred Ribich informed Council City Attorney Werger and Administrator Jones worked with the Bremer County Fair Association to assemble the contract. The Bremer County Fair will act on the contract next Monday evening and on October 7th the Council will act on said contract. City Attorney Werger informed Council the contract is for the sale of 40.35 acres to Bremer Fair Association. The Fair, instead of paying for the land on the date of possession, will make the payment at the end of the year. The first payment will be in March of 2015 and the land will be paid off before the Fair moves to the site. If the County contributes \$120,000 to the project, the City will credit them up to \$120,000. The City could also buy the land back if it wasn't used as a Fair. If the Fair makes improvements that benefit the property, the City would have to pay back any payments made by the BCFA and improvement costs. Chris Knapp of the Fair Association has met with representatives and the Board will recommend approval of said contract by the full Board.

Moved By: McKenzie

October 7, 2013 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers is hereby set as the date, time and place for a public hearing on Resolution 13-82, a Resolution Proposing the Sale of Property to the Bremer County Fair Association for the new Bremer County Fairgrounds for 40.35 acres Parcel "O" for the amount of \$443,850 before discounts up to \$120,000 based on Bremer County contributions of the same, and installment payments over 5 years without interest charged is hereby approved.

Yes: 6

No: 0

Absent: one seat vacant

E. STUDY SESSION.

1. Presentation Regarding Iowa Corporate Rollback Tax.

Nicole Crain, Vice President, Government Relations for Iowa Association of Business and Industry could not attend the Council meeting and will come to a Council Meeting in the future.

2. Champions Ridge – Traffic Impact Study 2013.

Tony Boes, from Snyders & Associates informed Council that the purpose of the Traffic Impact Study for Champions Ridge was to evaluate traffic and identify Highway 3 access improvement and traffic control needs. Trip generation was developed for Champion Ridge and Central Iowa Water Sites. Left turn lanes are needed at both access locations and a traffic signal is needed at the west access. The west access is approximately 600 feet east of the existing church entrance and will eventually become the arterial roadway. The DOT requested lengthening right turn lanes. Highway 3 has to be widened on the north side to incorporate left turn lanes. The east access criteria requires relocation of the Central Iowa Water Access. Improvements could be staged as needed to meet traffic demands when development occurs. The north side improvements will be approximately \$1,000,000 and the south side improvements are estimated to be \$475,000. Mr. Boes stated that the DOT has reviewed the draft report and have no additional comments and the design conforms to their access criteria. In the future, the City may have to ask the DOT to conduct a Speed Study to lower the speed limit coming into town. With development of Central Iowa Water site a signal may be needed at the west access. Central Iowa Rural Water was involved in planning meetings with staff. Staff should contact affected landowners on said study results. The higher cost on the north is due to widening of the road. The DOT informed the City that Champions Ridge would not be eligible for RISE and U-Step funding. Mr. Boes thinks the two accesses will be needed when the Fair relocates to said property. There is no plan to start building south side improvements unless something happens on the south side. City Engineer Cherry informed Council depending on how fast the fair and ball diamonds develop, the west access maybe the only one needed for now. Mr. Cherry also discussed speed limit changes or the use of message boards and special event traffic control.

3. Public Services Center for Operations & Disaster Response Part 1 – Phase Options Study.

Kristofer Orth of Design Alliance informed the Council that the purpose of the project was to provide a single location for all staff and provide cover for equipment storage. The Design Committee wanted an Equipment Services maintenance area to accommodate all City vehicles because the size of equipment now is significantly larger than years ago. The current Public Services Building is ill-equipped to handle 24 hour Emergency Operations Center for Public Services Staff. The Committee also felt that a training/break room and wash bay sized and equipped for all equipment was needed. Design Task 1 is to update list of priorities and equipment from the study. Staff developed design alternatives and budget estimates to present to the Design Committee. Design Part 2 with Council approval would include design development and completing plans & specifications. The top 10 priorities confirmed by the Design Committee were inside storage for all equipment, future expandability, enough space within each department, energy efficiency, employee and community pride in the facility, adequate restrooms and showers, planned for emergency operations, employee break room/kitchenette with individual spaces, consolidate all 5 departments and a conference training room. Mr. Orth reviewed the completed site plan and design. If there was a project within the next year the estimated cost would be \$6.1 Million for a 52,273 square feet area. Staff's recommendation is to do the whole project to include all departments and equipment at one site. The Committee also designed options for phasing in of the different departments. Mr. Orth reviewed the potential project schedule. City Engineer Cherry informed Council that at the October Study Session, Administrator Jones will outline project financing for all

City projects. City Engineer Cherry informed Council that presently the Public Services facility is 60 years old and cannot be lengthened or widened. Every year the City ends up having a 24 hour operation at some time and the City needs to have facilities which function effectively 24 hours a day when necessary. The proposed Public Services is the ideal design to move forward and consolidate into new facilities and will accommodate existing operations and be able to grow with the community. Public Services Superintendent Sullivan stated there are trucks sitting outside in the sun in the summer and in the winter some equipment has to sit outside and takes 20 minutes to warm up. The Council discussed the hazards of the present building. Staff went to Clear Span factory and they are not able to do a temporary heated Clear Span Structure. Public Services Superintendent Sullivan introduced the Design Committee Members, Mike Gabe, Gary Brandt, Marc Taylor and Shane Pothast.

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Golf Commission Minutes- July and August were two of the best months the Golf Course has ever had.

Economic Development Commission Minutes-Business /Industrial Park options in the community. Discussion of housing. There was a meeting with Bremer County Board of Supervisors on September 19th held for discussion of economic development. Supervisors are leaning toward community development plan for the whole county.

2. **Reports.**

3. **Communication.**

City Clerk Raap reviewed agenda items for the October 7th meeting.

G. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Crosswalks are being painted and the Council wanted to remind residents to stop if the pedestrian is in the crosswalk.

Council reminded the public that residents cannot park their vehicles between the sidewalk and the curb on the grass.

Discussion followed on parking issues.

Cub Scouts put up decorations on Bremer Ave.

City Engineer Cherry informed Council staff has not inspected homes for sump pumps or down spouts draining into the City sewers but has concerns in different areas of town where it could happen. Mr. Cherry discussed smoke tests versus building more capacity for the Wastewater Plant.

Council thanked Diana Blake for her service as Guest Councilperson.

Ms. Blake thanked Council and Staff.

H. ADJOURNMENT.

Moved By: Olson

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent: 1

Council adjourned at 8:31 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk