

**Waverly City Council
Study Session Meeting Minutes
November 25, 2013 ~ 7:00 p.m.**

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on November 25, 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, Wes Gade, Chris Neuendorf, Tim Kangas and Dan McKenzie. Absent: Gene Lieb
At-Large Council Seat: Vacant.

1. **Approve Agenda as Printed or Add Items for Discussion Only.**
Moved By: Olson

That the agenda for this Council meeting as amended by moving Item 4 under Study Session to Item 1 is hereby approved.

Yes: 5 No: 0 Absent: 1 At Large Vacant

B. VISITORS/PUBLIC COMMENTS.

Duane Liddle voiced concerns with garbage pickup in front of his house.

D. STUDY SESSION.

1. **Discussion on Housing Incentives Policy.**

City Administrator Jones informed Council that Adel started a Citywide tax abatement program on new construction or significant restoration of homes. Mason City provided a 100% rebate for 7 years for a 40 unit apartment complex. Jim Thompson from Iowa Economic Development Authority uses Census data and Environmental Systems Research Institute to look at trends in housing. Waverly's average household size is 2.35. Mr. Thompson stated that Waverly has very healthy incomes and renter occupied numbers but vacant numbers are on the weak side. There are strong numbers on value on housing units. Waverly's trends indicate a population loss in the future. The goal is to get more people in a housing unit and continued growth of assessed home values. Waverly maintains a steady growth and is beating the trends in communities similar in size. The City should consider are we serving the citizens of today and people that would like to live in Waverly. Census indicates that Waverly will grow and ESRI projects a population decrease. The Iowa Economic Development Authority favors housing density because it saves the City money on infrastructure. The City is serving approximately 20% more than the City population in retail sales. There was discussion on getting the people who work here to live in Waverly. Cedar Falls is working on getting more housing. Mr. Thompson believes the numbers show that people want to live in Waverly but the City does not have available housing stock. The next step for the City could be a comprehensive housing study. The Economic Development Commission discussed how much growth can the City sustain. Iowa Economic Development Authority would be glad to provide their materials and expertise to the City. Wartburg College's policy is all students live on campus unless there is an exception. The City should participate in discussions with Wartburg College on housing. Consumer spending shows if a renter is charged \$500 a

month for a 2 person apartment they spend annually \$20,000. Mr. Thompson also stated it is difficult for a property owner to cash flow a property when the owner is getting rent on one floor. City Administrator Jones informed Council Public Financial Management has provided to the City a model on historic growth rates to see where things might go based on a 5 and 10 year trends to create abatement program policies. Commercial valuations are going from 100% to 95% and then to 90%. Multi-family 4-units will decrease to residential. Upper story apartments may still be taxed as commercial. After the first couple of years the multi-family tax will affect the City's budget because there is no backfill on multi-family.

2. **Review of Draft Rental Housing Ordinance.**

Community Development and Zoning Specialist Kohout stated that discussions on rental housing started in 2010. The complaints on rental housing have been the number of occupants, parking, garbage issues and the difficulty selling a home next to a rental. The Planning & Zoning Commission recommended said ordinance to the Council. Mr. Kohout reviewed the ordinance with Council. The International Property Maintenance Code provides a guideline to Cities on minimum standards. The goal is to promote public health and safety. A \$75 inspection fee will be charged for an apartment inspection as needed.

Mr. Kohout informed Council HUD housing and dormitories will not be inspected. The Council discussed the expense to landlords for egress windows. Administrator Jones stated the ordinance looks at the important, critical components of the code so as to make a safe habitable residence. Pete Lampe of the Board of Adjustment stated a resident has to prove a hardship in order to get a variance. There is an inspection cost of \$75 every 5 years. The City will work with the landlord and renters to get the complaint corrected. If staff is not getting landlord cooperation, the City will conduct an inspection at a cost of \$75 or cite the landlord with a municipal infraction. The P&Z Commission recommended no enforcement of the ordinance for a year. The Council discussed Iowa Tenant/Landowner Law where a tenant can ask the landlord to fix an issue and if he doesn't the tenant can have it fixed and deduct correction costs from the rent. Dennis Synder, Barth Steere and Duane Liddle voiced concern with the ordinance. The Council agreed that present ordinances should be enforced regarding parking. Staff conducted public forums on said ordinance and P&Z Commission have had many discussions on said ordinance. The Council discussed staging ordinance requirements to give landlords time to meet safety requirements. Council discussed the rezoning of a R-1 residential structure into an apartment and to limit occupancy. The City should work with Wartburg College and educate students on the safety of off campus apartments.

3. **Review of Municipal Infractions Ordinance and Process.**

City Attorney Werger informed Council in order to enforce the City's code the Council will have to adopt the municipal infraction ordinance. Tripoli has a municipal infraction ordinance and the amount is \$750.00 per infraction. Tripoli uses said ordinance because they don't have to enforce it. The idea is not to raise revenues but to change behavior. The infraction would then become a civil misdemeanor. It also frees up law enforcement. Magistrates will still make decisions on infractions. Snow removal for habitual offenders would be

assessed for the snow removal costs and would also receive a municipal infraction.

3. **Discuss Parking Needs for Rental Housing.**

Administrator Jones asked if any other Councilmembers would like to join Councilmember Gade on a Task Force to work with tenants, property owners and the Chamber to review the City parking lots and side street parking as it relates to increased density with the creation of 26 new apartments downtown.

E. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

2. **Reports.**

3. **Communication.**

Administrator Jones reviewed items for the next Council meeting.

F. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Public Services Superintendent informed Council the City would have to contact the Iowa DOT on a crosswalk on Bremer Ave. from Wartburg College to the DUO's.

Yardwaste will close on December 7th.

The Council thanked Brent Jones for his service as Guest Councilperson.

H. ADJOURNMENT.

Moved By: Kangas

That the City Council Meeting be adjourned.

Yes: 5

No: 0

Absent:1 At Large Vacant

Council adjourned at 9:30 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk