

**Regular Meeting Minutes and
Work Session Minutes
Waverly Civic Center
January 6, 2014**

CORRECTED

A work session meeting of the Waverly City Council was held on January 6, 2014 at 6:00 P. M. in the Civic Center at City Hall. Mayor Infelt presided and the following Council Members were present: McKenzie, Wygle, Neuendorf, Gade, Kangas, and Reznicek.

1. Mayor Infelt and Council Members reviewed the agenda for the January 6, 2014 Regular Session Meeting. Graham Forbes of Williams & Co. was present to review the 2012-2013 Audit.
2. The Council discussed seconding motions on the agenda.
3. City Administrator Jones stated that valuations came back and there is a 4% growth in residential, 2% growth in commercial and industrial and a rollback that adds 3%.

Council adjourned at 6:55 P. M. to assemble for the regularly scheduled Council Meeting.

A. CALL TO ORDER. 7:00 P. M. Regular Session in Ivan "Ike" Ackerman Council Chambers.

1. **Pledge of Allegiance.**

The Mayor led the Council in the Pledge of Allegiance.

2. **Prayer.**

Mayor Infelt led the prayer.

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

Moved By: McKenzie

Seconded By: Neuendorf

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

Yes:

No:

Absent: At Large Vacant

4. **Minutes.**

Moved By: McKenzie

Seconded By: Neuendorf

The December 16, 2013 Council Meeting Minutes are hereby approved.

Yes:

No:

Absent: At Large Vacant

5. **Guest Councilperson.**

The Council welcomed Doug Mraz as the Guest Councilperson for January.

6. **Oath of Office.**

Administrator Phil Jones administered the oath of office to Mayor Charles D. Infelt, At Large Councilmember David Reznicek, 1st Ward Councilmember Derrick Wygle, 5th Ward Councilmember Tim Kangas, Third Ward Councilmember Wes Gade and Hospital Trustees Roger Johnson and Barbara Lutz.

The Mayor announced a reception would be held in the Civic Center after the meeting.

B. CONSENT AGENDA.

1. Class C Liquor License for Big Ben Pour House.
2. Pay Request from McClure Engineering, Co. for the Waverly Municipal Land Acquisition Phase II for the amount of \$3,500.00.
3. Pay Request from PitPros, Inc. for Sludge Hauling & Land Application of Material for the amount of \$20,683.62.
4. Pay Request from AECOM Technical Services, Inc. for the Construction Review Services for GMT Railroad Spur Line for GMT Corporation City of Waverly, Iowa for the amount of \$4,431.42.
5. Pay Request from Iowa Northland Regional Council of Governments for the CDBG Dam Project for the amount of \$990.23.
6. Pay Request from Global Appraisal Services for the Waverly Municipal Airport Land Acquisition for the amount of \$900.00.

7. Pay Request for Stanley Consultants, Inc. for Waverly Dam Reconstruction – Phase 4 Construction Administration & Resident Observation for \$473.73.
8. Class C Liquor License for The Dirty Dog American Bar & Grill.
9. Pay Request from Stanley Consultants, Inc. for the Cedar River LOMR for \$4,303.58.
10. Pay Request from Stanley Consultants, Inc. for the Waverly, Cedar River Parkway, Final Design Services for \$45,195.50.

Moved By: McKenzie

Seconded By: Reznicek

Items 1 – 10 on the Consent Agenda are hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

C. REGULAR BUSINESS.

1. **Review of Fiscal Year 2012 – 2013 Comprehensive Annual Financial Report (Audit).**

Graham Forbes of Williams & Company stated the auditors have given the Fiscal Year 2012 – 2013 Comprehensive Annual Financial Report (Audit) an unmodified opinion. Mr. Forbes reviewed the governmental and business – type activities, and component units of Waverly Health Center and Waverly Light & Power activities. Mr. Forbes also informed Council that the General Fund balance is \$1,674,863 which is equivalent to 92 days of City expenditures in the fund balance to cushion the City between property tax payments from the County. Mr. Forbes stated the City should feel comfortable with a 25% fund balance. The audit did not disclose any non-compliance elements.

2. **Re-Appointment of Fire Chief for Year 2014.**

Moved By: Kangas

Seconded By: Gade

The Reappointment of Dennis Happel as Fire Chief for year 2014 is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

3. **Set Public Hearing Date for the “Shades of Rhythm” Amphitheatre Project in Kohlmann Park.**

Moved By: Kangas

Seconded By: Neuendorf

January 20, 2014 at 7:00 P. M. in the Ivan “Ike” Ackerman Council Chambers at City Hall is the date, time and place for said public hearing and is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

4. **Resolution 14-01, A Resolution Approving a Contract for Street Tree Inventory Services.**

Leisure Services Director Ray informed Council the contract is for a Citywide street tree inventory to show locations, health of trees, size of trees, conflicts with wires or sidewalks in a GPS format. The DNR recommended Copper Tree Consulting for said inventory. Waverly Trees Forever will front the cost right now and the City will reimburse half of the cost later. Staff will conduct an inventory of the parks and golf course.

Moved By: Neuendorf

Seconded By: Wygle

Resolution 14-01, A Resolution Approving a Contract with Copper Tree Consulting for \$10,935.00 for Street Tree Inventory Services is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

5. **Set Public Hearing on Date for the Chemical Storage Building at the Wastewater Treatment Plant.**

Moved By: McKenzie

Seconded By: Reznicek

January 20, 2014 at 7:00 P. M. in the Ivan “Ike” Ackerman Council Chambers at City Hall is the date, time and place for said public hearing and is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

6. **Resolution 14-02 A Resolution Approving a East Water Tower Lease Agreement with Iowa Wireless Services(iWireless).**

Administrator Jones informed Council staff has renegotiated the leases to bring up rental rates to present standards.

Moved By: Kangas

Seconded By: Neuendorf

Resolution 14-02 A Resolution Approving a East Water Tower Lease Agreement with Iowa Wireless Services(iWireless) is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

7. **Resolution 14-03, A Resolution Approving a West Water Tower Amendment No. 1 to Lease Agreement with Iowa Wireless Services (iWireless).**

Moved By: Reznicek

Seconded By: Kangas

Resolution 14-03 A Resolution Approving a West Water Tower Amendment No. 1 to Lease Agreement with Iowa Wireless Services (iWireless) is hereby approved.

Yes: 6

No: 0

Absent: At Large Vacant

D. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Golf Commission Minutes – budget discussion.

2. **Reports.**

“The W” Report-Administrator Jones informed Council tracking of the memberships, daily passes and the revenues was to see how it matched up with projections and to see where “The W” was on financials that would impact the City’s annual appropriations. Mr. Jones stated “The W” is slowly trading up but they have not met their threshold.

3. **Communications.**

E. CITY COUNCIL COMMENTS.

No City water main problems.

Council stated that the new containers due help on bad weather days.

Runoff Special Election is next Tuesday, January 14, 2014, at City Hall from 7:00 A. M. to 8:00 P. M. Council urged citizens to vote next Tuesday.

The Candidate Public Forum tomorrow is cancelled.

Council thanked staff for all their work and dedication during the cold and snow.

F. MAYOR COMMENTS.

Mayor Infelt thanked the community for their support.

G. VISITORS/PUBLIC COMMENTS.

Mike deNeui, with the Landlord’s Association, was present to address the resolution concerning the Bremer Court project. Mr. deNeui stated:

- All incremental growth was residential not the rental market.
- Iowa Economic Development team indicated Waverly’s population is expected to decrease by 2017.
- There is a 10% vacancy rate in the rental market.
- Additional housing being proposed 26 units for downtown and 54 units in Bremer Court would have a severe impact on the rental market.
- Reasons for vacancy include employers are limiting hours for their employees because of the Affordable Care Act, Wartburg College has seen a decrease in enrollment, post flood demand is no longer there, Cedar Falls has had a decrease in rental prices, which combined with higher gas costs have created an opportunity to spend less and live in Cedar Falls.
- The landlords already feel they are providing low income affordable housing.
- Interim professionals are happy with the current rentals.

- Bremer Court is qualified as Section 42 but is in direct competition with the current rental housing.
- \$750 rate for Bremer Court will compete with most of the duplexes in town.
- Other citizens expressed concern with traffic, sanitation, drainage, noise, police, fire, and surrounding property values.
- Is there a conflict of interest with Richard Dane developer of Bremer Court and also being on the Planning & Zoning Commission.
- Landlords would like a better process on proposals and more time for public input.
- Landlords feel the need for a housing policy which is linked to economic development policy.

City Administrator Jones stated in all the discussions about the project including the analysis formula, were based on income basis approach for assessing the property. The City did have the formula tested by the County Assessor. Also rebate agreements and economic development agreements are when the City enters into the agreement with the understanding of the developer that there is a minimum assessed value in the project. The City does not rebate if there is no incremental value generated. The taxes have to be paid first before any rebate money is returned to the developer. In urban renewal settings like with Bremer Court out of \$36 on average levy, the City collects \$33 in a urban renewal area and the City does not collect from debt service and constructional support levy parts. The City does collect 97% of taxes levied on the property including the school and county portion. The City doesn't enter agreements to pay incentives out of the general fund, but does by catching all the increment in the taxing area. Richard Dane questioned why landlords didn't put their profits into building repairs years ago. Bremer Court offers quality, affordable housing. Mr. Dane stated the abatement for Bremer Court is about 5.8% and asked if the City wants to improve the rental stock to refund 5.8% for repair costs. Mr. Dane also stated he has talked to the City Attorney and he will handle conflicts of interest appropriately. Mr. Dane is concerned if the resolution was rescinded it would send a message to the State that Waverly is not open for business. Tim Bradford informed Council that he has had his complex for 10 years and just experienced a vacancy about March.

H. ADJOURNMENT.

Moved By: Kangas

Seconded By: Neuendorf

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent: At Large Vacant

Council adjourned at 8:37 P. M.

Charles D. Infelt, Mayor

Attest:

Jo-Ellen Raap, City Clerk