

**Waverly City Council
Study Session Meeting Minutes
February 24, 2014 ~ 7:00 p.m.**

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on February 24, 2014 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Infelt presided. Council members present were: Derrick Wygle, Wes Gade, Chris Neuendorf, Tim Kangas Edith Waldstein, Dave Reznicek and Dan McKenzie. Absent: None

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

Moved By: Neuendorf

Seconded By: Wygle

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

Yes: 7

No: 0

Absent: 0

B. VISITORS/PUBLIC COMMENTS.

Duane Liddle voiced concern with the elevation of Cedar River Parkway and to reevaluate the location of an east/west corridor.

City Attorney Werger reviewed terms of a contractual agreement in the deed between the City and Dr. Eliassen to extend 3rd St. SE. Dr. Eliassen sold the property to the Soccer Association for the Soccer Complex. The Association and the City does not desire and is not required to extend 3rd Street. The City will construct the Parkway to provide sufficient drainage to accommodate significant rain events. The extension of 1st Street to the Parkway will provide the residents of the Eliassen and Crestwood Park Additions with a means of access in the event that 1st and 8th Street SE are impassable from flood waters.

C. TABLED ITEMS.

1. **Resolution 14-14, A Resolution Awarding Contract for the Cedar River Parkway (West) improvements 2014.**

Moved By: Kangas

Seconded By: McKenzie

To remove from the table.

Yes: 7

No: 0

Absent: 0

Administrator Jones stated that if the Council decides to use TIF money for the Dry Run project other projects need to be delayed. The projects in TIF for FY2015-16 year are Business Park improvements, Champions Ridge, and Airport Land Rehabilitation. Dry Creek Improvement box culverts would have to be delayed until additional TIF increment would be available. There is not enough tax increment in the Urban Renewal District to generate enough revenue do all other priorities, the Dry Run and the Cedar River Parkway. Mr. Jones reviewed City Council priorities in their Strategic Plan. The Council set a target debt levy rate for General Obligation bonds at 2.30 and a goal to keep 10 year payback schedule, and to get projects done in reasonable time. After more review the Council found out TIF could be used for the Dry Run Project. After fiscal year 2018/19 the valuations will be cut in half because a large portion of the current TIF district including the South Industrial Park area near Walmart and GMT sunsets. There is a balance on the use of TIF and Urban Renewal financing because the more that goes into the TIF district the more you can borrow for urban renewal projects but the City can levy less for the General Fund. Finance Director Bachhuber informed Council when TIF areas sunset the values go back to the school. There would be some businesses in a

new Dry Run TIF area but mostly residential. The Council discussed the Dry Run Project versus Cedar River Parkway and the economic impact of both projects. The Comprehensive Land Use Plan includes the Cedar River Parkway corridor. Council hopes that a state of federal program will develop to help funding the bridge to Highway 3 East. The road design is for its ultimate highest and best use as it is connected as a complete roadway from Highway 3 to Highway 3. The City looked at how it can create better access for developable land above the floodplain. It would cost Waverly residents \$.25 per thousand if the GO debt was moved to TIF debt. City Engineer Cherry stated in 1998 the Council moved forward on the section west of 4th Street. The City received \$500,000 in federal funding 4 years ago to do an environmental corridor study. The City has applied several times for TIGER funding and applied for ICAP funding but still wouldn't be sufficient to fund a \$12 million project so the City has to keep doing the project in increments. The City has a good track record on estimated costs for projects and is usually within 5%. Interest rates are low for borrowing.

Moved By: Neuendorf

Seconded By: Kangas

Resolution 14-14, A Resolution Awarding Contract to Peterson Contractors Inc. for \$2,999,798.10 for the Cedar River Parkway (West) Improvements 2014 is hereby approved.

Yes: 5

No: 2(Gade, Reznicek) Absent: 0

2. **Resolution 14-15, A Resolution Approving the Supplemental Agreement No. 1 for the Cedar River Parkway (West) Improvements 2014.**

Moved By: McKenzie

Seconded By: Neuendorf

To remove from the table.

Yes: 7

No: 0

Absent: 0

Moved By: McKenzie

Seconded By: Waldstein

Resolution 14-15 approving the Supplemental Agreement No. 1 with Stanley Consultants for \$213,600 for the Cedar River Parkway (West) Improvements 2014 is hereby approved.

Yes: 5

No: 2(Gade, Reznicek) Absent: 0

D. STUDY SESSION.

1. **City Water Service Update.**

City Administrator Jones stated the Midwest is battling frozen water pipes and mains because of the extreme temperatures and deep frost in the ground. City Engineer Cherry stated there is 50 to 60 homes and businesses with frozen lines. Mr. Cherry hopes that neighbors will help neighbors with water. The City will deliver water for restroom use to residents with frozen lines. "The W" has opened their facilities to Waverly residents with frozen lines. Residents need to call Public Works Administration to get on the list for the use of shower facilities at no cost. Laundry facilities are at Classic Cleaners. Staff urged residents to check their water temperature in the morning. If the water temperature is under 40 degrees they advise people to keep their water running at a pencil diameter stream at one faucet. With the rise in water and sewer bills, the City is proposing residents call the utility billing office and make sure they are not paying more than double what their consumption usually is. Staff is going to do a press release to direct residents where to go and provide information on the financial relief on the water and sewer utility bills. If a resident's neighbor has frozen pipes, staff advises them to start pencil diameter size streaming for their

water service lines. There will be flyers in the utility bills on water service lines and what to do.

2. **Discussion on Draft Rules of Procedure.**

Staff will bring a comparison of the ordinance language and the rules of procedure to Council to see if the ordinance needs to be changed. If two people requested an item for the agenda it is considered a fair level of interest to move said item onto the agenda. Council discussed adding staff to the rules of how meetings are conducted. In most rules of procedure, staff is there to just answer any questions requested by Council. Under agenda Council wanted to add "for the packet" no later than seven days, etc. City Administrator Jones stated that staff will look into sending packets out on Wednesday. The Waverly Code does not allow for anyone to vote by telephone. Council discussed public presentations at study sessions and public comments. The intent of limiting public comments is to have multiple people speaking and not have one person speaking multiple times. Mayor Infelt stated staff will look at the rules of procedure again on transparency language. Council also discussed that the five minute rule protects the citizens so all can be heard. A suggestion was made to shut off the camera during public comments.

E. **Reports from Boards and Commissions:**

There were no Minutes or Reports.

F. **Staff Comments.**

G. **City Council Comments**

Council thanked staff for their work on financing of the Cedar River Parkway project.

Baseball signups are coming up.

City Attorney Werger informed Council that the agenda motion has to be clearly stated. Council urged citizens to e-mail them.

Staff has been clearing intakes.

Public Services Superintendent Sullivan informed Council, staff is mixing sand with salt to make it stretch out for the rest of the winter. Council thanked the street crew for their work on the streets.

Council thanked Jo Bagelmann for her service as guestcouncilperson.

H. **Mayors comments**

I. **Adjournment**

Moved By: Kangas

Seconded By: Neuendorf

That the Council Meeting adjourn.

Yes: 7

No:0

Absent:0

Council adjourned at 8:50 P. M.

Charles D. Infelt, Mayor

Attest:

Jo-Ellen Raap, City Clerk