

Regular Meeting Minutes

Ivan "Ike" Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on April 21, 2014 at 7:00 P. M. in the Ivan "Ike" Ackerman Council Chambers at City Hall. Mayor Infelt presided and the following Council Members were present: Wygle, Neuendorf, Gade, Kangas, Waldstein and Reznicek. Absent: McKenzie

**A. Call to Order**

1. The agenda is hereby approved.

**Moved By: Waldstein**                      **Seconded By: Wygle**  
**Yes: 6**    **No: 0**    **Absent: 1**

2. The 4-7-14 minutes are hereby approved.

**Moved By: Reznicek**                                      **Seconded By: Kangas**  
**Yes: 6**    **No: 0**    **Absent: 1**

**B. Public Hearings**

1. This was the date, time and place for a public hearing on the proposed Amendment Number 1 to the Waverly Unified Urban Renewal Plan in the City of Waverly, State of Iowa. City Administrator Jones informed Duane Liddle any corrected amendments would be based on legal description updates and the proposed amendment has a economic development designation. City Attorney Werger stated in 2002 Outlot Q was omitted in error from 1999 amendment. There were no written comments. The public hearing is closed.

- a. Resolution 14-49, determining an area of the City to be an economic development area, and that the Rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting amendment No. 1 to the Waverly Unified Urban Renewal Plan be approved.

**Moved By: Wygle**    **Seconded By: Waldstein**  
**Yes: 6**    **No: 0**    **Absent: 1**

- b. First Reading of Ordinance 978, Amending Ordinance Nos. 569, 585, 609, 638, 664, 733, 791, 853, 866, 892, 931, 736, and 932, providing that general property taxes levied and collected each year on all property located within the amended Waverly Unified Urban Renewal Area, in the city of Waverly, County of Bremer, State of Iowa, by and for the benefit of the state of Iowa, City of Waverly County of Bremer, Waverly Shell rock Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued incurred by the City in connection with the amended Waverly unified Urban Renewal Area (Amendment No. 1 to the Waverly Unified Urban Renewal Plan (CUNA Building, ET AL, Old Junior High, Partial Amendment No. 5-1999) be approved.

**Moved By: Wygle**    **Seconded By: Neuendorf**  
**Yes: 6**    **No: 0**    **Absent: 1**

Council welcomed Ed Klamfoth as Guest Councilperson.

**B. Public Comments on Items Not on the Agenda.**

Staff will send information from Stanley Consultants on flow capacities along the Dry Run Corridor to Duane Liddle.

Leisure Services Director Ray informed the public the Art Walk in Kohlmann Park is May 3rd from 10:00 A. M. to 4:00 P. M.

**C. Consent Calendar**

1. Pay Request from Design Alliance for the Waverly Public Services for Operations and Disaster Response for \$9,785.
2. Class C Liquor License for the Other Place II
3. Class C Liquor License for Wooden Foot Saloon.
4. Class B Beer Permit for Asian Garden, Inc.
5. Approval of Iowa Northland Regional Council of Governments (INRCOG) Economic Development Administration (EDA) for the Dam Project for \$1,112.93.
6. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for the Hazard Mitigation Plan (HMP) Update for \$596.89.
7. Set May 5, 2014 at 7:00 PM in the Ivan "Ike" Ackerman Council Chambers at City Hall as the date, time and place for a public hearing on the 2014 Budget Amendment and providing for publication of notice.
8. Approval of Cash Disbursements.
9. Cancellation of the April Study Session.

**Moved By: Neuendorf**

**Seconded By: Waldstein**

The Consent Calendar is hereby approved.

**Moved By: Kangas**

**Seconded By: Gade**

The cancellation of the April Study Session is moved to Other Business.

**Yes: 6**

**No: 0**

**Absent: 1**

The consent calendar as amended is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

**D. Resolution Calendar**

1. Resolution 14-53, approving purchase of 2014 Dodge Caravan for the Administration Department for \$20,176.
2. Resolution 14-56, fixing the date of May 5, 2014 at 7:00 PM in the Ivan "Ike" Ackerman Council Chambers for a meeting on the proposition of the issuance of not to exceed \$700,000 General Obligation Bonds, Series 2014 A (for a General Corporate Purpose) and providing for publication of notice thereof. (Swimming Pool).
3. Resolution 14-57, fixing the date of May 5, 2014 at 7:00 P. M. in the Ivan "Ike" Ackerman Council Chambers for a meeting on the proposition of the issuance of not to exceed \$250,000 of General Obligation Bonds, Series 2014A(for a General Corporate Purpose) of the City of Waverly, State of Iowa, and providing for publication of notice thereof. (Public Services Facility).
4. Resolution 14-58, fixing the date of May 5, 2014 at 7:00 P. M. in the Ivan "Ike" Ackerman Council Chambers for a meeting on a proposition of the issuance of not to exceed \$2,450,000 General Obligation Bonds, Series 2014A(for Essential Corporate Purposes) of the City of Waverly, State of Iowa, and providing for publication thereof.(Dry Run Project).
5. Resolution 14-59, fixing the date of May 5, 2014 at 7:00 P. M. in the Ivan "Ike" Ackerman Council Chambers for a meeting on the proposition of the issuance of not to exceed \$4,400,000 General Obligation Bonds, Series 2014A, (for Essential Corporate Purposes) of the City of Waverly, State of Iowa, and providing for publication thereof. (for the Cedar River Parkway, Airport Land and Safety and Runway, 4<sup>th</sup> Street NW and water & sewer extensions).

**Moved By: Neuendorf**

**Seconded By: Kangas**

The Resolution Calendar is hereby approved.

**Yes: 6**

**No: 0**

**Absent: 1**

**E. Other Business**

1. Resolution 14-60, establishing the Waverly Community Based Strategic Plan and documents as guiding priorities for the City of Waverly be approved.

Jayne Hall of the Waverly Community Based Strategic Plan group discussed identity, culture and vision for Waverly. Steve Egli stated the group described Waverly as an increasingly diverse and inclusive town, with a college town population of one of the largest percentages of international minorities of student bodies in Iowa. The vision is a community of opportunities for all. The consensus of the group was to make Waverly even better. City Administrator Jones reviewed the history of the Community Based Strategic Planning Group and their efforts. Mr. Jones feels the culture and vision of the plan can help forming Waverly's future. Dennis Dickman stated that he has not seen in other communities where people are so committed to health, well-being and future of their community.

**Moved By: Gade**

**Seconded By: Waldstein**

**Yes: 6**

**No: 0**

**Absent: 1**

2. Ordinance 977 establishing procedures and vendor fees for the RAGBRAI overnight stop on July 24 and July 25, 2014 as amended be approved.

Kathy Olson pointed out an error in the ordinance under Sec. 61.16 Violations and should be changed to read "Selling or supplying food or goods to the public without a Waverly Commercial/Non-Profit Vendor Booth Permit on July 24, 2014 or July 25, 2014.... Administrator Jones informed Council the ordinance models the draft ordinance from the RAGBRAI Committee. The City is setting for profit vendors at \$700 and not for profit vendors at \$350. WLP is also providing a electric hookup for \$50. Food vendors have to go through Blackhawk County Health for permits. There is one beer tent and run by the Waverly RAGBRAI Committee. The RAGBRAI folks recommend that the City does not grant permits for any bars that have alcohol in their parking lots and competes with the Downtown Beer Tent. The one Beer Tent will allow the City to cover their expenses of hosting instead of using City funds. Centralizing under one tent will help with safety instead of having alcohol in different areas. The bicycle ordinance will be suspended for that period and also the ordinance on closing hours in City parks.

**Moved By: Gade**

**Seconded By: Neuendorf**

**Yes: 6**

**No: 0**

**Absent: 1**

3. Resolution 14-51, approving an agreement with Maxfield Associates and the City of Waverly to conduct a comprehensive housing analysis for \$18,460 plus expenses be approved.

City Administrator Jones informed Council that Maxfield Associates was recommended by a number of Iowa city managers for housing studies. The cost includes primary research, analysis of properties, getting to know employers, follow up with phone calls and interviews for key players in housing. Secondary research includes looking at statistics from real estate to Census and assessor information. There will be an onsite presentation and report. The survey done previously by the State just looked at rental properties. There were concerns on the validity of the study. Maxfield Associates are real estate analysts and will look at demographics, employment indicators, discussion with developers and builders about their obstacles, forecast future needs, and policy recommendations to meet forecasts. The City would use the study as a base and update in the future.



**G. Staff Comments**

1. Monthly Financial Report for March 2014-Finance Director Bachhuber stated that report highlights are on the first page. The report includes balances of the General Fund, Water, Sewer and Solid Waste funds, Road Use Tax funds, Golf Course funds, Insurance funds, airport funds and investment funds. As the City gets closer to the end of the fiscal year Council will talk about the budget amendment, transfers to funds in order to complete projects so at the end of the year all the money in the different funds are the same as budgeted. The report is an overview of City operations and fund balances. Property taxes come in at different times and the City received the second half just recently to show on the April reports. Mr. Bachhuber also stated the City keeps the cash balance at \$1.5 million for cased flow purposes. Administrator Jones and Finance Director Bachhuber will be sitting in on a conference call with Moody's on a ratings call to evaluate all financials to see how the City is managing dollars to determine what the City's credit rating is and determines how much it costs to borrow money. The budget amendment will be in the newspaper tomorrow and what the State requires is if there is any one activity or function or program exceeds the budget the City has to amend the budget. Hotel/motel tax pays for expenses in the Economic Development and an interdepartmental transfer that will bring the account close to their budget.
2. Staff Updates- Administrator Jones thanked the Community Strategic Planning group for their efforts. Mr. Jones reviewed Council agenda items for May.

**H. City Council Comments**

Council requested that staff do a brief synopsis of agenda items before Public Comments and Council motions.

The concrete barriers on 4<sup>th</sup> Street NW will be shifted out on Bremer Ave to close the outside lane 1 to 2 weeks.

Leisure Services Director stated that the Maple tree in Kohlmann Park was causing some damage and staff thought it should come down. Trees Forever has donated three trees to put in the park. There is an ash tree in the circle and that will be taken down.

Discussion followed on Kid's Kingdom repair. Staff will inspect all play units in the parks. April 30 from 4:00 to 8:00 P. M. at Pizza Ranch is a fundraiser for the new dog park.

The Council thanked Ed Klamfoth for his service as Guest Councilperson.

**I. Mayor's Comments**

Mayor Infelt cautioned Waverly drivers to watch for pedestrians on streets.

**J. Executive Session**

To move to Executive Session to discuss the purchase or sale 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 or reduce the price the governmental body would receive for that property.

**Moved By: Kangas**

**Yes: 6**

**Seconded By: Waldstein**

**No: 0**

**Absent: 1**

**Moved By: Reznicek**

To move into open session.

**Yes: 6**

**Seconded By: Kangas**

**No: 0**

**Absent: 1**

**K. Adjournment**

The council meeting is hereby adjourned.

**Moved By: Kangas**

**Seconded By: Neuendorf**

**Yes: 6**

**No: 0**

**Absent: 1**

**Council adjourned at 9:16 P. M.**

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Charles D. Infelt, Mayor

Attest:

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Jo-Ellen Raap, City Clerk