

Regular Meeting Minutes – August 4, 2014
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on August 4, 2014 at 7:00 P. M. at City Hall. Mayor Pro-Tem Kangas presided and the following Council Members were present: Reznicek, Waldstein, Wygle, McKenzie, Gade, Neuendorf, and Kangas. Absent: Mayor Infelt

A. Call to Order

B. Pledge of Allegiance

The Mayor Pro-Tem Kangas led the Council in the Pledge of Allegiance.

C. Prayer.

Mayor Pro-Tem Kangas led the Council in prayer.

D. Agenda

Moved By: Gade

Seconded By: Waldstein

The agenda as presented is hereby amended by separating item number 2 of the Resolution Calendar apart to be voted on individually is hereby approved.

Yes: 7

No: 0

Absent: 0

E. Approval of Minutes

Moved By: Neuendorf

Seconded By: Wygle

The July 21, 2014 minutes are hereby approved.

Yes: 7

No: 0

Absent: 0

F. Guest Councilperson

Council welcomed Guest Councilmember for August Boys State & Girls State Delegates Representative Matt Kangas.

G. Proclamation

Moved By: Reznicek

Seconded By: Gade

The National Night Out Proclamation proclaiming August 5, 2014 as National Night Out is hereby approved.

Yes: 7

No: 0

Absent: 0

H. Public Hearings

1. This was the date, time and place for a public hearing on a development agreement between the Waverly Hotel Group, LLC and the City of Waverly.

- City Administrator Phil Jones received 3 written comments regarding said agreement and forwarded them to Mayor and Council previous to the meeting. Two of the three written comments received were from Duane Liddle who had several questions regarding this project and one was from Rich Carlson who was in favor of this project.
- Jeremy Griesbach, Vice-President of Development for Brimark Builders and Cobblestone out of Neenah, Wisconsin and representing Waverly Hotel Group, L.L.C. gave an overview of his background, the company and the project.
- City Administrator Phil Jones presented and reviewed the proposed hotel project incentives.
- The following oral comments were voiced to council:
 - > Duane Liddle asked questions regarding off-street parking, site plan, tax increment financing and year limitations, to name a few. Mr. Liddle finished by adding the hotel in Marquette, Iowa is a very classy place and he isn't against Waverly having a hotel of the sorts he just feels that the issues need to be raised.
 - > Raj Patel voiced that he was not against the project and wanted to ensure the City had thought about issues such as public parking, police staffing and police issuing parking tickets and timing of the tax rebates.

- > Atul Patel from Cedar Falls had concerns including occupancy, holding developer accountable, hotel performing and holding its value, who will make the hotel successful, size of project and length of time for investment, for success ability, number of parking spots, how will the hotel maintain value and length of investment.
- > Kathy Olson made points of competition brings out the best and will serve our community well, investing bears the risks and this hotel now has support of investors and filling gaps in hotels for space for visitors of the community, consistent with downtown development and revitalization plan and she is in support of this project.
- > Emily Neuendorf, Waverly Chamber of Commerce Director explained that in 2012 Domestic Travels and Expenditures for the State of Iowa totaled \$7.6B. This number continues to grow. The State ranked counties by expenditures and the 5th ranked county was BlackHawk while Waverly was ranked number 23. This project would provide opportunities to capture additional visitors and provide great economic growth for the downtown area. Many of Waverly's larger employers currently send their overnight visitors to Cedar Falls to stay; mostly to stay right down town for the close proximity and walkability to restaurants and entertainment. Ms. Neuendorf expressed how thrilled she is to see the move for the brick and stone façade. The 2012 Downtown Master Plan revealed that façade improvement was number one which came from open public forums and public surveys. Within about the next year and a half 26 new rental units and the possibility of 45 new beds in a hotel is a phenomenal economic opportunity.
- > Richard Dane feels that it is a good idea for the Council to consider giving a property tax abatement in order to stimulate \$4.5M worth of investment in the community is a great idea. Mr. Dane is in support of the property tax rebatement as well as the Hotel / Motel tax rebatement. He is concerned about the parking and would suggest that since the proposed project will be located in the downtown area, where there has historically been flooding, it may be a good idea to raise everything up and create parking underneath to help prevent loss in the event of a flood and to create additional parking.

Mayor Pro-Tem Kangas closed the public hearing.

- The Waverly Hotel Group, LLC has contracted with WHG Hospitality Group to manage the proposed hotel. WHG has been in the hotel management business for over 20 years and currently manage 35 of the 45 hotel of the Cobblestone brand hotels and others from nationally branded chains.
- The hotel owners will be the investors. The risk is on the Waverly Hotel Group, LLC and the bank that will be financing the project.
- The intent is to create onsite parking and use the city parking lot behind the hotel Property.
- Residents are not paying for incentives because of the taxes being paid by the hotel.
- Council discussed whether this façade is done in line with long range planning for the downtown area.

Moved By: Waldstein Seconded By: Wygle

Resolution 14-100 approving a development agreement between the Waverly Hotel Group, LLC and the City of Waverly including a property tax rebatement of not-to-exceed \$340,000 and an annual rebate of Hotel / Motel Tax generated by the new hotel to cover actual costs of exterior construction not-to-exceed \$375,000.

Yes: 6 No: 1 (Gade) Absent: 0

Third and final reading of Ordinance 980 adding Chapter 23 to the Waverly Municipal Code of Ordinances regarding Municipal Infractions is hereby approved.

Yes: 5 No: 2 (Reznicek, Gade) Absent: 0

2. Resolution 14-104 approving purchase of real estate located in southeast Waverly by the City of Waverly from the Waverly American Veterans (AmVets) and receiving from The Greater Area Waverly Kiwanis Club and The Waverly Softball Association their shares of parcels 902258005 and 902258001.
- Ball field use will not change and usage will continue until it is no longer Needed and the riverbank will have riprap applied.

Moved By: Neuendorf Seconded By: Reznicek

Resolution 14-104 approving the purchase of real estate, a total of 8.15 acres, located in southeast Waverly by the City of Waverly from Waverly American Veterans (AmVets) for \$32,600 and receiving from The Greater Area Waverly Kiwanis Club and The Waverly Softball Association their shares of parcels 902258005 and 902258001 is hereby approved.

Yes: 7 No: 0 Absent: 0

3. Resolution 14-103 approving the submission of the REAP grant application for the AmVets Area Riverbank Restoration Reclamation 2015 project.
- The REAP Grant is for 3.10 acres of the 8.15 acre purchase. The remaining 5.05 acres are the baseball fields.

Moved By: Reznicek Seconded By: Gade

Resolution 14-103 approving the submission of the REAP grant application for the AmVets Area Riverbank Restoration Reclamation 2015 project and the grant writing assistance of Iowa Northland Regional Council of Governments (INRCOG) for the amount of \$1,500 is hereby approved.

Yes: 7 No: 0 Absent: 0

M. Reports from Boards and Commissions

1. Planning & Zoning Commission Unapproved Minutes; Received into record.
2. Waverly Senior Center Calendar; Received into record.

N. Staff Comments

- City Administrator expressed gratitude to Mayor, Council and City staff for efforts in a successful RAGBRAI.

O. City Council Comments

- Councilmember Wygle gave an update on the Dog Park votes and announced there would be an announcement on Thursday the 7th.
- Councilmember Neuendorf commented on great input from the public during the public hearing.

P. Mayor's Comments

- Mayor Pro-Tem Kangas extended a thank you to all who participated in a successful RAGBRAI.

Q. Adjournment

Moved By: Neuendorf Seconded By: Wygle

Meeting is hereby adjourned.

Yes: 7 No: 0 Absent: 0

- Meeting adjourned at 9:50 p.m.

Charles D. Infelt, Mayor

Attest:

Carla Guyer, City Clerk