

Regular Meeting Minutes – October 6, 2014
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on October 6, 2014 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Reznicek, Waldstein, Wygle, McKenzie, Gade, Neuendorf, and Kangas. Absent: None.

A. Call to Order

B. Pledge of Allegiance

The Mayor Infelt led the Council in the Pledge of Allegiance.

C. Prayer.

Mayor Infelt led the Council in prayer.

D. Approval of Agenda

Moved By: Neuendorf Seconded By: Wygle

The agenda as presented is hereby approved.

Yes: 7 No: 0 Absent: 0

E. Approval of Minutes

Moved By: Waldstein Seconded By: Neuendorf

The September 15, 2014 regular minutes are hereby approved as amended by adding the number 7 behind the word yes for item number 5 on the 5th page.

Yes: 7 No: 0 Absent: 0

Moved By: Wygle Seconded By: Neuendorf

The September 22, 2014 study session minutes, and the September 29, 2014 work session minutes are hereby approved as presented.

Yes: No: Absent:

F. Guest Councilperson

The Guest Councilmember for October will be announced at the October 20 meeting.

G. Public Hearings

1. This was the date, time and place for a public hearing for the vacation and deeding of the City alley right-of-way (16.5 foot wide alley in Block 31 of Harmon and LeValley’s Addition Subdivision between 1st Street NW and 2nd Street NW) to St. Paul’s Lutheran Church.

- There were no written comments.
- Sally Schneider, Director of Administration for St. Paul’s Lutheran Church and School stated in 2004 the City of Waverly and St. Paul’s Lutheran Church shared the costs to black top the alley between the parking lot and the church and since that time the church has maintained the alley including all snow removal. Parking has been added since the purchase of land on the northeast corner from Peace United Church of Christ. This parking lot has been open to the public for use by walkers and bikers and during events held at Kohlmann Park. If an event held at the church would conflict with an event held at the park the church would place portable signs up restricting public parking.
- The public hearing was then closed.

Moved By: Waldstein Seconded By: McKenzie

Items 1 – 11 on the Consent Calendar are hereby approved.

Yes: 7 No: 0 Absent: 0

- The City of Waverly has had a long term equipment replacement policy that depicts a schedule based on usage and scale of equipment. Larger equipment has a longer life cycle. Trucks and automobiles have 10 – 12 year life cycle and small equipment need replaced more often.
- This is a budgeted item scheduled for replacement and came in approximately \$65,000 under budget.

Moved By: Neuendorf Seconded By: Gade

Item 12 on the Consent Calendar is hereby approved.

Yes: 7 No: 0 Absent: 0

Moved By: Waldstein Seconded By: Reznicek

Item 13 on the Consent Calendar is hereby approved.

Yes: 7 No: 0 Absent: 0

Moved By: Waldstein Seconded By: Wygle

Item 14 on the Consent Calendar is hereby approved.

Yes: 7 No: 0 Absent: 0

J. Resolution/Ordinance Calendar

1. Approve Change Order No.1 for the 2014 4th Street NW Reconstruction for the net increase of \$38,486.01.
 - The change order is for final quantities. Adjustments had to be made due to the depth of replacing the water main. It was in excess of 7 feet vs. the standard 5½ foot which accounts for approximately \$16,500 of the change order. The other \$22,000 is mostly for additional curb & gutter, sidewalk and driveway replacement.
2. Resolution 14-128, A Resolution accepting the 2014 4th Street NW Reconstruction project and approving final pay request of \$54,332.98 to Heartland Asphalt of Mason City, Iowa.
3. Resolution 14-129, A Resolution approving the low bid of \$29,500 received from Tiedt Nursery and Landscaping for the Civic Center Retaining Wall Project.
 - This is a budgeted line item and has been planned for. The retaining wall is in need of repair due to age and weather. Limestone retains water and cracks and spalls. The wall at the south end of city hall is leaning at an angle that dictates replacement. The south and east portion will be done this year with the north and west part to be completed next year. There will be cement poured retaining walls with a system to keep them in place and they may last longer than the 22 years of the current walls.
4. Third and Final Reading of Ordinance 986 proposing to replace Economic Development Commission Chapter 33 with a new Chapter 33 of the Waverly Municipal Code of Ordinances.
5. Resolution 14-130, A Resolution approving a Real Estate Contract between the City of Waverly (Grantees) and Stuart S. Mackey and Valarie Biancalana (Grantors) for a parcel of land located just north of 8th Avenue SE for the amount of \$180,000.
 - Purchase of the Mackey property is part of the City's long term goal and

will help with the next phase of the Cedar River Parkway and help facilitate private development on that side of the river. This purchase would also help with and future public development, preservation of shoreline and future alignment of sewer area to help with future design of the southeast part of the community.

Moved By: Kangas **Seconded By: Neuendorf**

To consider item 4 on the Resolution / Ordinance Calendar separately is hereby approved.

Yes: 7 **No: 0** **Absent: 0**

Moved By: Wygle **Seconded By: Neuendorf**

Items 1, 2, 3 and 5 on the Consent Calendar are hereby approved.

Yes: 7 **No: 0** **Absent: 0**

Moved By: Kangas **Seconded By: Wygle**

- This item was considered separate from the other Resolution/Ordinance Calendar items for formality purposes only.

Item 5 on the Resolution/Ordinance Calendar is hereby approved.

Yes: 7 **No: 0** **Absent: 0**

K. Regular Business.

1. Joe Hollman from Maxfield Research will be present to review the housing study.
 - Joe Hollman of Maxfield Research, a real estate research consulting firm based in Minneapolis, Minnesota, reviewed the comprehensive housing needs analysis for Waverly. The scope of the study includes an overview of the demographic characteristics of Waverly and its surrounding area and review of the existing housing characteristics. The study included supply and demand factors in the “for sale” housing market, the rental housing market and the senior housing market. Waverly has a high occupancy rate. As of the 2010 Census, 95% of all the housing units within the city were occupied. Compared to 94% metro-wide and below 90% in the United States. On average 150 homes sell each year within Waverly. Median sale price in Waverly is just over \$154,000 in 2013 which is 20% higher than the metro median. Pricing for single family homes has been steadily rising the past few years. The multi-family owner-occupied market (condominiums and town homes) has not experienced steady appreciation. The rental market within the city is at 6.6% vacancy rate and in the metro area it is 6.5% which is slightly above equilibrium, considered to be a vacancy rate of 5%. The demand for housing calculated for 2014 – 2020 projects demand for 340 general occupancy housing units by 2020. So it is estimated there will be demand for about 160 new single family units and 40 multi-family owner-occupied units, with the remainder of the demand will be for rental housing. There will be demand for about 277 senior housing units by 2020 with the largest proportion of that being for affordable senior rental units (about 76 units). Nationally and locally the skilled care housing demand is declining.
 - There are two demographic groups that are driving the housing demand – the baby boomer population moving to low maintenance, smaller housing

units and the echo baby boomers looking for entry level homes that are as nice or nicer than their parents' home.

- Single family home information was determined by local data, 2010 Census data and the 2012 American Community Survey Data. Rentals of 8 units or more were used to capture a larger portion of the market data.
- There are a number of people who look at newer homes and the amenities in the newer homes when weighing options of when and where to buy, and the council commented that costs of available lots, aging rental units and people not finding something within Waverly is concerning.
- Duane Liddle asked if there are jobs and wage scales within Waverly to allow renters to rent a one-bedroom apartment for \$800 per month? Mr. Hollman responded that the business interviews that were conducted revealed that the average yearly wage is approximately \$30,000 and the market can support the rental housing at the price, as 30% of a household's income is considered affordable for rent.

2. Resolution 14-131 approving an Engagement Agreement between the City of Waverly and Ahlers and Cooney, P.C. in its capacity as Bond Counsel for proceedings for not-to-exceed \$1,950,000 Water Revenue Bonds, Series 2014B.

- In order to sell bonds in the public market place you need to have a law firm that is published in the Red Book, a list of attorneys who have been cleared to issue bond opinions on the tax exempt status and the structure of the bonds and without this we would only limited to local banks.

Moved By: Neuendorf

Seconded By: Waldstein

Resolution 14-131, approving an Engagement Agreement between the City of Waverly and Ahlers and Cooney, P.C. in its capacity as Bond Counsel for proceedings for not-to-exceed \$1,950,000 Water Revenue Bonds, Series 2014B is hereby approved.

Yes: 7

No: 0

Absent: 0

3. Resolution 14-132 fixing date for a meeting on the proposition of the issuance of not to exceed \$1,950,000 Water Revenue Bonds, Series 2014B, of the City of Waverly, State of Iowa and providing for publication of notice thereof.

- Staff informed Duane Liddle that the standard practice is to leave the wording for the use of the funds created by the bonds somewhat flexible to allow any excess funds to be used for other possible projects. The intent of these bonds is for the public services facility building.

Moved By: Waldstein

Seconded By: Kangas

Resolution 14-132 fixing date for a meeting on the proposition of the issuance of not to exceed \$1,950,000 Water Revenue Bonds, Series 2014B, of the City of Waverly, State of Iowa for October 20, 2014 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers of City Hall and providing for publication of notice thereof is hereby approved.

Yes: 7

No: 0

Absent: 0

4. First Reading of Ordinance 987 proposing to replace Historic Preservation Commission Chapter 49 with a new Chapter 49 of the Waverly Municipal Code of Ordinances.

- Staff explained that suggested changes are mostly minor. Item 4 needs to

water and sewer use will also be tracked. The City is also asked to create an energy action team made up of city staff, elected officials and community members.

Moved By: Wygle

Seconded By: Gade

Resolution 14-134, A Resolution approving an agreement with Iowa Economic Development Association to participate in the state's Local Government Energy Efficiency Program is hereby approved.

Yes: 7

No: 0

Absent: 0

L. Reports from Boards and Commissions

1. The W Monthly Revenue Report, August, 2014, Received into record.
2. Planning and Zoning Commission Minutes, September 4, 2014, Received into record.
3. Leisure Services Commission Minutes, September 18, 2014, Received into record.
4. Waverly Senior Center Calendar, October, 2014, Received into record.

M. Staff Comments

- City Administrator Phil Jones reviewed possible items for the October 27 Study Session including parking, Champions Ridge, and council policies.

N. City Council Comments

- Councilman Wygle recognized the public services employees for their hard work and dedication to the services they provide.
- Councilman McKenzie advised the first full week in October is always fire prevention week and urged citizens to change batteries in their smoke alarms and they should be replaced about every 7 years. If you unable to purchase one or install it please call the fire station and arrangements will be made to help you out.
- Councilman Reznicek commented that the housing study was one point of view and looks forward to working with staff more and seeing what the Economic Development Commission comes up with.
- Councilman Kangas said the Waverly Light & Power 5K on October 4 was successful and his son and him both enjoyed the event. Mr. Kangas also requested information on current litigation and he announced the re-scheduled Grand Opening event for the new amphitheater in Kohlmann Park.
- City Administrator Phil Jones reviewed with council upcoming parking discussion.

O. Mayor's Comments

- Reiterated everyone is invited to the grand opening for the amphitheater in Kohlmann Park.

P. Executive Session

1. 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: Wygle

Seconded By: Neuendorf

To enter into Executive Session is hereby approved.

Yes: 7

No: 0

Absent: 0

Moved By: Neuendorf **Seconded By: Wygle**
To reenter into open session is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

Q. Adjournment

Moved By: Kangas **Seconded By: Neuendorf**
Meeting adjourned at 10:03 p.m..
Yes: 7 **No: 0** **Absent: 0**

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk