

Regular Meeting Minutes – June 1, 2015
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on June 1, 2015 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Reznicek, Waldstein, Lampe, McKenzie, Gade, Neuendorf, and Kangas. Absent: None

A. Call to Order

B. Pledge of Allegiance

Mayor Infelt led in the Pledge of Allegiance.

C. Prayer.

Mayor Infelt led in prayer.

D. Approval of Agenda

Moved By: Waldstein Seconded By: Kangas

The agenda as presented is hereby approved.

Yes: 7 No: 0 Absent: 0

E. Approval of Minutes

Moved By: Neuendorf Seconded By: Gade

The May 18, 2015 regular meeting minutes are hereby approved.

Yes: 7 No: 0 Absent: 0

F. Guest Councilperson

The Guest Councilmember for June will be Jill Krall and she will be present at the June 15 meeting.

G. Public Hearings

1. This was the date, time and place for a public hearing on Ordinance 996A, an Ordinance amending the Zoning Ordinance of Waverly, Iowa providing for Rezoning of 12.33 acres from Agricultural District (A-1) to Multiple Family Residential- Transitional District (R-4) on the south side of the Cedar River Parkway.
 - Waverly Chamber of Commerce Director Travis Toliver expressed that the Chamber supports multi-family housing since it helps grow our economy and community and is vital to our future as a growing community. Waverly have more housing to offer current and future residents.
 - Waverly Chamber of Commerce President Jayne Hall also spoke to the importance of additional housing in Waverly for employers in recruiting work force, incoming residents and current residents. While Chamber members discuss needs and challenges in this community housing always seems to make the top of the list.
 - Local landlord Tim Bradford commented that it is important to identify what kind of housing is needed, he feels the multi-family housing need is limited, there are two projects in the works, the City has no plan/policy in the works for other potential developers asking for financial assistance, no need to subsidize, urban revitalization plan may help, there are currently close to 150 units that are at \$500 per month, and the City will post the Maxfield housing study on the web site, however, the City does not have publishing rights for the Iowa Economic Development study.
 - Local realtor Barb Benson is also a landlord in Waterloo and while housing was an issue years ago in Waterloo housing was built and now they have

problems filling all vacancies. This impacts her income by 10 – 15%. Ms. Benson also cautioned Waverly officials to talk with Waterloo and Cedar Falls officials.

- Planning & Zoning Commission Chair Hank Bagelman explained this public hearing tonight is only for the re-zoning of the property not for projects. Mr. Bagelman further explained that the City's current and previous two Comprehensive Land Use Plans have referred to this property as R-4 and mixed use.
- Derrick Wygle spoke as to higher expectations for quality to fit desires and needs of younger families and new residents coming to town.
- Waverly Chamber of Commerce Director Travis Toliver added that as Waverly is a growing community the living standards are continually increasing and local businesses would like their employees to live in Waverly while meeting the higher standards.

The public hearing was then closed.

- Council and staff discussed: recommendation of Maxfield Research includes the need of single-family housing of \$300,000 or less. The report spoke to rental housing, senior housing and single-family housing. There is other R-4 availability, however, the available areas are remarkably smaller. Smaller lot sizes can be utilized within R-4 zoned additions. The developer for the property in question is not asking for financial assistance. If assistance would become available the developer may ask for future projects. If programs were put into place in the future the City would look at making them available to benefit all landlords at that time. If zoning is being done it should remain consistent with its surrounding area. Housing density and height restrictions should be kept in mind. R-4 zoning is consistent with being next to commercial districts. Developer feels it is more efficient to build up to 3 stories (48 feet). It is more appropriate to scrutinize the plans and designs at the time they come to Planning & Zoning Commission for approval. At last council meeting the developer's plans were concepts and authorization for sharing was not given to City staff. When Council previously discussed incentives it was discussed that they may be available for new construction and renovation.

Moved By: McKenzie Seconded By: Waldstein
Second Reading of Ordinance 996A, an Ordinance amending the Zoning Ordinance of Waverly, Iowa providing for Rezoning of 12.33 acres from Agricultural District (A-1) to Multiple Family Residential- Transitional District (R-4) on the south side of the Cedar River Parkway is hereby approved.

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

2. This was the date, time and place for a public hearing on Ordinance 996B, an Ordinance amending the Zoning Ordinance of Waverly, Iowa providing for Rezoning of 1.75 acres from Agricultural District (A-1) to Commercial District (C-2) on the south side of the Cedar River Parkway.

- Duane Liddle shared his thoughts: on land locked property causing need to access through R-4 property to utilize parcel as a C-2, water retention concern since parcel is larger than 1 acre, he feels there is no other C-2 zoned property connected and questions if this is spot zoning. City Attorney Bill Werger responded that C2 and S1 are very closely defined. S1 is a specialized

5. Pay Request from Chosen Valley Testing Inc. for Public Services Center Construction Materials Testing for \$3,630.00.
6. Pay Request from Peters Construction Corp. for the Waverly Public Services Center for Operations and Disaster Response for \$642,271.75.
7. Pay Request from Peterson Contractors, Inc. Cedar River Parkway (West) 2013 for \$181,202.93.
8. Pay Request from Blacktop Service Co. for Waverly Dog Park – Parking Lot and Citywide Asphalt Patching – Spring 2015 for \$25,228.55.
9. Setting a public hearing for special permit request for campsite for a special event NE of Tumbleweed Trail on 34.59 acre property in NE Waverly scheduled for September 2016 for June 15, 2015 at 7:00 P.M. in the Council Chambers at City Hall.
10. Class B Liquor License for Pizza Hut #4348.

Moved By: McKenzie Seconded By: Waldstein
Consent Calendar items no. 1, 3, 4, 5, 6, 7, 8, 9 and 10 are hereby approved.

Yes: 7 No: 0 Absent: 0

Moved By: Neuendorf Seconded By: Waldstein

• Duane Liddle stated that concern for the rental agreement for farmland at the Champions Ridge location and the dumping of dirt from the Cedar River Parkway project. City Attorney Bill Werger responded that permission was given by the Fair Board, however, it was not communicated to renter. Renter will be compensated for rent of property not able to be used and for his expenses. Peterson Contractors, Inc. is stock piling dirt; however, this is for the Dry Run Creek Improvements project.

Consent Calendar item no. 2 is hereby approved.

Yes: 7 No: 0 Absent: 0

I. Regular Business.

1. Review of the Waverly Utilities 2014 Audit.
 - Darrel Wenzel and Vicki Hall represented Waverly Utilities and shared there were no adjustments to the audit and Waverly Utilities was able to eliminate an internal control weakness which is a segregation of duties and KWH remains flat. Rates are not keeping up with the purchasing power. A study for cost of service in 2015 will lead to a 2016 rate adjustment which will be blending in the Rate Stabilization Fund to assist in overcoming increase in the last two years.
 - Discussion continued on: conflict of coal plants with the EPA and Clean Air Act regulations beginning July 1 but no way to get rid of coal overnight, commendations for clean audit, I.S.O. presentation on changes of power, televising of Waverly Utility Board meetings is encouraged by Council. Internet preparation is on schedule and under budget at this point.
2. Resolution 15-82 acceptance of dedication of detention area for High Point First Addition.
 - Discussion included that dedication is basically transferring ownership, the dedication has never been completed for High Point First Addition between lots 9 and 10 and 5 and 6, drainage issues is considered complete with no mention in recent few years. Years ago wash out under sidewalk and driveway occurred.

Moved By: Neuendorf Seconded By: Reznicek
is hereby approved.

Yes: 7 No: 0 Absent: 0

3. Resolution 15-83 awarding contract for the Airport Runway Reconstruction to Allied Construction of Charles City, Iowa for the bid amount of \$1,531,398.15 contingent upon federal funding appropriations from the Federal Aviation Administration.

Moved By: Waldstein Seconded By: McKenzie
is hereby approved.

Yes: 7 No: 0 Absent: 0

4. Second Reading on Ordinance 997, an ordinance amending Section 105.4.10 of the Waverly Municipal City Code regarding Additional Parking Restrictions for 24 hour parking restriction and designated overnight spaces to be applied to all City of Waverly downtown parking lots and to prohibit parking in identified areas along 8th Street SW.

Moved By: Reznicek Seconded By: Waldstein
is hereby approved.

Yes: 7 No: 0 Absent: 0

J. Reports from Boards and Commissions

1. Waverly Library Board of Trustees Minutes, 04/14/15, Rec'd into record.
2. Bremer-Waverly Law Enforcement Board Minutes, 05/11/15, Rec'd into record.
3. Economic Development Commission Minutes, 05/12/15, Rec'd into record.
4. Golf Commission Minutes, 05/12/15, Rec'd into record.

K. Staff Comments

- Announcement of Forums for the Gentlemen of Road Stopover on June 3 and June 4. Community Energy Action Team established base lines on all major city facilities and are now working on low cost retro-fits which helps bottom line. Safety Committee continues to meet monthly completing self-audits, accident/incident reviews, tail-gate talks and helping to make visible daily. Construction weather continues to be fairly good. Pool is open. There will two items on next agenda for Workforce Housing Incentives. Tim McDermott would like to meet with staff to review findings of the Green Bridge and will then prepare a report to be presented to council.
- Wartburg creating video of streets of Waverly to re-create video made of Mumford & Sons in London.

L. City Council Comments

- Timing of traffic lights downtown with consideration of construction. Bremer Avenue is a State Highway and the synchronizing of the traffic lights is being looked at by the D.O.T. in coordination with the Bremer Avenue improvements projected for 2017. Cannot change timing of traffic lights without D.O.T. consent.
- Live streaming of the council meeting is not working staff will e-mail council when it is fixed.
- Speed limits for Cedar River Parkway are being reviewed by staff.
- Council and staff should review whether study sessions are needed during the summer months at next meeting.
- Thank you to staff for getting agenda items communicated in such a timely fashion. A request is made to residents that they convey to council concerns of timing for agenda items.

M. Mayor's Comments

There were none.

O. Adjournment

Moved By: Kangas
To adjourn is hereby approved.
Yes: 7 No: 0
Meeting adjourned at 8:51 P.M.

Seconded By: Neuendorf

Absent: 0

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk