

Regular Meeting Minutes – November 16, 2015
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on November 16, 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. Mayor Infelt called the meeting to order.
- B. Moved by Neuendorf, seconded by Kangas to approve agenda as presented.
Moved by Kangas, seconded by Neuendorf to amend the agenda by removing Mayoral Appointments and renumbering regular business items including the addendum, one through 12. Motion passed. Yes: 7 No: 0 Absent: 0
Approve the agenda as amended.
Motion passed. Yes: 7 No: 0 Absent: 0
- C. Moved by Neuendorf, seconded by Lampe to approve October 26, 2015 study session meeting minutes and November 2, 2015 regular meeting minutes. Motion passed.
Yes: 7 No: 0 Absent: 0
- D. Oath of Office
1. City Administrator Phil Jones administered the oath of office to Mayor Charles D. Infelt, Council members Dan McKenzie, Edith Waldstein, Mike Sherer, and Hospital Trustees John Johnston, Susan Vallem, and Gloria Campbell.
- E. Public Comments on Items Not on the Agenda.
- Waverly Health Center CEO Jim Atty thanked the Hospital Board of Trustees for their service and time commitment and congratulated newly elected Council members.
 - Staff informed Duane Liddle that it is expected the Hundley’s will be signing an agreement regarding the issue of the curb being constructed too high and that the culvert at the intersection of 5th Street and 1st Avenue NW is at the height required in the specifications.
- F. Consent Calendar
1. Pay request from Peterson Contractors, Inc. for Dry Run Creek Improvements 2014 for \$323,150.22.
 2. Pay request from WHKS & Co. for the Dry Run Creek Improvements 2014 for \$204,951.08.
 3. Pay request from Design Alliance for the Waverly Public Services for Operations and Disaster Response for \$3,861.40.
 4. Pay request from Paul Miller Design, Inc. for the Golf Course Pond Project-Phase 2 for \$1,100.00.
 5. 2015 State Urban Renewal Report
 6. Class C Beer Permit for Kwik Star #752.
- Moved by Neuendorf, seconded by Waldstein to approve items 1, 3, 4, 5, and 6 of the consent calendar. Motion passed.
Yes: 7 No: 0 Absent: 0
Moved by McKenzie, seconded by Neuendorf to approve item 2 of the consent calendar. Motion passed. Yes: 7 No: 0 Absent: 0
- Duane Liddle requested that item 2 be voted on separately in question of work completed.

G. Regular Business.

1. Discussion of options for the 3rd Street SE Bridge.
 - Casey Faber of WHKS, City Council and Staff discussed the necessity of the completion of another report. It was determined that Casey Faber would have a report prepared and it would be discussed at the January 18, 2016 City Council meeting.
2. Moved by McKenzie, seconded by Waldstein to approve Resolution 15-143 approving a Professional Services Agreement with WHKS & Co. of Mason City, Iowa for the estimated time and materials fee for the 3rd Street SE Bridge in the amount of \$15,500. Motion passed.
Yes: 5 No: 2 (Gade, Kangas) Absent: 0
3. Moved by Neuendorf, seconded by McKenzie to approve Resolution 15-133A approving Performance and Maintenance Guarantees (Letter of Credit) for Highpoint Second Addition. Motion passed.
Yes: 7 No: 0 Absent: 0
4. Moved by McKenzie, seconded by Gade to approve Resolution 15-141 approving a Lease Agreement between the City of Waverly and the Waverly Softball Association, Inc. and authorizing the Mayor to sign said lease. Motion passed. Yes: 7 No: 0 Absent: 0
 - Fred Ribich stated the Champions Ridge Board is supportive of this agreement.
5. Moved by Kangas, seconded Waldstein to approve Resolution 15-142 committing City funds in the form of a tax rebate as a local match in support of its application for tax credits through the Iowa Finance Authority's Housing Tax Credit Program for project Bremer Court Apartment project . Motion failed.
Yes: 0 No: 7 Absent: 0
 - Economic Development Specialist Connie Tolan introduced the project and property owner Richard Dane, Developer Megan Sand-Carr and Sand Company Vice President Jeff Peterson presented the project and answered questions from Council regarding issues such as: whether there was adequate parking, concern for neighboring day care, fairness to other developers, and how taxes are captured in regards to income and tax increments. This Iowa Finance Authority initiative is available for any developer who would like to apply. There are 4 other low to moderate income housing developments within the City of Waverly.
 - Local landlord Tim Bradford requested Council wait for a final opinion from the State Ombudsman before making a vote.
 - Local realtor Barb Benson spoke in regards to vacancies not warranting the project and the City needs a plan moving forward in order to eliminate who is eligible for project incentives.
 - Maxwell Chinnah a graduate of Wartburg College, CEO and co-founder of TerraOak is also a tenant in current apartments owned by Richard Dane pledging support for the project saying that he lives in a clean and quality apartment and spoke to Mr. Dane's.
 - Duane Liddle spoke in opposition of the project in regards to 911 calls and eviction process.

- Jeff Soash talked in regards to incentives for refurbishing current apartments owned by 240 plus landlords and an estimated 700 units.
6. Moved by McKenzie, seconded by Neuendorf to approve purchase of a 2016 Dodge Ram 4500 Regular Cab Chassis truck for the Water Division from Krueger Auto & Truck Villa of Waverly, Iowa for the purchase price of \$36,867.00. Motion passed. Yes: 7 No: 0 Absent: 0
 - Staff confirmed the need of truck specified in the bid documents regarding load capacity since this would lower the cost of the truck dramatically.
 7. Moved by Waldstein, seconded by McKenzie to approve the purchase and installation of the communications system for the Public Services Center for Operations & Disaster Response from BerganKDV of Waterloo, Iowa in the amount of \$24,520.75. Motion passed. Yes: 7 No: 0 Absent: 0
 8. Moved by Waldstein, seconded by Neuendorf to approve Change Order No. 1 to add a Perkins Model D6620-27K Tuckaway cart tipper to the 2016 Freightliner truck in the amount of \$5,405.00 from Truck Country of Cedar Rapids, Iowa. Motion passed. Yes: 7 No: 0 Absent: 0
 - This addition to the truck will add versatility to the commercial truck.
 9. Moved by Neuendorf, seconded by Waldstein to approve First Reading of Ordinance 1005, an Ordinance Amending Chapter 100 of the Waverly Municipal Code providing for One-Family Attached Housing in One and Two Family Residential (R-2) Zoning District. Motion passed. Yes: 7 No: 0 Absent: 0
 - Staff informed Council that the goal of the City is to be responsive to developers. A zero lot line would give the property to the neighboring property owner to give them a yard versus a condominium style development. This ordinance provides for one-family row homes and would apply to duplexes or twin homes that are attached as well.
 10. Moved by Waldstein, seconded by Gade to approve Third and Final Reading of Ordinance 1003 replacing Ordinance #772 by approving parking permit fees and process for replacement and transferring ownership of permits for the Big 6 parking. Motion passed. Yes: 7 No: 0 Absent: 0
 11. Moved by Neuendorf, seconded by Gade to approve Second Reading of Ordinance 1004, an Ordinance Adopting the “City Code of the City of Waverly, Iowa” and further move to waive the 3rd and final reading of same ordinance. Motion passed. Yes: 7 No: 0 Absent: 0
 12. Discussion of Staff Transition Plan
Mayor Charles Infelt and City Clerk Carla Guyer will work together on agendas, Finance Director Jenifer Mein will work on budget, City Attorney / Community Development Director Bill Werger will serve as a generalist, and staff will continue to generate agenda items.
 13. Mayoral Appointments (Item was removed with agenda amendment.)
- H. Reports from Boards and Commissions
1. Library Board of Trustees Minutes, September 8, 2015, Received into record.
 2. Library Board of Trustees Minutes, October 13, 2015, Received into record.
 3. Waverly Senior Center Calendar, November, 2015, Received into record.

I. Staff Comments

- City Administrator reflected on the past three years of his career with the City of Waverly and wished Council and Staff well.

J. City Council Comments

- Councilmember Lampe wished Phil Jones the best and congratulated all elected and re-elected Council.
- Councilmember Kangas commented on the good numbers for voting turnout and congratulated elected and re-elected Council. Mr. Kangas also said that Saturday, November 21 is the last day for yard waste site to be open for the season.
- Councilmember Waldstein thanked Phil Jones and Chris Neuendorf for their service for the City of Waverly in their roles as City Administrator and City Council member.
- Councilmember Gade inquired about electronic voting for council.

K. Mayor's Comments

- There were none.

L. Adjournment

Moved by Kangas, seconded by Neuendorf to adjourn. Motion passed and Council meeting adjourned at 10:19 P.M. Motion passed. Yes: 7 No: 0 Absent: 0

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk