Addendum
Regular Business
Item #2

AGENDA

City of Waverly, Iowa
Regular Meeting, City Council
Monday, November 16, 2015
7:00 PM at City Hall

A. Call to Order
B. Approval of Agenda
C. Approval of Minutes
D. Oath of Office
1. Administrator Phil Jones will administer the oath of office to Charles D. Infelt, 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 *(Please limit your comments to five minutes unless additional time is granted by the presiding officer. All remarks shall be addressed to the Council as a whole and not to any individual member.)*

F. Consent Calendar *(The following items will be acted upon by voice vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)*
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.

G. Regular Business.
1. Discussion of options for the 3rd Street SE Bridge.
2. 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.
3. Resolution 15-133A approving Performance and Maintenance Guarantees (Letter of Credit) for Highpoint Second Addition.
4. 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.

5. Resolution 15-142 committing City funds 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.
6. Approve purchase of a 2016 Dodge Ram 4500 Regular Cab Chassis truck for the Water Division.
7. Approve the purchase and installation of the communications system for the Public Services Center for Operations & Disaster Response.
8. 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.
9. 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.
10. 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.
11. Second Reading of Ordinance 1004, an Ordinance Adopting the "City Code of the City of Waverly, Iowa."
12. Discussion of Staff Transition Plan
13. Mayoral Appointments

H. Reports from Boards and Commissions

1. Library Board of Trustees Minutes — September 8, 2015
2. Library Board of Trustees Minutes — October 13, 2015
3. Waverly Senior Center Calendar — November, 2015

I. Staff Comments

J. City Council Comments

K. Mayor's Comments

L. Adjournment

Study Session Meeting Minutes – October 26, 2015
Ivan "Ike" Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on October 26, 2015 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Waldstein, Lampe, McKenzie, Gade, Neuendorf, and Kangas. Absent: Reznicek

A. Meeting was called to order by Mayor Infelt.
B. Motion by Neuendorf, Second by Lampe to approve the agenda as presented. Motion passed. Yes: 6 No: 0 Absent: 1
C. Public Comments on Items Not on the Agenda
   - Emily Neuendorf encouraged non-registered voters to get registered and vote and all registered voters to vote on November 3. She also encouraged people to urge their friends and neighbors to vote.
D. Study Session Calendar.
   1. Discussion of the Champions Ridge Lease Agreement
      - This would be a lease between the City of Waverly and the Waverly Softball Association, Inc, a non-profit corporation, "Softball Association". This is a way for the City of Waverly to provide assistance to the Softball Association while establishing terms and conditions of a lease. This will be a great way to have upgraded ball diamonds and allow for hosting of tournaments and bring people to town. Old diamonds will be maintained until new ones are complete. Fred Ribich explained that they would hope to break ground in the spring of 2016 and would like to see anything needing Council approval to happen in a timely way. This lease will come back to Council in the form of a resolution and be put into place with the commencement of the project. The entrance will be where it was originally planned coming into the site and then going around the diamonds to the west. The funding for the entrance is part of the joint effort between the Softball Association and the Bremer County Fair Association.
   2. Update on The W programming and finances
      - Director of The W Shelia Kittleson reviewed the past year at The W. Ms. Kittleson explained that membership numbers have steadily increased over the last few years. Membership numbers do not include students. The average of memberships last year was 2,554. They have implemented several new programs. The W partners with Hy-Vee and Waverly Health Center in a wellness program called Compass which encourages different aspects of healthy living. Ms. Kittleson explained that financial obligations have been met per the 35 year contract with the exception of the final $600,000 payment anticipated to be paid in the current fiscal year. This would leave 27 years with no payments due from the City to The W. Vice President for Finance and Administration Richard Seggerman explained revenue tracking and how it is done.

3. Discussion of how to dispose of unneeded right of way property at the corner of 4th Street and the Cedar River Parkway
   - City Attorney/Economic Development Director Bill Werger reviewed that the City originally purchased this property in order to use it for 4th Street SW business corridor improvements in 1997. This .7 acre parcel is what is left over from that project and staff would recommend disposing of the property and using it for economic development and tax revenue growth. After discussion it was the consensus of the Council that staff should have an appraisal done on this property and bring it back to Council once that has been completed.

E. Reports from Boards and Commissions
   1. Monthly Financials, September, 2015, Received into record.
   2. Leisure Services Commission Minutes, October 8, 2015, Received into record.
   3. Economic Development Commission Minutes, October 13, 2015, Received into record.

F. Staff Comments
   - City Administrator Phil Jones noted that WHKS will be present on Monday, November 2 to do a walk-through tour of the 3rd Street SE bridge at 4:00 p.m. and then they will also be present at the City Council meeting that night at 7:00 p.m. Further discussion followed regarding the bridge. Mr. Jones updated Council on City Administrator search and reminded voting for Ward 2 will be at the Civic Center due to the construction at Waverly Utilities and he stated dates and times of trick or treating for Bartels, downtown and citywide.

G. City Council Comments
   - Staff informed Councilman Gade on the height of the curb on 4th Street SW in front of the Hundley residence.
   - Staff informed Councilman Kangas that curb yard waste pick up will go through November 13 and the yard waste site traditionally closes the weekend before Thanksgiving. A burn ban does remain in effect so please do not burn your leaves.
   - Staff informed Councilman Lampe that the City of Waverly has received full payment from the Gentlemen of the Road concert.
   - Councilman McKenzie requested that staff and Council re-visit the sidewalk infill program since citizens have addressed concerns to him.

H. Mayor's Comments
   - There were none.

I. Moved by Kangas, seconded by Neuendorf to adjourn the meeting. Motion passed and meeting adjourned at 9:24 P.M.
   Yes: 6 No: 0 Absent: 1

Regular Meeting Minutes – November 2, 2015
Ivan "Ike" Ackerman Council Chambers

Mayor and Council- toured the 3rd Street SE Bridge with representatives from WHKS & Co., at 4:00 p.m. Present were Mayor Infelt and Council Members Waldstein, Lampe, McKenzie, Neuendorf, and Kangas. Absent: Reznicek and Gade.

A Regular Meeting of the Waverly City Council was held on November 2, 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. Mayor Infelt led in Pledge of Allegiance.
C. Mayor Infelt delivered prayer.
D. Moved by Waldstein, seconded by Neuendorf to approve the agenda as presented. Motion passed. Yes: 7 No: 0 Absent: 0
E. Moved by Neuendorf, seconded by Reznicek to approval October 19, 2015 regular meeting minutes as presented. Motion passed. Yes: 7 No: 0 Absent: 0
F. Mayor and Council welcomed Greg Drewes as guest council member for the month of November.
G. Public Comments on Items Not on the Agenda
   - Mark Hubbard people to get out and vote and he thanked Mayor and Council for their leadership and thanked City Administrator Phil Jones for his service.
   - Staff informed Duane Liddle that a fix is still being developed for the interpanel gate seal that has been leaking.
H. Consent Calendar
   1. Pay Request from WHKS & Co. for 16th Street SW Reconstruction 2016 for $13,144.23.
   2. Pay Request from Allied Manatts Group, LLC for the Waverly Municipal Airport Runway 11/29 Reconstruction for $68,187.74.
   3. Pay Request from McClure Engineering Co. for the Waverly Municipal Airport Runway 11/29 Reconstruction for $2,374.98.
   4. Pay Request from Cedar Valley Engineering Co. for the Inspection of 3rd Street SE Bridge for $10,050.00.
   5. Pay Request from Peters Construction Corp. for the Waverly Public Services Center for $711,549.12.
   6. Pay Request from Kinzler Construction Services for the Waverly Municipal Airport Mechanic Shop for $9,937.95.
   7. Pay Request from Paul Miller Design, Inc. for the Golf Course Pond Project for $1,155.93.
   8. Pay Request from Paul Miller Design, Inc. for the Golf Course Pond Project-Phase 2 Planning for $1,000.00.
   9. Class E Liquor License for Fareway Stores, Inc.
   10. Pay Request from Peterson Contractors, Inc. for the Dry Run Creek Improvements 2014 for $453,816.70.

Moved by Neuendorf, seconded by Reznicek to approve the Consent Calendar as presented. Motion passed. Yes: 7 No: 0 Absent: 0

I. Regular Business.

1. Follow-up report from WHKS & Co. for the 3rd Street SE Bridge.
   - President and CEO of WHKS & Co. Fouad daoud reviewed background of WHKS & Co.
   - WHKS & Co. Bridge Program Manager Casey Faber reviewed the history of requirements for bridge inspections. Mr. Faber also reviewed the program manager and team leader positions and their responsibilities. He reviewed photos of the bridge and explained the weaknesses of the bridge shown in each. Mr. Faber also noted that if the bridge were to shift it could break the gas line located on the bridge.
   - Council shared appreciation for the opportunity to walk-through the bridge and emphasized that safety is first and foremost. Discussion continued on how repair costs rise from the unknowns that lie under the surface of the bridge. Council consensus was that they would need to decide how many years repairs would be expected to last in order to determine a base line for costs. Council will also need to establish how they would like staff to move forward in repairing or replacing bridge.
2. Moved by Neuendorf, seconded by McKenzie to approve the request to use $21,275 from the City's General Fund Reserve account for the repair of the Library's air conditioning system. Motion passed.
   Yes: 7 No: 0 Absent: 0
   - Library Director Sarah Meyer-Reyerson and Buildings Superintendent Brad Biermann went through needs for repairs of the air conditioning system at the library. Council and staff discussed trying to budget some reserve funds to establish a line item account for replacement of large equipment..
3. Motion by Reznicek, seconded by Lampe to approve 2016 ½-ton 4x4 pickup truck for the Water Pollution Control Division from Jerry Roling Motors of Waverly, Iowa for the purchase price of $26,246.16. Motion passed.
   Yes: 7 No: 0 Absent: 0
4. Moved by McKenzie, seconded by Lampe to approve Resolution 15-138 approving a contract to fund the City's current Pro Shop Manager Jordan David's PGA Schooling to become a Class A Golf Professional for the approximate amount of $9,000 plus transportation and lodging. Motion passed.
   Yes: 7 No: 0 Absent: 0
   - This is an on-going effort to fill the Golf Pro position after Greg Mason left. This method of paid training is similar to what the Police Dept. utilizes.

   Moved by McKenzie, seconded by Waldstein to amend Resolution 15-139 by deleting the words "plus transportation and lodging" at the end of the last paragraph. Motion passed. Yes: 7 No: 0 Absent: 0
5. Moved by Neuendorf, seconded Waldstein to approve Resolution 15-139 authorizing the City of Waverly to sign an Addendum to the Rental Inspection Program Agreement with Bremer County to Facilitate Inspections on an as-needed basis. Motion passed. Yes: 7 No: 0 Absent: 0

- Staff informed Council that they have not had perform any inspections thus far and have only sent out a few letters. There is no upcharge passed on to the landlord.

6. Moved by Waldstein, seconded by McKenzie to approve Resolution 15-140 accepting certification to be filed by the Financial Director on or before December 1, 2015 to the Bremer County Auditor detailing the amount of New Loans, Advances and Indebtedness which qualify for payment from Tax Increment Revenues of the Waverly Unified Urban Renewal Plan. Motion passed. Yes: 7 No: 0 Absent: 0
   - This is a state mandated report and must be completed and filed with the County Auditor by December 1 each year. If this is not done the City will not receive any TIF funding.
7. Moved by McKenzie, seconded by Waldstein to approve the Third and Final Reading of Ordinance 1002 amending the Zoning Ordinance of Waverly, Iowa, providing for Rezoning from Agriculture (A-1) to Residential (R-1) for approximately 6.84 acres located on the east side of 12th Street NE, approximately 300 feet south of 1st Avenue NE. Motion passed. Yes: 7 No: 0 Absent: 0
8. Moved by Waldstein, seconded by Lampe to approve the Second 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
9. Moved by Kangas, seconded by Neuendorf to approve the First Reading of Ordinance 1004, an Ordinance Adopting the "City Code of the City of Waverly, Iowa.". Motion passed. Yes: 7 No: 0 Absent: 0

J. Reports from Boards and Commissions

1. City of Waverly State Annual Financial Report, FY 2015, rec'd into record.
2. The W Monthly Revenue, September, 2015, rec'd into record.
3. Historic Preservation Commission Minutes, Sept. 24, 2015, rec'd into record.
   - Councilmember Gade noted the commission has been looking ideas for the 3rd Street NE bridge.
4. Bremer-Waverly Law Board Minutes, Oct. 12, 2015, rec'd into record.
   - Councilmember McKenzie commented that the law center is beginning to have certain equipment malfunctions now that the building is almost 10 years old, much like the library, and will budget for future needs and replacements.

K. Staff Comments

- City Administrator Phil Jones noted where the election polls were.

L. City Council Comments

- There were none.

M. Mayor's Comments

- There were none.

O. Adjournment

Moved by Kangas, seconded by Neuendorf to adjourn. Motion passed and Council meeting adjourned at 8:36 P.M. Yes: 7 No: 0 Absent: 0

CITY OF
WAVERLY

I, Gloria Campbell, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of Hospital Board of Trustees for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
Hospital Trustee, Gloria Campbell

Administered By:

_____
Phil Jones, City Administrator

CITY OF
WAVERLY

I, John Johnston, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of Hospital Board of Trustees for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
Hospital Trustee, John Johnston

Administered By:

_____
Phil Jones, City Administrator

200 First Street NE | PO Box 616 | Waverly, IA 50677
Phone 319-352-4252 | www.waverlyia.com | askthecity@ci.waverly.ia.us

CITY OF
WAVERLY

I, Susan Kosche Vallem, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of Hospital Board of Trustees for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
Hospital Trustee, Susan Kosche Vallem

Administered By:

_____
Phil Jones, City Administrator

CITY OF
WAVERLY

I, Charles D. Infelt, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of Mayor for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
Mayor, Charles D. Infelt

Administered By:

_____
Phil Jones, City Administrator

CITY OF
WAVERLY

I, Edith Waldstein, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of Council Member At-Large for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
Council Member At-Large, Edith Waldstein

Administered By:

_____
Phil Jones, City Administrator

CITY OF
WAVERLY

I, Daniel McKenzie, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of 2nd Ward Council Member for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
2nd Ward Council Member, Daniel McKenzie

Administered By:

_____
Phil Jones, City Administrator

200 First Street NE | PO Box 616 | Waverly, IA 50677
Phone 319-352-4252 | www.waverlyia.com | askthecity@ci.waverly.ia.us

CITY OF
WAVERLY

I, Mike Sherer, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office of 4th Ward Council Member for the City of Waverly, Iowa, as now or hereinafter required by law.

Dated this 16th day of November, 2015 and effective January 2, 2016.

_____
4th Ward Council Member, Mike Sherer

Administered By:

_____
Phil Jones, City Administrator

J5031

CITY OF WAVERLY
APPLICATION FOR PAYMENT

TO OWNER: **City of Waverly**
200 1st Street NE
Waverly, IA 50677

PROJECT: **Dry Run Creek Improvements**

PAY REQUEST NO. 9

FROM CONTRACTOR:

PAY PERIOD: 10/23/15

CONTRACTOR'S APPLICATION FOR PAYMENT

Application for payment is made as follows:

1. Original Contract Sum	$ 6,990,000.00	
2. Net change by Change Orders	$ -	
3. Contract Sum to Date (Line 1 +/- Line 2)		$ 6,990,000.00
4. Total Completed and Stored to Date		$ 4,620,020.45
5. Retainage: 5 % of Completed Work		$ 231,001.02
6. Total Earned Less Retainage		$ 4,389,019.43
7. Less Previous Payments		$ 4,065,869.21
8. Current Payment Due		$ 323,150.22

The undersigned Contractor certifies that to the best of their knowledge, the Work covered by this Application has been completed in accordance with the Contract Documents, that the Contractor has paid for all Work which previous Applications for Payment were issued and payments received from the Owner, and that current payment (Line 8) is now due.

CONTRACTOR: Peterson Contractors, Inc. DATE: 10-28-15

BY: [signature] TITLE: President

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the information contained in this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 323,150.22

ENGINEER: [signature] DATE: 10/28/15

City of Waverly
REVIEWED
By: MC Date: 10/28/15

Dry Run Creek
Improvements 2014

Contractor: Peterson Contractors, Inc.

Account # 336-750-6750 - Dry Run Creek & 4th Street SW

Account # 326-750-6750 - 20th Street NW Culvert

(Need copy of check)

Pay Request Number	Pay Request Date	Division 1 Dry Run Creek Improvements	Divisions 2 4th Street SW Reconstruction	Division 3 20th Street NW Culvert	**Total Contract Amount** 03/02/15
		$ 6,319,143.35	$ 540,017.38	$ 130,839.27	$ 6,990,000.00
1	04/30/15	$ 229,823.67	$ -	$ -	$ 229,823.67
2	05/15/15	374,741.17	-	-	374,741.17
3	06/19/15	676,193.90	-	-	676,193.90
4	07/09/15	587,015.40	-	-	587,015.40
5	07/24/15	187,852.25	-	100,687.48	288,539.73
6	08/31/15	866,813.56	124,825.64	11,219.65	1,002,858.85
7	09/18/15	304,565.15	143,916.14	4,398.50	452,879.79
8	10/09/15	233,135.63	220,681.08	-	453,816.70
9	10/23/15	272,389.95	50,760.27	-	323,150.22
Total Pay Request		$ 3,732,530.68	$ 540,183.13	$ 116,305.63	$ 4,389,019.44
5% Retainage		196,448.98	28,430.69	6,121.35	231,001.02
Total Work Completed		$ 3,928,979.66	$ 568,613.82	$ 122,426.98	$ 4,620,020.44
CONTRACT BALANCE		$ 2,390,163.69	$ (28,596.44)	$ 8,412.29	$ 2,369,979.54

NOV - 4 2015

whks
engineers + planners + land surveyors

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Federal ID: 42-0943938

November 03, 2015
Project No: 07732.03
Invoice No: 34298

Michael Cherry, PE
DPW/City Engineer
City of Waverly, Iowa
200 First Street NE
P.O. Box 616
Waverly, IA 50677-0616

Project 07732.03 CES - Dry Run Creek

Professional Services from May 23, 2015 through October 23, 2015

Professional Personnel

	Hours	Amount	
Totals	2,271.00	192,508.08	
Total Labor			**192,508.08**

Reimbursable Expenses

Mileage & Transport	10,801.53	
Field Expenses	143.78	
Testing Services Expense	648.00	
Total Reimbursables	**11,593.31**	**11,593.31**

Unit Billing

2 Ft. Lath
4 Ft. Lath
Hubs
Rebar

849.69

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	204,951.08	50,273.01	255,224.09
Limit			548,200.00
Remaining			292,975.91

Total this Invoice **$204,951.08**

Billings to Date

	Current	Prior	Total
Labor	192,508.08	47,484.96	239,993.04
Expense	11,593.31	2,774.59	14,367.90
Unit	849.69	13.46	863.15
Totals	**204,951.08**	**50,273.01**	**255,224.09**

City of Waverly
REVIEWED
By: MJC Date: 11/5/15

City of Waverly

Dry Run Creek Improvements 2014

Engineer: WHKS & Co.

Dry Run Creek - Account # 336-750-6407

20th Street NW Culvert - Account # 326-750-6407

(Need copy of check)

		Agreement	Supplemental Agreement #1	Supplemental Agreement #2	Construction Engineering Services	Total Agreement
			Design & Plans	20th St. NW Culvert	Dry Run & 20th St.Culv.	
		8/6/2012	1/20/2014	3/17/2014	3/2/2015	
		N.T.E.	N.T.E.	N.T.E.	N.T.E.	
		$ 146,096.00	$ 753,897.00	$ 71,200.00	$ 548,200.00	$ 1,519,393.00
Invoice	**Invoice Date**					**Total Paid**
31316 - 1	09/28/12	$ 11,672.18				
31468 - 2	11/28/12	24,231.55				
31770 - 3	05/21/13	70,157.15				
31864 - 4	06/27/13	1,865.28				
32052 - 5	09/18/13	6,716.44				
32139 - 6	10/28/13	948.16				
32386 - 7	01/22/14	3,629.07				
32461 - 8	03/28/14	1,727.68				
32673 - 9	06/10/14			$ 1,853.12		
32675 - 10	06/10/14		$ 97,336.50			
32757 - 11	06/30/14			6,425.84		
32821 - 12	07/18/14		66,608.30			
32881 - 13	08/14/14		38,009.19			
32882 - 14	08/14/14			1,106.88		
33062 - 15	10/10/14			794.88		
33063 - 16	10/10/14		86,021.09			
33261 - 17	01/02/15		268,111.40			
33262 - 18	01/02/15			7,552.44		
33486 - 19	04/01/15			33,113.77		
33488 - 20	04/01/15		139,785.08			
33566 - 21	05/04/15			958.40		
33567 - 22	05/04/15				$ 21,892.60	
33843 - 23	07/17/15				28,380.41	
34144 - 24	09/29/15				5,803.97	
34298 - 25	11/03/15				204,951.08	
Total Invoices		$ 120,947.51	$ 695,871.56	$ 51,805.33	$ 261,028.06	$ 1,129,652.46
Contract Balance		$ 25,148.49 final	$ 58,025.44	$ 19,394.67 final	$ 287,171.94	$ 389,740.54

NOV - 6 2015

DESIGN ALLIANCE

City of Waverly
200 1st Street NE
PO Box 616
Waverly, IA 50677
Attn: Mike Cherry

November 4, 2015
Invoice No: 204228
Project No: 213021

Re: Waverly Public Services for Operations and Disaster Response

For professional services rendered for the period October 1, 2015 to October 31, 2015 for the referenced project.

Title	Rate	Hours	Amount
Principal	150.00	23.25	$3,487.50
Clerical	59.00	1.25	$73.75
Current Fee Charges			**$3,561.25**

Kristofer Orth - mileage	300.15
Total Out-of-Pocket Expenses	**$300.15**
Invoice Total	**$3,861.40**

City of Waverly
REVIEWED
By: MJC Date: 11/10/15

Please notify our office if you have any questions concerning your invoice balance.

1.5% interest charged on unpaid balance over 30 days.

14225 University
Suite 110
Waukee, IA 50263
TEL 515.225.3469
FAX 515.225.9649
DesignAllianceInc.com

City of Waverly

Public Services Center for Operations & Disaster Response

Engineer: Design Alliance

Account # 456-750-6490

(Do not need copy of checks)

		Contract	Contract Amendments		
		5/15/2013		Reimbursable	Invoice
		N.T.E.	N.T.E.	Expenses	Totals
		$ 24,000.00			
Amendment #1	02/03/14		$ 281,000.00		
Amendment #2	10/19/15		7,500.00		
			$ 288,500.00		
Invoice Number	**Invoice Date**				
203401 - 1	07/10/13	$ 3,980.50		$ 211.88	$ 4,192.38
203419 - 2	08/06/13	5,727.50		141.25	5,868.75
203442 - 3	09/03/13	5,041.25		149.73	5,190.98
203470 - 4	10/02/13	8,017.00		282.50	8,299.50
203536 - 5	12/05/13	1,123.75		-	1,123.75
203622 - 6	03/11/14		5,191.50	268.80	5,460.30
203648 - 7	04/03/14		9,575.00	210.00	9,785.00
203666 - 8	05/01/14		13,986.75	285.60	14,272.35
203699 - 9	06/04/14		20,920.25	358.93	21,279.18
203729 - 10	07/09/14		22,132.50	335.52	22,468.02
203771 - 11	08/06/14		14,121.50	257.04	14,378.54
203801 - 12	09/02/14		9,671.25	140.00	9,811.25
203839 - 13	10/02/14		31,184.25	156.12	31,340.37
203850 - 14	11/04/14		16,840.00	163.52	17,003.52
203887 - 15	12/02/14		28,788.25	4,775.33	33,563.58
203921 - 16	01/07/15		29,895.50	1,435.77	31,331.27
203965 - 17	02/02/15		3,706.75	301.88	4,008.63
203987 - 18	03/03/15		3,600.00	106.38	3,706.38
204019 - 19	04/02/15		5,237.00	143.75	5,380.75
204068 - 20	05/05/15		8,225.50	215.63	8,441.13
204095 - 21	06/02/15		6,807.00	300.15	7,107.15
204119 - 22	07/01/15		6,823.75	287.50	7,111.25
204147 - 23	08/01/15		3,921.50	287.50	4,209.00
204172 - 24	09/01/15		5,103.50	300.15	5,403.65
204196 - 25	10/02/15		3,786.25	464.03	4,250.28
204182 - 26	09/01/15		5,061.00	25.30	5,086.30
204199 - 27	10/05/15		2,226.00	-	2,226.00
204228 - 28	11/04/15		3,561.25	300.15	3,861.40
Total Invoices		$ 23,890.00	$ 260,366.25	$ 11,904.41	$ 296,160.66
CONTRACT BALANCE		$ 110.00	$ 28,133.75		

Paul Miller Design, Inc. -- City of Waverly, PO 1515 - Golf Course Pond Planning Phase 2
Golf Course Architecture Services / Exp. Summary October 15 - October 31 2015

ITEMIZED EXPENSES THIS BILL

EXPENSES SUMMARY

Date	Description	Unit	expense	Value
	total expenses due			

GOLF COURSE DESIGN SERVICES

by part	%	cost by part	previous	DUE
part 1 - Design Development	1.00	$1,500.00	$1,000.00	$500.00
part 2 - Construction Documents	0.15	$4,000.00	$0.00	$600.00
part 3 - Construction Bidding	1.00	$1,000.00	$0.00	

total due November 4, 2015 **$1,100.00**

320-750-6730

business address:
Paul Miller Design, Inc.
2118 Erie Drive
Northfield, Minnesota 55057

Pay History- Golf Course Pond Project

Consultant: Paul Miller Design, Inc
Account # 320-750-6730

Contract Amount: NTE $11,950 + additional services hourly NTE $1,500

Date Approved	Contract	Expenses	Payment Date	Contract Balance Remaining	Payment
8/18/2014	$ 2,500.00	$ 201.33	9/1/2014	$ 9,248.67	$ 2,701.33
10/6/2014	$ 5,000.00	$ 98.00	10/10/2014	$ 4,150.67	$ 5,098.00
4/6/2015	$ 1,187.50	$ -	4/10/2015	$ 4,463.17	$ 1,187.50
5/18/2015	$ 312.50		6/1/2015	$ 4,150.67	$ 312.50
8/21/2015	$ 950.00	$ 477.50	10/1/2015	$ 3,200.67	$ 1,427.50
11/2/2015	$ 950.00	$ 205.93	11/10/2015	$ 2,250.67	$ 1,155.93
Total	$ 10,900.00	$ 982.76			$ 11,882.76

Phase 2

Contract Amount: NTE $6,500 + expenses

Date Approved	Contract	Expenses	Payment Date	Contract Balance Remaining	Payment
11/2/2015	$ 1,000.00		11/10/2015	$ 5,500.00	$ 1,000.00
11/16/2015	$ 1,100.00		12/1/2015	$ 4,400.00	$ 1,100.00
Total	$ 2,100.00	$ -			$ 2,100.00

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: 2015 State urban Renewal Report

Prepared By: Jenifer Mein, Director of Finance

Recommended City Council Action

Approval of attached report.

Summary Statement

Attached is the State Urban Renewal Report. The report requires all cities to provide specific information concerning active urban renewal areas and any associated TIF districts. The report is due by December 1, and Waverly's report includes the following highlights:

- Front page shows revenue and expenditures, along with the actual and projected outstanding debt.
- Total TIF revenue received for FY2015 was $1,584,732 and expenditures/transfers totaled $2,163,111.
- Outstanding TIF debt net of the cash balance is $10,864,191.
- The remainder of the 25 report sent to the state lists details of rebates, projects, and debt in the districts.

Expenditure Required: **$__0_____**

Respectfully submitted,

Phil Jones
City Administrator

Attachment – FY2015 Annual Urban Renewal Report

Levy Authority Summary

Local Government Name: WAVERLY
Local Government Number: 09G071

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAVERLY URBAN RENEWAL	09001	12
WAVERLY DOWNTOWN URBAN RENEWAL	09010	2

TIF Debt Outstanding: **13,309,732**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:	**852,092**	**0**	**Amount of 07-01-2014 Cash Balance Restricted for LMI**
TIF Revenue:	1,584,732		
TIF Sp. Revenue Fund Interest:	8,717		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,593,449**		
Rebate Expenditures:	218,618		
Non-Rebate Expenditures:	1,944,493		
Returned to County Treasurer:	0		
Total Expenditures:	**2,163,111**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:	**282,430**	**0**	**Amount of 06-30-2015 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **10,864,191**

Urban Renewal Area Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL
UR Area Number: 09001

UR Area Creation Date: 08/1986

UR Area Purpose: This district and all amendments to this district are intended to direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan and amendments.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR SCH/UR INCREM	09048	09056	5,925,210
WAVERLY CITY AG/W-SR SCH/UR INCREM	09066	09071	37,431
WAVERLY CITY/W-SR SCH/AMEND #5 UR INCREM	09117	09118	24,040,229
WAVERLY CITY AG/W-SR SCH/AMEND #5 TIF INCR	09119	09120	0
WAVERLY CITY/W-SR SCH/AMEND #7 TIF INCR	09129	09130	0
WAVERLY CITY/W-SR SCH/AMEND UR #8 INCREM	09131	09132	3,006,940
WAVERLY CITY AG/W-SR SCH/AMEND #8 TIF INCR	09133	09134	0
WAVERLY CITY/W-SR SCH/AMEND UR #9 INCREM	09139	09140	285,230
WAVERLY CITY/W-SR SCH/WAVERLY #1 UR TIF INCREM	09145	09146	1,011,962
WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM	09147	09148	8,170,090
WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM	09149	09150	3,548,640
WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM	09151	09152	3,623,940

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,250	8,977,630	54,217,410	24,965,880	0	-50,004	88,197,166	0	88,197,166
Taxable	37,431	4,883,852	51,506,576	23,717,594	0	-50,004	80,095,449	0	80,095,449
Homestead Credits									66

TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:	**649,056**	**0**	**Amount of 07-01-2014 Cash Balance Restricted for LMI**
TIF Revenue:	1,576,342		
TIF Sp. Revenue Fund Interest:	8,717		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,585,059**		
Rebate Expenditures:	185,002		
Non-Rebate Expenditures:	1,849,742		
Returned to County Treasurer:	0		
Total Expenditures:	**2,034,744**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:	**199,371**	**0**	**Amount of 06-30-2015 Cash Balance Restricted for LMI**

Projects For WAVERLY URBAN RENEWAL

Fourth St Tax Rebates

Description:	Fourth St Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Rada Tax Rebates

Description:	Rada Manufacturing
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Tru Value Tax Rebates

Description:	Tru Value
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Cedar River Parkway #495

Description:	Road/Bridge Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

WWWC

Description:	Funds for the W wellness center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

2009 Refund 2000C, 2001A

Description:	10th Ave, 16th&10th, golf, 4th&Bremer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

4th St SW Corridor 2011 GO

Description:	Reconstruction of 4th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete: No

GMT Tax Rebate

Description: New Manufacturing Facility
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Carmi Tax Rebate

Description: New Manufacturing Facility
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Rail Spur

Description: Rail for new Manufacturing
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

2012A G.O. (Refunding)

Description: 4 Projects from 2005
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

TIF Amendment

Description: Costs to amend the TIF districts
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Carmi Tax Rebate

Description: New Construction
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: Yes

Airport Runway Recon #447

Description: Resurfacing
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: No
Payments Complete: No

Airport Land Acquisition #448

Description:	Safety runwayexpansion
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Dry Run Culvert

Description:	Culvert Work on 4th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WAVERLY URBAN RENEWAL

2009 G.O. Refunding

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,270,650
Interest:	99,461
Total:	1,370,111
Annual Appropriation?:	No
Date Incurred:	12/01/2000
FY of Last Payment:	2019

2011 G.O. (4th St Corridor)

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,505,000
Interest:	129,779
Total:	1,634,779
Annual Appropriation?:	No
Date Incurred:	06/08/2011
FY of Last Payment:	2021

2012A G.O. (Refunding)

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	29,475
Interest:	31,538
Total:	61,013
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2017

Wellness Center

Debt/Obligation Type:	Other Debt
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	07/15/2009
FY of Last Payment:	2017

Fourth Street Develop Rebate

Debt/Obligation Type:	Rebates
Principal:	19,441
Interest:	0
Total:	19,441
Annual Appropriation?:	No
Date Incurred:	05/22/2006
FY of Last Payment:	2015

RADA Manufacturing Rebate

Debt/Obligation Type:	Rebates
Principal:	19,241
Interest:	0
Total:	19,241
Annual Appropriation?:	No
Date Incurred:	02/19/2007
FY of Last Payment:	2015

Tru Value Rebate

Debt/Obligation Type:	Rebates
Principal:	8,000
Interest:	0
Total:	8,000
Annual Appropriation?:	No
Date Incurred:	08/24/2007
FY of Last Payment:	2015

Carmi Flavors Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/24/2009
FY of Last Payment:	2017

GMT Rebates

Debt/Obligation Type:	Other Debt
Principal:	138,320
Interest:	0
Total:	138,320
Annual Appropriation?:	No
Date Incurred:	06/20/2011
FY of Last Payment:	2019

Carmi Flavors Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2012
FY of Last Payment:	2019

2014 A Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes

Principal:	4,325,000
Interest:	1,062,550
Total:	5,387,550
Annual Appropriation?:	No
Date Incurred:	07/01/2014
FY of Last Payment:	2029

2015 B Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	660,000
Interest:	1,473,420
Total:	2,133,420
Annual Appropriation?:	No
Date Incurred:	06/02/2015
FY of Last Payment:	2025

GMT

Debt/Obligation Type:	Rebates
Principal:	414,960
Interest:	0
Total:	414,960
Annual Appropriation?:	No
Date Incurred:	06/20/2011
FY of Last Payment:	2019

Non-Rebates For WAVERLY URBAN RENEWAL

TIF Expenditure Amount:	507,291
Tied To Debt:	2009 G.O. Refunding
Tied To Project:	2012A G.O. (Refunding)
TIF Expenditure Amount:	328,355
Tied To Debt:	2011 G.O. (4th St Corridor)
Tied To Project:	TIF Amendment
TIF Expenditure Amount:	15,357
Tied To Debt:	2012A G.O. (Refunding)
Tied To Project:	4th St SW Corridor 2011 GO
TIF Expenditure Amount:	0
Tied To Debt:	Carmi Flavors Rebate
Tied To Project:	Airport Land Acquisition #448
TIF Expenditure Amount:	103,950
Tied To Debt:	2014 A Bonds
Tied To Project:	Cedar River Parkway #495
TIF Expenditure Amount:	600,000
Tied To Debt:	Wellness Center
Tied To Project:	WWWC
TIF Expenditure Amount:	229,789
Tied To Debt:	GMT Rebates
Tied To Project:	GMT Tax Rebate
TIF Expenditure Amount:	65,000
Tied To Debt:	2014 A Bonds
Tied To Project:	Airport Land Acquisition #448

Rebates For WAVERLY URBAN RENEWAL

Fourth St. Development

TIF Expenditure Amount:	19,441
Rebate Paid To:	Riggs 4th St Investments LC
Tied To Debt:	Tru Value Rebate
Tied To Project:	Fourth St Tax Rebates
Projected Final FY of Rebate:	2015

RADA Manufacturing

TIF Expenditure Amount:	19,241
Rebate Paid To:	RADA Manufacturing
Tied To Debt:	Carmi Flavors Rebate
Tied To Project:	Rada Tax Rebates
Projected Final FY of Rebate:	2015

Tru Value

TIF Expenditure Amount:	8,000
Rebate Paid To:	Gemco Centre Inc.
Tied To Debt:	Tru Value Rebate
Tied To Project:	Tru Value Tax Rebates
Projected Final FY of Rebate:	2015

Carmi Flavors

TIF Expenditure Amount:	0
Rebate Paid To:	Carmi Flavors
Tied To Debt:	Carmi Flavors Rebate
Tied To Project:	Carmi Tax Rebate
Projected Final FY of Rebate:	2017

GMT

TIF Expenditure Amount:	138,320
Rebate Paid To:	GMT Corp
Tied To Debt:	GMT Rebates
Tied To Project:	GMT Tax Rebate
Projected Final FY of Rebate:	2019

Jobs For WAVERLY URBAN RENEWAL

Project:	Fourth St Tax Rebates
Company Name:	M & H LC
Date Agreement Began:	03/04/2004
Date Agreement Ends:	05/01/2012
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Rada Tax Rebates
Company Name:	Rigg's Fourth Street Development
Date Agreement Began:	05/22/2006
Date Agreement Ends:	05/01/2015
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	305,706
Total Estimated Private Capital Investment:	1,782,610
Total Estimated Cost of Public Infrastructure:	0

Project:	Tru Value Tax Rebates
Company Name:	Rada Manufacturing Co.
Date Agreement Began:	02/19/2007
Date Agreement Ends:	05/01/2015
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	624,000
Total Estimated Private Capital Investment:	1,346,430
Total Estimated Cost of Public Infrastructure:	0

Project:	Cedar River Parkway #495
Company Name:	GEMCO Centre Inc.
Date Agreement Began:	10/24/2007
Date Agreement Ends:	05/01/2015
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	812,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Airport Runway Recon #447
Company Name:	Carmi Flavor & Fragrance Co., Inc.
Date Agreement Began:	08/24/2009
Date Agreement Ends:	05/01/2017
Number of Jobs Created or Retained:	9
Total Annual Wages of Required Jobs:	374,400
Total Estimated Private Capital Investment:	950,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Airport Runway Recon #447
Company Name:	Carmi Flavors
Date Agreement Began:	06/20/2011
Date Agreement Ends:	05/01/2019

Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	823,680
Total Estimated Private Capital Investment:	3,952,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UR INCREM
TIF Taxing District Inc. Number: 09056

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1989
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1986

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,852,400	6,577,240	0	0	9,429,640	0	9,429,640
Taxable	0	0	2,709,786	6,248,381	0	0	8,958,167	0	8,958,167
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	3,504,430	5,925,210	5,925,210	0	0

FY 2015 TIF Revenue Received: 1,576,342

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UR INCREM
TIF Taxing District Inc. Number: 09071

TIF Taxing District Base Year: 1987
FY TIF Revenue First Received: 1990
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1988

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,250	0	0	0	0	0	86,250	0	86,250
Taxable	37,431	0	0	0	0	0	37,431	0	37,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	38,590	37,431	37,431	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #5 UR INCREM
TIF Taxing District Inc. Number: 09118

TIF Taxing District Base Year: 1998
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	04/1990

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	521,400	32,660,960	0	0	0	33,182,360	0	33,182,360
Taxable	0	283,641	31,027,930	0	0	0	31,311,571	0	31,311,571
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	9,142,131	24,040,229	24,040,229	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #5 TIF INCR
TIF Taxing District Inc. Number: 09120
TIF Taxing District Base Year: 1998
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2002

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	73,249	0	0	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #7 TIF INCR
TIF Taxing District Inc. Number: 09130
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	928,200	0	0	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND UR #8 INCREM
TIF Taxing District Inc. Number: 09132
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,150,920	0	0	0	7,150,920	0	7,150,920
Taxable	0	0	6,793,376	0	0	0	6,793,376	0	6,793,376
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	4,143,980	3,006,940	3,006,940	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #8 TIF INCR
TIF Taxing District Inc. Number: 09134
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	7,670	0	0	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND UR #9 INCREM
TIF Taxing District Inc. Number: 09140
TIF Taxing District Base Year: 2009
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	124,440	1,219,010	239,800	0	0	1,583,250	0	1,583,250
Taxable	0	67,695	1,158,062	227,811	0	0	1,453,568	0	1,453,568
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,298,020	285,230	285,230	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/WAVERLY #1 UR TIF INCREM
TIF Taxing District Inc. Number: 09146

TIF Taxing District Base Year: 1987
FY TIF Revenue First Received:
Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,331,790	1,414,030	6,757,640	0	-50,004	16,453,456	0	16,453,456
Taxable	0	4,532,516	1,343,329	6,419,760	0	-50,004	12,245,601	0	12,245,601
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,491,498	1,011,962	1,011,962	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM
TIF Taxing District Inc. Number: 09148

TIF Taxing District Base Year: 1989
FY TIF Revenue First Received:
Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,554,730	5,103,850	0	0	8,658,580	0	8,658,580
Taxable	0	0	3,376,997	4,848,659	0	0	8,225,656	0	8,225,656
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	488,490	8,170,090	8,170,090	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM
TIF Taxing District Inc. Number: 09150

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received:
Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,365,360	0	0	0	5,365,360	0	5,365,360
Taxable	0	0	5,097,096	0	0	0	5,097,096	0	5,097,096
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,816,720	3,548,640	3,548,640	0	0

FY 2015 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY URBAN RENEWAL (09001)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM
TIF Taxing District Inc. Number: 09152

TIF Taxing District Base Year: 1993
FY TIF Revenue First Received:
Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	6,287,350	0	0	6,287,350	0	6,287,350
Taxable	0	0	0	5,972,983	0	0	5,972,983	0	5,972,983
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	2,663,410	3,623,940	3,623,940	0	0

FY 2015 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY DOWNTOWN URBAN RENEWAL
UR Area Number: 09010

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR SCH/WAVERLY D/TOWN TIF INCREM	09123	09124	210,131
WAVERLY CITY/W-SR SCH/D'TOWN AMEND #1 TIF INCR	09137	09138	0

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,975,720	19,286,260	0	0	-7,408	22,254,572	0	22,254,572
Taxable	0	1,618,798	18,321,988	0	0	-7,408	19,933,378	0	19,933,378
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:	**203,036**	**0**	**Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	8,390
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**8,390**

Rebate Expenditures:	33,616
Non-Rebate Expenditures:	94,751
Returned to County Treasurer:	0
Total Expenditures:	**128,367**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:	**83,059**	**Amount of 06-30-2015 Cash Balance Restricted for LMI**

Projects For WAVERLY DOWNTOWN URBAN RENEWAL

Crawdaddy Tax Rebates

Description:	Crawdaddy Outdoors
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2012 A Refunding

Description:	1st Ave Parking, DT sidewalks
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 Parking Lots

Description:	DT Parking Lot
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Fareway Incentive

Description:	Fareway Incentive
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

LOMR

Description:	Flood Plain Revision
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

4th St NW

Description:	Side Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WAVERLY DOWNTOWN URBAN RENEWAL

2012 A Refunding

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	40,500
Interest:	668
Total:	41,168
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2017

2008 Parking Lots

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	205,000
Interest:	14,878
Total:	219,878
Annual Appropriation?:	No
Date Incurred:	04/07/2008
FY of Last Payment:	2018

Crawdaddy Tax Rebates

Debt/Obligation Type:	Rebates
Principal:	1,851
Interest:	0
Total:	1,851
Annual Appropriation?:	No
Date Incurred:	06/20/2011
FY of Last Payment:	2016

Fareway Incentive

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	02/17/2010
FY of Last Payment:	2017

Non-Rebates For WAVERLY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount:	20,091
Tied To Debt:	2012 A Refunding
Tied To Project:	2012 A Refunding

TIF Expenditure Amount:	74,660
Tied To Debt:	2008 Parking Lots
Tied To Project:	2008 Parking Lots

Rebates For WAVERLY DOWNTOWN URBAN RENEWAL

Crawdaddy Outdoor

TIF Expenditure Amount:	1,234
Rebate Paid To:	Craddy Outdoor
Tied To Debt:	Crawdaddy Tax Rebates
Tied To Project:	Crawdaddy Tax Rebates
Projected Final FY of Rebate:	2016

Fareway

TIF Expenditure Amount:	32,382
Rebate Paid To:	Fareway Stores Inc.
Tied To Debt:	Fareway Incentive
Tied To Project:	Fareway Incentive
Projected Final FY of Rebate:	2017

Jobs For WAVERLY DOWNTOWN URBAN RENEWAL

Project:	Crawdaddy Tax Rebates
Company Name:	Crawdaddy Outdoors
Date Agreement Began:	06/21/2010
Date Agreement Ends:	05/01/2016
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	156,000
Total Estimated Private Capital Investment:	99,490
Total Estimated Cost of Public Infrastructure:	0

Project:	Fareway Incentive
Company Name:	Fareway Stores
Date Agreement Began:	02/17/2010
Date Agreement Ends:	05/01/2017
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	104,000
Total Estimated Private Capital Investment:	1,348,950
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY DOWNTOWN URBAN RENEWAL (09010)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/WAVERLY D/TOWN TIF INCREM
TIF Taxing District Inc. Number: 09124
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2001
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2000

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,975,720	19,286,260	0	0	-7,408	22,254,572	0	22,254,572
Taxable	0	1,618,798	18,321,988	0	0	-7,408	19,933,378	0	19,933,378
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	13,049,922	9,212,058	210,131	9,001,927	285,105

FY 2015 TIF Revenue Received: 8,390

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
Urban Renewal Area: WAVERLY DOWNTOWN URBAN RENEWAL (09010)
TIF Taxing District Name: WAVERLY CITY/W-SR SCH/D'TOWN AMEND #1 TIF INCR
TIF Taxing District Inc. Number: 09138
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	197,651	0	0	0	0

FY 2015 TIF Revenue Received: 0

Applicant **License Application (BC0024447)**

Name of Applicant: Kwik Trip Inc

Name of Business (DBA): Kwik Star #752

Address of Premises: 500 W Bremer

City Waverly **County:** Bremer **Zip:** 5067700

Business (319) 352-1176

Mailing 1626 Oak Street

City **State** WI **Zip:** 546030000

Contact Person

Name Deanna Hafner

Phone: (608) 793-6262 **Email** dhafner@kwiktrip.com

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 12/07/2015

Expiration Date: 12/06/2016

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 106706 **Federal Employer ID** 39-1036365

Ownership

Donald Zietlow

First Name: Donald **Last Name:** Zietlow

City: **State:** Wisconsin **Zip:** 54650

Position: President

% of Ownership: 100.00% **U.S. Citizen: Yes**

Steven Zietlow

First Name: Steven **Last Name:** Zietlow

City: **State:** Wisconsin **Zip:** 54601

Position: Secretary

% of Ownership: 0.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: First Western Insurance

Policy Effective Date:	**Policy Expiration**
Bond Effective	**Dram Cancel Date:**
Outdoor Service Effective	**Outdoor Service Expiration**
Temp Transfer Effective	**Temp Transfer Expiration Date:**

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: 3rd Street SE Bridge Study
Approve Professional Services Agreement

Prepared By: Mike Cherry, Director of Public Works & City Engineer

Recommended City Council Action

Approve the Professional Services Agreement with WHKS & Co. of Mason City, Iowa, for the 3rd Street SE Bridge Study. The estimated time & materials fee is $15,500.

Summary Statement

The proposed 3rd Street SE Bridge Study will summarize the alternatives from the various repair, replace and relocate studies of the Bridge that have been completed since 2001:

- 2001 – 3rd Street SE Bridge Repair/Replacement Feasibility Study (by WHKS)
- 2003 – 3rd Street SE Bridge Task Force Report (by WHKS)
- 2015 – 3rd Street SE Bridge Evaluation & Feasibility Study (by VJ Engineering)

Repair costs and options from the 2001 Study will be updated to reflect the current condition of the Bridge and current construction pricing.

The intent of the Study is to provide the Council and community with a comprehensive summary of the options previously considered and their associated current costs along with the pros and cons. Upon reviewing and discussing the various options previously considered, the Council is then expected to provide direction as to which option(s) they want more detailed information about or if there are additional options they want explored.

A Public Open House of the various repair, relocate and replacement options would be held on Monday, January 18, 2016 from 5-7:00 p.m. with the formal City Council presentation to follow during the 7:00 p.m. Council meeting.

Expenditure Required

VJ Engineering	$ 27,980	
Cedar Valley Engineering	10,050	
WHKS & Co., Estimated Time & Materials	15,500	
Total Estimated Cost of the Project		**$ 53,530**

Source of Funds

Capital Project Acct 453 – City Bridge Projects	$ 144,671	
Total Financing for the Project		**$ 144,671**

Policy

The repair and maintenance of transportation structures and facilities follows recommendations cited in the following documents for the maintenance and construction of infrastructure:

- Waverly Strategic Planning Report – November 12, 2013
- Waverly Comprehensive Plan Update – October 24, 2011
- City of Waverly Hazard Mitigation Plan Update – June 2009

Project Concern

NA

Alternative

NA

Background Information

Bridge inspections began in the later part of the last century and WHKS & Co. has inspected all city bridges since 1999. Per State guidelines, all road bridges are inspected every two years, or biennially. After biennial inspections of city bridges, it was deemed appropriate by WHKS & Co. in 2013 that the 3rd Street SE truss bridge should be inspected annually. In recent reports the inspection engineers showed corrosion and deterioration of the under structure of the bridge, and suggested the formation of a plan to replace the bridge over the next several years.

The bridge was inspected in 2014 with similar findings, and during the biennial 2015 inspection on February 13, 2015, the inspectors recommended the bridge be closed immediately to both vehicle and pedestrian traffic due to advanced deterioration of the structure. Staff was not anticipating a full closure at this time, and had tentatively programmed the replacement process discussion for 2016-2017. In light of the closure, Staff researched options to obtain a feasibility report for bridge repair.

February 13, 2015	3rd Street SE Bridge Closed after Inspection
March 16, 2015	City Council Approved Engineering Agreement with VJ Engineering
July 22, 2015	VJ Engineering Presents 3rd Street SE Bridge Evaluation & Feasibility Study
August 17, 2015	Cedar Valley Engineering Proposes Bridge Repairs
September 28, 2015	City Council Approved Engineering Agreement Cedar Valley Engineering
October 5, 2015	Cedar Valley Engineering Presents Bridge Inspection & Repair Info
November 2, 2015	WHKS & Co. & Council Discuss Bridge Closure
November 16, 2015	**City Council Considers Professional Services Agreement with WHKS to Update and review the various repair, relocate and replacement options**
January 18, 2016	WHKS & Co. to present the various repair, relocate and replacement options Public Open House from 5-7 p.m. then Council Presentation at 7 p.m.

Respectfully submitted,

Phil Jones
City Administrator

Attachments: Agreement

whks

1421 South Bell Ave. Suite 103
Ames, IA 50010
(515) 663-9997
ames@whks.com

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between City of Waverly, Iowa hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as 3rd Street SE Bridge Summary of Alternatives from Various Studies ,and,

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached Standard Terms and Conditions.

Scope of Services

WHKS shall perform the following described services for the Client:

1. Site visit to confirm extent of work required for various repair options.
2. Update and compile the various repair, replacement, and relocation options that have been developed in the following reports:
   a. 2001 – 3rd Street SE Bridge Repair/Replacement Feasibility Study (by WHKS)
   b. 2003 – 3rd Street SE Bridge Task Force Report (by WHKS)
   c. 2015 – 3rd Street SE Bridge Evaluation & Feasibility Study (by VJ Engineering)
3. Present the various alternatives and the associated life span, costs, advantages, and disadvantages of each in the following forms:
   a. Summary report of the alternatives and documentation outlining the life span, costs, advantages, and disadvantages of each.
   b. Displays for public information with a matrix summary of the alternatives and the life span, costs, advantages, and disadvantages of each.
4. Attend City Council Meeting (11/16/15), present results of the information at one City Council Meeting and a Public Open House prior to the Council Meeting.

Assumptions

1. Completion of geotechnical study, including soil borings, is not included in this contract.
2. SHPO coordination, concurrence, and approval is not included in this contract.
3. Completion of an Environmental Assessment is not included in this contract.
4. Research and completion of specific funding applications is not included in this contract.
5. Development of Repair plans is not included in this contract.
6. Alternatives presented in VJ Engineering Feasibility Study will be summarized as reported and not analyzed or updated as a part of this contract.

1421 South Bell Ave. Suite 103
Ames, IA 50010
(515) 663-9997
ames@whks.com

Schedule

The written summary as described above in the Scope of Services will be completed by January 6, 2016. The presentation to the City Council and Public Open House will be arranged, but is expected on January 18, 2016. Schedule is based upon receiving a Notice-to-Proceed on or before November 16, 2015.

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

On an hourly plus expenses basis with a fee of $15,500 for the work described above in the Scope of Services.

The Client may retain WHKS for additional services at the direction of the City Council on an hourly plus expenses basis.

Executed this _____ day of _____, 2015.

City of Waverly, IA

By: _____

Title: _____

WHKS & co.

By: _____
Fouad K. Daoud, P.E. & S.E.
President & CEO /

Title: Director of Structural Engineering

ATTACHMENT A

whks
engineers + planners + land surveyors

STANDARD TERMS AND CONDITIONS FOR PUBLIC SECTOR PROJECTS

1. Scope of Services

Client and WHKS have agreed to a list of services WHKS will provide to Client as listed on the Professional Services Agreement Form.

2. Governing Law

The laws of the State of Iowa will govern this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

3. Standard of Care

Services provided by WHKS under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and locality.

4. Integration

This Agreement comprises the final and complete agreement between Client and WHKS. It supersedes all prior communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and WHKS.

5. Guarantees and Warranties

WHKS shall not be required to sign any documents, no matter by whom requested, that would result in WHKS having to guarantee or warrant the existence of conditions whose existence WHKS cannot ascertain. Client also agrees not to make resolution of any dispute with WHKS or payment of any amount due to WHKS in any way contingent upon WHKS signing any such guarantee or warranty.

6. Indemnification

WHKS agrees, to the extent permitted by law, to indemnify and hold Client harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by WHKS' negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subconsultants or anyone for whom WHKS is legally liable.

Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligent acts, errors or omissions and those of Client's contractors, subcontractors or consultants or anyone for whom Client is legally liable.

Neither WHKS nor Client shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

7. Billing and Payment Provisions

Invoices shall be submitted by WHKS monthly and are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date.

If payment is not received by WHKS within thirty (30) calendar days of the invoice date, Client shall pay as interest an additional charge of one and one-quarter percent (1.25%) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, WHKS may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. WHKS shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client. If Client fails to make payment to WHKS in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by WHKS.

In the event legal action is necessary to enforce the payment provisions of this Agreement, WHKS shall be entitled to collect from Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by WHKS in connection therewith and, in addition, the reasonable value of WHKS personnel time and expenses spent in connection with such collection action, computed at WHKS current fee schedule and expense policies.

Payment of invoices is in no case subject to unilateral discounting or set-offs by Client, and payment is due regardless of suspension or termination of this Agreement by either party.

8. Ownership of Records

All reports, plans, specifications, field data and notes and other

documents, including all documents on electronic media, prepared by WHKS as instruments of service shall remain the property of WHKS.

Client shall be permitted to retain copies, including reproducible copies, of the plans and specifications for information and reference in connection with Client's use of the completed project. The plans and specifications shall not be used by Client or by others on other similar projects except by agreement in writing by WHKS.

9. Delivery of Electronic Files

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and provided by WHKS, Client covenants and agrees that all such electronic files are instruments of service of WHKS, who shall be deemed the author, and who shall retain all rights under common and statutory laws, and other rights, including copyrights. Client is aware that differences may exist between the electronic files delivered and the respective construction documents due to addenda, change orders or other revisions. In the event of a conflict between the signed construction documents prepared by WHKS and electronic files, the signed construction documents shall govern.

Client and WHKS agree that the electronic files prepared by WHKS shall conform to the current CADD software in use by WHKS or to other mutually agreeable CADD specifications defined in the Agreement. Any changes to the CADD specifications by either Client or WHKS are subject to review and acceptance by the other party. Additional efforts by WHKS made necessary by a change to the CADD specifications or other software shall be compensated for as Additional Services.

The electronic files provided by WHKS to Client are submitted for an acceptance period of 60 days. Any defects Client discovers during this period will be reported to WHKS and will be corrected as part of the Scope of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.

Client agrees not to reuse the electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer the electronic files to others without the prior written consent of WHKS, except as required by law. In addition, Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than WHKS or from any reuse of the electronic files without the prior written consent of WHKS.

Under no circumstance shall delivery of the electronic files for use by Client be deemed a sale by WHKS and WHKS makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall WHKS be liable for any loss of profit or any consequential damages.

10. Changed Conditions

Client shall rely on the judgment of WHKS as to the continued adequacy of this agreement in light of occurrences or discoveries that were not originally contemplated by or known to WHKS. Should WHKS call for contract renegotiation, WHKS shall identify the changed conditions necessitating renegotiation and WHKS and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

11. Permits and Approvals

WHKS shall assist Client in applying for those permits and approvals typically required by law for projects similar to the one for which WHKS services are being engaged. This assistance consists of completing and submitting forms as to the results of certain work included in the Scope of Services.

12. Suspension of Services

If the project is suspended for more than thirty (30) calendar days in the aggregate, WHKS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the project is suspended for more than ninety (90) calendar days in the aggregate, WHKS may, at its option, terminate this Agreement upon giving notice in writing to Client.

13. Termination

Either Client or WHKS may terminate this Agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. Client shall within thirty (30) calendar days of termination pay WHKS for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of the Agreement.

14. Unauthorized Changes

In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other contract documents prepared by WHKS without obtaining WHKS' prior written consent, Client shall assume full responsibility for the results of such changes. Therefore, Client agrees to waive any claim against WHKS and to release WHKS from any liability arising directly or indirectly from such changes.

Client also agrees, to the extent permitted by laws, to indemnify and hold WHKS harmless from any

damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from such changes.

15. Jobsite Safety

Neither the professional activities of WHKS nor the presence of WHKS or its employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. WHKS and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

16. Additional Services

Services which are requested by Client or are required as part of the Project, but are not included in the Scope of Services, are considered Additional Services.

WHKS will notify Client in writing when Additional Services will be needed. WHKS and Client will agree on the extent of the Additional Service(s) required and will agree on the method and amount of the compensation for performance of said agreed upon Additional Services.

WHKS will not perform Additional Services which will result in additional cost to Client without documented verbal or written authority of Client.

In the event WHKS is requested or required to participate in any dispute resolution procedure which involves any aspect of the Project, Client agrees to compensate WHKS for the reasonable value of WHKS' personnel time and expenses spent in connection with such procedures computed at WHKS' then current fee schedule and expense policies.

17. Dispute Resolution

In an effort to resolve any conflicts that arise, Client and WHKS agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

18. Third Party Beneficiaries

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or WHKS. WHKS' services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against WHKS because of this Agreement or the performance or nonperformance of services hereunder.

19. Extension of Protection

Client agrees to extend any and all liability limitations and indemnifications provided by Client to WHKS to those individuals and entities WHKS retains for performance of the services under this Agreement, including but not limited to WHKS officers and employees and their heirs and assigns, as well as WHKS subconsultants and their officers, employees, heirs and assigns.

20. Timeliness of Performance

WHKS will perform the services described in the Scope of Services with due and reasonable diligence consistent with sound professional practices.

21. Delays

WHKS is not responsible for delays caused by factors beyond WHKS' reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of WHKS' services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond WHKS' reasonable control occur, Client agrees WHKS is not responsible for damages, nor shall WHKS be deemed to be in default of this Agreement.

22. Right to Retain Subconsultants

WHKS may use the services of subconsultants when, in the sole opinion of WHKS, it is appropriate and customary to do so. Such persons and entities include, but are not limited to, aerial mapping specialists, geotechnical consultants and testing laboratories. WHKS' use of other consultants for additional services shall not be unreasonably restricted by Client provided WHKS notifies Client in advance.

23. Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

24. Severability and Survival

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

25. Hazardous Materials

It is acknowledged by both parties that WHKS' Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event WHKS or any other party encounters asbestos or hazardous or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or any adjacent areas that may affect the performance of WHKS services,

WHKS may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

26. Joint Participation

The parties have participated jointly in the negotiation and preparation of all agreements between the parties. Each party has had an opportunity to obtain the advice of legal counsel and to review and comment upon this instrument. Accordingly, no rule of construction shall apply against any party or in favor of any party. This instrument shall be construed as if the parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted against one party and in favor of another.

27. Record Documents

If required in the Professional Services Agreement, WHKS shall, upon completion of the Work, compile for and deliver to the Client a reproducible set of Record Documents that are based upon the marked-up record drawings, addenda, change orders and other data furnished by the Contractor or other third parties. These Record Documents may show certain significant changes from the original design made during construction. Because these Record Documents are based on unverified information provided by other parties, which the Consultant is entitled to assume as reliable, the Consultant does not warrant their accuracy.

Revised 02/23/07
Revised: 04/29/09

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.

WHEREAS, the proposed 3rd Street SE Bridge Study will summarize the alternatives from the various repair, replace and relocate studies of the Bridge that have been completed since 2001, and

WHEREAS, the repair costs and options from the 2001 Study will be updated to reflect the current condition of the Bridge and current construction pricing, and

WHEREAS, the intent of the Study is to provide the Council with a comprehensive summary of the options previously considered and their associated current costs along with the pros and cons.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Waverly, Iowa does hereby approve 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.

PASSED AND ADOPTED this 16th day of November, 2015.

_____

Charles D. Infelt, Mayor

ATTEST:

_____

Carla Guyer, City Clerk

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: Highpoint Second Addition

Prepared By: Mike Cherry, Director of Public Works & City Engineer

Recommended City Council Action

City Council action is requested to approve the Highpoint Second Addition:

- Performance and Maintenance Guarantees (Letter of Credit)

Summary Statement

The City Council is required by Ordinance (Chapter 103 Subdivisions) to approve Performance and Maintenance Guarantees for the installation of public infrastructures by developers.

The one-year Performance Guarantee will commence on November 9, 2015, and the Maintenance Guarantee is good for 4 years from the date when the Council accepts dedication of the public improvements. The Developer has supplied a First National Bank of Waverly Letter of Credit to satisfy Performance and Maintenance Guarantees.

Expenditure Required

Extension of 10th Street NE Sewer Main, Lump Sum	$ 13,000	
Extension of 2nd Avenue NE, Lump Sum	33,000	
Total Estimated Cost of the Project		**$ 46,000**

Source of Funds:

Sewer Fund (Account -6751)	$ 13,000	
Streets - RUT (Account -6751)	33,000	
Total Financing for the Project		**$ 46,000**

Policy Issue

NA

Alternative

NA

Background Information

The Highpoint Second Addition is located in northeast Waverly near the intersection of 2nd Avenue NE & 10th Street NE (East Water Tower). Highpoint Second Addition is a 15-lot subdivision follows the preliminary plat for phase 2 of the Highpoint Subdivision from 2003.

August 6, 2015	P & Z Commission Approves Preliminary Plat
August 20, 2015	Leisure Services Commission Approves Proposed Development
September 14, 2015	City Council Approves Preliminary Plat
October 1, 2015	P & Z Commission Approves Final Plat
October 19, 2015	City Council Approves Final Plat, Development Agreement, Construction Documents and Letter of Intent
November 16, 2015	**City Council Approves Performance & Maintenance Guarantees (Letter of Credit)**
Fall 2015 to Fall 2016	Construction Window
October 19, 2016	Expiration of Performance Guarantee
Fall 2016	City Council Accepts Dedication of Public Improvements

Respectfully submitted,

Phil Jones
City Administrator

Attachment:

Perf. & Maint. Guarantees (Letter of Credit)

Resolution 15-133A

A Resolution Approving Performance and Maintenance Guarantees (Letter of Credit) for Highpoint Second Addition.

WHEREAS, the Developer has supplied a First National Bank of Waverly a Letter of Credit to satisfy Performance and Maintenance Guarantees to coincide with the approved Resolution 15-133, and

WHEREAS, the one-year Performance Guarantee will commence on November 9, 2015 and the Maintenance Guarantee is good for four (4) years from the date when the Council accepts dedication of the public improvements.

NOW THEREFORE BE IT RESOLVED that the City Council of Waverly, Iowa does hereby Approve Performance and Maintenance Guarantees (Letter of Credit) for Highpoint Second Addition.

PASSED AND ADOPTED this 16th day of November, 2015.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
October 19, 2015

SUBJECT: Highpoint Second Addition

Prepared By: Mike Cherry, Director of Public Works & City Engineer

Recommended City Council Action

City Council action is requested to approve the Highpoint Second Addition:

- Final Plat
- Development Agreement
- Construction plans, dated September 29, 2015
- Letter of Intent

Summary Statement

The City Council is required by Ordinance (Chapter 103 Subdivisions) to approve the construction plans and guarantees for the installation of public infrastructures by developers.

The one-year Performance Guarantee will commence on October 19, 2015, and the Maintenance Guarantee is good for 4 years from the date when the Council accepts dedication of the public improvements. The Developer has supplied a First National Bank of Waverly Letter of Intent to satisfy performance and maintenance guarantees.

The Development Agreement is for cost sharing the realignment and construction of approximately 125 linear feet of roadway at the intersection of 2nd Avenue NE and 10th Street NE; the extension of sanitary sewer northward along 10th Street NE. The Developer will also deed a remnant parcel of land to the City for roadway right-of-way.

Expenditure Required

Extension of 10th Street NE Sewer Main, Lump Sum	$ 13,000	
Extension of 2nd Avenue NE, Lump Sum	33,000	
Total Estimated Cost of the Project		**$ 46,000**

Source of Funds:

Sewer Fund (Account -6751)	$ 13,000	
Streets - RUT (Account -6751)	33,000	
Total Financing for the Project		**$ 46,000**

Policy Issue

Should the City share in the cost of installing public infrastructure that is located outside the boundaries of the development?

Alternative

NA

Background Information

The Highpoint Second Addition is located in northeast Waverly near the intersection of 2nd Avenue NE & 10th Street NE (East Water Tower). Highpoint Second Addition is a 15-lot subdivision follows the preliminary plat for phase 2 of the Highpoint Subdivision from 2003.

August 6, 2015	P & Z Commission Approves Preliminary Plat
August 20, 2015	Leisure Services Commission Approves Proposed Development
September 14, 2015	City Council Approves Preliminary Plat
October 1, 2015	P & Z Commission Approves Final Plat
October 19, 2015	**City Council Approves Final Plat, Development Agreement, Construction Documents and Guarantees**
Fall 2015 to Fall 2016	Construction Window
October 19, 2016	Expiration of Performance Guarantee
Fall 2016	City Council Accepts Dedication of Public Improvements

Respectfully submitted,

Phil Jones
City Administrator

Attachment:

Final Plat
Developer's Agreement
Construction Plans
Letter of Intent

HIGHPOINT SECOND ADDITION
TO WAVERLY, IOWA

A RESOLUTION APPROVING THE FINAL PLAT OF
HIGHPOINT SECOND ADDITION
TO WAVERLY, IOWA
(Waverly Real Estate, LLC, Developer)

WAVERLY CITY COUNCIL RESOLUTION NO. 15-133

A Resolution Approving Final Plat, construction documents, Restrictive Covenants and Letter of Intent for HIGHPOINT SECOND ADDITION TO WAVERLY, IOWA.

WHEREAS, a plat of a parcel of land is more particularly described by metes and bounds in the surveyor's certification accompanying said plat executed by Terry D. VanLaningham, PLS, as filed with the City Clerk of the City of Waverly, Iowa: and

WHEREAS, the construction documents and Restrictive Covenants for HIGHPOINT SECOND ADDITION TO WAVERLY, IOWA have been submitted to state how the subdivision will meet City Design Standard Requirements; and

WHEREAS, the Developer has supplied a First National Bank of Waverly Letter of Intent to satisfy performance and maintenance guarantees; and

WHEREAS, the Developer proposed to dedicate Tract A to the City in satisfaction of the subdivision parkland dedication requirement and the Leisure Services Commission has recommended that arrangement and Tract B will also be dedicated to the city; and

WHEREAS, the final Plat, construction documents, Restrictive Covenants and the First National Bank of Waverly Letter of Intent for HIGHPOINT SECOND ADDITION TO WAVERLY, IOWA, after being properly examined, inspected and duly considered by members of the City Council and the final plat having been accepted and approved by the Waverly Planning and Zoning Commission of the City of Waverly and have been found to conform with all the provisions of the Code of Iowa, as amended, and with all the zoning and Municipal Design Standards and Ordinances of the Waverly Municipal Code:

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAVERLY that the final plat for HIGHPOINT SECOND ADDITION, an addition to the City of Waverly, Iowa, is hereby accepted and approved by the City Council. The developer's dedication of Tract A, Tract B and the street as shown on the final plat is approved. The Mayor and City Clerk are hereby directed to sign said plat indicating the approval of the City.

Passed and adopted this _____ day of _____, 2015.

_____
Charles D. Infelt, Mayor

ATTEST: (CITY SEAL)

_____
Carla Guyer, City Clerk

First National Bank

November 9, 2015

City of Waverly
200 1st Street NE
Waverly, IA 50677

RE: Standby Letter of Credit No. 111256378/ Waverly Real Estate LLC
Performance and Maintenance Guaranty for High Point Second Addition of Waverly, Iowa.

Dear Sir/Madam:

We hereby issue an Irrevocable Standby Letter of Credit No.11256378 in your favor, available by your draft(s) on First National Bank, at sight for the total aggregate amount of Three Hundred Ninety Two Thousand Two Hundred and Fifty One Dollars and No/100 ($392,251.00 U.S. Dollars) for the account of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa. This aggregate amount will serve as the performance guaranty for the High Point Second Addition (the project) until 12:00 AM November 9, 2016, or before. The performance guaranty will expire once the project is accepted by the City of Waverly or on November 9, 2016, the earlier thereof.

We hereby agree that draft(s) drawn under and in compliance with the terms and conditions of this Standby Letter of Credit for performance will be duly honored if presented to First National Bank prior to the earlier thereof 12:00 AM, November 9, 2016, or upon the acceptance of the project by the City of Waverly for the performance guaranty. Any extension of this commitment will need to be in writing and will be at the sole discretion of The First National Bank.

Drafts on the performance guaranty must be accompanied by the original Irrevocable Standby Letter of Credit and your written signed statement to the effect that the draft(s) drawn hereunder represents payments due for an account in the amount of $392,251.00 or the lesser amount of the remaining cost to complete the project, in the name of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa. The draft(s) must bear the clause "Drawn under Standby Letter of Credit Number 111256378", dated November 9, 2015, of First National Bank, for the account of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa.

On November 9, 2016, at 12:01 AM or upon the acceptance of the project by the City of Waverly, the earlier thereof, this Irrevocable Standby Letter of Credit No.11256378 in your favor, available by your draft(s) on First National Bank, at sight will be reduced to the total aggregate amount of Thirty Nine Thousand Two Hundred and Twenty Five Dollars and 10/100 ($39,225.10 U.S. Dollars) for the account of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa. This aggregate amount will serve as a maintenance guaranty until the earlier of 12:00 AM, November 9, 2020, or four years from the acceptance of the project by the City of Waverly. Any extension of this commitment will need to be in writing and will be at the sole discretion of First National Bank.

We hereby agree that draft(s) drawn under and in compliance with the terms and conditions of this Standby Letter of Credit for the maintenance guaranty will be duly honored if presented to First National Bank, prior to the earlier of 12:00 AM, November 9, 2020, or four years from the acceptance of the project by the City of Waverly. Any extension of this commitment will need to be in writing and will be at the sole discretion of First National Bank.

Drafts on the maintenance guaranty must be accompanied by the original Irrevocable Standby Letter of Credit and your written signed statement to the effect that the draft(s) drawn hereunder represents payments due for an account in the amount of $39,225.10 or the lesser of the amount remaining available on the Irrevocable Standby Letter of Credit, in the name of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa. The draft(s) must bear the clause "Drawn under Standby Letter of Credit Number 111256378", dated November 9, 2015, of First National Bank, for the account of Waverly Real Estate, LLC, 302 Garner Drive, Waverly, Iowa

Except so far as otherwise expressly stated herein, this standby Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce, Publication No. 500).

Sincerely,

FIRST NATIONAL BANK

BY: Steve Willemssen, E.V.P.
Steve Willemssen, Executive Vice President

BY: Daniel C. Daly V.P.
Daniel C. Daly Vice President

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: Approval of Lease Agreement for Champions Ridge

Prepared By: Bill Werger, City Attorney

Summary Statement:

- At the October 26, 2015 study session, the Council reviewed the lease agreement to enable the Ball Diamond groups to take possession of the Champions Ridge site for development.

- The commencement of the lease will occur once the plans have been finalized and the necessary funds are in hand to complete Phase I of the project.

- The City will lease the ball diamond portion of the property to the Waverly Softball Association, Inc. (representative of the ball diamond group) in order to proceed with construction and operation of the facility planned on site.

- The lease will be authorized for signature by the Mayor upon final approval of the Phase I construction plan by the City and the verification that sufficient funds have been received including committed in-kind contributions, and/or that committed financing sources have been secured to insure that all obligations for area improvements will be completely satisfied.

- These measures protect the City against financial liability for the construction of the ball diamond facility, as the City will continue to own the underlying land, unlike the Fair facility. The City sold the 40 acres to the Fair Board and no longer has any liability or interest in that part of the property.

Policy Issue
Should the City enter into a lease agreement with the Waverly Softball Association, Inc. to allow it to take possession and control of the Champions Ridge ball diamond property for development before or after plans are finalized and approved, and funds are raised to complete Phase I of the Champions Ridge project?

Alternative
The City could retain control of the property and development at the site, or the city could allow for control of the site before final plans are approved and funding in hand for the completion of the process. Neither of these is recommended at this time, as the intent of the land purchase was for ball diamond development, and in order to best protect the city from financial liability, the group should be able to cover the cost of the development with donations of cash or in-kind labor and materials to complete the entire first phase of the project before commencement.

Background Information
Champions Ridge is a joint project between several non-profit baseball/softball groups and the Bremer County Fair Association located on the West side of Waverly near CUNA Mutual. The City of Waverly purchased property for this project. The City thereafter sold a portion of the land on contract for use by the Bremer County Fair Association as its new fairgrounds. The Ball Diamond groups and the Fair Association entered into a Development Agreement that also includes the City of Waverly. This agreement provides for the joint development of the site for ball diamond and fairgrounds purposes.

The Ball Diamond groups and the Fair Association are nearing the point in time where they will have a viable Phase I plan for improvements on site and will have raised sufficient funds to move forward with Phase I of the project. The construction will be a joint venture between the Ball Diamond groups and the Fair Association.

The City will lease the ball diamond portion of the property to the Waverly Softball Association, Inc. (representative of the ball diamond group) in order to proceed with construction and operation of the facility planned on site. The lease will be authorized for signature by the Mayor upon final approval of the Phase I construction plan by the City and the verification that sufficient funds have been received, including committed in-kind contributions, or committed financing sources have been secured to insure that all obligations for such improvements will be completely satisfied.

Respectfully submitted,

Phil Jones
City Administrator

Attachments – Lease Agreement

LEASE AGREEMENT

This Agreement is made between the City of Waverly, Iowa, a Municipal Corporation, "City of Waverly" and the Waverly Softball Association, Inc., a non-profit corporation, "Softball Association".

WHEREAS, the City of Waverly has acquired land located in the City of Waverly upon which the Softball Association intends to build a complex including softball and baseball fields and related facilities, legally described on the attached Exhibit A; and

WHEREAS, the Bremer County Fair Association has contracted to purchase a portion of the land acquired by the City of Waverly for the purpose of creating a new Bremer County Fairgrounds and related facilities, legally described on Exhibit B; and

WHEREAS, the City of Waverly has an option to purchase additional land adjacent to the North which may become part of either the ball complex or the Bremer County Fairgrounds in the future, legally described on Exhibit C; and

WHEREAS, the Softball Association and the Bremer County Fair Association have entered into a agreement for the combined development and management of the entire site by a combined Board of Directors under the name Champions Ridge; and

WHEREAS, the construction of the Champions Ridge complex and the operation of softball and baseball activities on the site will enhance recreational opportunities within the City of Waverly; and

WHEREAS, the City of Waverly desires to provide assistance to the Softball Association in the acquisition and construction of the softball and baseball fields and related facilities; and

WHEREAS, the parties desire to establish the terms and conditions of the lease for said softball and baseball fields and related facilities;

NOW, THEREFORE, in order to formalize the agreement of the parties, IT IS AGREED as follows:

1. The Softball Association shall develop and construct ball diamonds and related facilities on the Champions Ridge site using its own resources and in conjunction with the development of the entire site with the Bremer County Fair Association.

2. The City of Waverly has purchased the entire property, sold a portion to the Bremer County Fair Association on contract, shall lease the ball diamond site to the Softball Association, and shall contribute support for infrastructure on the Champions Ridge site as set out in the Development Agreement contained in Resolution 11-158 of the City Council.

3. The Softball Association and the Bremer County Fair Association shall be responsible for the remaining costs of design and construction of all improvements to be made on the Champions Ridge site, including the new Bremer County Fairgrounds.

4. Upon the approval of this agreement by the Waverly City Council, the Softball Association shall have possession and control of the softball and baseball fields and related facilities site with full authority to proceed with the development of the site in accordance with the final site plan and infrastructure design approved by the City of Waverly staff. This possession and control shall be pursuant to this lease arrangement.

5. The Softball Association shall use cash on hand, in-kind contributions or proper private debt financing to complete improvements and shall not be entitled to encumber the property, nor allow any mechanic's liens to be filed against the property for the costs of construction at the site.

6. The Champions Ridge complex shall be constructed in compliance with City Zoning Ordinances and Building Codes and the Special Provisional Use granted to the City for this property.

7. The Softball Association shall operate the facilities and adopt appropriate guidelines to manage and control the conduct of spectators, players and coaches using the facility and shall be solely responsible for all ongoing expenses of operation and maintenance of the facility.

8. The Softball Association shall maintain $1,000,000 of general liability insurance coverage on the complex at all times naming the City of Waverly as an additional insured.

9. The ball diamonds and related facilities at the Champions Ridge complex shall be available for City sponsored special events or recreation activities at dates and times to be agreed upon by and between the City of Waverly and the Softball Association.

10. The Softball Association shall maintain detailed records of the Champions Ridge facility's use, program participation, attendance, revenues and expenses, and provide an annual report to the Waverly Leisure Services Commission of the activities at the complex.

11. The Softball Association shall provide detailed documentation of the construction project status, including gifts or pledges received, costs or expenses incurred, fund balances on hand or other project financial information requested by the City of Waverly.

12. The Softball Association shall manage the ball diamond activities at the Champions Ridge complex, including facility scheduling. The Softball Association softball and baseball programs shall have priority for scheduling. The City Leisure Services Department and the Softball Association shall each make good faith efforts to communicate, cooperate and coordinate activities in the facility for the benefit of the citizens of Waverly and the surrounding area.

13. To facilitate the foregoing coordination, a City Council liaison appointed by the Mayor shall have an ex-officio (non-voting) seat on the combined Champions Ridge board of the Softball Association and Bremer County Fair Association for the development and management of the site. Board meetings of the Champions Ridge Board and the records of the facility shall be open to the representative. Nothing shall prevent this Board from making such representative a full voting member of the Board.

14. Upon substantial completion of the complex and the commencement of operations on the site, the Softball Association shall have the right to continue to lease the property as a softball and baseball complex for an initial period of ten years, and thereafter renewable at the sole option of the Softball Association for successive ten year terms. The Softball Association shall have the right during the lease term to enter into and maintain such use agreements for the facility as it deems appropriate and as are consistent with this agreement.

15. The consideration for this lease agreement is the obligation of the Softball Association to conduct at this complex a full range of softball and baseball leagues and activities for the benefit of Waverly citizens, regardless of age or ability, and on a non-discriminatory basis.

16. The City of Waverly shall be entitled to terminate this lease upon any of the following conditions:

a. If for any reason, the Softball Association should dissolve or cease to exist.
b. If the use of the Champions Ridge Complex for softball or baseball purposes is discontinued.
c. Upon a material breach of this agreement that adversely affects the continued use of this property for public recreational purposes as contemplated by this agreement.

Agreed this _____ day of _____ 2015, by and between the City of Waverly and the Waverly Softball Association, Inc.

City of Waverly, Iowa

_____
Mayor

_____
City Clerk

Waverly Softball Association, Inc.

_____
President

_____
Secretary

EXHIBIT A

Parcel "M", part of the Southwest ¼ of Section 4, Township 91 North, Range 14 West of the 5th P.M., more particularly described in Plat of Survey recorded as Document Number 20130752, Bremer County records, except Parcel "O" recorded as Document Number 20135291, Bremer County records.

EXHIBIT B

Parcel "O", part of Parcel "M", part of the Southwest ¼ of Section 4, Township 91 North, Range 14 West of the 5th P.M., more particularly described in Plat of Survey recorded as Document Number 20135291, Bremer County records.

EXHIBIT C

Parcel "N", part of the Southwest ¼ of Section 4, Township 91 North, Range 14 West of the 5th P.M., more particularly described in Plat of Survey recorded as Document Number 20130752, Bremer County records.

Resolution 15-141

A RESOLUTION Approving a Lease Agreement form between the City of Waverly and the Waverly Softball Association, Inc. and authorizing the Mayor to sign said lease upon approval of conditions.

WHEREAS, the Waverly Softball Association, Inc. and the Bremer County Fair Association entered into a development agreement which was joined by the City of Waverly through Resolution 11-158 passed by Council on December 5, 2011, and

WHEREAS, the Waverly Softball Association, Inc. and the Bremer County Fair Association are nearing completion of construction plans for Phase I for improvements and fundraising efforts are continuing, and

WHEREAS, the project will be a joint venture between the Waverly Softball Association, Inc. and the Bremer County Fair Association, and

WHEREAS, once the necessary funds have been raised for Phase I, the City will lease the ball diamond portion of the property to the Waverly Softball Association, Inc. (representative of the ball diamond group) in order to proceed with construction and operation of the facility planned on site, and

WHEREAS, Council authorizes Mayor Infelt to sign the lease upon final approval of the Phase I construction plans by the City and the verification that sufficient funds have been received, including committed in-kind contributions, or committed financing sources have been secured to insure that all financial obligations for such improvements will be completely satisfied, and

NOW BE IT RESOLVED, that the City Council of the City of Waverly hereby approves the form of the lease agreement between the City of Waverly and the Waverly Softball Association, Inc. and authorizes the Mayor to sign said lease upon final approval of Phase I construction plans and verification that funds have been secured to satisfy all obligations for improvements included in Phase I.

PASSED AND ADOPTED this _____ day of _____, 20___.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: Diversified Developers, LC' s request for incentives from the City of Waverly for a local matching grant for an application for Iowa Finance Authority's Housing Tax Credit Program for the Bremer Court apartment project.

Prepared By: Economic Development Department

Summary Statement: Diversified Developers, LC requests that the City pass a Resolution committing City funds 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.

- Diversified Developers, LC owns the property at 1700 W. Bremer Ave.
  - This property is currently developed with multiple older buildings, including a former motel converted into 8 apartments and a business office.
  - Diversified Developers, LC will submit an application for a 48 unit LMI housing project named Bremer Court to Iowa Finance Authority's Housing Tax Credit Program prior to the December 7, 2015 deadline.
- The Tax Reform Act of 1986 created the tax credit as an incentive for Housing Tax Credit project owners to invest in the development of rental housing for individuals and families with fixed or limited incomes.
- The Iowa Finance Authority (IFA) has been the Housing Tax Credit allocating agency for the state of Iowa since 1986. Since then, IFA has helped create nearly 21,000 Housing Tax Credit units in more than 580 projects located in 83 counties throughout Iowa.
  - This is an annual program. The 2016 application form was posted and available on-line as of October 16, 2015. A mandatory training for applicants took place on October 19, 2015 with IFA. The deadline for submitting the application is December 10, 2015.
  - An administrative review is conducted on each Application. If an Application submits the Market Analysis and Application Fee and meets the Threshold Criteria, the Applicant will be competitively scored using Scoring Criteria.
- A local financial commitment is part of the scoring criteria. The amount requested ($300,000 total) is less than the minimum necessary for the applicant to receive the full point scores for this criterion. A request of more than $600,000 (7% of the total project

cost of over nine million dollars) would have been necessary to maximize points for this criterion.
- This is a very competitive program and every point is critical to receiving the award.

Expenditure Required: $252,000 ($300,000 total with prior commitment of $48,000)

Source of Funds: Property tax rebates from incremental property tax revenues paid by the project using an Urban Renewal Plan amendment creating a TIF District for LMI Housing that includes this property. Other funding options can include: Urban Revitalization tax abatement, Economic Development funds, or general fund.

Policy Issue
Is a local commitment of funds for this program application necessary and desirable to spur development of multi-family units?

Alternative
The City could provide no additional incentives.

Background Information

The following is a description of the Housing Tax Credit Program from the Iowa Finance Authority website:

The Tax Reform Act of 1986 created the tax credit as an incentive for Housing Tax Credit project owners to invest in the development of rental housing for individuals and families with fixed or limited incomes. The Housing Tax Credit, rather than a direct federal subsidy, provides a dollar for dollar reduction (or credit) to offset an owner's federal tax liability on ordinary income for a 10-year period.
Tax credit interest may be syndicated or sold to generate equity for the developments, thus reducing the necessary mortgage financing and providing more affordable terms. The Housing Tax Credit frequently provides the last critical element to ensure the financial feasibility of the project.

The Iowa Finance Authority (IFA) has been the Housing Tax Credit allocating agency for the state of Iowa since 1986. Since then, IFA has helped create nearly 21,000 Housing Tax Credit units in more than 580 projects located in 83 counties throughout Iowa.

IFA also monitors all Housing Tax Credit developments for compliance throughout the designated compliance period. More information about housing tax credit compliance is available below:

Scoring and Reservation Procedures

An administrative review is conducted on each Application. If an Application submits the Market Analysis and Application Fee and meets the Threshold Criteria, the Applicant will be competitively scored using Scoring Criteria. If the Application scores highly enough to be competitive, a reservation of tax credits will be recommended to the IFA Board of Directors. For specific information, refer to the Qualified Allocation Plan. The IFA Board of Directors then approves reservations for successful Applicants. A non-refundable reservation fee is assessed at 1% of the total 10-year tax credit amount.

Determination of Credit Amount

The amount of credit is limited to no more than the amount necessary for the financial feasibility of the project. The credit is determined by taking a percentage of the "qualified" cost of development. The maximum percentage for new construction and rehabilitation is 9%. The maximum percentage for acquisition and federally subsidized projects is approximately 4%.

Project Eligibility

- Must be a residential rental property.
- May be apartments, single-family houses, duplexes, town homes or condominiums.
- May be new construction, substantial rehabilitation or acquisition and rehabilitation projects.
- Project must meet one of the following requirements:
    - 20% or more of the units in the project are occupied by individuals or families whose income is 50% or less than the area median gross income and the unit is rent restricted.
    - 40% percent or more of the units in the project are occupied by individuals or families whose income is 60% or less than the area median gross income and the unit is rent restricted.

Applicant Eligibility

- Individuals
- Nonprofit and for-profit organizations
- Partnerships

Application Period

- Annual

In August of 2014, the housing study contracted by the City showed a substantial need for housing of almost every type, including those with low to moderate incomes. Interviews with our major employers in Waverly over the last few years have shown that over 65% of the employees with those major employers resided in some other community than Waverly, often citing the lack of affordable housing here. When the community came together for the Community Vision Plan, a lack of desirable housing was noted as one the primary concerns in the community.

The Economic Development Commission has discussed housing on more than one occasion, including the recommendation of the incentive for this applicant under both the IEDA Workforce Housing Tax Credit and the IFA Housing Tax Credit programs for the total request of $300,000.

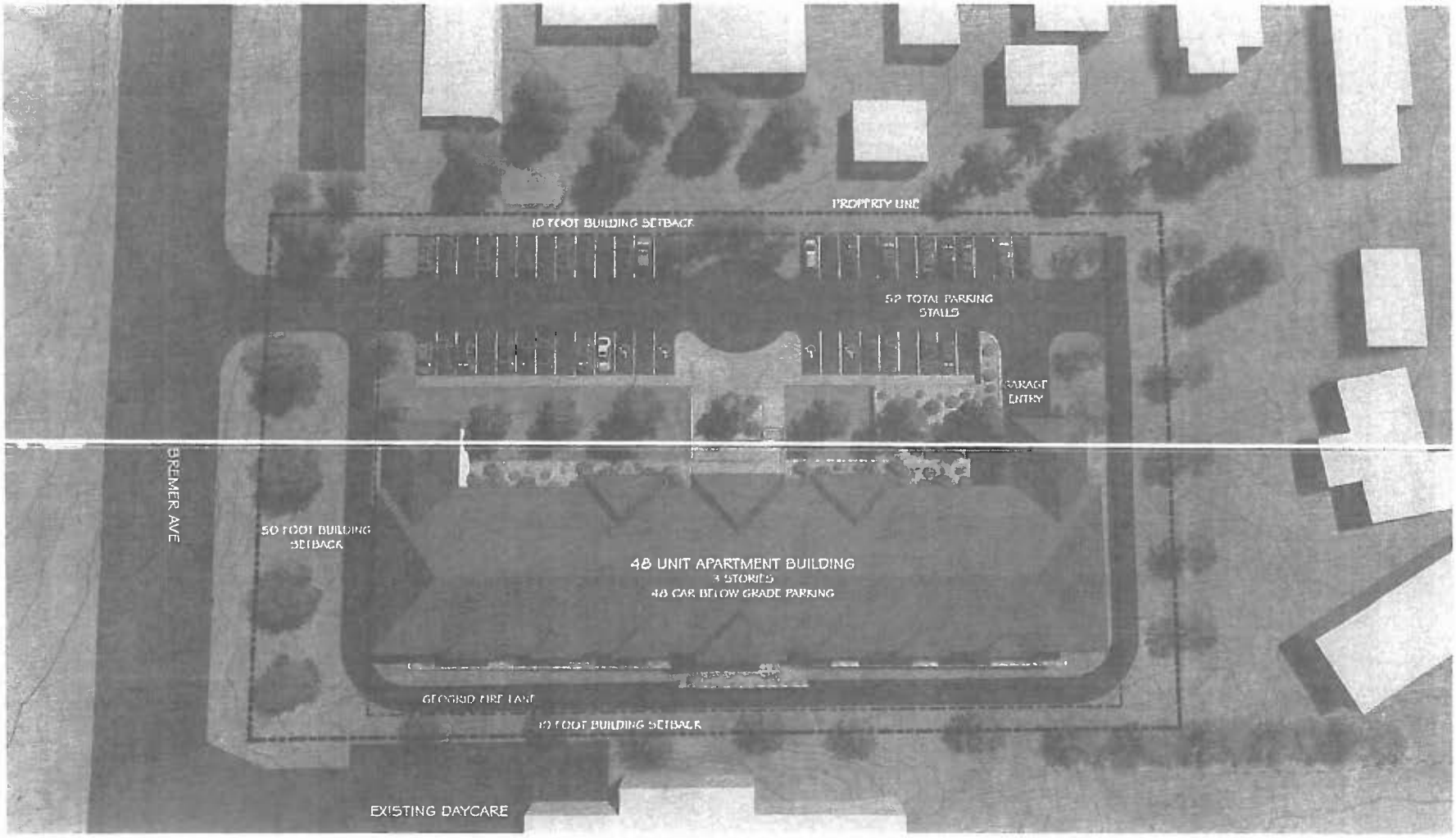
This project is requesting incentives totaling $300,000 using tax rebates through an Urban Renewal TIF amendment for LMI housing or through an Urban Revitalization plan. Either method would rebate a portion of the increased taxes paid by the project over a period of years. One of the attachments shows how the abatement would be funded over a ten year period and still provide a growth in property tax revenue from this property to the community.

This project has a strong LMI component. This means that working families with qualifying incomes can rent very nice units for much lower than those available in the market for comparable units. These are units with many amenities not usually available to families in these income categories, including secure entrances, underground parking, elevators, up-graded finishes, etc. These units will be available in an area close to schools, shopping, and the library. It is located on what is considered a gray-field site and will replace 8 existing older units in multiple buildings. The property is properly zoned for this project.

Respectfully submitted,

Phil Jones
City Administrator

Attachments –



CONCEPT SITE RENDERING

ADCI

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BREMER PLACE APARTMENTS

The T.W. Sather Company, Inc

04/14/2015

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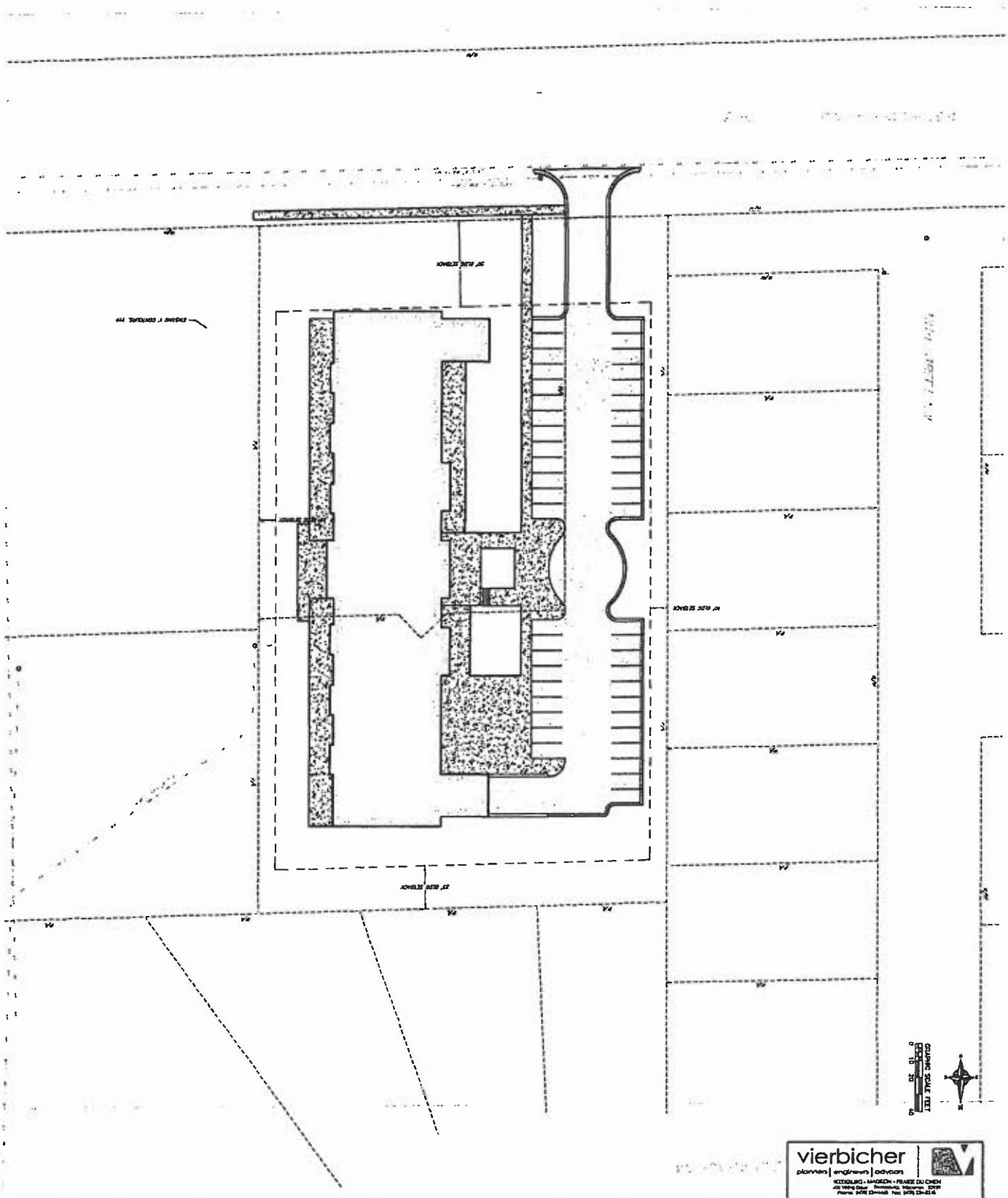

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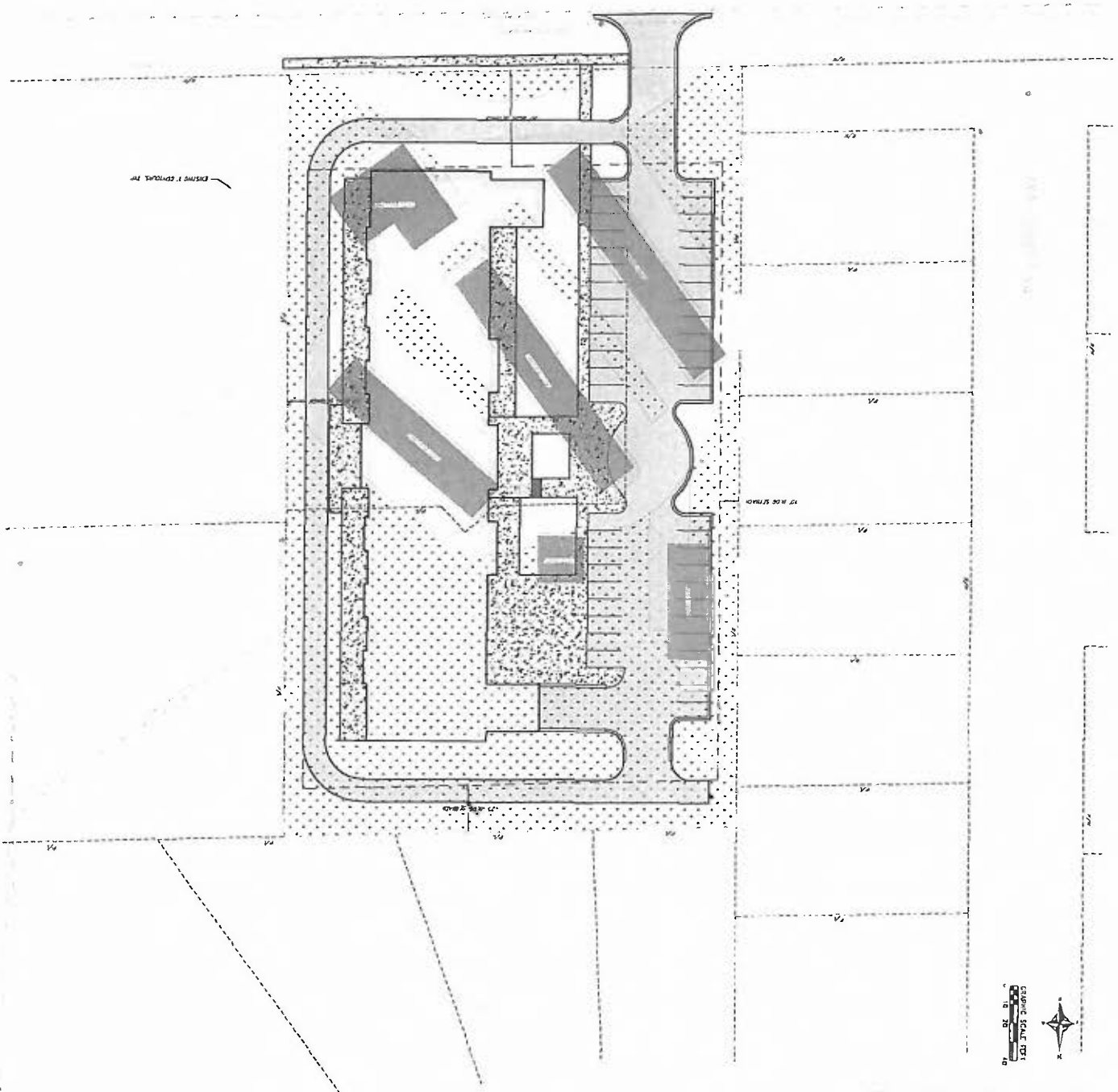
Phone: (608) 254-6181 Fax: (608) 254-2139



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Because the cost to own a modestly-priced home is similar to the cost to rent a new market rate rental unit, some households may choose owning over renting in Waverly. However, the purchasing affordability factor will decrease with continued price appreciation, and there is a growing segment of the population that is choosing rental housing over ownership housing. These households are referred to as "lifestyle renters", those with busy professional lives and people who prefer to spend their free time in leisure pursuits rather than on the upkeep and maintenance of a home.

- **Residential Development Costs.** Developing land has historically been a profitable segment of the housing industry, yet it is also risky if the lot inventory goes unsold. Due to raw land costs, entitlements, and the cost to develop infrastructure, developers will be cautious given achievable lot prices. Many subdivisions in Waverly take years to sell out and developers have carrying costs (property taxes, financing) on improved lots.

  The value of building lots is often benchmarked against the value of the completed retail housing package (sales price). Target ratios for builders show that the cost of sales should be held to 70% of the purchase price; 50% for construction hard costs and 20% for the land (raw land, improvements, financing costs, etc.) However, these ratios vary considerably based on builder, product, topography, lot type, etc. An improved single-family lot should generally cost from 18% to 25% of the projected retail price of the home.

  Based on median lot costs of $45,000 to $60,000 in the newer subdivisions in Waverly, the retail price for a new single-family home would range from $225,000 to $300,000 based on a 20% lot-to-home ratio. Over 75% of the homes sold in Waverly since 2012 have been priced below $225,000 and half of the sales were priced less than $150,000, suggesting that there is strong demand for modestly-priced housing in the City. As such, a public-private partnership should be explored to help alleviate the carrying costs for developers, which could bring down lot costs and stimulate the production of more moderately-priced housing units.

- **Multifamily Development Costs.** It may be difficult to construct new multifamily product with amenities today's renter's desire given market rents and development costs. Many market rate rental projects in non-metropolitan communities average over $110,000 per unit for new construction. The average rent per square foot in Waverly is $0.82 per square foot, when most new projects will need at least $1.05 or more per square foot to be financially feasible to develop. Based on these costs, it may be difficult to develop stand-alone multifamily housing structures by the private sector based on achievable rents. As a result, a private-public partnership or other financing programs may be required to spur development.

- **Job Growth/Employment.** Low unemployment often generates demand for both existing home purchases and new-home purchases. Bremer County has historically maintained a lower unemployment rate than the rest of the United States. The unemployment rate of about 3.8% in 2013 was below equilibrium (generally considered to be 5.0%) and lower than

THE WALL STREET JOURNAL.
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U.S. ECONOMY

Rents Rise Faster for Midtier Apartments Than Luxury Ones

Developers' focus on high end contributes to shortage of affordable units; construction costs too high to build middle-income housing

By LAURA KUSISTO

The Verona apartment complex in suburban Denver doesn't have the flashy amenities some tenants covet. No infinity pool. No rooftop lounge. No concierge service. Still, demand at the 1980s-era complex is so strong that the landlord has raised the rent 72% on some apartments in just two years, after renovations.

Modest apartment buildings like the Verona that cater to middle-class and working-class families are becoming scarcer as fewer are built nationwide and older ones are demolished. That has resulted in a severe shortage of midtier apartments, causing rents for these units to rise at a faster pace than for luxury ones.

Even though construction of multifamily rental properties is running at the highest level in decades, the overwhelming majority of new units—more than 80% in the nation's largest metropolitan areas—are luxury, according to CoStar Group Inc.

Construction costs are generally too high to justify building new complexes for low- and middle-income tenants, experts say, contributing to the scarcity. For instance, AvalonBay Communities Inc., one of the country's largest apartment developers, spends $340,000 on average for each unit it builds, according to Dave Bragg, an analyst for Green Street Advisors. The average monthly rent, to make up for construction costs, is projected at $2,900—putting those units near the top end of even pricey apartment markets.

JONATHAN CASTNER FOR THE WALL STREET JOURNAL

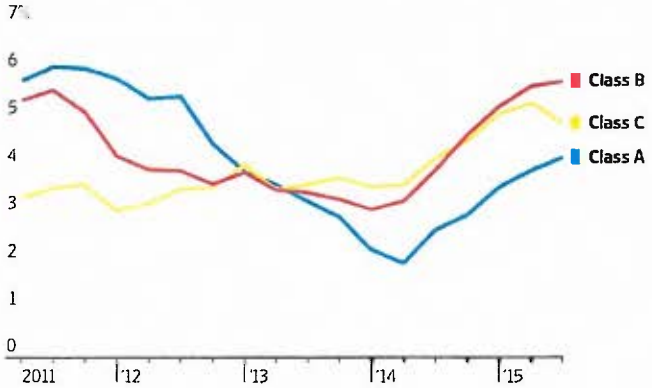
Ian Cochrane moved into the Verona in Littleton, Colo., after the rent on his previous home was set to rise.

The difference in costs between installing granite countertops and stainless-steel appliances is so slight compared to buying land and installing elevators that economists say developing a luxury apartment and a midtier one comes out roughly the same. Historically, developers could save some money by building low-rise buildings in suburban locations, but even those are becoming increasingly difficult to build as even suburban officials push developers to develop midrise buildings in central locations and reduce sprawl.

New households are also much more likely to be renters than buyers, raising rents. Though rents are rising rapidly for all

Trading Places

Rent growth in so-called Class B and Class C apartment buildings—home largely to middle- and working-class families—now outpaces increases in luxury Class A buildings. Annual effective rent growth, quarterly data:



Source: Axiometrics Inc

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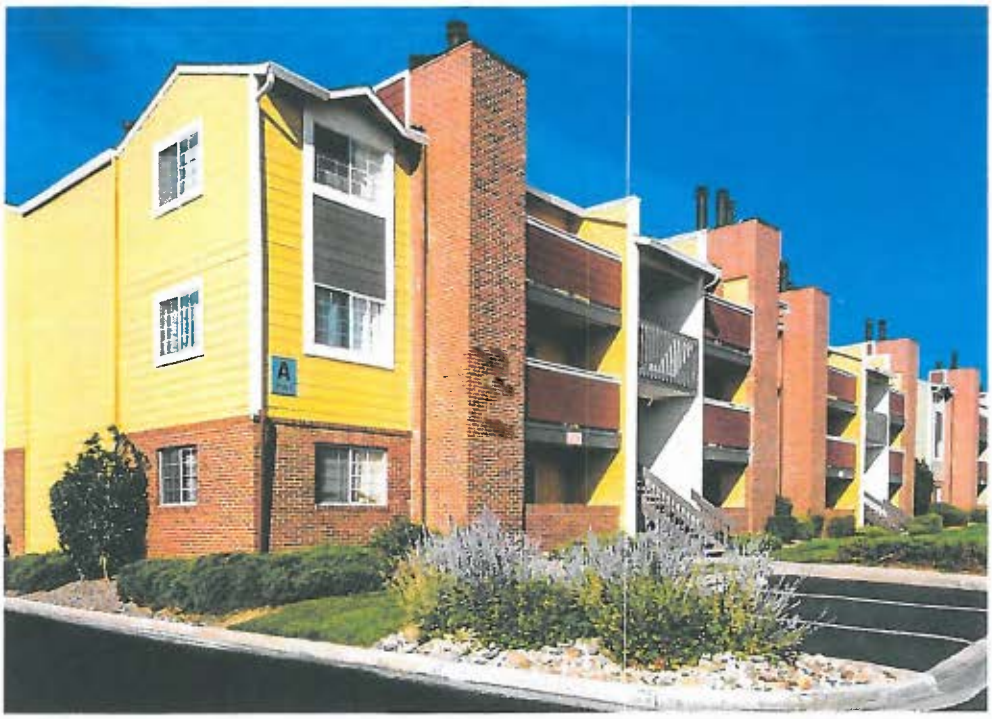


Applications from prospective tenants are piling up at the Verona in Littleton, Colo. *PHOTO: RESOURCE REAL ESTATE*

classes of apartments, the influx of luxury units is starting to slow rent hikes in that category, while the dearth of lower-priced apartments is having the opposite effect.

According to Axiometrics Inc., an apartment research firm based in Dallas, rents during the second quarter of 2015 jumped 5.8% for Class B apartments, which are aimed at middle-class families. These tend to be low-rise suburban buildings from the 1980s, with amenities that often include an outdoor pool, a business center and ample green space. Rents rose 4.9% for Class C apartments, aimed at the working class. Meanwhile, rents grew 4.2% for Class A luxury apartments, which are more likely to be downtown high-rises with city views, infinity pools and doormen.

"Everybody and their mother is out building these Class A apartments," said Ryan Severino, senior economist at Reis Inc. "Nobody is building B and C apartments." Research by Reis, which tracks commercial real estate, found that the supply of less expensive apartments, excluding rent-regulated units, has decreased 1.6% since 2002. Over that time, high-end apartment inventory has increased 31%.

In many U.S. cities, fewer units are available to middle-income households, according to a report by New York University's Furman Center and Capital One Financial Corp. In Miami, middle-income renters could afford 33% of recently available apartments in 2013, down from 40% in 2006. In Philadelphia, 35% were affordable to such renters, compared with 45% in 2006.

Even though rents are rising faster on middle-class apartments, they are still considerably less expensive than luxury apartments. Rents for Class A apartments, which make up the top 20% of the market, averaged $1,702 in the second quarter, according to Axiometrics. Class B rents, which make up the middle 60%, averaged $1,192 and Class C rents averaged $845.

In the Denver area, for example, rents average $1,686 a month for luxury apartments, $1,290 for midtier and $965 for lower-end, according to Axiometrics. In Boston, it is $3,345 for luxury, nearly $2,050 for midtier and $1,486 for the most affordable units. In the San Francisco area, Class A apartments are more than $4,000, Class B are $3,125 and Class C are more than $2,200.

At the Verona in Littleton, Colo., applications from prospective tenants are piling up, prompting the management to work "faster, faster, faster," to turn over vacant units, said Kevin Finkel, executive vice president at Philadelphia-based Resource Real Estate, which owns the complex and other midtier apartment buildings around the country. About half of the monthly rents turn into profit for the company, Mr. Finkel said.

Resource Real Estate purchased the Verona in 2013, paying about $30 million for the 300-unit complex that includes 12 low-rise buildings. The apartments featured beige carpeting, dark brown cupboards and fake brick fireplaces. Resource poured between $3 million and $4 million into upgrades, including laminate countertops and faux wood floors. Rents are now pushing $1,500 a month for some two-bedroom units that had brought in $871 a month before Resource took over.

Traffic from potential renters calling and touring the complex has risen 25% since Resource began renovations. To keep up, the company has renovation teams working double shifts to get units ready for new renters and it has also cut down on marketing.

Mr. Finkel said the Verona appeals to millennials who can't afford to buy a suburban house or rent a luxury apartment in Denver. Tenants are often single parents looking for an affordable place to live in a community with good schools.

Ian Cochrane, a 39-year-old artist with two children, recently moved into the building after rent on the single-family home where he lived, in the suburb of Aurora, was set to rise to nearly $1,900 from $1,595. Mr. Cochrane, who was divorced in January, said the new apartment is more affordable at around $1,350 a month and has a saltwater pool and good schools for his daughter, 5, and son, 10.

Denver, a historically affordable city for the middle class, has become less so as both rents and house prices have risen sharply. Overall, rents in the city were up 6% over the past year, according to Reis. Mr. Cochrane, who spent six years as a stay-at-home dad and relies on alimony payments to cover the rent, said the new apartment is affordable but he has little room to save. "It can be a struggle for sure," he said.

Nationwide, rent increases are inflating the pool of families classified as rent burdened, meaning they spend more than 30% of their income on housing. A report released last month by Harvard University's Joint Center for Housing Studies found that one in five renter households with income of $45,000 to $75,000 a year was rent-burdened in 2013, up from about 18% in 2008 and 15% in 2003.

Experts said that while some of the luxury apartments under construction today could eventually become more affordable due to oversupply, that isn't likely to help middle-class renters soon.

"The gap between what is the top of the market and what's truly affordable has gotten so large that the odds of the new stuff ultimately becoming affordable is much smaller now than it has been in the past," said Andrew Jakabovics, senior director of policy development and research for Enterprise Community Partners, an affordable-housing group.

PROJECTED INCREMENTAL TAX REVENUE

Development vs. No-Development Scenarios, Proposed Bremer Place Apartments

Assumptions:

Current Taxes:	$8,596
As Developed Taxes:	$65,000
Rate of Tax Increase:	2.00%
Time Period:	30-Year LURA

Year	"As-Is" Assessment	"As-Developed" Assessment	Incremental Revenue	Tax Abatement	Net Revenue Increase	Cumulative Net Inrease
2015	$8,596	$8,596	$0	$0	$0	$0
2016	$8,387	$8,387	$0	$0	$0	$0
2017	$8,165	$65,000	$56,404	$30,000	$26,404	$26,404
2018	$7,932	$66,300	$57,913	$30,000	$27,913	$54,317
2019	$7,686	$67,626	$59,461	$30,000	$29,461	$83,778
2020	$7,427	$68,979	$61,047	$30,000	$31,047	$114,825
2021	$7,155	$70,358	$62,672	$30,000	$32,672	$147,497
2022	$7,298	$71,765	$64,338	$30,000	$34,338	$181,835
2023	$7,576	$73,201	$66,046	$30,000	$36,046	$217,881
2024	$7,298	$74,665	$67,367	$30,000	$37,367	$255,248
2025	$7,444	$76,158	$68,714	$30,000	$38,714	$293,962
2026	$7,593	$77,681	$70,088	$30,000	$40,088	$334,050
2027	$7,744	$79,235	$71,490	$0	$71,490	$405,540
2028	$7,899	$80,819	$72,920	$0	$72,920	$478,460
2029	$8,057	$82,436	$74,378	$0	$74,378	$552,839
2030	$8,218	$84,084	$75,866	$0	$75,866	$628,705
2031	$8,383	$85,766	$77,383	$0	$77,383	$706,088
2032	$8,551	$87,481	$78,931	$0	$78,931	$785,019
2033	$8,722	$89,231	$80,510	$0	$80,510	$865,528
2034	$8,896	$91,016	$82,120	$0	$82,120	$947,648
2035	$9,074	$92,836	$83,762	$0	$83,762	$1,031,410
2036	$9,255	$94,693	$85,437	$0	$85,437	$1,116,848
2037	$9,440	$96,587	$87,146	$0	$87,146	$1,203,994
2038	$9,629	$98,518	$88,889	$0	$88,889	$1,292,883
2039	$9,822	$100,489	$90,667	$0	$90,667	$1,383,550
2040	$10,018	$102,498	$92,480	$0	$92,480	$1,476,030
2041	$10,219	$104,548	$94,330	$0	$94,330	$1,570,360
2042	$10,423	$106,639	$96,216	$0	$96,216	$1,666,576
2043	$10,631	$108,772	$98,141	$0	$98,141	$1,764,717
2044	$10,844	$110,948	$100,104	$0	$100,104	$1,864,820

Bremer Court Apartments

A Multifamily Living Community

Executive Summary

The proposal herein is to request support from the City of Waverly for a new construction 48 unit workforce housing community in Waverly.

Housing opportunities for residents are a fundamental component to a city's long-term success. Waverly has great opportunity to provide housing to meet the needs and life-cycle housing choices of all its current and future residents. With support from the City, this development will be a secure, well-maintained and managed community that offers life-cycle housing opportunities for the residents of Waverly.

Project Team

Richard Dane and the development team will be long-term owners of Bremer Court. They will work with qualified architects and contractors to design and build high quality apartments for individuals and families in Waverly. They will partner with an experienced, professional management company, Sand Property Management, LLC, for the on-going management of the property.

Development Location & Site

The proposed site consists of one parcel which is located along West Bremer Avenue. The site is currently seven apartment homes on approximately 2.2 acres. The location of the proposed development is good fit as it is guided for the proposed use, has all infrastructure complete and is near services.

Building Description

The proposed development will consist of an apartment style building that will be three stories in height with underground parking. Building construction will incorporate wood frame construction with the below grade parking areas consisting of poured concrete or block walls with structural concrete pre-cast decking and columns. The exterior of the buildings will be textured stone/brick and metal or cement board siding.

The site will be fully landscaped with trees, shrubs, sod and include a lawn irrigation system. The development will also feature a private recreation with benches and outdoor grills.

Building amenities will include:

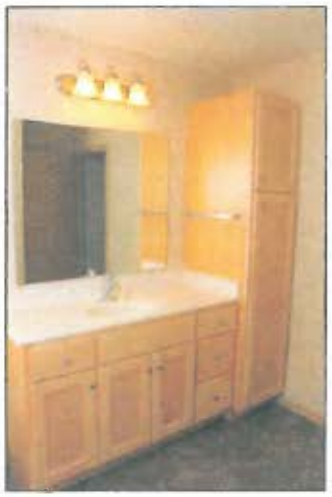
- Underground Parking
- Secured Entries/Camera System
- Leasing/Manager's Office/Reception Area
- Resident Storage Lockers
- Elevator
- Trash Chutes

Unit amenities will include:

- Dishwasher/Refrigerator/Range/Self-Cleaning Oven/Microwave
- Walk-In Closets
- In-Unit Washer & Dryer
- Mini Blinds
- High Speed Internet Connectivity

Proposed Exterior Photographs of Similar Completed Projects

Proposed Interior Photographs of Similar Completed Projects



Development Description

Bremer Court will provide a mix of market rate and affordable units for working families of Waverly. The project financing from Iowa Finance Authority (IFA) will have requirements that restrict rents for a minimum of 30 years. The program is designed to develop high quality housing that benefits working individuals and families. In order to keep rents affordable for the long term, a substantial equity investment is made by the project owner to create quality housing.

Bremer Court will provide a mix of one, two, three and four bedroom units. Projected rents will include one underground parking space, water/sewer, internet connectivity, heating and refuse removal. All affordable units will have income limits at 60% or less of area median income (AMI). Below are the projected unit mix and rents for Bremer Court

Unit Mix & Rents

# of BR's	Sq. Ft.	Rents
1	625+	$ 395 - $ 775
2	800+	$ 643 - $ 900
3	1,000+	$ 1,000
4	1,175+	$ 1,025

Since there is no project based rental subsidy proposed with this development, all residents need to provide verifiable income which shows that they have the ability to make the rent and utility payments. Typical household employment for residents of IFA financed projects includes retail workers, teachers, nurses, police officers, office administration, clerical and manufacturing.

Property Management

Engaged property management is the key to a successful rental community. Sand Property Management, LLC (Sand) started in property management in 1998 and it understands the expectations from the owner and the local community which is high quality management practices. With hands-on management, potential property and resident problems are headed off and the continual practice of preventive maintenance preserves the long-term quality of the developments. A visit to any of the sites managed by Sand will show how important attention to detail is.

Sand has a strict and stringent resident screening process. All potential residents provide written acknowledgement of the resident screening criteria before paying a fee and completing an application. Sand utilizes a third-party screening company to complete criminal and credit background checks. As applicable, out-of-state checks are also completed on those applicants that have lived out-of-state.

The following is a summary of Sand's current screening criteria:

- **Age:** All applicants must be at least 18 years of age. Any residents 18 years of age or older must be listed on the lease and also meet the screening criteria.
- **Income:** Total gross household income must be at least two times the amount of rent plus utilities.
- **Credit:** Applicants with a consistent history of NSF checks will be denied. Applicants with outstanding collections or judgments in the last twelve months will be denied. Any

applicants with an unlawful detainer will be denied. Applicants that have filed for bankruptcy in the last year may be denied. Extenuating circumstances may be considered in the event of medical or other catastrophe. Applicants with a consistent history of late payments of their financial obligations will be denied. Applicants with little or no credit history may be denied. Sand also establishes minimum credit scores.

- **Unlawful/Criminal History:** Applicants with a history of unlawful or criminal activity will be denied. Any person convicted of a felony will be denied. Any person convicted of a gross misdemeanor that involves illegal drugs or sex offenses will be denied. Registered sex offenders will be denied. Persons with drug related criminal activity will be denied. Applicants with dependents in the household with criminal offenses will be denied.
- **Rental History:** Applicants with a rental history must provide at least one verifiable rental landlord reference with a minimum of one year rental history. Applicants with a history of late rental payments, verified housekeeping problems and/or a history of disturbing the peace will be denied.
- **Occupancy:** Even if the development city does not have an ordinance limiting the number of occupants in a unit, Sand sets occupancy standards of no more than two residents per bedroom.

Sand is an active participant in the Crime Free Multi-Housing (CFMH) program wherever available. If it is not available in a community, Sand still follows the programs guidelines.

The CFMH program assists in keeping rental property free from crime and drugs allowing the residents a safe place to live. The program is a three step program that rental managers must comply with. The certification is renewed every year.

- **Phase 1:** An eight hour training session for managers and maintenance staff educating them on drugs, gangs, applicant screening, the program, leases and evictions.
- **Phase 2:** The security phase requires apartments to install the following security features, which are checked every year by the Crime Free Coordinator. Deadbolt locks on all exterior and unit doors, 180° peepholes on unit entry doors, anti-lift and anti-slide devices on windows and patio doors, adequate security lighting, visible addresses posted on each building, high security strike plates on wood frame doors and landscaping that provides visual sight lines.
- **Phase 3:** This phase requires the manager to hold a meeting for the residents to educate them on the CFMH program. This is also a time for residents to ask questions about the program to the Crime Free Coordinator.

The CFMH program also requires managers to use the Crime Free/Drug Free lease addendum. This addendum states that the renter will not engage in drug related illegal activity on or near the property. The renter also agrees not to engage in any acts of violence or threats of violence or crime in general. If the renter does engage in any drug or criminal activity, their lease may be terminated.

Under the Crime Free/Drug Free lease addendum, it is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of the violation shall not require a criminal conviction.

Smoke-Free for a Healthier Living Environment

All of Sand's properties are smoke-free. Air filtration and ventilation systems do not eliminate the health hazards caused by secondhand smoke. Tobacco smoke from one unit may seep through the walls, open windows, beneath doors or be circulated by a shared ventilation system or otherwise enter the living space of another resident. In addition to the negative health

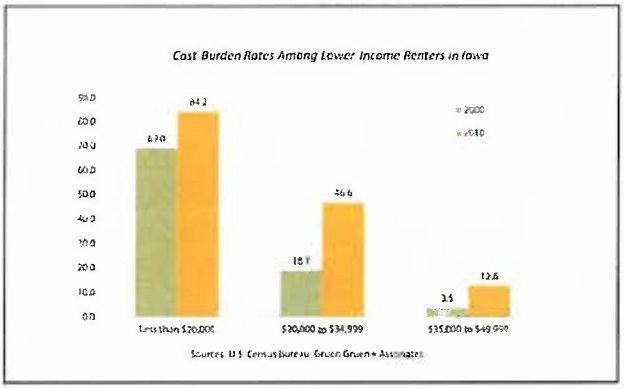
effects, smoking significantly increases fire hazard and increases cleaning and maintenance costs for the property.

The proposed development will implement and enforce a no-smoking policy for the entire buildings and grounds. All residents will sign a smoke-free lease addendum which prohibits smoking and specifies that it is a violation of the lease. The no-smoking restriction applies to all owners, managers, residents, guests and servicepersons.

Need for Work-Force Housing

For nearly 17% of renters in the Northeast portion of Iowa, including Bremer County and Waverly, they are cost-burden, which is a 5% increase from 2000. Cost burden means that housing consumes 30% or more of their household income. This can mean inadequate spending on other basic needs like food and medicine. Saving for education or emergencies often becomes impossible for working families.

A housing study by Iowa Finance Authority found that regions with the oldest housing inventory tended to be those with the largest declines in population, labor force and employment. The Northeast region's housing stock consists of 30.3% built prior to 1939 and 91.4% built prior to 2000. This region is one of the highest regions in the state in terms of having an older housing inventory and could negatively impact future growth. Bremer Court Apartments would bring new apartment homes into the community and could drive future growth of the community.



Housing and Local Economic Development

According to research by the Center for Housing Policy and MacArthur Foundation, the benefits of workforce housing extends beyond its residents. The research demonstrates that the development of housing increases spending and employment in the surrounding economy, acts as an important source of revenue for local governments and reduces the likelihood of foreclosure and its associated costs.

Without a sufficient housing supply, employers and their regional economies can be at a competitive disadvantage because of their subsequent difficulty attracting and retaining workers. The availability of affordable housing near jobs has been recognized by both employers and workers as an important asset. Although housing is not as significant a consideration for business location as labor costs or highway access, it ranks behind only crime rate and healthcare facilities among all "quality of life" factors and ahead of factors like the quality of public schools, climate and recreational and cultural opportunities.

With over 240,000 people within a 45 minute commute of Waverly and a lot of the workforce traveling to Waverly, having local housing choices for employees can be a key to attracting businesses. According to Maxfield Research's Comprehensive Housing Needs Analysis for the City of Waverly from August 2014, "Waverly is the top home destination for workers in the City with a 26.2% share, while nearly 74% of Waverly's workers reside outside the City, with most commuting from Waterloo (7.2%), Cedar Falls (6.1%), and Tripoli (2.1%) for employment. Roughly 4,766 workers come into Waverly for work (inflow) while 2,558 leave (outflow) and 1,694 both live and work in Waverly. In 2011, Waverly experienced net job inflow of 2,208 workers." Bremer Court will bring 48 additional homes to Waverly that keeps current residents in the community and gives Waverly employees the ability to live and work in Waverly. It is only logical that employees factor in commuting costs and time into job decisions. Employers are well aware that employees traveling further distances to work each day will demand higher wages to off-set commuting costs as compared to jobs closer to home. So having housing opportunities locally, is a significant benefit to local employers.

City of Waverly's Comprehensive Plan

According to Waverly's Comprehensive Plan, housing is an integral component to a city's landscape which the housing goals demonstrate. The City's housing goals are to provide diversity in type, density, and location of housing, improve the appearance and vitality of existing neighborhoods, and provide decent and affordable housing for present and future populations while preserving existing residential areas.

In a 2010 survey by Waverly residents, the second highest housing issue was the lack of affordable rental housing related to gross income. "In 2010, the median family income for Bremer County was $45,800, which breaks down to $3,800 per month. For Waverly, the average family should be spending approximately $1,140 or less per month on housing costs, which includes insurance, association fees and utilities." It is important to note that many residents are unable to afford decent housing in Waverly, have moved out of the community to the unincorporated areas or nearby communities.

As a growing community, Waverly has great opportunity to provide housing to meet the needs and life-cycle housing choices of all its current and future residents. Lifecycle housing refers to the mix of housing types that meet the housing demands of individuals and families throughout their lives, such as single-family detached homes, townhomes, condominiums, apartments and senior housing.

Local Participation – A Key to Funding

The proposed development will help the City accomplish many of its housing goals in its Comprehensive Plan.

As mentioned before, funding for these projects is highly competitive and it takes an experienced developer to navigate the complex application process and a willingness locally to participate in the development. This is a great opportunity for the City to meet its housing goals to provide safe and decent housing for present and future residents, as well as, bring new housing into the area to drive growth.

The main funding source for the project will be federal housing tax credits which are allocated annually by IFA. This national housing program started in 1987 and has been one of

the most successful housing programs in the United States as it promotes private development of affordable housing versus public ownership and management.

The application for the next annual funding round is due to IFA on December 7, 2015. Because of the program's great success, particularly developing high-quality housing, getting an allocation of tax credits for a project is extremely competitive. The application weighs heavily on local participation as this allows more State and Federal dollars to fund more projects. Without significant local participation, an application has an extremely low chance of being funded. With local participation, the Waverly application will be very competitive.

Local participation from a city can be in the form of financial contributions to flexibility in development standards along with letters of support. Naturally, the more the city is able to participate, the higher the project will score on the tax credit application. Some examples of assistance include tax increment financing, tax abatement, low interest loans, waiver of fees or assessments, and land donations.

Bremer Court Apartments is requesting $300,000 over ten years ($30,000 annually) from the City of Waverly in tax abatement. The project is expected to generate $65,000 per year in real estate taxes. Tax abatement is a way for the City to support this project without providing upfront cash as it supports the project through real estate tax rebates over 10 years. The project cost is approximately $9,500,000 and will provide a significant capital investment in the community and drive future growth.

As a summary to local participation, the City currently has a great opportunity with this proposed project. A large percentage of the needed local participation is already being covered by the Workforce Housing Tax Credits which is not guaranteed in the future. Many cities are challenged to meet their housing goals because funding is so competitive. In this case, the opportunity is currently there for the City to show its effort in meeting its goals.

Conclusion

The proposed multifamily development provides a number benefits to the City of Waverly including:

- Redevelops an older rental property.
- Accomplishes housing goals and follows policies outlined in Waverly's Comprehensive Plan.
- Assists the City in meeting its housing goals.
- Positive economic benefits with future real estate taxes.
- Additional housing will provide benefits to current and future employers.
- If funding is approved from IFA, significant State and Federal dollars will be allocated to the project which will directly benefit the City that would otherwise go to another Iowa community.

Although the process for this project may seem to be moving fast, this is very typical of projects of this type. Funding cycles are limited each year and the window of opportunity can be small. Since this project has already been awarded significant funding from Workforce Housing

Tax Credits, the opportunity with this development is particularly suitable to move forward. Similar projects in the future may require more City participation.

Thank you for your consideration!

Attachments for References

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October 14, 2015

Richard Dane
Eagle Financial Group, LLC
1700 W. Bremer Avenue
Waverly, IA 50677

Re: Trip Generation Projections – 1700 W Bremer Avenue

Dear Mr. Richard Dane:

This letter reviews the potential weekday traffic impacts from a proposed 48-unit multifamily building located along Bremer Avenue within the City of Waverly, Iowa. This review compares the proposed development to the estimated trip generations listed in the 9th Edition of the ITE Trip Generation Handbook and the observed existing peak hour traffic counts adjacent to the proposed development site.

Site Description/Assumption

1. Project location - 1700 W. Bremer Avenue
2. 48 Multifamily units (mix of market rate and affordable)
3. Location in proximity to Wartburg College
4. Assumed 118 residents (1.5 people per single bedroom unit, 2.5 people per two bedroom unit, 3 people per 3 bedroom unit, and 4 people per four bedroom unit)
5. 92 Total vehicles (1 per proposed parking space)

9th Edition of the ITE Trip Generation Handbook

The handbook calculates the average vehicle trips per unit, per person, or per vehicle. For the purposes of this analysis Vierbicher reviewed the average of the three approaches. According to the 9th Edition of the ITE Trip Generation handbook the average peak hour traffic for a 48-unit multifamily building would be approximately 44 vehicles. This approach uses a single standard for all multifamily unit types and does not take into account the variation between different types of multifamily properties and location. Vierbicher believes the calculated 44 peak hour vehicle trips is higher than would be experienced due to the proximity to the Wartburg College campus and other amenities.

Site Observation Results (October 5, 2015)

The applicant provided a study of observed weekday peak hour traffic counts for different land uses along Bremer Avenue. The specific location and observation times are as follows:

1. Bremer Avenue (6:00am-9:00am, 3:00pm-6:00pm)
2. The exit from the adjacent single family subdivision (6:00am-9:00am, 3:00pm-6:00pm)
3. Casey's Convenience Store (7:00am-9:00am, 3:00pm-5:00pm)
4. The adjacent daycare facility (6:00am-9:00am, 3:00pm-6:00pm)
5. Westgate Apartments (32 Units) (6:00am-9:00am, 3:00pm-6:00pm)

The table below illustrates the findings:

WESTGATE MANOR Apts

	Bremer Av Map ID			Daycare Map ID 4	Westgate Apts Map ID 5
Peak Hour Am	7:30-8:30 718 Trips	8:00-9:00 36 Trips	7:30-8:30 137 Trips	7:15-8:15 79 Trips	7:30-8:30 13 Trips
Peak Hour PM	3:00-4:00 788 Trips	3:00-4:00 38 Trips	3:00-4:00 148 Trips	4:14-5:15 & 4:30-5:30 72 Trips	3:00-4:00 15 Trips

Vierbicher notes the residential uses had lower peak hour trips. This is a result of leaving or entering an original destination; whereas, the convenience store and the daycare are intermediate destinations requiring both an entering and existing vehicle movement. The Westgate Apartments is most similar to the proposed project in product type and unit count. The observation results indicated 13 vehicle trips during a peak hour from 7:30-8:30am (0.40 per dwelling unit) and 15 vehicle trips during a peak hour from 3:00-4:00pm (0.46 per dwelling unit). An extrapolation of these results to the proposed 48-unit development would result in approximately 18-22 vehicle trips during the morning peak hour and 20-24 during the evening peak hour.

The results indicate the proposed project would increase in the existing observed peak haur traffic counts along Bremer Avenue by 2.5-3.0%.

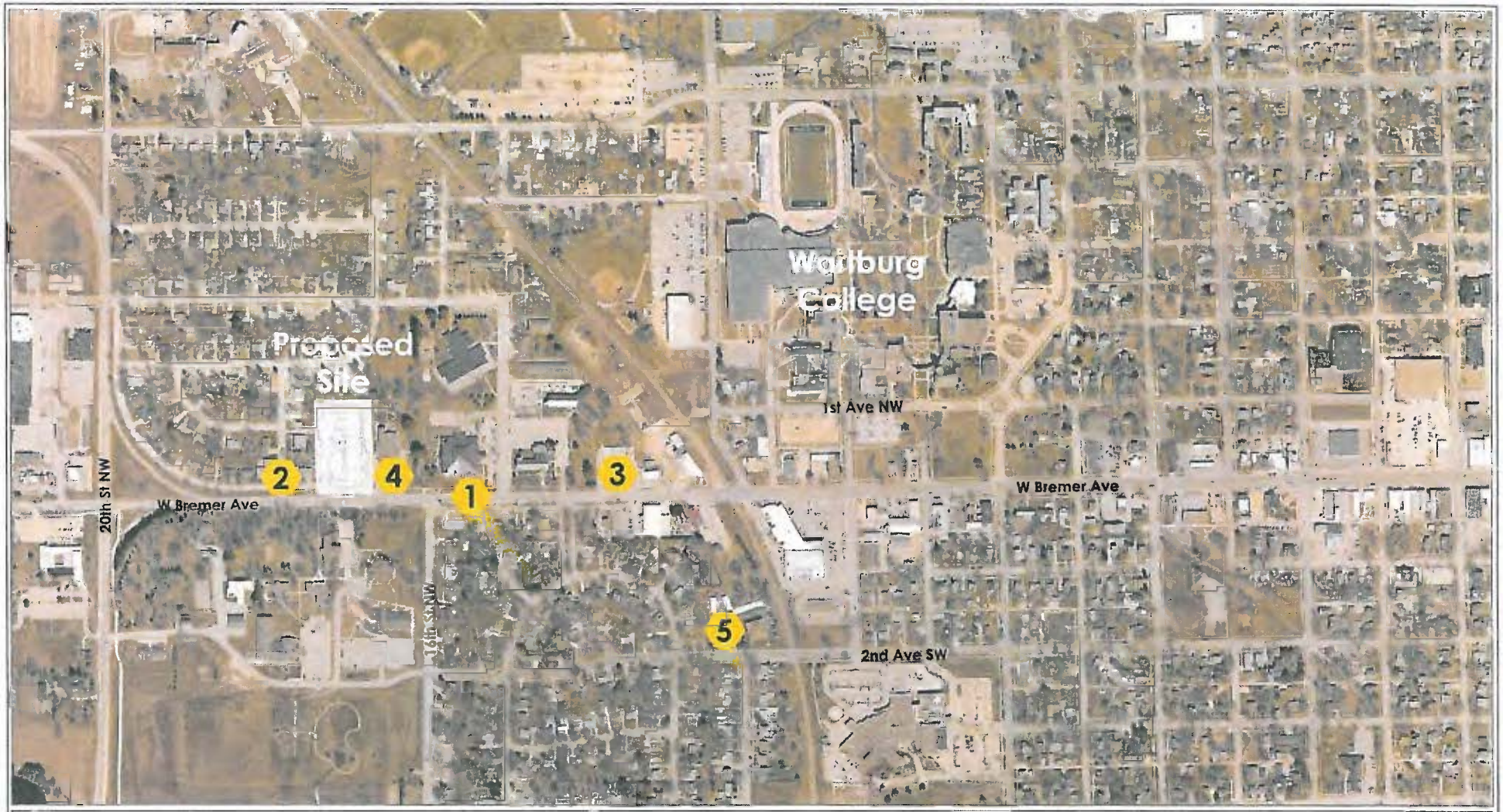
If you have any questions on the above analysis please contact Daniel Lindstrom at 608-821-3967 / dlin@vierbicher.com.

Sincerely,

Daniel J Lindstrom, AICP

Attachments

CC: Tom Sather, TW Sather Company.



Date Created: October 10, 2015

Peak Hour AM	7:30-8:30 718 Trips	8:00-9:00 36 Trips	7:30-8:30 137 Trips	7:15-8:15 79 Trips	7:30-8:30 13 Trips
Peak Hour PM	3:00-4:00 788 Trips	3:00-4:00 38 Trips	3:00-4:00 148 Trips	4:14-5:15 & 4:30-5:30 72 Trips	3:00-4:00 15 Trips

Trip Generation Analysis

TW Sather Company

vierbicher
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

LIHTC Database Access: HTML Output

HUD ID Number:	Project Name:	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
IAA2006125	ARMSTRONG APTS	721 S 2ND ST	CLINTON	IA	52732	16	16
IAA2006130	SIEG IRON LOFTS	320 E 4TH ST	DAVENPORT	IA	52801	53	37
IAA2006135	SALISBURY COURT	1831 NASH BLVD	COUNCIL BLUFFS	IA	51501	18	18
IAA2006140	ANTLERS	1703 HILL AVE	SPIRIT LAKE	IA	51360	14	16
IAA2006145	STONE RIDGE TOWNHOMES	305 FAIR MEADOW DR	WEBSTER CITY	IA	50595	42	42
IAA2005020	CLINTON BLOCK	419 S 2ND ST	CLINTON	IA	52732	19	19
IAA2005030	COBBLESTONE TERRACE	1102 W 12TH ST	DAVENPORT	IA	52804	10	10
IAA2005035	LAKE PLAZA, PHASE I	20 N 4TH ST	CLEAR LAKE	IA	50428	23	23
IAA2005040	MARYCREST SENIOR CAMPUS, PHASE II	1607 W 12TH ST	DAVENPORT	IA	52804	51	51
IAA2005045	MARYCREST SENIOR CAMPUS, PHASE III	1607 W 12TH ST	DAVENPORT	IA	52804	31	31
IAA2005050	PARK RUN	1701 IOWA DR	LE CLAIRE	IA	52753	36	35
IAA2005055	PRAIRIE TOWNHOMES	910 LOCUST ST	OTTUMWA	IA	52501	19	19
IAA2005060	REM CARES TOWNHOMES	300 7TH ST NE	MOUNT VERNON	IA	52314	18	18
IAA2005065	ROOSEVELT SENIOR RESIDENCES	200 E ARLINGTON ST	WATERLOO	IA	50703	21	21
IAA2005070	2701 12TH AVE SW	2701 12TH AVE SW	CEDAR RAPIDS	IA	52404	20	20
IAA2005075	ROSE OF AMES	1315 COCONINO RD	AMES	IA	50014	56	56
IAA2005080	ROSE OF DES MOINES	1330 19TH ST	DES MOINES	IA	50314	52	52
IAA2005090	VERA FRENCH TERRACE	227 E 37TH ST	DAVENPORT	IA	52806	10	10
IAA2005095	WESTOWN APTS	122 W MAIN ST	MARSHALLTOWN	IA	50158	36	36
IAA2005100	PARKSIDE EAST APTS, PHASE IV	3560 E DOUGLAS AVE	DES MOINES	IA	50317	30	30
IAA2005105	WINDFIELD WEST APTS, PHASE III	125 SE WINDFIELD PKWY	WAUKEE	IA	50263	24	24
IAA2006005	UPPER MAIN REVITALIZATION PROJECT	1052 MAIN ST	DUBUQUE	IA	52001	30	30
IAA2006010	CEDAR PARK APTS	1816 LOGAN ST	MUSCATINE	IA	52761	72	72
IAA2006015	HOTEL IOWA	401 MAIN ST	KEOKUK	IA	52632	48	48
IAA2006020	EAST SQUARE VILLAGE	333 E GRAND AVE	DES MOINES	IA	50309	115	51
IAA0000005	102 KANSAS AVE NW	102 KANSAS AVE NW	ORANGE CITY	IA	51041	12	12

IAA0000010	1613 S 13TH ST	1613 S 13TH ST	COUNCIL BLUFFS	IA	51501	3	3
IAA0000015	19 N OHIO AVE	19 N OHIO AVE	MASON CITY	IA	50401	1	1
IAA0000020	704 14TH AVE N	704 14TH AVE N	FORT DODGE	IA	50501	6	3
IAA0000025	83 GLENVIEW DR	83 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA0000030	1598 LINDEN ST	1598 LINDEN ST	GRANGER	IA	50109	12	12
IAA0000035	CLEARVIEW MANOR APTS	1515 WALL ST	WEBSTER CITY	IA	50595	24	24
IAA0000040	GRINNELL PARK APTS		GRINNELL	IA	50112	24	24
IAA0000045	NORTH LIBERTY PARK APTS	245 SUGAR CREEK LN	NORTH LIBERTY	IA	52317	24	24
IAA0000050	SPRING HILLS APTS	1310 6TH AVE	WELLMAN	IA	52356	4	4
IAA1987005	1904 7TH AVE	1904 7TH AVE	COUNCIL BLUFFS	IA	51501	1	1
IAA1987010	2434 4TH AVE	2434 4TH AVE	COUNCIL BLUFFS	IA	51501	2	2
IAA1987015	320 STUTSMAN ST	320 STUTSMAN ST	COUNCIL BLUFFS	IA	51503	1	1
IAA1987020	765 AVENUE D	765 AVENUE D	COUNCIL BLUFFS	IA	51503	1	1
IAA1987025	ARAPAHOE VILLAGE APTS	2104 JACKSON AVE	SPIRIT LAKE	IA	51360	16	16
IAA1987030	CANDLERIDGE OF INDIANOLA	1101 E IOWA AVE	INDIANOLA	IA	50125	22	22
IAA1987035	DENVER APTS	201 DONNA ST	DENVER	IA	50622	24	24
IAA1987040	GRANMEADOW VILLIAGE APTS	1014 SHAGBARK DR	NEVADA	IA	50201	16	16
IAA1987045	NW APTS	511 E 19TH ST	SPENCER	IA	51301	36	36
IAA1987050	NW APTS	611 E 19TH ST	SPENCER	IA	51301	52	52
IAA1987055	PYRAMID PROPERTIES	708 MAIDEN LN	DECORAH	IA	52101	7	6
IAA1988005	112 E DOUGLAS AVE	112 E DOUGLAS AVE	DES MOINES	IA	50313	1	1
IAA1988010	1279 PARK AVE		COUNCIL BLUFFS	IA	51503	5	4
IAA1988015	1331 MORTON AVE	1331 MORTON AVE	DES MOINES	IA	50316	1	1
IAA1988020	1613 DES MOINES ST	1613 DES MOINES ST	DES MOINES	IA	50316	2	2
IAA1988025	2605 WHITE ST	2605 WHITE ST	DUBUQUE	IA	52001	2	2
IAA1988030	38 E GRAY ST	38 E GRAY ST	DES MOINES	IA	50315	1	1
IAA1988035	605 N 40TH ST	605 N 40TH ST	COUNCIL BLUFFS	IA	51501	2	2
IAA1988040	609 N 40TH ST	609 N 40TH ST	COUNCIL BLUFFS	IA	51501	2	
IAA1988045	613 N 40TH ST	613 N 40TH ST	COUNCIL BLUFFS	IA	51501	2	2
IAA1988050	701 N 5TH ST	701 N 5TH ST	MISSOURI VALLEY	IA	51555	2	2
IAA1988055	BOONE PARK APTS	1127 S LINN ST	BOONE	IA	50036	24	24
IAA1988060	BUSSEY PARK APTS	309 MARION ST	BUSSEY	IA	50044	10	10
IAA1988065	CANDLERIDGE APTS OF BOONE	1012 PARKWAY DR	BOONE	IA	50036	8	8
IAA1988070	ENGLEWOOD VILLAGE	101 E LANGDON	MOUNT	IA	52641	24	24

	APTS	ST	PLEASANT				
IAA1988075	INDIANOLA PARK APTS, PHASE II	1409 E IOWA AVE	INDIANOLA	IA	50125	24	24
IAA1988080	KNOXVILLE PARK APTS	1301 GEBHARDT ST	KNOXVILLE	IA	50138	24	24
IAA1988085	LANTERN PARK APTS	207 E BUCHANAN AVE	FAIRFIELD	IA	52556	24	24
IAA1988090	MELCHER PARK APTS	108 SE 4TH ST	MELCHER DALLAS	IA	50062	18	18
IAA1988095	1425 N 11TH AVE E	1425 N 11TH AVE E	NEWTON	IA	50208	24	24
IAA1988100	PLEASANTVILLE PARK APTS	200 N COLUMBUS ST	PLEASANTVILLE	IA	50225	8	8
IAA1988105	VALLEY VIEW VILLAGE	206 WANSINK AVE	SHELDON	IA	51201	23	23
IAA1988110	VILLA GARDEN APTS	201A E BUCHANAN AVE	FAIRFIELD	IA	52556	24	24
IAA1989005	1303 22ND ST	1303 22ND ST	DES MOINES	IA	50311	2	2
IAA1989015	1805 8TH ST	1805 8TH ST	DES MOINES	IA	50314	1	1
IAA1989020	2010 W 4TH AVE	2010 W 4TH AVE	INDIANOLA	IA	50125	81	81
IAA1989025	210 13TH AVE	210 13TH AVE	COUNCIL BLUFFS	IA	51503	82	82
IAA1989030	2107 27TH ST	2107 27TH ST	DES MOINES	IA	50310	2	2
IAA1989035	2348 DEAN AVE	2348 DEAN AVE	DES MOINES	IA	50317	6	5
IAA1989040	2420 E 37TH CT	2420 E 37TH CT	DES MOINES	IA	50317	1	1
IAA1989045	2600 KINGMAN BLVD	2600 KINGMAN BLVD	DES MOINES	IA	50311	19	19
IAA1989050	27 GLENVIEW DR	27 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989055	2719 2ND AVE	2719 2ND AVE	COUNCIL BLUFFS	IA	51501	2	2
IAA1989060	28 GLENVIEW DR	28 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989065	31 GLENVIEW DR	31 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989070	3117 E WASHINGTON AVE	3117 E WASHINGTON AVE	DES MOINES	IA	50317	1	1
IAA1989075	3407 11TH AVE	3407 11TH AVE	COUNCIL BLUFFS	IA	51501	4	4
IAA1989080	36 GLENVIEW DR	36 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989085	3708 SE 14TH ST	3708 SE 14TH ST	DES MOINES	IA	50320	72	72
IAA1989090	4122 AVENUE C	4122 AVENUE C	COUNCIL BLUFFS	IA	51501	2	2
IAA1989095	4123 AVENUE C	4123 AVENUE C	COUNCIL BLUFFS	IA	51501	4	4
IAA1989100	4128 AVENUE C	4128 AVENUE C	COUNCIL BLUFFS	IA	51501	2	2
IAA1989105	4134 AVENUE C	4134 AVENUE C	COUNCIL BLUFFS	IA	51501	2	2
IAA1989110	44 GLENVIEW DR	44 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989115	59 GLENVIEW DR	59 GLENVIEW DR	COUNCIL BLUFFS	IA	51501	2	2
IAA1989120	697 18TH ST	697 18TH ST	DES MOINES	IA	50314	1	1
IAA1989125	810 S R ST	810 S R ST	INDIANOLA	IA	50125	60	60
IAA1989130	BLUFFS TOWERS APTS	32 PEARL ST	COUNCIL BLUFFS	IA	51503	70	70

IAA1989135	CARLISLE PARK APTS, PHASE II	1225 HARDIN DR	CARLISLE	IA	50047	24	24
IAA1989140	COLFAX PARK APTS		COLFAX	IA	50054	24	24
IAA1989145	FT MADISON PARK APTS	1125A 48TH ST	FORT MADISON	IA	52627	22	22
IAA1989150	GARNER VILLAGE APTS	355 W 12TH ST	GARNER	IA	50438	24	24
IAA1989155	GREENFIELD PARK APTS	503 SE 6TH ST	GREENFIELD	IA	50849	24	24
IAA1989160	LANTERN GROVE APTS	1603 COLLINS ST	WEBSTER CITY	IA	50595	24	24
IAA1989165	LANTERN GROVE APTS	1603 N 6TH AVE	WASHINGTON	IA	52353	20	20
IAA1989175	OSKALOOSA PARK APTS	1210 S F ST	OSKALOOSA	IA	52577	22	22
IAA1989180	ROBIN MANOR APTS	2103 W 4TH AVE	INDIANOLA	IA	50125	72	72
IAA1990005	1211 E 36TH CT	1211 E 36TH CT	DES MOINES	IA	50317	1	1
IAA1990010	1618 OAKLAND AVE	1618 OAKLAND AVE	DES MOINES	IA	50314	4	4
IAA1990015	3205 12TH AVE	3205 12TH AVE	COUNCIL BLUFFS	IA	51501	12	12
IAA1990020	1513 DES MOINES ST	1513 DES MOINES ST	DES MOINES	IA	50316	3	3
IAA1990025	625 14TH AVE N	625 14TH AVE N	CLEAR LAKE	IA	50428	24	24
IAA1990030	BUENA VISTA APTS	325 10TH ST	JESUP	IA	50648	8	8
IAA1990035	1234 N 4TH AVE W	1234 N 4TH AVE W	NEWTON	IA	50208	23	23
IAA1990040	COLUMBIA TOWNHOUSES		BURLINGTON	IA	52601	56	56
IAA1990045	COLUMBUS JCT PARK APTS		COLUMBUS JUNCTION	IA	52738	24	24
IAA1990050	COUNTRY HILL APTS		CEDAR RAPIDS	IA	52402	179	179
IAA1990055	DON DUPREE	825 EASTVIEW DR	CENTER POINT	IA	52213	24	24
IAA1990060	DYERSVILLE PARK APTS	1101 8TH ST SE	DYERSVILLE	IA	52040	4	4
IAA1990065	ELMCREST APTS	423 E PHILIP ST	DES MOINES	IA	50315	78	78
IAA1990070	GRIMES PARK APTS	240 S JAMES ST	GRIMES	IA	50111	16	16
IAA1990075	HOLAHAS APT	121 W TILDEN ST	POSTVILLE	IA	52162	6	6
IAA1990080	MALER'S & SCHMIDT APTS	1571 BLUFF ST	DUBUQUE	IA	52001	10	10
IAA1990085	MARTHA'S HAAS	2217 QUEEN ST	DUBUQUE	IA	52001	19	10
IAA1990090	N ENGLISH PARK APTS	320 W LAKEVIEW ST	NORTH ENGLISH	IA	52316	8	8
IAA1990095	SUMMERWOOD APTS	5280 DAKOTA DR	WEST DES MOINES	IA	50265	86	86
IAA1990100	VIKING VILLAGE APTS	910 FAIRVIEW ST	STORY CITY	IA	50248	24	24
IAA1991005	105 LUDLAND DR	105 LUDLAND DR	MANCHESTER	IA	52057	8	8
IAA1991015	201 E LIVINGSTON AVE	201 E LIVINGSTON AVE	DES MOINES	IA	50315	1	1
IAA1991020	5560 6TH ST SW	5560 6TH ST SW	CEDAR RAPIDS	IA	52404	46	46

IAA1991025	601 E GRANGER AVE	601 E GRANGER AVE	DES MOINES	IA	50315	2	2
IAA1991030	614 BROWN ST	614 BROWN ST	RUNNELLS	IA	50237	15	15
IAA1991035	ASHBROOKE APTS, PHASE I	321 NE DELAWARE AVE	ANKENY	IA	50021	12	12
IAA1991040	BAXTER PARK APTS	200 W STATE ST	BAXTER	IA	50028	16	16
IAA1991045	BEACAM APTS	1423 S 6TH ST	STUART	IA	50250		
IAA1991050	CANDLEBRIDGE APTS-PERRY	916 18TH ST	PERRY	IA	50220	23	23
IAA1991055	CHARLES CITY IHA APTS	607 11TH ST	CHARLES CITY	IA	50616	21	21
IAA1991060	206 12TH AVE NE	206 12TH AVE NE	HAMPTON	IA	50441	24	24
IAA1991065	HOLSTEIN PARK APT	404 MUELLER ST	HOLSTEIN	IA	51025	16	16
IAA1991070	INDIANHEAD APTS		TOLEDO	IA	52342	24	24
IAA1991075	KELLEY APTS	2815 S 12TH ST	COUNCIL BLUFFS	IA	51501	2	2
IAA1991080	KENWOOD APTS	530 E KENYON AVE	DES MOINES	IA	50315	36	36
IAA1991085	MANCHESTER PARK APTS	108 LUDLAND DR	MANCHESTER	IA	52057	20	20
IAA1991090	NORWALK PARK APTS	928 E 17TH ST	NORWALK	IA	50211	16	16
IAA1991095	704 GEORGIA AVE SW	704 GEORGIA AVE SW	ORANGE CITY	IA	51041	32	32
IAA1991100	REGENCY VILLA-CARROLL	741 GRANADA RD	CARROLL	IA	51401	20	20
IAA1991105	ROSEWOOD APTS	221 E MCKINLEY AVE	DES MOINES	IA	50315	48	48
IAA1991110	SPRING HILL APTS	1316 6TH AVE	WELLMAN	IA	52356	4	4
IAA1991115	UNION PLACE	5201 S UNION ST	DES MOINES	IA	50315	24	24
IAA1991120	906 9TH AVE N	906 9TH AVE N	NORTHWOOD	IA	50459	48	48
IAA1991125	WILEY APTS		CEDAR RAPIDS	IA	52404	120	120
IAA1992005	6TH & HICKMAN APTS	603 ALLISON AVE	DES MOINES	IA	50314	47	47
IAA1992015	ASHTON SQUARE APTS	500 ASHTON PL NE	CEDAR RAPIDS	IA	52402	96	96
IAA1992020	CANDLERIDGE APTS		BONDURANT	IA	50035	23	23
IAA1992025	COLLEGE SQUARE VILLAGE	1207 MAPLEWOOD DR	CEDAR FALLS	IA	50613	60	60
IAA1992030	CORAL RIDGE APTS	2220 10TH ST	CORALVILLE	IA	52241	30	30
IAA1992035	CORAL RIDGE APTS	2242 10TH ST	CORALVILLE	IA	52241	72	72
IAA1992040	COUNTRY HOME BUILDERS APTS	210 N STATE ST	EMMETSBURG	IA	50536	16	16
IAA1992045	COURTLAND APTS	321 E 7TH ST	DAVENPORT	IA	52803	36	36
IAA1992050	CRESTON PARK APTS	1503 N LINCOLN ST	CRESTON	IA	50801	24	24
IAA1992055	CRESTVIEW APTS, PHASE I	504 E DAWN ST	LE GRAND	IA	50142	8	8
IAA1992060	DUPLEX #1	12 E KENYON AVE	DES MOINES	IA	50315	2	2

IAA1992065	DUPLEX #2	18 E KENYON AVE	DES MOINES	IA	50315	2	2
IAA1992070	EAST RIDGE APTS	1431 E 40TH ST	DES MOINES	IA	50317	4	4
IAA1992075	EASTGATE APTS	109 S IOWA ST	LAKE MILLS	IA	50450	24	24
IAA1992080	FAIRVIEW VILLAGE APTS	704 E 18TH ST	CARROLL	IA	51401	20	20
IAA1992085	GLENVIEW PROJECT	4001 AVENUE G	COUNCIL BLUFFS	IA	51501	8	8
IAA1992090	HARTLEY APTS	711 1ST ST NE	HARTLEY	IA	51346	8	8
IAA1992095	104 1ST AVE E	104 1ST AVE E	NEWTON	IA	50208	15	15
IAA1992100	KENWOOD APTS	5201 SE 5TH ST	DES MOINES	IA	50315	4	4
IAA1992105	LENOX PARK APTS	601 E OHIO ST	LENOX	IA	50851	16	16
IAA1992110	M PETER HART, PHASE I	212 N STATE ST	EMMETSBURG	IA	50536	16	16
IAA1992115	MONTROSE SENIOR APTS	900 SPRUCE ST	MONTROSE	IA	52639	16	16
IAA1992120	NORTH PARK PLACE APTS	1315 9TH ST	DES MOINES	IA	50314	12	12
IAA1992125	NORTH VIEW APTS		CLINTON	IA	52732	7	7
IAA1992130	OSCEOLA ESTATES	621 E AYERS ST	OSCEOLA	IA	50213	24	24
IAA1992135	PRAIRIE VIEW APTS	2330 PRAIRIE VW W	AMES	IA	50010	68	68
IAA1992140	PRAIRIE VIEW WEST	2001 PRAIRIE VW W	AMES	IA	50010	6	6
IAA1992145	ROCK ISLAND APTS	844 12TH AVE	MANSON	IA	50563	8	8
IAA1992150	117 RAILROAD ST	117 RAILROAD ST	FAIRFAX	IA	52228	8	8
IAA1992155	SIOUX CITY APTS	2807 LINCOLN WAY	SIOUX CITY	IA	51106	72	72
IAA1992165	STEWART PARK APTS	1401 CAPITOL AVE	DES MOINES	IA	50316	18	18
IAA1992170	201 16TH AVE NW	201 16TH AVE NW	INDEPENDENCE	IA	50644	16	16
IAA1992175	WAVERLY IHA APTS	909 6TH ST NW	WAVERLY	IA	50677	16	16
IAA1992180	WEBB APTS		OKOBOJI	IA	51355	8	8
IAA1992185	WINTERSET PARK APTS	1105 N 8TH AVE	WINTERSET	IA	50273	24	24
IAA1993005	13TH & FOREST SINGLE FAMILY HSG, PHASE I	1312 13TH ST	DES MOINES	IA	50314	10	10
IAA1993010	ANKENY PARTNERS	401 NE DELAWARE AVE	ANKENY	IA	50021	60	54
IAA1993015	CANDLERIDGE APTS OF WAUKEE	200 LAUREL ST	WAUKEE	IA	50263	23	23
IAA1993020	CLARION IHA APTS	601 2ND ST SE	CLARION	IA	50525	24	24
IAA1993025	COURTYARDS, PHASES I, II, III & EDGEH	3831 BRIDGE AVE	DAVENPORT	IA	52807	144	144
IAA1993030	CRESTVIEW APTS, PHASE II	504 E DAWN ST	LE GRAND	IA	50142	8	8
IAA1993035	DAKOTA APTS	502 DAKOTA ST	GLIDDEN	IA	51443	12	12
IAA1993040	DARA INVESTMENT	3213 12TH AVE	COUNCIL BLUFFS	IA	51501	16	16

IAA1993050	GARDEN GLEN APTS & HILLSIDE A	202 N BLUFF BLVD	CLINTON	IA	52732	112	112
IAA1993055	GRINNELL ESTATES	2020 WEST ST	GRINNELL	IA	50112	24	24
IAA1993060	HARLAN HOUSE APTS	122 N JEFFERSON ST	MOUNT PLEASANT	IA	52641	23	23
IAA1993065	IOWA CITY VILLA GARDEN APTS	861 CROSS PARK AVE	IOWA CITY	IA	52240	48	48
IAA1993070	JERSEY RIDGE APTS	5600 JERSEY RIDGE RD	DAVENPORT	IA	52807	100	100
IAA1993075	LAKE PLAZA APTS	110 WESTVIEW DR	LAKE CITY	IA	51449	16	16
IAA1993080	LORAS BLVD & MAIN STREET APTS	483 LORAS BLVD	DUBUQUE	IA	52001	16	16
IAA1993100	OSAGE IHA APTS	1020 N 10TH ST	OSAGE	IA	50461	16	16
IAA1993105	PRAIRIE CITY APTS	601 S MAIN ST	PRAIRIE CITY	IA	50228	16	16
IAA1993110	STEWART PARK APTS		DES MOINES	IA	50316	10	10
IAA1993115	SUN PRAIRIE APTS	6017 VISTA DR	WEST DES MOINES	IA	50266	240	240
IAA1993120	TAMA IHA APTS	1301 SESAME DR	TAMA	IA	52339	24	24
IAA1993125	VALLEY VIEW APTS	1115 BUELL AVE	MC GREGOR	IA	52157	15	15
IAA1993130	WESTVIEW VILLAGE APTS	1250 WESTWOOD DR	JEFFERSON	IA	50129	11	11
IAA1994005	13TH & FOREST SINGLE FAMILY HSG, PHASE II	1316 13TH ST	DES MOINES	IA	50314	5	5
IAA1994010	APPLEWOOD SENIOR APTS	3125 PENNSYLVANIA AVE	DUBUQUE	IA	52001	47	47
IAA1994015	ARLINGTON HEIGHTS APTS	1805 ARLINGTON AVE	DES MOINES	IA	50314	36	36
IAA1994020	CV APTS	3430 QUEEN DR SW	CEDAR RAPIDS	IA	52404	96	96
IAA1994025	CANDLERIDGE APTS	2620 MCKINLEY ST	PERRY	IA	50220	24	24
IAA1994030	CLOVERIDGE APTS	858 8TH ST SE	ALTOONA	IA	50009	24	24
IAA1994035	CRESTVIEW APTS		MARSHALLTOWN	IA	50158	40	40
IAA1994040	CRESTVIEW OF PARKERSBURG	1208 FLORENCE ST	PARKERSBURG	IA	50665	20	20
IAA1994045	DELAWARE VILLAGE APTS, PHASE I		ANKENY	IA	50021	76	76
IAA1994050	DELAWARE VILLAGE APTS, PHASE II	907 SE DELAWARE AVE	ANKENY	IA	50021	76	76
IAA1994055	EAGLE GROVE APTS	300 S KIRKWOOD AVE	EAGLE GROVE	IA	50533	24	24
IAA1994060	EASTLAND PARK SR APTS	206 S FINN DR	ALGONA	IA	50511	24	24
IAA1994065	FENWAY MANOR	1636 HULL AVE	DES MOINES	IA	50313	120	120
IAA1994070	GLENWOOD HEIGHTS APTS	301 EBAUGH ST	GLENWOOD	IA	51534	42	42

IAA1994075	GRIMES PARK APTS, PHASE II	155 SW MAPLEWOOD DR	GRIMES	IA	50111	24	24
IAA1994080	HILLTOP APTS	454 N MILLER ST	LIME SPRINGS	IA	52155	15	15
IAA1994085	JERSEY RIDGE APTS, PHASE II	5600 JERSEY RIDGE RD	DAVENPORT	IA	52807	8	8
IAA1994090	JERSEY RIDGE APTS, PHASE III	5600 JERSEY RIDGE RD	DAVENPORT	IA	52807	18	18
IAA1994095	MARENGO PARK APTS	802 W PINE ST	MARENGO	IA	52301	24	24
IAA1994100	MEADOWBROOK APTS	508 S M ST	OSKALOOSA	IA	52577	16	16
IAA1994105	901 S 13TH AVE E	901 S 13TH AVE E	NEWTON	IA	50208	24	24
IAA1994115	SUNRISE VILLA APTS	524 SUNSET DR SW	LE MARS	IA	51031	24	24
IAA1994120	WEST UNION APTS	710 JEFFERSON ST	WEST UNION	IA	52175	24	24
IAA1994125	WHISPERING PINES APTS	905 NORTH ST	WILLIAMSBURG	IA	52361	24	24
IAA1994130	WILLOWBROOK APTS	925 JEFFRIES ST	CHEROKEE	IA	51012	24	24
IAA1995005	AGIN COURT	3305 AGIN CT NE	CEDAR RAPIDS	IA	52402	24	24
IAA1995010	APARTMENTS	243 W 11TH ST	DUBUQUE	IA	52001	10	10
IAA1995015	APPLEWOOD SENIOR APTS, PHASE II	3175 PENNSYLVANIA AVE	DUBUQUE	IA	52001	45	38
IAA1995020	BRIARWOOD APTS	1708 WILDCAT RD	HUMBOLDT	IA	50548	20	20
IAA1995025	CANDLERIDGE APTS OF WAUKEE, PHASE II	212 LAUREL ST	WAUKEE	IA	50263	23	23
IAA1995030	CENTENNIAL PLACE, PHASE I	720 8TH ST SE	ALTOONA	IA	50009	96	96
IAA1995035	CITY VIEW APTS		RED OAK	IA	51566	48	48
IAA1995040	COLLEGE SQUARE VILLAGE, PHASE II	1119 MAPLEWOOD DR	CEDAR FALLS	IA	50613	64	64
IAA1995045	COTTAGES OF PLEASANT HILL	5160 COTTAGE DR	PLEASANT HILL	IA	50327	60	60
IAA1995050	CUMMINS VILLAGE	1100 CUMMINS RD	DES MOINES	IA	50315	56	56
IAA2006025	WALDEN POINT	1200 4TH ST	DES MOINES	IA	50314	60	60
IAA2006030	HAMILTON KNOLLS	2304 DES MOINES ST	WEBSTER CITY	IA	50595	12	12
IAA2006035	EMERALD HILL APTS	1600 STELLER AVE	OTTUMWA	IA	52501	36	35
IAA1999095	WESTERN TRAILS APTS, PHASE II	3200 RENNER DR	COUNCIL BLUFFS	IA	51501	30	30
IAA1999100	WOODBURY PARK	425 S IRENE ST	SIOUX CITY	IA	51106	6	6
IAA1999105	WOODLAND HEIGHTS	1800 W 4TH ST N	NEWTON	IA	50208	54	54
IAA1999110	WOODRIDGE APTS	621 W ADAMS ST	WASHINGTON	IA	52353	24	24
IAA2000005	BROOKSIDE SENIOR HSG, PHASE II	3525 MARQUETTE ST	DAVENPORT	IA	52806	32	32
IAA2000010	400 13TH AVE NW	400 13TH AVE NW	OELWEIN	IA	50662	36	36

IAA2000015	CANDLE RIDGE APTS	1111 N 8TH AVE	WINTERSET	IA	50273	24	24
IAA2000020	CUMBERLAND HOUSE	2365 TECH DR	BETTENDORF	IA	52722	32	32
IAA2000025	DEER RIDGE APTS	6001 CRESTON AVE	DES MOINES	IA	50321	92	91
IAA2000035	1800 S 7TH AVE E	1800 S 7TH AVE E	NEWTON	IA	50208	48	24
IAA2000040	FT MADISON, PHASE IHA SENIOR HSG, PHASE II	2803 AVENUE A	FORT MADISON	IA	52627	24	24
IAA2000045	GATEWAY APTS	505 W LINCOLN ST	MONROE	IA	50170	24	12
IAA2000050	HURST APTS, PHASE I	227 S MAIN ST	MAQUOKETA	IA	52060	18	18
IAA2000055	IOWA CITY, PHASE IHA SENIOR HSG, PHASE I	1259 SHANNON DR	IOWA CITY	IA	52246	30	30
IAA2000060	IVY APTS	210 9TH ST N	HUMBOLDT	IA	50548	12	12
IAA2000065	LYN CIRCLE TOWNHOMES	1070 SE MAPLELEAF LN	WAUKEE	IA	50263	32	32
IAA2000070	MARSH PLACE	627 SYCAMORE ST	WATERLOO	IA	50703	25	25
IAA2000125	202 18TH AVE E	202 18TH AVE E	OSKALOOSA	IA	52577	30	30
IAA2000130	STARVIEW APTS	803 2ND ST	ONAWA	IA	51040	24	24
IAA2000135	TWIN OAKS MANOR		DENMARK	IA	52624	16	16
IAA2006040	HUBBELL TOWER	904 WALNUT ST	DES MOINES	IA	50309	73	72
IAA2006045	COURT AVE LOFTS	308 CT AVE	DES MOINES	IA	50309	51	26
IAA2006050	TOWN VIEW APTS	425 W 3RD ST	SIOUX CITY	IA	51103	32	32
IAA2006055	CENTENNIAL MANOR	441 W 3RD ST	SIOUX CITY	IA	51103	80	80
IAA2006060	CANTERBURY PARK APTS, PHASE II	955 SHERRYLYNN BLVD	PLEASANT HILL	IA	50327	49	49
IAA2006065	DEER RIDGE, PHASE IV	6009 CRESTON AVE	DES MOINES	IA	50321	60	60
IAA2006070	ASBURY MEADOWS	2325 RADFORD RD	ASBURY	IA	52002	32	32
IAA2000075	MEADOW WOOD, PHASE II	1102 WOODLAND DR	CARROLL	IA	51401	24	24
IAA2000080	109 18TH AVE E	109 18TH AVE E	OSKALOOSA	IA	52577	24	24
IAA2000085	109 18TH AVE E	109 18TH AVE E	OSKALOOSA	IA	52577	24	24
IAA2000090	PENN OAKS	10 PENN OAKS DR	NORTH LIBERTY	IA	52317	36	36
IAA2000095	PHEASANT HOLLOW APTS	91 D AVE	GRUNDY CENTER	IA	50638	16	16
IAA2000100	PHEASANT RUN APTS	1430 GEORGETOWN RD	IOWA FALLS	IA	50126	32	32
IAA2000105	REGENCY HEIGHTS APTS	1010 SCOTT PARK DR	IOWA CITY	IA	52245	36	36
IAA2000110	RIDGEVIEW APTS	101 PLEASANTVIEW DR	KELLOGG	IA	50135	24	12
IAA2000115	ROSCOMMON APTS	2805 SCHROEDER DR	EMMETSBURG	IA	50536	24	24

IAA2000120	SHADY CREEK APTS	210 E JEFFERSON ST	PELLA	IA	50219	48	24
IAA2001005	BENNETT BUILDING	405 W BROADWAY	COUNCIL BLUFFS	IA	51503	30	30
IAA2001010	COTTAGE GROVE	1503 HOUSER ST	MUSCATINE	IA	52761	48	48
IAA2001015	COUNTRYSIDE OF CLINTON	1140 N 11TH ST	CLINTON	IA	52732	32	32
IAA2001020	DEER MEADOW	715 CLEVELAND AVE	KEOKUK	IA	52632	24	24
IAA2001025	FAIRWAY ESTATES	100 12TH ST SW	SPENCER	IA	51301	24	24
IAA2001030	KROMER FLATS	1433 6TH AVE	DES MOINES	IA	50314	8	8
IAA2001035	LYNNWOOD APTS	3920 HIGHWAY 151	MARION	IA	52302	42	39
IAA2001040	MEADOW LAKE APTS	1109 BUDDY HOLLY PL	CLEAR LAKE	IA	50428	32	32
IAA2001045	PINEVIEW APTS	3850 PINEVIEW PL	WATERLOO	IA	50701	54	50
IAA2001050	PLYMOUTH BLOCK		SIOUX CITY	IA	51101	48	36
IAA2001055	REGENCY HEIGHTS SENIOR, PHASE II	1060 SCOTT PARK DR	IOWA CITY	IA	52245	37	37
IAA2001060	SHERWOOD PLACE	2331 SHERWOOD DR	COUNCIL BLUFFS	IA	51503	32	32
IAA2001065	SHIRE APTS	4236 HICKORY LN	SIOUX CITY	IA	51106	64	64
IAA2001070	202 18TH AVE E	202 18TH AVE E	OSKALOOSA	IA	52577	30	30
IAA2001075	SUMMERFIELD PARK	2300 SUNNER AVE	SPIRIT LAKE	IA	51360	20	20
IAA2001085	ARBORS	400 WASHINGTON AVE	GRINNELL	IA	50112	42	39
IAA2001090	WHITE TAIL RUN		MAQUOKETA	IA	52060	24	24
IAA2001095	WINDFIELD WEST APTS		WAUKEE	IA	50263	24	23
IAA2001100	WINDSOR RIDGE	1210 ERIC DR	KNOXVILLE	IA	50138	24	24
IAA2001105	WINNGATE VILLAGE		FOREST CITY	IA	50436	16	16
IAA2002005	BRIDGES WEST	225 BLUFF ST	SIOUX CITY	IA	51103	21	21
IAA2002010	CEDARWOOD HILLS	2010 GLASS RD NE	CEDAR RAPIDS	IA	52402	180	180
IAA2002015	HENRY STOUT SENIOR APTS	125 W 9TH ST	DUBUQUE	IA	52001	33	33
IAA2002020	LEXINGTON PLACE	1229 SHANNON DR	IOWA CITY	IA	52246	30	30
IAA2002025	MEADOW CREST GARDENS	2501 W 53RD ST	DAVENPORT	IA	52806	48	48
IAA1995055	DELAWARE CROSSING APTS	1057 SE DELAWARE AVE	ANKENY	IA	50021	76	76
IAA1995060	DES MOINES STREET VILLAGE	1415 DES MOINES ST	DES MOINES	IA	50316	42	42
IAA1995065	HIGHLAND ESTATES	530 COUNTRYSIDE DR	LE MARS	IA	51031	24	24
IAA1995070	HILLCREST APTS	208 GLENDA DR	MARSHALLTOWN	IA	50158	32	32
	LIVING/LEARNING CTR						

IAA1995075	FOR ADULTS W/ AUTISM		RUNNELLS	IA	50237	6	6
IAA1995080	MEADOW WOOD APTS	406 E 15TH ST	PELLA	IA	50219	30	30
IAA1995085	PARKVIEW APTS	230 11TH ST W	SIBLEY	IA	51249	16	16
IAA1995090	4850 16TH AVE SW	4850 16TH AVE SW	CEDAR RAPIDS	IA	52404	72	72
IAA1995100	SOUTHBROOK GREEN APTS	1516 EVERGREEN AVE	DES MOINES	IA	50320	26	26
IAA1995105	SOUTHBROOK GREEN APTS, PHASE II	1516 EVERGREEN AVE	DES MOINES	IA	50320	36	36
IAA1995110	SOUTHERN HILLS APTS	420 S GUSTIN ST	OSCEOLA	IA	50213	24	24
IAA1995115	SUN PRAIRIE APTS, PHASE V	6409 VISTA DR	WEST DES MOINES	IA	50266	81	81
IAA1995120	SUN PRAIRIE APTS, PHASE V	6539 VISTA DR	WEST DES MOINES	IA	50266	120	120
IAA1995125	SUN PRAIRIE APTS, PHASE V	6689 VISTA DR	WEST DES MOINES	IA	50266	69	69
IAA1995130	CITIZEN BUILDING	319 E WASHINGTON ST	IOWA CITY	IA	52240	18	18
IAA1995135	VALLEY APTS	302 S IOWA ST	SHENANDOAH	IA	51601	48	48
IAA1995140	619 3RD AVE NW	619 3RD AVE NW	WAUKON	IA	52172	24	24
IAA1995145	WEST HIGHLAND APTS	611 W VAN WEISS BLVD	WEST BURLINGTON	IA	52655	48	48
IAA1996005	CLARINDA WEST APTS	940 S 27TH ST	CLARINDA	IA	51632	24	24
IAA1996010	COUNTRY HILL APTS, PHASE II	611 ASHTON PL NE	CEDAR RAPIDS	IA	52402	92	92
IAA1996015	DOUGLAS WOODS APTS	2800 DOUGLAS AVE	DES MOINES	IA	50310	56	56
IAA1996020	821 S 13TH AVE E	821 S 13TH AVE E	NEWTON	IA	50208	72	72
IAA1996025	LESSENICH PLACE APTS	310 W 5TH ST	SIOUX CITY	IA	51103	41	41
IAA1996030	LEWIS APTS	231 W MAIN ST	CHEROKEE	IA	51012	20	20
IAA1996035	MEADOW WOOD OF AMES	4350 MARICOPA DR	AMES	IA	50014	48	48
IAA1996040	MEADOW WOOD OF HIAWATHA	410 N 18TH AVE	HIAWATHA	IA	52233	24	24
IAA1996045	MEADOW WOOD TOWNHOUSES	906 E 16TH ST N	NEWTON	IA	50208	20	20
IAA1996050	MID-CITY DUPLEXES	1406 10TH ST	DES MOINES	IA	50314	10	10
IAA1996055	NORTH FRONT PARK APTS	705 N FRONT ST	NORTH LIBERTY	IA	52317	24	24
IAA1996060	PLEASANTVIEW TOWNHOMES	1601 E PLEASANT VIEW DR	DES MOINES	IA	50320	30	30
IAA1996065	PRESTWICK APTS	4230 HICKORY LN	SIOUX CITY	IA	51106	204	41
IAA1996070	1531 27TH AVE N	1531 27TH AVE N	FORT DODGE	IA	50501	48	48
IAA1996075	SENECA PLACE APTS	1405 SENECA ST	STORM LAKE	IA	50588	48	48
IAA1996080	SILVER LAKE APTS	212 E 4TH ST	LAKE PARK	IA	51347	10	10
		315 E MCKINLEY					

IAA1996085	SOUTH GLEN APTS	AVE	DES MOINES	IA	50315	24	24
IAA1996090	SYCAMORE APTS	2416 PARK AVE	MUSCATINE	IA	52761	72	72
IAA1996095	TENTH & CHERRY APTS	1001 CHERRY ST	DES MOINES	IA	50309	53	53
IAA1996100	BLUFFS APTS	2065 NASH BLVD	COUNCIL BLUFFS	IA	51501	124	124
IAA1996105	BLUFFS APTS, PHASE II	2065 NASH BLVD	COUNCIL BLUFFS	IA	51501	78	78
IAA1996110	619 17TH AVE NW	619 17TH AVE NW	ALTOONA	IA	50009	42	42
IAA1996115	VALLEY VIEW APTS	427 ASHTON PL NE	CEDAR RAPIDS	IA	52402	96	96
IAA1996120	VILLAGE SOUTHWEST APTS	16 AOSSEY LN SW	CEDAR RAPIDS	IA	52404	32	32
IAA1996125	WOODBURY HEIGHTS APTS	4309 FIELDCREST DR	SIOUX CITY	IA	51103	48	48
IAA1996130	WOODBURY HEIGHTS APTS	4313 FIELDCREST DR	SIOUX CITY	IA	51103	48	48
IAA1997005	623 17TH AVE NW	623 17TH AVE NW	ALTOONA	IA	50009	90	90
IAA1997010	BISHOP HILL APTS	708 W 9TH ST	TIPTON	IA	52772	24	24
IAA1997015	BLOOMSBURY	1440 E GRAND AVE	DES MOINES	IA	50316	30	30
IAA1997020	CARNEGIE PLACE APTS	705 6TH ST	SIOUX CITY	IA	51101	20	20
IAA1997030	COLORADO PARK APTS	401 COLORADO ST	MUSCATINE	IA	52761	32	32
IAA1997035	COUNTRYSIDE VILLAGE OF MANCHESTER	500 LINE ST	MANCHESTER	IA	52057	24	24
IAA1997040	CRESTON PLAZA APTS	1001 S SUMNER ST	CRESTON	IA	50801	24	24
IAA1997045	CREST VIEW VILLAGE	206 2ND ST SW	CRESCO	IA	52136	32	32
IAA1997050	FOX MEADOWS APTS	715 S EVANS RD	EVANSDALE	IA	50707	40	40
IAA1997055	MAPLE RIVER APTS	1104 5TH ST	IDA GROVE	IA	51445	24	24
IAA1997060	MID CITY DUPLEXES, PHASE II	1126 9TH ST	DES MOINES	IA	50314	10	10
IAA1997065	NORTH VALLEY APTS		GRAETTINGER	IA	51342	11	11
IAA1997070	2805 6TH AVE N	2805 6TH AVE N	FORT DODGE	IA	50501	43	43
IAA1997075	PHEASANT RUN APTS	1301 14TH ST	DE WITT	IA	52742	24	24
IAA1997080	PHEASANT RUN APTS	1303 14TH ST	DE WITT	IA	52742	24	24
IAA1997085	PRAIRIE RIDGE APTS	1011 16TH ST	SHELDON	IA	51201	24	24
IAA1997090	PRAIRIEVIEW MANOR APTS	1749 LYNX AVE	WEBSTER CITY	IA	50595	24	24
IAA1997095	RIVER WEST APTS		MILFORD	IA	51351	30	30
IAA1997100	RIVERVIEW APTS	2236 LOOMIS AVENUE EXT	CORNING	IA	50841	12	12
IAA1997105	1547 27TH AVE N	1547 27TH AVE N	FORT DODGE	IA	50501	30	30
IAA1997110	ROLLING MEADOWS APTS	701 16TH ST SW	WAVERLY	IA	50677	54	54
IAA1997115	SOUTH COURT TOWNHOMES	710 11TH ST S	NEVADA	IA	50201	39	39
IAA1997120	SUNSET STREET APTS	502 SUNSET ST	IDA GROVE	IA	51445	24	24

IAA1997125	LANDINGS	1110 E CROSS ST	CENTERVILLE	IA	52544	50	50
IAA1997130	MEADOWS OF MASON CITY	1600 ROYALE CIR	MASON CITY	IA	50401	60	60
IAA1997135	WESTERN TRAILS APTS	3201 RENNER DR	COUNCIL BLUFFS	IA	51501	90	90
IAA1997140	WINFIELD VILLAGE	405 S MAPLE ST	WINFIELD	IA	52659	24	24
IAA1997145	WOODBURY HEIGHTS APTS, PHASE III	4317 FIELDCREST DR	SIOUX CITY	IA	51103	48	48
IAA1998005	13TH & FOREST SINGLE FAMILY HSG, PHASE III	1312 13TH PL	DES MOINES	IA	50314	6	6
IAA1998015	ATLANTIC SUNDANCE APTS	1406 E 22ND ST	ATLANTIC	IA	50022	32	32
IAA1998020	BROOKSIDE SENIOR HSG	3575 MARQUETTE ST	DAVENPORT	IA	52806	45	45
IAA1998025	CHESAPEAKE APTS	800 N PALM AVE	MOUNT PLEASANT	IA	52641	32	32
IAA1998030	CHESAPEAKE APTS, PHASE II	800 N PALM AVE	MOUNT PLEASANT	IA	52641	24	24
IAA1998035	COURT VIEW APTS	2200 CT ST	SIOUX CITY	IA	51104	24	24
IAA1998040	CROSS CREEK APTS	8704 MEREDITH DR	URBANDALE	IA	50322	120	120
IAA1998045	DRAKE-SCHAULAND APTS	1800 HOUSER ST	MUSCATINE	IA	52761	12	12
IAA1998050	EHDG APTS	216 W 16TH ST	DAVENPORT	IA	52803	17	17
IAA1998055	GARDEN VILLAGE APTS	202 S 13TH ST	ESTHERVILLE	IA	51334	16	16
IAA1998060	HOLLY HEIGHTS APTS	1800 E MILWAUKEE AVE	STORM LAKE	IA	50588	32	32
IAA1998065	MADISON HEIGHTS APTS		KNOXVILLE	IA	50138	24	24
IAA1998070	MAINE APTS	1635 6TH AVE	DES MOINES	IA	50314	18	18
IAA1998075	MEADOW RUN APTS	800 W TARKIO ST	CLARINDA	IA	51632	46	46
IAA1998080	MEADOW WOOD OF CARROLL	1010 WOODLAND DR	CARROLL	IA	51401	24	24
IAA1998085	MID-CITY DUPLEXES, PHASE III	1017 FOREST AVE	DES MOINES	IA	50314	8	8
IAA1998090	OAKLAND APTS	405 S CHAUTAUQUA AVE	OAKLAND	IA	51560	12	12
IAA1998095	OSADA APTS	905 3RD ST SE	CEDAR RAPIDS	IA	52401	67	67
IAA1998105	PHEASANT RUN APTS	523 LILAC LN	POSTVILLE	IA	52162	36	36
IAA1998110	SAC CITY, PHASE I	1437 IRVINE ST	SAC CITY	IA	50583	16	16
IAA1998115	STOKES SENIOR HSG	515 STOKES DR	WATERLOO	IA	50703	28	28
IAA1998125	VENBURY TRAIL APTS	900 8TH ST SW	ALTOONA	IA	50009	96	96
IAA1998130	WASHINGTON COURT APTS	510 WASHINGTON ST	DECORAH	IA	52101	16	16
IAA1999005	BOONE SUNDANCE APTS	1309 S LINN ST	BOONE	IA	50036	40	40

IAA1999010	COUNTRY CLUB APTS		OSCEOLA	IA	50213	48	48
IAA1999015	FEATHERSTONE APTS	901 N 35TH ST	COUNCIL BLUFFS	IA	51501	147	147
IAA1999020	140 N 7TH AVE E	140 N 7TH AVE E	HARTLEY	IA	51346	14	14
IAA1999025	HOTEL BURLINGTON SENIOR HSG	206 N 3RD ST	BURLINGTON	IA	52601	75	43
IAA1999030	LAKESIDE APTS	664 TER PARK BLVD	MILFORD	IA	51351	30	30
IAA1999035	LAKEWOOD COURT	607 15TH ST	SPIRIT LAKE	IA	51360	8	8
IAA1999040	MAPLECREST APTS	2117 CENTRAL AVE	HAWARDEN	IA	51023	16	16
IAA1999045	MARSHALLTOWN SUNDANCE	1407 S 7TH AVE	MARSHALLTOWN	IA	50158	32	32
IAA1999050	NEWTON SUNDANCE APTS	210 E 28TH ST N	NEWTON	IA	50208	40	40
IAA1999055	1089 2ND AVE NE	1089 2ND AVE NE	SIOUX CENTER	IA	51250	20	20
IAA1999060	OAK BROOK APTS	503 3RD ST	ROCKWELL CITY	IA	50579	16	16
IAA1999065	OAK CROSSING		GRIMES	IA	50111	60	59
IAA1999070	HEIGHTS, PHASE II	649 PARKWILD DR	COUNCIL BLUFFS	IA	51503	48	48
IAA1999075	PEBBLE CREEK APTS	150 S GROVER AVE	MASON CITY	IA	50401	32	32
IAA1999080	2610 APACHE CT	2610 APACHE CT	SIOUX CITY	IA	51104	24	24
IAA1999085	QUAIL RUN APTS	2902 IOWA ST	PERRY	IA	50220	30	30
IAA1999090	SOUTHBROOK GREEN APTS, PHASE II	1512 EVERGREEN AVE	DES MOINES	IA	50320	36	36
IAA2000140	WAGON WHEEL	208 S CT ST	FAIRFIELD	IA	52556	33	33
IAA2000145	304 4TH AVE W	304 4TH AVE W	GRINNELL	IA	50112	48	24
IAA2002030	MONTEREY POINT	822 MONTEREY DR	CARROLL	IA	51401	24	24
IAA2002035	PARKSIDE EAST APTS		DES MOINES	IA	50317	43	42
IAA2002040	RIVERSIDE ESTATES	1028 RIVERSIDE BLVD	SIOUX CITY	IA	51109	32	32
IAA2002045	ST KATHERINE'S	901 TREMONT AVE	DAVENPORT	IA	52803	38	38
IAA2002050	SUGAR CREEK APTS	1600 SE LA GRANT PKWY	WAUKEE	IA	50263	45	45
IAA2002055	WOODBURY RIDGE	2801 150TH ST	MOVILLE	IA	51039	12	12
IAA2003005	DEER RIDGE APTS, PHASE III	6009 CRESTON AVE	DES MOINES	IA	50321	24	24
IAA2003010	EMERSON POINT	1355 SHANNON DR	IOWA CITY	IA	52246	54	54
IAA2003015	RIVER BIRCH	1601 MARION ST	MARSHALLTOWN	IA	50158	20	20
IAA2003020	RIVER CITY APTS	15 N PENNSYLVANIA AVE	MASON CITY	IA	50401	46	41
IAA2003025	STOKES MANOR	1311 PROSPECT AVE	WATERLOO	IA	50703	52	52

IAA2003030	SUMMIT HOUSE	509 N MAPLE ST	CRESTON	IA	50801	32	31
IAA2003035	85 HARBET AVE NW	85 HARBET AVE NW	CEDAR RAPIDS	IA	52405	28	28
IAA2003040	WINDSOR POINTE	3709 TRIPP ST	AMES	IA	50014	145	145
IAA2003045	WOODLAND AVE BRICKSTONE APTS	1500 WOODLAND AVE	DES MOINES	IA	50309	56	16
IAA2004005	ARBOR GLEN	2615 RAVEN OAKS DR	DUBUQUE	IA	52001	64	47
IAA2004010	CHAPEL RIDGE OF COUNCIL BLUFFS	4506 CHAPEL RIDGE LN	COUNCIL BLUFFS	IA	51501	160	112
IAA2004015	COBBLESTONE PLACE	303 TAYLOR ST	DAVENPORT	IA	52802	28	28
IAA2004020	DAVENPORT LOFTS	427 IOWA ST	DAVENPORT	IA	52801	73	49
IAA2004025	EVERGREEN MEADOWS	110 PETERSON DR	PEOSTA	IA	52068	24	24
IAA2004030	GRANT VILLAGE	823 6TH ST SW	MASON CITY	IA	50401	64	62
IAA2004035	KENNEDY POINT	3395 KENNEDY CIR	DUBUQUE	IA	52002	16	16
IAA2004040	LINDEN APTS	1111 PARKWAY DR	BOONE	IA	50036	25	25
IAA2004045	MARYCREST	1607 W 12TH ST	DAVENPORT	IA	52804	50	50
IAA2004050	OAK TERRACE	516 OTTUMWA ST	OTTUMWA	IA	52501	12	12
IAA2004055	PARKSIDE EAST, PHASE III	3560 E DOUGLAS AVE	DES MOINES	IA	50317	54	54
IAA2004060	PEBBLE CREEK, PHASE II	190 S GROVER AVE	MASON CITY	IA	50401	32	32
IAA2004065	108 1ST AVE NW	108 1ST AVE NW	LE MARS	IA	51031	26	26
IAA2004070	SAVANNAH VILLAGE	771 SAVANNAH DR	NORTH LIBERTY	IA	52317	28	28
IAA2004075	SCOTT MEADOWS	5960 E KACENA AVE	MARION	IA	52302	31	31
IAA2004080	SPRING HILL	2800 41ST ST	SIOUX CITY	IA	51108	22	22
IAA2004085	MEADOWS		DES MOINES	IA	50320	48	48
IAA2004090	THORNBURY WAY	1951 NASH BLVD	COUNCIL BLUFFS	IA	51501	30	30
IAA2004095	VINE STREET LOFTS		DES MOINES	IA	50309	109	44
IAA2005005	ADEL ASSISTED LIVING APTS	504 VAN FOSSEN LN	ADEL	IA	50003	24	24
IAA2005015	CHAPEL RIDGE OF MARION	2 CHAPELRIDGE CIR	MARION	IA	52302	200	144
IAA2006075	HURST APTS, PHASE II	227 S MAIN ST	MAQUOKETA	IA	52060	22	22
IAA2006080	MEADOW CREST, PHASE II	2501 W 53RD ST	DAVENPORT	IA	52806	36	36
IAA2006085	WELCH APTS	220 IOWA AVE	MUSCATINE	IA	52761	20	20
IAA2006090	WHISPERING GARDEN	2409 WHISPERING MEADOW DR	IOWA CITY	IA	52240	12	12
IAA2006095	FULTON PLACE	2815 CEDAR ST	MUSCATINE	IA	52761	22	22

IAA2006100	JACKSON POINT	802 W JACKSON AVE	FAIRFIELD	IA	52556	18	18
IAA2006105	NORTHPARK APTS	1724 E MILWAUKEE AVE	STORM LAKE	IA	50588	24	24
IAA2006110	PRIME LIVING APTS	725 PEARL ST	SIOUX CITY	IA	51101	60	42
IAA2006115	LAKE PLAZA, PHASE II	20 N 4TH ST	CLEAR LAKE	IA	50428	23	23
IAA2006120	WASHINGTON COURT	1798 WASHINGTON ST	DUBUQUE	IA	52001	36	36
IAA2006150	SPRING VILLAGE	3320 SPRING ST	DAVENPORT	IA	52807	120	117
IAA2006155	SPRUCE HILLS	2380 TECH DR	BETTENDORF	IA	52722	63	58
IAA2007005	BERRY COURT	2160 TAYLOR DR	IOWA CITY	IA	52240	14	14
IAA2007010	COUNTRY CLUB VILLAGE PROJECT	1200 OFFICE PARK RD	WEST DES MOINES	IA	50265	294	122
IAA2007015	DUNLAP ASSISTED LIVING	1405 HARRISON RD	DUNLAP	IA	51529	10	9
IAA2007020	FRANCIS HSG	501 N MARQUETTE ST	DAVENPORT	IA	52802	21	21
IAA2007025	HERITAGE APTS	65 CONGER ST	WATERLOO	IA	50703	101	101
IAA2007030	LAMONI ASSISTED LIVING	810 E 3RD ST	LAMONI	IA	50140	8	7
IAA2007035	MARKETPLACE LOFTS	312 CT AVE	DES MOINES	IA	50309	52	27
IAA2007040	MELROSE RIDGE	4435 MELROSE AVE	IOWA CITY	IA	52246	18	18
IAA2007045	NEW DIRECTIONS HSG	2733 S 19TH ST	CLINTON	IA	52732	10	10
IAA2007050	ODEBOLT ASSISTED LIVING	799 S DES MOINES ST	ODEBOLT	IA	51458	10	9
IAA2007055	PANORA ASSISTED LIVING	807 E MAIN ST	PANORA	IA	50216	11	10
IAA2007060	PIONEER WOODS	2300 SE 17TH CT	DES MOINES	IA	50320	67	66
IAA2007065	SANCTUARY APTS	3300 W 4TH ST	SIOUX CITY	IA	51103	24	24
IAA2007070	ROSE OF WATERLOO	421 OAK AVE	WATERLOO	IA	50703	64	64
IAA2007075	WAY HOME	5480 KIRKWOOD BLVD SW	CEDAR RAPIDS	IA	52404	24	24
IAA2007080	MISSISSIPPI LOFTS	106 E 3RD ST	DAVENPORT	IA	52801	56	52
IAA2008005	CANTERBURY PARK APTS, PHASE III	700 NE 56TH ST	PLEASANT HILL	IA	50327	72	72
IAA2008010	COMMUNITY BASED SERVICES SE HSG PROJ	821 6TH ST NW	WAVERLY	IA	50677	12	12
IAA2008015	COMMUNITY HOMES	5301 SW 9TH ST	DES MOINES	IA	50315	18	18
IAA2008020	DEER RIDGE APTS, PHASE V	6000 CRESTON AVE	DES MOINES	IA	50321	72	72
IAA2008025	HARRINGTON APTS	677 16TH ST	DES MOINES	IA	50314	36	35
IAA2008030	HAWTHORN HILL	921 PLEASANT ST	DES MOINES	IA	50309	43	43
IAA2008035	HEARTLAND HOMES	1503 AVENUE J	COUNCIL BLUFFS	IA	51501	16	16
IAA2008040	HILLSIDE PARK	2800 W 4TH ST	SIOUX CITY	IA	51103	102	101

IAA2008045	725 11TH AVE N	725 11TH AVE N	HUMBOLDT	IA	50548	19	19
IAA2008050	IRVING POINT	910 7TH ST SE	CEDAR RAPIDS	IA	52401	55	55
IAA2008055	JEFFERSON POINT, PHASE I	45 W JEFFERSON ST	NORTH LIBERTY	IA	52317	30	30
IAA2008060	800 28TH AVE N	800 28TH AVE N	CLINTON	IA	52732	26	26
IAA2008065	NEW VISIONS CENTER	1435 N 15TH ST	COUNCIL BLUFFS	IA	51501	26	26
IAA2008070	PRIME SQUARE APTS	822 S MAIN ST	COUNCIL BLUFFS	IA	51503	80	56
IAA2008075	RIVERWALK LOFTS	420 W RIVER DR	DAVENPORT	IA	52801	42	42
IAA2008080	ST MARY'S APTS	2955 KAUFMANN AVE	DUBUQUE	IA	52001	79	77
IAA2008085	STOCKBRIDGE APTS	1815 HIGH ST	DES MOINES	IA	50309	42	42
IAA2008090	ROSE OF EAST DES MOINES	1331 IDAHO ST	DES MOINES	IA	50316	64	64
IAA2008095	TOWN SQUARE APTS	328 CENTRAL AVE	FORT DODGE	IA	50501	24	24
IAA2008100	WAHKONSA MANOR	927 CENTRAL AVE	FORT DODGE	IA	50501	76	76
IAA2009005	1234 4TH AVE SE	1234 4TH AVE SE	CEDAR RAPIDS	IA	52403	15	15
IAA2009010	CANTERBURY PARK APTS, PHASE IV	600 NE 56TH ST	PLEASANT HILL	IA	50327	24	24
IAA2009015	CEDAR MANOR APTS, PHASE II	2003 CEDAR ST	BOONE	IA	50036	24	24
IAA2009020	CRESTON PLAZA APTS, PHASE II	1003 S SUMNER ST	CRESTON	IA	50801	24	24
IAA2009025	CROSS CREEK APTS	5901 ELMORE AVE	DAVENPORT	IA	52807	192	192
IAA2009030	DEER RIDGE APTS, PHASE VI	6000 CRESTON AVE	DES MOINES	IA	50321	40	40
IAA2009035	FAIRMONT PINES	3525 W 42ND ST	DAVENPORT	IA	52806	112	112
IAA2009040	MARYCREST SENIOR CAMPUS, PHASE IV	1601 E 12TH ST	DAVENPORT	IA	52803	20	20
IAA2009045	OAKVIEW TERRACE APTS	3211 30TH ST	DES MOINES	IA	50310	233	232
IAA2009050	SOUTHVIEW SENIOR APTS	504 E HILLSIDE AVE	DES MOINES	IA	50315	40	40
IAA2009055	WILLOW BEND APTS, PHASE II	6500 SW 9TH ST	DES MOINES	IA	50315	24	24
IAA2009060	CHAPEL RIDGE WEST, PHASE I	210 S 41ST ST	WEST DES MOINES	IA	50265	73	72
IAA2009065	715 B AVE E	715 B AVE E	OSKALOOSA	IA	52577	15	15
IAA2009070	845 31ST AVE SW	845 31ST AVE SW	CEDAR RAPIDS	IA	52404	24	24
IAA2009072	IFA TEST, PHASE II	2015 GRAND AVE	DES MOINES	IA	50312	15	10
IAA2009075	JEFFERSON POINT, PHASE II	45 W JEFFERSON ST	NORTH LIBERTY	IA	52317	30	30
IAA2009080	911 B AVE W	911 B AVE W	OSKALOOSA	IA	52577	15	15
IAA2009085	OLD SPENCER SCHOOL	104 E 4TH ST	SPENCER	IA	51301	16	16
IAA2010003	ANISTON VILLAGE	1062 CHAMBERLAIN	IOWA CITY	IA	52240	22	22

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IAA2010005	APPLEWOOD, PHASE III	3225 PENNSYLVANIA AVE	DUBUQUE	IA	52001	43	41
IAA2010008	1100 O AVE NW	1100 O AVE NW	CEDAR RAPIDS	IA	52405	45	36
IAA2010010	CHAPEL RIDGE WEST, PHASE II	210 S 41ST ST	WEST DES MOINES	IA	50265	95	94
IAA2010015	CROSS CREEK APTS, PHASE II	5901 ELMORE AVE	DAVENPORT	IA	52807	144	144
IAA2010020	HARVESTER ARTIST LOFTS	1000 S MAIN ST	COUNCIL BLUFFS	IA	51503	36	36
IAA2010023	HOLIDAY COURT	3465 HOLIDAY CT	BETTENDORF	IA	52722	13	13
IAA2010025	HOMES OF OAKRIDGE	926 OAKRIDGE DR	DES MOINES	IA	50314	150	150
IAA2010030	HOMES OF OAKRIDGE, PHASE II		DES MOINES	IA	50314	150	150
IAA2010032	HOMETOWN HARBOR BETTENDORF	2205 KIMBERLY RD	BETTENDORF	IA	52722	116	116
IAA2010033	LIBERTY MANOR	1119 KENT CIR	WATERLOO	IA	50701	57	54
IAA2010035	MELBOURNE APTS	5515 SE 14TH ST	DES MOINES	IA	50320	84	84
IAA2010040	METRO LOFTS	100 2ND AVE	DES MOINES	IA	50309	111	80
IAA2010041	MLK BRICKSTONE DEVELOPMENT	1039 19TH ST	DES MOINES	IA	50314	18	18
IAA2010042	MURRAY APTS	821 JACKSON ST	SIOUX CITY	IA	51105	17	17
IAA2010044	RD PRESERVATION, PHASE II	426 W MILLS ST	WINTERSET	IA	50273	72	72
IAA2010045	RUMELY LOFTS	104 SW 4TH ST	DES MOINES	IA	50309	66	66
IAA2010047	SHANNON TEST		DES MOINES	IA	50309	24	23
IAA2010050	200 1ST AVE NE	200 1ST AVE NE	CEDAR RAPIDS	IA	52401	96	90
IAA2010052	UNITY SQUARE	100 UNITY SQ	WATERLOO	IA	50703	40	40
IAA2010055	WHISPER RIDGE	9005 BRIDGEWOOD BLVD	WEST DES MOINES	IA	50266	208	208
IAA2010060	WILLOW BEND, PHASE I	6616 SW 9TH ST	DES MOINES	IA	50315	58	57
IAA2011512	EASTWOOD OF AMES	420 E 7TH ST	AMES	IA	50010	60	60
IAA2011514	OAK HILL JACKSON BRICKSTONE	951 6TH ST SE	CEDAR RAPIDS	IA	52401	97	96
IAA2011515	TAYLOR RENAISSANCE	1430 WARREN ST	DAVENPORT	IA	52804	41	41
IAA2011516	PRESERVE AT CROSSROADS	1455 OLESON RD	WATERLOO	IA	50702	96	96
IAA2011517	HOMETOWN HARBOR WAUKEE	560 SE BRICK DR	WAUKEE	IA	50263	116	116
IAA2011518	CEDAR POND TOWNHOMES	3025 WILLIAMS PKWY SW	CEDAR RAPIDS	IA	52404	90	90
IAA2011519	SUGAR CREEK BEND	2160 SUGAR CREEK DR NW	CEDAR RAPIDS	IA	52405	20	20
	BLUFF APTS OF FORT	5202 RIVER					

IAA2011520	MADISON	VALLEY RD	FORT MADISON	IA	52627	40	40
IAA2011521	MEADOWS APTS OF NEVADA	402 5TH ST	NEVADA	IA	50201	49	48
IAA2011522	EAST DES MOINES REHAB 90 62 93 37	1441 DES MOINES ST	DES MOINES	IA	50316	60	60
IAA2011523	SOUTH VIEW SR APTS, PHASE II		DES MOINES	IA	50314	40	40
IAA2011524	1300 SE JACOB	1300 SE JACOB	WAUKEE	IA	50263	90	90
IAA2011525	RIVERPOINT LOFTS	340 SW 7TH ST	DES MOINES	IA	50309	91	91
IAA2011526	PRAIRIE VILLAGE OF ADEL	600 S 12TH ST	ADEL	IA	50003	24	23
IAA2011527	NEVEDA ELDERLY APTS	833 S 13TH ST	NEVADA	IA	50201	24	24
IAA2011529	STATE CENTER PARK APTS	609 2ND ST NW	STATE CENTER	IA	50247	24	24
IAA2011530	VILLAGE PARK APTS	1015 S PROSPECT DR	TOLEDO	IA	52342	24	24
IAA2011531	LAVERNE APTS	919 S 16TH ST	AMES	IA	50010	62	62
IAA2011900	OLIVE STREET BRICKSTONE LLLP	1710 HIGH ST	DES MOINES	IA	50309	21	21
IAA2011902	CHRIST THE KING SENIOR HSG	5711 SW 9TH ST	DES MOINES	IA	50315	28	28
IAA2011903	1202 N PALM AVE	1202 N PALM AVE	MOUNT PLEASANT	IA	52641	24	24
IAA2011904	MITCHELLVILLE PARK APTS	401 CENTER AVE S	MITCHELLVILLE	IA	50169	24	24
IAA2011905	IOWANA	203 W MONTGOMERY ST	CRESTON	IA	50801	24	24
IAA2011906	DUBUQUE SENIOR APTS	1401 WINGATE DR	DUBUQUE	IA	52002	61	61
IAA2011907	WOODLAND WEST APTS	3405 WOODLAND AVE	WEST DES MOINES	IA	50266	48	38
IAA2011908	428 WALKER ST	428 WALKER ST	WOODBINE	IA	51579	11	11
IAA2011909	NORWALK & GRIMES PARKS, PHASE II	900 E 17TH ST	NORWALK	IA	50211	40	40
IAA2011910	MLK BRICKSTONE, PHASE II	1051 19TH ST	DES MOINES	IA	50314	30	30
IAA2011911	YMCA SUPPORTIVE HSG	2 SW 9TH ST	DES MOINES	IA	50309	140	140
IAA2011912	ROSE OF COUNCIL BLUFFS	2306 SHERWOOD DR	COUNCIL BLUFFS	IA	51503	76	76
IAA2011913	NORTH LIBERTY LIVING CENTER	450 ASHLEY CT	NORTH LIBERTY	IA	52317	80	80
IAA2011914	WESTPORT TERRACE	950 JOHNSON ST RD	KEOKUK	IA	52632	72	72
IAA2011915	CRESTVIEW TERRACE	916 ASHWORTH RD	WEST DES MOINES	IA	50265	55	55
	AFTON PARK APTS -	910 N CLAYTON					

IAA2012010	CRESTON PARK APTS	ST	AFTON	IA	50830	40	38
IAA2012015	CAPITOL CITY DUPLEXES	3600 SE 11TH ST	DES MOINES	IA	50315	16	16
IAA2012020	CEDARBROOKE PLACE APTS	2503 CEDAR ST	NORWALK	IA	50211	60	60
IAA2012025	1632 HULL AVE	1632 HULL AVE	DES MOINES	IA	50313	120	119
IAA2012030	FLETCHER ESTATES	205 NE HAYES DR	ANKENY	IA	50021	48	48
IAA2012035	FOREST & FIELDS	2104 FOREST AVE	DES MOINES	IA	50311	28	28
IAA2012040	FORT DES MOINES SENIOR HSG	505 ARMY POST RD	DES MOINES	IA	50315	60	60
IAA2012045	GOOD LIFE RETIREMENT CENTER	1313 WRIGHT RD	NORWALK	IA	50211	56	56
IAA2012050	GREENWAY OF BURLINGTON	2312 VALLEY ST	BURLINGTON	IA	52601	134	133
IAA2012055	LEGACY MANOR OF WATERLOO	1050 FLAMMANG DR	WATERLOO	IA	50702	60	60
IAA2012060	MARION MANOR, PHASE I	224 MARION DR	IOWA FALLS	IA	50126	24	24
IAA2012065	MARION MANOR, PHASE II	1228 N FREMONT ST	IOWA FALLS	IA	50126	16	16
IAA2012070	MEADOW VISTA PARKSIDE	2647 17TH ST SW	ALTOONA	IA	50009	59	59
IAA2012075	MEADOW VISTA SR VILLAS	1806 28TH AVE SW	ALTOONA	IA	50009	50	50
IAA2012080	PARKWINDS	3600 E DOUGLAS AVE	DES MOINES	IA	50317	96	95
IAA2012085	PRAIRIE WINDS	2201 E PARK AVE	DES MOINES	IA	50320	72	71
IAA2012095	101 DOVETAIL RD	101 DOVETAIL RD	GRIMES	IA	50111	50	50
IAA2012532	COTTAGES AT JOHNSTON COMMONS	5814 NORTHGLENN DR	JOHNSTON	IA	50131	31	31
IAA2012900	CRANE ARTISTS LOFTS	1440 WALNUT ST	DES MOINES	IA	50309	36	30
IAA2012901	ROSE OF DUBUQUE	3390 LAKE RIDGE DR	DUBUQUE	IA	52003	70	70
IAA2012902	FB HARLAN	919 DYE ST	HARLAN	IA	51537	27	27
IAA2012903	RUSSELL LAMSON	209 W 5TH ST	WATERLOO	IA	50701	90	90
IAA2012904	SUNCREST VILLAGE	101 W 4TH ST S	NEWTON	IA	50208	60	59
IAA2012905	SOUTHWINDS APTS	1264 CUMMINS RD	DES MOINES	IA	50315	60	58
IAA2013001	BAKER CREEK SENIOR LIVING, PHASE I	4560 HUBBELL AVE	DES MOINES	IA	50317	33	33
IAA2013002	BEACON PLACE	2400 S 19TH ST	COUNCIL BLUFFS	IA	51501	40	40
IAA2013003	103 BOYER VIEW DR	103 BOYER VIEW DR	LOGAN	IA	51546	24	24
IAA2013004	CORNERSTONE COMMONS	6365 MERLE HAY RD	JOHNSTON	IA	50131	62	55
IAA2013005	CORRIDOR WOODS	720 FOSTER RD	IOWA CITY	IA	52245	22	22

IAA2013006	DES MOINES GREYSTONE HOMES LP	1160 MARTIN LUTHER KING JR PKWY	DES MOINES	IA	50314	26	26
IAA2013007	1420 N HARRISON ST	1420 N HARRISON ST	DAVENPORT	IA	52803	60	54
IAA2013008	1350 AHEARN DR NE	1350 AHEARN DR NE	CEDAR RAPIDS	IA	52402	60	60
IAA2013009	MEADOWLARK PLACE APTS	1120 SE 11TH ST	GRIMES	IA	50111	84	84
IAA2013010	MELBOURNE APTS, PHASE II	5515 SE 14TH ST	DES MOINES	IA	50320	62	62
IAA2013011	2501 MOUNT PLEASANT ST	2501 MOUNT PLEASANT ST	BURLINGTON	IA	52601	100	100
IAA2013012	CREST AT BAKER CREEK	4560 HUBBELL AVE	DES MOINES	IA	50317	60	60
IAA2013013	JACKSON RENAISSANCE	1420 W 16TH ST	DAVENPORT	IA	52804	48	44
IAA2013014	125 9TH ST	125 9TH ST	COLUMBUS JUNCTION	IA	52738	24	24
IAA2013015	WALTON WOODS	1000 W ADAMS ST	JEFFERSON	IA	50129	48	48
VTA2012025	GRAYSTONE VILLAGE		ROWAN	IA	50470	34	34

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Problems or questions? Contact Michael.K.Hollar@hud.gov.

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Resolution 15-142

A Resolution committing City funds as a local match in support of Diversified Developers, LC's application for tax credits through the Iowa Finance Authority's Housing Tax Credit Program (2016) for the Bremer Court Apartments project.

WHEREAS, Diversified Developers, LC owns the property at 1700 W. Bremer Avenue, and

WHEREAS, the property is currently developed with five older buildings, including a former motel converted into 8 apartments and a business office, and

WHEREAS, Diversified LC, will submit an application for a 48 unit LMI housing project named Bremer Court to Iowa Finance Authority's Housing Tax Credit Program prior to the December 7, 2015 deadline, and

WHEREAS, a local financial commitment is part of the scoring criteria and every point is critical for the applicant to compete in this very competitive program, and

WHEREAS, the $252,000 requested in addition to the prior commitment of $48,000, is less than the minimum amount necessary for the applicant to receive the full point scores for this criterion, and

WHEREAS, the funds can be paid over ten years from incremental property tax rebates using an Urban Renewal plan amendment for LMI housing, and

WHEREAS, there is a recognized need for new multi-family housing available for Waverly citizens with low to moderate incomes.

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF WAVERLY, IOWA hereby commits $252,000, paid by incremental property tax rebates, as a local match in support of Diversified Developers, LC's application for tax credits through the Iowa Finance Authority's Housing Tax Credit Program for the Bremer Court Apartments project.

PASSED AND ADOPTED this 16th Day of November, 2015.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

Carla Guyer

From: Dan Lampe
Sent: Wednesday, November 11, 2015 12:25 PM
To: Carla Guyer
Subject: Item #4 Regular Business
Attachments: (C) Waverly-Bremer Court October 21, 2015.pdf

Carla,

Can you please add this letter from the State of Iowa Ombudsman office to supporting documents for item #4 on Monday's meeting.

Thank you.

Dan Lampe

STATE OF IOWA

Telephone: (515) 281-3592
Toll Free: 1-888-426-6283
TTY: (515) 242-5065
Fax: (515) 242-6007
E-mail: ombudsman@legis.iowa.gov
Website: http://legis.iowa.gov/ombudsman

RUTH H. COOPERRIDER
OMBUDSMAN

OFFICE OF OMBUDSMAN
OLA BABCOCK MILLER BUILDING
1112 EAST GRAND AVENUE
DES MOINES, IOWA 50319

October 21, 2015

By Electronic Mail

Subject: Bremer Court Project in Waverly

To Whom It May Concern:

This letter outlines my findings on the complaint I recently fielded in June 2015 about the Bremer Court project in Waverly that was awarded benefits through the Workforce Housing Tax Incentives Program (WHTIP).

I will begin by summarizing our office's role, the complaint I fielded about the Bremer Court project, and how I approached my review.

Ombudsman's Role

By way of background, the Office of Ombudsman is a good-government agency authorized under Iowa Code chapter 2C to investigate complaints about the administrative actions of most state and local government agencies in Iowa, including the Iowa Economic Development Authority (IEDA). Our investigations are impartial. We work objectively, and do not function as advocates for complainants or government agencies.

In addition to examining whether certain administrative actions are contrary to rule, law, policy, or practice, we review whether what was done was unfair, unreasonable, performed inefficiently, or otherwise objectionable. If our investigations uncover evidence of missteps or wrongdoing, proposed remedies can range from informal suggestions to formal recommendations. In some cases, the Ombudsman chooses to issue a public report.

Complaint Summary

The complainants chose to remain anonymous, which our office's statute allows. In general, the complainants were concerned that proper processes and procedures were not followed when Bremer Court's developers applied for WHTIP benefits. From the complainants' standpoint, the perceived compliance problems eroded their trust and confidence in the Workforce Housing program, and its use of public tax incentives.

Other complainant concerns were outlined as follows:

- Possibly erroneous information on the developer's application, dated March 17, 2015. Specifically, the complainants questioned the $200,000 listed as "Developer Cash or Equity."
- Possible misrepresentation of the strength of local support on the developer's application, dated March 17, 2015.
- Questions about whether the proposed location of the Bremer Court project meets the definition of a brownfield, grayfield, or greenfield as specified in Chapter 48 of the Iowa Administrative Code.
- Questions about whether the Bremer Court project was awarded benefits through the WHTIP prior to the current Waverly City Council's formal action.

The complainants had various other concerns, but I limited the scope of my review to what is outlined immediately above. Due to having a relatively small staff with high caseloads, we sometimes have to make value judgments on which issues in a complaint we choose to review.

Complaint Review

My review of this matter has generally included the following sources of material:

- Applicable sections of the Iowa Code and Iowa Administrative Code.
- Application materials and related documentation.
- Video of the June 15, 2015, Waverly City Council meeting.

I also spoke by telephone on July 30 with IEDA employees Tim Waddell, Steven Benne, Nichole Hansen, and Tim Whipple. Several emails were also exchanged after our telephone discussion.

I also shared my analysis and determinations with one of our office's senior investigators and our legal counsel. Each of them was in agreement with my findings.

I will summarize aspects of the project application, city resolutions of support, the type of development project in question, and the award process for the Bremer Court project. My determination in each area will follow each summary, respectively.

Application

The WHTIP application for Bremer Court was filed on March 17, 2015. It was submitted by Stephen James Waclawski of Baker Tilly Virchow Krause, LLP, which appears to be an accounting and advisory firm in Madison, Wisconsin. It describes Bremer Court as an urban infill development that consists of "48 units in two 24 unit buildings that are three-story, elevator-serviced buildings."

An aspect of the application that generated a fair amount of conversation at the June 15 Waverly City Council meeting was the $200,000 figure listed as "Developer Cash or Equity." During the

June 15 Waverly City Council meeting, Tom Sather, president of Bremer Court, LLC, referred to the $200,000 figure as a "typo," and clarified the developers would have none of their own cash in the deal.

The question of the $200,000 figure listed on the developer's application was also discussed when I spoke with IEDA staff on July 30. We all tried to make sure I knew who was speaking during the phone call, but the flow of conversation did not allow for that 100 percent of the time. As such, I was not always entirely certain of who responded verbally to my questions.

There appears to have been a general awareness among IEDA staff that some members of the Waverly City Council and public had questions about the $200,000 figure. And I believe one or more of IEDA staff who work with the WHTIP program watched video of the June 15 City Council meeting. One of the IEDA staff members on the call said he was not sure that Mr. Sather knew exactly what he was being asked regarding the $200,000 figure during the Council meeting, and may not have had a copy of the WHTIP application immediately in front of him. I was also told that developer cash/equity is not required for benefits under WHTIP, and IEDA staff members are "not underwriters."

I appreciate that developer cash or equity is not required to be awarded WHTIP benefits. At the same time, why or how the $200,000 figure came to be part of the Bremer Court application—to the very best of my knowledge—appears to remain an unanswered question. Based on my discussion with IEDA staff, I understand it is common for applications to be sent back for editing, clarification, further information, etc. As such, I would have liked to have seen IEDA staff be more curious about whether or not the $200,000 figure was accurate. That is especially true given that under Administrative Code section 261—48.5, the application *shall* include:

> "Information showing the total costs and funding sources of the housing project sufficient to allow the authority to adequately determine the financing that will be utilized . . . and the amount of qualifying new investment."

Determination: To the very best of my knowledge, the $200,000 figure on the Bremer Court WHTIP application has not been shown to be accurate. Since financial information is such a key aspect of the application process under the aforementioned Administrative Code section, potentially inaccurate application information raises reasonable questions and concerns about registering and awarding public money to the Bremer Court project. Regardless of intent, the presence of the possibly erroneous $200,000 figure could give the public the impression that the application is stronger than it actually may be. The $200,000 figure should have been more carefully scrutinized by IEDA staff, and to every extent possible, verified.

It is reasonable for the public to have questions and concerns if a dollar amount listed on an application does not match a developer's public statements, regardless of whether or not developer cash is required. Again, this gets to public trust and confidence in the program.

City Resolutions of Support

The Bremer Court project was preceded by one called "Silverstone," a proposed development that would have consisted of 54 units. The Waverly City Council on November 18, 2013, approved Resolution No. 13-99 to support Silverstone Property Group's application for low-income housing tax credits through the Iowa Finance Authority (IFA). IEDA staff considers Silverstone and Bremer Court to be the same project.

In addition to the 2013 resolution, IEDA subsequently asked the Council to pass a second resolution of support because the project originally known as Silverstone—now Bremer Court—had not, at that juncture, secured tax credits through IFA. I discussed the two different resolutions with IEDA staff during our July 30 telephone call, and requested further explanation in a subsequent email. Steven Benne elaborated on the reason IEDA asked for the second resolution as follows:

> *"As to your question about the resolution, and as we discussed on the phone, IEDA considered the resolution legally effective; however, the support it expressed was made contingent on another action that had not come to pass. Specifically, the original resolution of support (13-99) included a condition, in Section 2, that low income housing tax credits, through the Iowa Finance Authority, would be included in the project. However, the project did not receive low income housing tax credits in 2015. Because this condition was not met, IEDA staff asked about the continued city support for the project and asked about a new resolution of support. In short, we simply needed to know if the city still supported the project without IFA funding. At the time the Workforce Housing Tax Incentive application was submitted to IEDA, IFA had not yet announced 2015 low income housing tax credit awards."*

As we know, the project originally considered by the Waverly City Council consisted of 54 units, and the name of the entity listed in Resolution No. 13-99 was Silverstone Property Group. The second project considered in June 2015 was advanced by Bremer Court, LLC and consisted of 48 units. I asked by email on July 30 why the projects were considered one and the same given those differences, and received the following response from Mr. Benne:

> *"Silverstone Properties and Bremer Court LLC are entities both tied to Silverstone Property Group and The T.W. Sather Company. It is our understanding Tom Sather has acted as President and Chief Executive Officer for both organizations. Mr. Sather and Mr. Dane have participated in project approval for both resolutions passed by the Waverly City Council. It is not uncommon for larger developers to establish a new LLC for a specific project or for those entities to change during project development/ construction; these changes are often made for tax purposes.* ***The change did not alter the scope of this particular housing project.*** [Emphasis added.]
>
> *The difference between the description in the application and the description in Resolution 13-99 was the number of individual units (54 vs. 48). In our*

experience, it is not unusual for the number of units to change slightly in a larger multi-family project. Either number of units exceeds the amount required by the Workforce Housing Tax Incentive program; A multi-family development needs to have at least 3 units to be eligible under the program.

We believe this is a minor change to one project, and not different projects. Resolution 15-86 confirms continued support for this project."

Other aspects of the city's support for the project also warrant consideration. At the time the Bremer Court WHTIP application was filed on March 17, the developers had Resolution 13-99 in hand, and a letter of support from Waverly Mayor Charles Infelt. I also think there are reasonable questions about whether a resolution of support for a different funding stream—low-income tax credits through IFA—can be considered to fully satisfy the WHTIP local match requirements of section 261—48.5(15) of the Administrative Code, which reads:

> 2. Documentation of local matching funds pledged for the housing project in an amount equal to **at least $1,000 per dwelling unit**, including but not limited to a funding agreement between the housing business and the community where the housing project will be located. For purposes of this paragraph, local matching funds shall be in the form of cash or cash equivalents or in the form of a local property tax exemption, rebate, refund, or reimbursement.

Comment: On these types of questions, I think it is important to consider whether the general public would consider the projects as one and the same. To my mind, a roughly 11 percent reduction in the number of housing units and a project billed under a different name and different LLC do not equate with sameness, or necessarily what IEDA staff described as a "minor change." Again, public understanding and perception are very important factors when considering whether to provide public assistance to private development. And as Waverly City Administrator Phil Jones said in a May 8, 2015, email to Mr. Benne: ". . . this is a ***new project*** using a ***new process*** for funding and a ***revised project scope*** . . ." We all must consider what the public might think or believe if one government entity refers to a project as new, and another agency calls it the same. Further, it is notable that the City described a "revised project scope," whereas IEDA said the housing project's scope was unaltered. The descriptions do not square.

Determination: I disagree with IEDA's opinion that the Silverstone and Bremer Court projects were the same. Similarity is not synonymous with sameness. My conclusion also appears to track with how key City officials viewed the Bremer Court project compared to its predecessor, Silverstone. That said, I believe that IEDA made the right decision to require an additional resolution of support from the City of Waverly due to the different funding mechanisms, and scaled-back nature of the project currently known as Bremer Court. I say that because we are talking about two different funding mechanisms, and projects with notable differences. I credit IEDA staff for requiring the additional resolution of support. Regardless of whether IEDA staff view Silverstone and Bremer Court as the same project, however, I cannot stress enough that there needs to be stronger consideration of, and emphasis on, whether such a view could be readily and clearly justified and explained to the tax-paying public.

Project Registration

IEDA issued a press release on April 2 that said the Bremer Court project was among the projects ***funded*** through WHTIP for fiscal year 2015. The press release listed Bremer Court's tax credits through WHTIP as $418,673. Based on my July 30 discussion with IEDA staff, the news release differed from what I understood Bremer Court's status to be as of April 2. As such, I requested by email additional explanation of Bremer Court's status. Mr. Benne responded to my question as follows:

> *"As of April 2nd, the Bremer Court project was registered. As there was much interest in the new program among housing developers and communities, we issued a press release to inform the public that the $20 million program cap had been reached. The release included a list of all registered projects. IEDA often announces funding decisions at the time that they are made, before award letters and contracts are able to be sent out to awardees. As we announce awards under other programs, in retrospect, the press release should have used the term "registered", which is a term only used in the Workforce Housing program. An award letter for Bremer Court was issued on July 6th, 2015."*

The Waverly City Council approved Resolution 15-86 to support Bremer Court's WHTIP application on June 15, 2015. Had the Council not passed that additional resolution of support in June, IEDA staff told me on July 30 that the project would have been "unregistered."

Determination: In Administrative Code section 261—48.5, registration follows application. I believe that IEDA registered the Bremer Court project prematurely—as early as April 2015, when the required resolution of support was not received until June 15, 2015. It is reasonable for the public to expect that all of the necessary application requirements are met before a project is registered. The situation was further confused by the inaccurate press release issued on April 2 that said Bremer Court was *awarded* $418,673 in WHTIP benefits. That press release remains on the IEDA website, and appears never to have been corrected. An award letter for the Bremer Court project was issued on July 6, 2015.

Objectively speaking, I question whether the Bremer Court project should have been registered *until* the Waverly City Council passed a resolution of support that was specific to WHTIP *and* satisfied the local match required under the aforementioned Administrative Code section.

According to Iowa Code section 364.3(1), a city council may only exercise a power "by the passage of a motion, resolution, an amendment, or an ordinance." As such, I do not believe the mayor's letter of support submitted in March with Bremer Court's WHTIP application satisfied the requirement for a resolution of support. Nor do I believe that the resolution that the Council passed in November 2013—specific to IFA tax credits—fully satisfied the WHTIP requirements.

The process by which IEDA registered the Bremer Court project appears inconsistent with application and registration requirements outlined in the Administrative Code. The necessary resolution of support was not obtained until more than two months after the project was registered. As already established in this letter, I believe the additional resolution of support was

necessary, and IEDA was correct to require it. And once again, IEDA staff told me on July 30 that they would have unregistered the Bremer Court project if the resolution of support was not obtained on June 15. I believe those facts bolster my conclusion that the decision to register the project as soon as April was questionable, and arguably inconsistent with Code requirements.

It is also worth noting that since the WHTIP benefits are awarded on a "first-come, first-served" basis, other eligible projects could fall further back in the queue if projects with incomplete applications are registered prematurely. This is also important given the finite amount of tax credits each year.

Grayfield

The complainants questioned whether the Bremer Court project meets the grayfield definition as outlined in Administrative Code section 261—48.3(15). Based on my understanding, the subject property is generally regarded as underutilized, and I believe that Waverly city staff reported at the June 15 Council meeting that the property's assessed value had decreased by 25 percent or more. As such, I believe that the Bremer Court project appears to fit the Code's definition of a grayfield.

Informal Suggestions

Regarding Bremer Court's registration with the WHTIP, I advised IEDA staff that I believe it is advisable for them to issue a press release that corrects the inaccurate information included in the April 2 release. The original press release exclusively refers to the projects as "awarded" and "funded," although I was told by email on August 11 that said the projects were "registered." The press release is a public document, and should be as clear, specific, and accurate as possible considering that such sources of information are cited by local media and other interested parties. It also can be considered a first-draft of history. Therefore, precision is paramount.

Rather than making a suggestion on how to avoid future potential for registering projects prematurely, I asked IEDA staff to outline what steps they plan to take going forward. I believe the Administrative Code is adequate, provided its steps are followed in the proper sequence.

Lastly, I informed IEDA staff that I believe it would be reasonable for them to collect more information from applicants who claim to be investing their own money if the program does not require as much. Again, if such information is not verified, it can create the perception among the public that an application includes inaccurate or inflated information.

The feedback and suggestions I gave to IEDA were offered in the spirit of improved processes, and better public understanding and confidence in the Workforce Housing program. In my view, there were some notable shortcomings in IEDA's handling of the Bremer Court approval process, which can erode public faith in the Workforce Housing program, and the administration thereof. I welcomed IEDA to provide feedback if they disagree with any of my findings. I also advised IEDA staff I was willing to schedule a time to speak further with them on the matter.

I hope some of this information is helpful. I will advise the complainants of IEDA's response(s) at the appropriate time.

Sincerely,

Jason Pulliam
Assistant Ombudsman

JP/jbc

1502147

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: 1-Ton Dodge Truck – Approve Purchase

Prepared By: Mike Cherry, Public Works Director & City Engineer
Marc Taylor, Senior Mechanic

Recommended City Council Action

Approve the purchase of a **2016 Dodge Ram 4500 Regular Cab Chassis** truck from Krueger Auto & Truck Villa of Waverly, Iowa, for the purchase price of $36,867.00.

Summary Statement

City Council action is requested to authorize the purchase of a 2016 Dodge Ram 4500 Regular Cab Chassis truck that will replace the 2004 Ford F450 truck. The replacement pickup truck will be utilized in the Water Division. One qualified bid meeting the specifications was received and the purchase price is in line with the expected cost for a new vehicle. One non-qualified bid was received and rejected for not substantially meeting the specifications. Additionally, staff's recommendation is to solicit bids for the sale of the old truck that has an estimated value of $10,000.

Expenditure Required

2016 Dodge Ram 4500 Regular Cab Chassis	$ 36,867	
Truck Bed and Accessories, Estimate	19,200	
Less: Sale of 2004 Ford F450 Truck, Estimate	(10,000)	
Total Cost		$ 46,067

Source of Funds

Water FY2015-16 Budget (Automotive Equipment)	$ 35,000	
Water FY 2015-16 Budget (Other Capital Improvements)	19,200	
Total Financing		$ 54,200

Policy Issues

Should the City reject the bid for the 2016 Dodge Ram 4500 Regular Cab Chassis truck?

Alternative

Continue using the 2004 Ford F450 truck, which will likely incur more frequent repairs and require body work.

Background Information

The City of Waverly strives to routinely replace vehicles and equipment at the most optimum time. Old equipment incurs increasing maintenance costs and down time. New vehicles and equipment improve productivity, safety and reduce maintenance expenditures and down time. The recommended purchase of the new replacement pickup truck follows the City's goal of improved efficiency and safety.

October 13, 2015 ..... Bid opening 1-ton Truck
November 16, 2015 ..... Award bid for the 2016 Dodge Ram 4500 Regular Cab Chassis
January 2016 ..... Receive 2016 Dodge Ram 4500 Regular Cab Chassis

Respectfully submitted,

Phil Jones
City Administrator

Attachment: Bid Comparison Sheet
Photos of Old & New Truck

City of Waverly
Bid Comparison Sheet

Bid Title: 1-Ton Truck Cab & Chassis Time of Opening: 10:00 AM
Dept: Water Date of Opening: 20-Oct-15

Bidder	Make of Unit	Bid Price	Comments
Coonradt Ford Mercury 903 West Bremer Ave Waverly, IA 50677	—	—	Base Unit Price Less Trade-In Net Delivered Price
Krueger Auto & Truck 2320 5th Avenue NW Waverly, IA 50677	Dodge Ram 16,000 pd.s	$30,867.00	Base Unit Price Less Trade-In Net Delivered Price
Jerry Roling Chevrolet P.O. Box 239 Waverly, IA 50677	Chevrolet CC36403 13,200 pd.s	$26,992.70	Base Unit Price Less Trade-In Net Delivered Price

Bids Opened By: Witness: Kristin McKenzie

2016 1-Ton Dodge Truck

2004 1-Ton Ford Truck

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: Public Services Center for Operations & Disaster Response
Approve Purchase and Installation of Communications System

Prepared By: Mike Cherry, Director of Public Works & City Engineer

Recommended City Council Action

Approve the purchase and installation of the communications system from BerganKDV of Waterloo, Iowa, for the Public Services Center for Operations & Disaster Response in the amount of $24,520.75.

Summary Statement

The communications system is an extension of the phone, internet and central server utilized in City Hall. The proposed hardware and software insures compatibility in an integrated network throughout the City's facilities.

Expenditure Required

Architectural Services, Design Alliance – Hourly N.T.E. (Amendment 1)		$ 281,000
Furniture Bid Package, Design Alliance (Amendment 2)		$ 7,500
Option C Construction:		
• Site Grading Project, Final		$ 376,502
• Building Project, Base Bid, Peters Construction	$ 3,328,516	
o Add Alternate, Salt Storage Building	117,711	
o Add Alternate, Overhead Bridge Crane	65,369	
o Change Order No. 1, Building Project	(2,991)	
Total Bid		$ 3,508,605
• Builders Risk Insurance	$ 5,432	
• Material Testing & Inspection, Estimate	10,000	
• Waverly Utilities – Fiber Quote	3,616	
• Communications System, BerganKDV	24,521	
• Office Furniture, Bid	41,703	
• Office Furniture, Change Order No. 1	(5,052)	
• Contract Administration, Estimate	25,000	
Additional Expenses		$ 105,220
Total Estimated Cost of the Project		**$ 4,278,827**

Source of Funds

Sewer Fund Revenue Bond FY2014-15	$ 2,000,000
Water Fund Revenue Bond FY2014-15	1,810,000
TIF Cash FY2015-16	200,000
GO Bond FY2014-15	200,000
RUT FY2014-15	100,000
Waverly Utilities, Key Accounts for Efficient Lighting and Appliances	36,510
Total Financing for the Project	**$ 4,346,510**

Policy

The Public Services Center for Operations & Disaster Response project follows recommendations cited in the following documents for the construction and maintenance of critical public facilities:

- Waverly Strategic Planning Report – November 12, 2013
- Waverly Comprehensive Plan Update – October 24, 2011

Project Concern

None. The project's fund balance is in excess of $67,000.

Alternatives

N/A.

Background Information

Previously on September 23, 2013, Design Alliance presented multiple phasing options for construction of a new Public Services Center for Operations & Disaster Response. Phasing Option C was chosen to construct the Public Services Administration office, Equipment Services, Solid Waste, Water and Sewer Line Maintenance Divisions. The Streets Division would move and immediately relocate to the new site occupying the building area designated for the Water and Sewer Line Maintenance Divisions. The second phase would be to construct the permanent building for the Streets Division allowing the Water and Sewer Line Maintenance Divisions to relocate.

The initial phase allows for immediate on-site management of the Recycling Center and Yard Waste Site operations. Additionally, the existing 1953 Public Services facilities will be utilized for off-season equipment storage.

September 17, 2012	Council's CIP Planning Session – Council Requests Phasing Options
October 22, 2012	Staff Reviews Phasing Options with Council
June 3, 2013	Council Approves Formal Public Service Phasing Plan Study by Design Alliance
Summer-Fall 2013	Formal Phasing Study by Design Alliance
September 23, 2013	Review Formal Phasing Options Study with Council, (Option C Approved)
February 3, 2014	Council Approves Architectural Agreement for Final Design for a Phased Project
June 2, 2014	Set Public Hearing Date, Site Grading Project
June 16, 2014	Hold Public Hearing - Site Grading Project
June 17, 2014	Bid Opening - Site Grading Project

July 7, 2014	Award - Site Grading Project
August 4, 2014	Approve Contract Documents - Site Grading Project
November 17, 2014	Set Public Hearing Date - Building Package
December 1, 2014	Finalize - Site Grading Project
December 1, 2014	Hold Public Hearing - Building Package
December 16, 2014	Bid Opening - Building Package
January 5, 2015	Award - Building Package
January 19, 2015	Approve Contract Documents - Building Package
January 19, 2015	Approve Construction Testing Services Agreement
September 14, 2015	Approve Purchase of Office Furniture
October 19, 2015	Approve Change Order No. 1 (Building Project)
October 19, 2015	Approve Change Order No. 1 (Furniture Package)
October 19, 2015	Approve Amendment No. 2 Professional Services Agreement
November 16, 2015	**Approve Purchase & Installation of Communications System**
March – November 14, 2015	Construction of the Public Services Center – Building Package

Respectfully submitted,

Phil Jones
City Administrator

Attachment

BerganKDV's Communications System Quote

City of Waverly

P.O. Box 616, 200 1st Street NE
Waverly, IA 50677

Quote Number	38247
Quote Date	11-2-15
Account Number	0004
Presented By	Mark Oliver
Quote Expires After	12-2-15

Quotation Details

Product Name	Description	Qty	Price	Total
SC NP Prorated	ShoreCare Partner Support (1 year Prorated- NO Handsets) Advanced replacement on SG Switches Access to download latest software releases	1	$216.15	$216.15
Ext Only	Extension Only License for ShoreTel	5	$120.00	$600.00
Extension & Mailbox License	Extension & Mailbox License MSRP $200.00	14	$146.00	$2044.00
420	The single-line IP 420 is a cost-effective telephone ideal for open areas, including lobbies, classrooms and dorm rooms. The IP 420 has 2 lines, full duplex speakerphone and an integrated Ethernet switch, allowing a network drop to be shared with a desktop PC. Highlights 2 lines Full-duplex speakerphone Built-in 10/100 Ethernet switch MSRP $189.00	5	$137.00	$685.00
480G	ShoreTel's advanced phone, the IP 480g provides 8 line appearances, expanded call history, visual voice mail and an integrated 10/100/1000 Ethernet switch, allowing a network drop to be shared with a desktop PC. Highlights 8 lines Full-duplex speakerphone Visual voice mail Expanded call history Built-in 10/100/1000 Ethernet switch MSRP $365.00	14	$285.00	$3990.00
Rack mounting tray	Rack mounting tray, for ShoreGear Switch 1U half width, holds two 1U half width switches	1	$85.50	$85.50
WM 480	IP 480/480g/485 Wall Mount Kit *price includes shipping	5	$30.00	$150.00
Harmonica	Analog Harmonica and Telco cable MSRP $99.00	1	$89.10	$89.10
Professional Fees	Professional Fees: Project management Call flow consulting and design Installation of switch and voice hardware Installation of Communicator software on workstations (up to 5)	1	$1600.00	$1600.00

Please make your check payable to:
BerganKDV Technology & Consulting, Inc.
P.O. Box 2100
Waterloo, Iowa 50704-2100
Ph: 319.234.0521
Fax: 319.234.6287

Thank You For Your Business

City of Waverly

P.O. Box 616, 200 1st Street NE
Waverly, IA 50677

Quote Number	38247
Quote Date	11-2-15
Account Number	0004
Presented By	Mark Oliver
Quote Expires After	12-2-15

	Training for staff (0 hours) Documentation *provisioning different telecom equipment, integration into overhead paging system or additional training at normal hourly rates.			
Smart-UPS 3000 RM	APC Smart-UPS 3000 LCD - UPS - 2.7 kW - 3000 VA	1	$1299.00	$1299.00
Extreme Summit 24p	Extreme Switch - Layer 3 - managed - 24 x 10/100/1000 + 4 x shared SFP - rack-mountable - PoE	2	$1860.00	$3720.00
ExtremeWorks	4 Hour Advanced Hardware Replacement - extended service agreement - 1 year - 24 Port PoE	2	$249.00	$498.00
SFP - Fiber SMF	Extreme Networks - SFP (mini-GBIC) transceiver module - 1000Base-LX - LC	1	$720.00	$720.00
Fiber Patch Cable	LC-ST 9/125 OM1 Duplex Singlemode PVC Fiber Optic Cable - 10 ft	2	$30.00	$60.00
Patch Cable	CAT6 Network Patch Cable - 9ft - Gray	40	$5.25	$210.00
Ruckus Director	ZoneDirector 1200, licensed for up to 5 ZoneFlex Access Points. Can be upgraded to support up to 70 APs with AP license upgrades.	1	$1095.00	$1095.00
WatchDog Support - Director	WatchDog Support for ZoneDirector 1200 Series - 1 Year Subscription	1	$215.00	$215.00
Ruckus Access Point	ZoneFlex dual-band (5 GHz and 2.4 GHz concurrent) 802.11ac Wireless Access Point - 4x4:4 streams, MU-MIMO, BeamFlex+, dual ports, PoE support. - Does not include power adapter or PoE injector	5	$970.00	$4850.00
WatchDog Support	Ruckus WatchDog Advanced Hardware Replacement - Access Point - 1 Year Support	5	$79.00	$395.00
Ruckus Pro Service	Professional Services: Register new equipment Upgrade controller code to latest version Configure SSID's, interfaces, verify signals on each AP connection *customer will mount and run Ethernet Configure L3 Swtiches with QoS and VLAN's (also will do configuration on switches for phone system at the same time) Rack swtich and Controller Basic Documentation	1	$1300.00	$1300.00

Please make your check payable to:
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P.O. Box 2100
Waterloo, Iowa 50704-2100
Ph: 319.234.0521
Fax: 319.234.6287

Thank You For Your Business

City of Waverly

P.O. Box 616, 200 1st Street NE
Waverly, IA 50677

Quote Number	38247
Quote Date	11-2-15
Account Number	0004
Presented By	Mark Oliver
Quote Expires After	12-2-15

Cisco SFP	Cisco - SFP (mini-GBIC) transceiver module - 1000Base-LX, 1000Base-LH - LC	1	$699.00	$699.00

Please DO NOT pay from quote. An invoice will be generated after authorization.

Net Amount **$24,520.75**

plus tax and shipping

A prepayment in the amount shown is required before items will be ordered.

Prepay Amount **$12261.00**

Authorization

By signing and returning this Quotation, I authorize BerganKDV to order the above products. I also agree, upon delivery of the above products, to pay BerganKDV any and all amounts due. Unless explicitly specified in the above quotation details, labor hours required to deliver, install, configure, and/or support the above products is not included in the quoted price. In some cases, an amount will be due prior to ordering. Additional shipping charges may apply. Prices are subject to change without notice.

Signature _____

Date _____

WARRANTIES AND DISCLAIMERS

A) Limitation of liability. BerganKDV shall not be liable to client under any circumstances for client's loss of the use of it's network or related systems. In no event shall vendor be liable to customer for any indirect, special or consequential damages or loss profits arising out of or related to this agreement or the performance of services hereunder or any breach thereof even if vendor has been advised of the possibility thereof. Vendor's liability to customer hereunder, if any, shall in no event exceed the total amount paid to the vendor hereunder. In no event shall vendor be liable to customer for any damages resulting from or relate to any failure or delay of vendor in the performance of services hereunder.

B) Negation of Warranty. Vendor does not warrant the services performed hereunder or the accuracy or correctness of the results of the services, and there are no warranties, express or implied, including, but limited to warranties of the merchantability or fitness for any particular purpose.

INDEMNIFICATION

CLIENT hereby agrees to indemnify and defend at its sole expense: BerganKDV, its employees, agents, representatives, directors and shareholders, from and against any and all claims arising out of or based upon CLIENT'S use of all services, software or hardware provided or serviced hereunder, including, but not limited to, claims based on software licensing violations, copyright infringement, trademark infringement and patent infringement. In addition, CLIENT agrees to pay any judgment and costs associated with such claim.

RETURNS

Eligible returns must be made with 15 days in the original packaging in like new condition. There may be shipping costs as well as 20% restocking fee on items that can be returned. BerganKDV reserves the right to deny any returns or exchanges. Check with your account manager for details.

Please make your check payable to:
BerganKDV Technology & Consulting, Inc.
P.O. Box 2100
Waterloo, Iowa 50704-2100
Ph: 319.234.0521
Fax: 319.234.6287

Thank You For Your Business

CITY OF WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: Approve Cart Tipper for the new 2016 Commercial Refuse Truck

Prepared By: Mike Cherry, Public Works Director & City Engineer
Marc Taylor, Senior Mechanic

Recommended City Council Action

Approve Change Order No. 1, in the amount of $5,405.00, from Elliott Equipment Co. to add a Perkins Model D6620-27K Tuckaway cart tipper to the 2016 Freightliner truck with New Way Cobra 25-cubic-yard, rear-load refuse packer from Truck Country of Cedar Rapids, Iowa.

Summary Statement

City Council action is requested to authorize the addition of a Perkins Model D6620-27K Tuckaway cart tipper to the new 2016 commercial refuse truck which is currently being assembled for delivery in April 2016. The addition of a cart tipper to the new commercial refuse truck will allow the vehicle to also empty 35, 65 and 95-gallon containers allowing for a wider range of available containers for customers.

Expenditure Required

2016 Freightliner Truck with New Way Cobra 25-CY Refuse Packer	$ 170,322	
Perkins D6620-27K Tuckaway Cart Tipper	$ 5,405	
Less: Actual Trade-In of 2009 commercial chassis & packer	(58,000)	
Total Cost		$ 117,727

Source of Funds

Solid Waste Heavy Motorized Equipment (Budgeted 4-year loan)	$ 171,000	
Solid Waste Cash or add to 4-year loan	6,727	
Less: Estimated Trade-In of 2009 commercial chassis & packer	(60,000)	
Total Financing		$ 117,727

Policy Issues

Should the City add a cart tipper to the new commercial truck allowing for a wider range of available containers for customers?

Alternative

Without a cart tipper the commercial truck is limited to emptying only the 2, 4 and 6-cubic yard dumpsters.

Background Information

The City of Waverly strives to routinely replace vehicles and equipment at the most optimum time. Old equipment incurs increasing maintenance costs and down time. New vehicles and equipment improve productivity, safety and reduce maintenance expenditures and down time. The recommended purchase of the new replacement refuse truck follows the City's goal of improved efficiency and safety. The commercial rear-load refuse truck was budgeted for FY 2015-16 in the Solid Waste Division.

July 14, 2015 ..... Bid opening Commercial Refuse Truck
August 3, 2015 ..... Award bid for the Commercial Refuse Truck
November 16, 2015 ..... Award Change Order No. 1 for a Cart Tipper
April 2016 ..... Receive Commercial Refuse Truck

Respectfully submitted,

Phil Jones
City Administrator

Attachment: Quote from Elliott Equipment
Stock Photo of Mounted Cart Tipper

EQUIPMENT CO.

3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

4000 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

14001 Botts Rd.
Grandview, MO 64030
Ph: 816-761-4840

Quote

Date	Quote #
11/5/2015	5536
Proposed Shipping Date	
Terms	
Net 30	
Rep	
JK	
Customer Contact	
Karen or Darci	
Customer Alt. Phone	
Mark 319-352-6247	

City of Waverly
Attn: Acctg Dept
P O Box 616
Waverly, IA 50677

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control.
Typographical and stenographic errors subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.
Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TERMS: Equipment is due on receipt. Carts, Containers, Parts, & Service are Net 30 unless otherwise noted on your account. Balances over 30 days from date of invoice are subject to finance charges up to 1½% per month.

Qty	Item	Description	Price	Total
1	D6620-27K	Add a Perkins Model D6620-27K tuckaway style cart tipper to the 25CY Rearloader City of Waverly has on order with Elliott Equipment Company, Price includes extra valve section, extended loadsill, extended latches and ears and all plumbing and installation	5,405.00	5,405.00

****Adminstrative Fee of $150.00 will be added to all vehicle purchase transactions.****

Total $5,405.00

TO CONFIRM ORDER, SIGN AND RETURN

X_____

CITY OF
WAVERLY

AGENDA MEMORANDUM
City Council Meeting
November 16, 2015

SUBJECT: First Reading of Ordinance Amendment Providing for One-Family Attached Housing in R-2 Zoning District.

Prepared By:

Ben Kohout, Community Development and Zoning Specialist

Recommended City Council Action:

Approve the ordinance amendment.

Summary Statement

- The City has received development requests to allow for establishing "zero lot line" homes, or row homes.
- The current City code allows for row dwellings at a zero lot line, but does not establish for a differentiation between a condominium development, or an owner-occupied zero lot line style of development, where the yard is owned by the occupant of the structure.
- To remedy this, staff is proposing an ordinance amendment that will establish a "one-family attached dwelling" and still allow the two-family dwelling to remain as a condominium style of development, where the yard would be under the regime of a third party.
- The Planning and Zoning Commission recommended approval at the November 5, 2015 meeting with the ordinance attached to this summary reflecting their comments.
- New one-family attached dwellings may be permitted with 4,000 square foot minimum lot size, 40 foot lot widths.
- Developer will need to submit a site plan and covenants and restrictions governing common elements of the attached housing for review and approval prior to receiving a building permit.
- This ordinance resembles City of Coralville, Iowa ordinance, and changes R-2 district guidelines for lot sizes and setbacks, which is permitted also in the R-3 and R-4 districts.

Expenditure Required

None.

Source of Funds

N/A

Policy

This ordinance amendment follows the CLUP goal outlined to revise the ordinance pertaining to allowing for more residentially housing options, following Planning and Zoning Commission review and recommendation.

Policy Concern

Does this ordinance accomplish the stated need for allowing different housing styles in Waverly for builders that desire to construct homes that respond to the market?

Alternative

Vote to not recommend approval of this ordinance amendment. Doing this would not allow for zero lot line property ownership and would only allow for condominium style home ownership.

Background Information:

The City has reviewed past development requests to allow for establishing what is known as "zero lot line" homes, or row homes. The current City code allows for row dwellings at a zero lot line, but does not establish for a differentiation between a condominium development or an owner-occupied zero lot line style of development, where the yard is owned by the occupant of the structure.

To remedy this, staff is proposing an ordinance amendment that will establish a "one-family attached dwelling" and allow the two-family dwelling to remain as a condominium style of development, where the yard would be under the regime of a third party.

The Planning and Zoning Commission recommended approval at the November 5, 2015 meeting with the ordinance attached to this summary reflecting their comments.

See attached ordinance amendment for review.

Respectfully submitted,

Phil Jones
City Administrator

Attachments: Ordinance

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, IOWA That:

Section 1. PURPOSE. The Purpose of this Ordinance is to amend Section 100.7.02 of the Waverly Municipal Code to address uses and Section 100.7.03 to address dimensional requirements.

Section 2. AMENDMENTS.

Section 100.7.02 (Uses) and Section 100.7.03 (Dimensional Requirements) of the Waverly Municipal Code are hereby amended by modifying the following:

SEC. 100.7.02 USES. The following uses and structures identified with such uses shall be allowed to exist within a R-2 district:

2. Provisional Uses. The following uses and structures identified with such uses shall be subject to all the requirements of provisional uses:

d. One-family attached dwellings, provided a site plan is submitted and covenants and restrictions are in place governing common elements of the attached housing; and provided no more than two dwellings are attached.

AND

SEC. 100.7.03 DIMENSIONAL REQUIREMENTS.

2. Lots and Yards. All lots and yards within a R-2 district shall have dimensions which are not less than the following dimensions:

	Other Permitted Uses	Two-Family Dwelling	One-Family Attached Dwelling	One-Family Dwelling
Lot Area (square feet):	10,000	8,000	**4,000**	7,500
Lot Area (per family, square feet):	Not Applicable	4,000	**n/a**	7,500
Lot Width (feet):	80	80	**40**	75
Yard Frontage (feet):	30	25	**25**	25
Yard Reardage (feet)	30	30	**30**	30
Least Width on Any One Side	10% (of lot width or 25 feet, whichever is less)	10' or 10% (whichever is less) ~~and (0) zero feet from common wall~~	**10' or 10% (whichever is less) but in no case less than 5'**	10' or 10% (whichever is less)

Section 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 4. SEVERABILITY CLAUSE. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. EFFECTIVE. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND ADOPTED THIS _____DAY OF _____, 2015.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

First Reading: November 16, 2015
Second Reading:_____
Third Reading:_____
Published: _____

AGENDA MEMORANDUM
City Council Study Session Meeting
November 16, 2015

SUBJECT: Reserve parking for Big 6 residents

PREPARED BY: Carla Guyer, City Clerk

Recommended City Council Action:

Approve the third and final reading of ordinance replacing Ordinance 772 with Ordinance 1003 approving parking permit fees and process for replacement and transferring ownership of permits for the Big 6 parking.

Summary Statement

As part of review and preparing for Fiscal Year 2016 Budget Process, staff feels it is time to adjust fees for the residents of the Big 6 parking lot. In completing research we have found that Des Moines residential parking permit fees are $50 or $25 per month; Grinnell $120 per year, Ottumwa has a beginning range of $20 per month each up to 2, and Muscatine $300 per year or $87.50 per quarter. The parking permit fees have remained unchanged since the creation of the ordinance in 2001.

Staff is recommending to increase current fees of $35 per year to $50 per year for each permit issued and to include a replacement fee of $25. Our current policy does not allow replacement or transferring condo ownership. The proposed ordinance would also allow for future fee amendments to be done through a resolution instead of an ordinance.

Policy Issue

Should the City of Waverly increase parking permit fees for the Big 6 parking and include a replacement policy.

Alternative

Council could choose to not approve all or portions of ordinance 1003 possibly leaving Ordinance 772 in effect.

Attachment: Ordinance 772 and proposed Ordinance 1003

Respectfully submitted,

Phil Jones
City Administrator

Ordinance 1003

Ordinance Replacing Ordinance #772 Reserve Parking for Big 6 Redevelopment Project.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, IOWA, THAT:

Section 1. PURPOSE. The Purpose of this Ordinance is to amend Chapter 105 Section 105.4.10.40A, Reserve Parking of the Waverly Municipal Code by revising downtown parking provisions.

Section 2. AMENDMENT. Section 105.4.10.40A of the Waverly Municipal Code is hereby amended to the following:

> The west four spaces of the south sub-lot, the west four non-handicapped spaces of the central sub-lot, and the west four spaces of the north sub-lot of the City Parking Lot in the NW ¼ block bounded by First Street NE, First Avenue NE and by public alley are hereby established as Big 6 Development Reserve Parking and parking is restricted except to those residents of the Big 6 Development and requires a permit. Spaces designated as Reserved Parking in Lots #1-3 of Municipal Parking Lots Section 105.4.10.40 are also restricted to those residents who have been issued an annual Reserve Parking Permit from the City of Waverly City Clerk's Office.
> Reserved parking spaces shall be designated through the use of City owned and maintained signage. Residents residing in the Big 6 Redevelopment Project will be assigned parking spaces and permits with corresponding identification. Said residents and businesses will be issued a parking permit in exchange for an annual fee of $50.00 payable to the City of Waverly at the City Clerk's office on or before January 1 of each year. In the event of a new occupant, at an aforesaid location, the permit is transferrable and issues of unused monetary portion will be decided between the parties. The new occupant must supply the City Clerk's office new contact information through filling out a permit application. The City of Waverly will reissue a replacement permit due to it being lost or stolen at the cost of $25.00. Beginning the date of passage of this ordinance, Council may change the annual fee and replacement fee through a resolution.
>
> Lot #1
> Northwest corner of block bordered by 1st Street NE and 1st Avenue NE. This parking lot shall be Twenty-Four Hour Parking except those spaces marked as Reserve Parking areas.
>
> Lot#2
> Northeast corner of block bordered by 2nd Street NE, Bremer Avenue, 1st Avenue NE, and 3rd Street NE. This lot shall be Twenty-Four Hour Parking, except those spaces marked as Reserved Parking.

Lot#3
South one-half of block bordered by 2nd Street SE, Bremer Avenue, 1st Avenue SE, and 3rd Street SE. This parking lot shall be Twenty-Four Hour Parking, except those spaces marked as Reserved Parking.

Section 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudge invalid or unconstitutional.

Section 5. EFFECTIVE. This Ordinance shall not be in effect until and after its final passage, approval and publication as provided by law.

PASSED AND ADOPTED this _____ day of _____ 2015.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

1st Reading: October 19, 2015
2nd Reading: November 2, 2015
3rd Reading: November 16, 2015
Published: _____

Ordinance 772

Ordinance Establishing Reserve Parking for Big 6 Redevelopment Project

WHEREAS, the City of Waverly has partnered with the private sector in the Big 6 Downtown Redevelopment Project consisting of the redevelopment of six buildings and adjacent plaza area, and

WHEREAS, the development consists of both business and residential dwelling units, and

WHEREAS, Big 6 residents are in need of a reserve parking area for said development, and

WHEREAS, the City of Waverly wishes to reserve spaces in the City Parking Lot located in the northwest ¼ of the block bounded by First Street NE on the west, First Avenue NE on the north and public alley on the south, and

WHEREAS, said reserve parking spaces shall be signed indicating restrictive parking and residents residing in the Big 6 Redevelopment Project will be issued Reserve Parking identifiers for their vehicles in exchange for an annual fee of $35.00 paid to the City of Waverly City Clerk's Office on or before October 1 of each year.

NOW THEREFORE BE IT RESOLVED that Section 105.4.10.39 be amended by adding a new subsection (a) as follows:

105.4.10.39(a) Reserve Parking

(1) The west four spaces of the south sublot, the west four non-handicapped spaces of the central sublot, and the west four spaces of the north sublot of the City Parking Lot in the NW ¼ block bounded by First Street NE, First Avenue NE and by public alley are hereby established as Big 6 Development Reserve Parking and parking is restricted except to those residents of the Big 6 Development who have been issued an annual Reserve Parking Permit from the City of Waverly City Clerk's Office upon payment of a $35.00 annual fee on or before October 1 of each year.

BE IT FURTHER RESOLVED that Section 105.4.10.39 referring to "Lot 1", "Lot 2", and "Lot 3" be amended as follows:

Lot #1
Northwest corner of block bordered by First Street NE, ~~Bremer Avenue,~~ and First Avenue NE. ~~and Second Street NE.~~ This parking lot shall be divided into ~~three~~ *four* sub-lots with parking in the ~~east and west~~ *central and south* sub-lots limited

to NO PARKING MONDAY, TUESDAY, AND WEDNESDAY from 12 midnight to ~~7:00~~ *6:00* a.m. Parking in the ~~central~~ *north and east sub lots* shall be limited to NO PARKING THURSDAY AND FRIDAY from 12 midnight to ~~7:00~~ *6:00* a.m. ~~The south sub-lot shall be designated Reserve Parking by Permit Only.~~ Said NO Parking restrictions in Lot 1 shall not apply to those permit holders utilizing the designated Reserve Parking areas.

Lot #2
Northeast corner of block bordered by 2nd Street NE, Bremer Avenue, 1st Avenue NE, and 3rd Street NE. This lot shall be divided into two sub-lots with parking alternated as above.

Lot #3
South one-half of block bordered by 2nd Street SE, Bremer Avenue, 1st Avenue SE, and 3rd Street SE. This parking lot shall be divided into four sub-lots with parking in the east quarter and the west quarter limited to NO PARKING MONDAY, TUESDAY AND WEDNESDAY from 12:00 midnight to ~~7:00~~ *6:00* a.m. The center two sub-lot quarters limited to NO PARKING THURSDAY AND FRIDAY from 12:00 midnight to ~~7:00~~ *6:00* a.m.

PASSED AND ADOPTED this _____ day of _____ 2001.

_____
Mayor

ATTEST:

_____
City Clerk

Ordinance 1004

An Ordinance Adopting the "City Code of the City of Waverly, Iowa"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, IOWA that:

Section 1. That all existing ordinances previously adopted and made a part of the "City Code of the City of Waverly, Iowa 2000" and all subsequent amendments thereto are hereby readopted by the City of Waverly, Iowa and are to be known as the "City Code of the City of Waverly, Iowa."

Section 2. That all provisions for the City Code as readopted shall continue to be in full force and effect from the date of the passage and publication of this ordinance.

Section 3. That an official copy of the "City Code of the City of Waverly, Iowa" adopted by this ordinance, including a certificate of the City Clerk as to its adoption and effective date, is on file in the office of the City Clerk.

Section 4. That copies of the "City Code of the City of Waverly, Iowa" shall be kept available at the office of the City Clerk for public inspection.

Section 5. That this Ordinance shall be and is to be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED AND ADOPTED this _____Day of _____, 2015.

_____
Charles D. Infelt, Mayor

ATTEST:

_____
Carla Guyer, City Clerk

1st Reading: November 2, 2015
2nd Reading: November 16, 2015
Third Reading: _____
Published: _____

The Waverly Public Library Board of Trustees met at 5:15 on Tuesday, September 8, 2015 in the Library Conference Room.

Present: Blake, Frerking, Janssen, Lenius, Leong, Main, McCue, Podhajsky, Sherer.

Also present was Information Services Librarian Rutledge. Absent: Meyer-Reyerson

1. The meeting was called to order at 5:17 by McCue.

2. The agenda was unanimously approved on a motion by Blake.

3. Podhajsky's motion to approve the August 2015 minutes was unanimously approved.

4. Podhajsky made a motion to approve per standing resolution the Financials for August 2015. The motion was unanimously approved.

5. The board unanimously approved the following two policies as reviewed and proposed by the Personnel and Policies Committee:

Security Cameras
Young Patron Safety

6. Other Reports:

- Bremer County Library Association request for 2016-2017 funds is due by the October 20th meeting.
- Submissions to be considered under Special Projects are due Sept. 15.
- DIY Classes start in October.
- Skype with the All Iowa Read author, Robin Oliveira, will occur later this evening.

7. Frerking moved to adjourn the meeting at 6:12.

The next regular Library Board Meeting will be cablecast from the Ike Ackerman City Council Chambers on Tuesday, October 13, 2015 at 5:15.

Respectfully submitted by Laura Frerking, Secretary

The Waverly Public Library Board of Trustees met at 5:15 on Tuesday, October 13, 2015 in the Library Conference Room.

Present: Blake, Frerking, Lenius, Leong, Main, McCue, Sherer. Absent: Janssen, Podhajsky.

Also present were Library Director Meyer-Reyerson, Council Liaison Waldstein, and Jeni Mein, City of Waverly Director of Finance.

1. The meeting was called to order at 5:15 by McCue.

2. The agenda was unanimously approved on a motion by Blake.

3. Main's motion to approve the September 2015 minutes was unanimously approved.

4. Main made a motion to approve per standing resolution the Financials for September 2015. The motion was unanimously approved.

5. Blake made a motion to request a 3% increase for the 2016-17 Bremer County Library Association budget and give the representing WPL Trustee the authority to change the increase within the 0-5% range should the joint conversation merit a different percentage increase. The motion was unanimously approved. Sherer, serving as the County Representative, will take this request to the Bremer County Library Association meeting on October 20.

6. Blake made a motion to approve the request to the City Council for $21,275 from the City's General Fund Reserve account to invest in the repair of the Library air conditioning system, pending confirmation of the bidding process. The motion was unanimously approved.

7. Reports:

- Main reported on the Personnel and Policies Committee meeting minutes.
- Assistant Librarian Emily McClimon is meeting with Waverly-Shell Rock 7th graders to educate them on the Library's research resources.
- The Long Range Plan Report will be reviewed at the next meeting.
- "History of the Book" Traveling Program will be on display October 19-November 13, 2015 at the WPL.

8. Blake moved to adjourn the meeting at 6:20.

The next regular Library Board Meeting will be Tuesday, November 10, 2015 at 5:15 pm in the Library Conference Room.

Respectfully submitted by Laura Frerking, Secretary

WAVERLY SENIOR CENTER
506 E. Bremer Avenue
319- 352-5678
A Non-Profit Organization
supported by
W-SR United Way, Elsie Crosby Mitchell Foundation, Lincoln Savings Bank, City of Waverly, Bremer County and Northeast Iowa Community Foundation, Guernsey Foundation
Congregate Meals provided by NEI3A

November 2015

The mission of the Senior Citizens Group Inc. of Waverly is to operate and maintain a facility which provides programs, services and activities for the well being of senior citizens in Waverly and surrounding communities regardless of race, creed, religion, national origin, sex or disability.

Waverly SENIOR CENTER 352-5678

Mon	Tue	Wed	Thu	Fri
2. 9:00 Seniors in Motion 9:45 Women's coffee 10:00 Men's Coffee 11:30 Congregate Lunch *12:00 Bingo* **6:30 PM 500 Cards** **Everyone welcome**	*3.* ***9:00 Faculty Guys*** ***9:00 Faculty Gals***	*4.* *7:00 Private Mtgs.* 9:00 Seniors in Motion 9:45 Women Coffee 11:30 Congregate Lunch 12:30 Bridge Luncheon 2:00 On site Hearing	*5.* 11:30 Congregate Lunch *12:00 Bingo* **1:00 Private Card Clubs	*6.* 9:00 Fit Express 9:45 Women's Coffee 12:00 Comfort Food Lunch 12:30 Piano with Norah Bruns
9. 9:00 Seniors in Motion 9:45 Women's coffee 10:00 Men's Coffee 11:30 Congregate Lunch *12:00 Bingo* **6:30 PM 500 Cards** **Everyone welcome**	*10.* ***9:00 Faculty Guys*** 8:30 Toenail clinic call for an Appointment 235- 6201 **1:00 Private Card Clubs	*11.* *7:00 Private Mtgs.* 9:00 Seniors in Motion *9:15Womens Bible Study* 9:45 Women Coffee 11:30 Congregate Lunch 12:30 Bridge Luncheon 1:00 Ceramics	*12.* 11:30 Congregate Lunch *12:00 Bingo* *1:00 Private Card Club	*13.* 9:00 Fit Express 9:45 Women's Coffee 12:00 Comfort Food Lunch 12:30-Music with Kat Mover-Sing along!
16. 9:00 Seniors in Motion 9:45 Women's coffee 10:00 Men's Coffee 11:30 Congregate Lunch *12:00 Bingo* **1:00 Private Card Clubs 6:30 PM 500 Cards Everyone welcome	*17.* ***9:00 Faculty Guys*** ***9:00 Faculty Gals***	*18.* *7:00 Private Mtgs.* 9:00 Seniors in Motion 9:45 Women Coffee 11:30 Congregate Lunch 1:00 Ceramics *1:00 Private Card Club	*19.* 11:30 Congregate Lunch 12:00 Bingo *1:00 Private Card Club	*20.* 9:00 Fit Express 9:45 Women's Coffee 12:00 Comfort Food Lunch 12:30 Speaker from Retrieving Freedom and their service dog. *1:00 Private Card Club
23. 9:00 Seniors in Motion 9:45 Women's coffee 10:00 Men's Coffee 11:30 Congregate Lunch *12:00 Bingo* **6:30 PM 500 Cards** **Everyone welcome**	*24.* ***9:00 Faculty Guys*** 8:30 Toenail clinic call for an Appointment 235- 6201 1:30 Cribbage all Welcome	*25.* *7:00 Private Mtgs.* 9:00 Seniors in Motion 9:45 Women Coffee 11:30 Congregate Lunch 1:00 Ceramics *1:00 Private Card Club	*26.* Happy Thanksgiving	*27.* Closed
31. 9:00 Seniors in Motion 9:45 Women's coffee 10:00 Men's Coffee 11:30 Congregate Lunch *12:00 Bingo* **6:30 PM 500 Cards** **Everyone welcome**				