

Study Session Meeting Minutes – May 23, 2016  
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on May 23, 2016 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Reznicek, Waldstein, Lampe, McKenzie, Sherer and Kangas. Absent: Gade.

- A. Meeting was called to order by Mayor Infelt.
- B. Moved by Waldstein, seconded by Sherer to approve the agenda as presented.  
Motion passed. Yes: 6 No: 0 Absent: 1
- C. Public Comments on Items Not on the Agenda.
- Howard Clancy of Bartels Lutheran Retirement Community and Manager of Eisenach Village, spoke regarding the condition of the 20<sup>th</sup> Street NW by Eisenach Village and asked Council to consider making improvements on this street. Mr. Clancy stated there are 55 families living within Eisenach Village who collectively pay approximately \$165,000 per year in property taxes. He feels a portion of that could be spent on improving and maintaining 20<sup>th</sup> Street. Mr. Clancy also noted the need for lights at the railroad crossing is still there.
  - Fern Krueger commented that safety is her prime concern with deep ditches and significant crowning can and has caused issues. During the horse sale, a trailer went in the ditch and left a significant track. When it has been icy, school buses have had difficult times trying not to slide into the ditch.
  - Louis MacDougall stated that the neighborhood is still growing. The crown on 20<sup>th</sup> Street is a nightmare and he would like Council to consider putting this improvement project in the five year plan.
  - Sharon Moeller commented that there are many walkers and bicyclists and no shoulders for them to stay to the side of the road. This makes it dangerous with the high volumes of traffic.
  - Judy Langford stated she would like to see the Council come out and take a look at the street. She, also, would like an upgrade of the street.
  - Alicia Kohout asked Council to consider converting our parks to “All Play Parks”. These are parks that everyone could use from ages 0 – 99 or more, people with disabilities can also use them.
  - Rebecca Johnson also spoke to Council advocating for an “All Play Park”.
- D. Tabled Item.
1. Moved by Gade, seconded by Kangas to table Resolution 16-41 establishing fair market value for the Acquisition of Interest in Certain Real Property for the Waverly Airport Safety Zone Expansion Project from Marvin L. and Margene E. Schmidt for Parcel 5E in the amount of \$267,000 for entire parcel until Monday, May 23, 2016.  
Motion passed. Yes: 7 No: 0 Absent: 0
- Moved by Waldstein, seconded by McKenzie to remove Resolution 16-41 establishing fair market value for the Acquisition of Interest in certain Real Property for the Waverly Airport Safety Zone Expansion Project from the table  
Motion passed. Yes: 6 No: 0 Absent: 1

Moved by McKenzie, seconded by Sherer to approve Resolution 16-41 establishing fair market value for the Acquisition of Interest in Certain Real Property for the Waverly Airport Safety Zone Expansion Project from Marvin L. and Margene E. Schmidt for Parcel 5E in the amount of \$267,000 for entire parcel.

Motion passed. Yes: 6 No: 0 Absent: 1

- This property is necessary for airport runway safety zone improvements in order to comply with FAA requirements. The City will not be reimbursed from the FAA for the project without improving the safety zone.

E. Study Session Calendar.

1. Core sample results update from WHKS, Inc. for the 3<sup>rd</sup> Street SE Bridge

- Casey Faber of WHKS, Inc. reviewed results of concrete testing performed by Braun Intertec. The spalling and delamination present at the bridge substructure was found to be substantially greater than anticipated based on previous inspections. With deterioration as much as two feet into the substructure, and maybe more, typical repairs are not feasible. The proposed repairs now involve significant work to the concrete piers and abutments in addition to the total replacement of the bridge deck support system and the repainting of the trusses. The added concrete pier and abutment work is estimated to cost an additional \$500,000.
- Discussion followed . It is financially significant enough that it might be worth re-visiting the issue of repairing vs. replacing. While tax payers contribute to grant dollars, the money is already allocated to be spent and if the City of Waverly doesn't use the dollars, somewhere else will. Federal funds will not be available due to a lack of being able to turn it into today standards of serviceability. The bridge has not been removed from the funding list, however, the funds are not available when repairing only when replacing. Historical Preservation Grant money will be sought after later in the year when applications are being accepted. A decision has already been made to repair the bridge. If a design change would be made to encapsulate the piers, that would result in permitting changes. It is possible to find more unanticipated repairs that would be necessary. There will be an amendment to add soil borings and further design work to the WHKS, Inc. contract on the June 6 meeting. The soil borings and surveying work could be used for either replacement or repair of the bridge. Additional surveying would be needed with a new bridge. With work being plenty for contractors, the bids have not been as competitive as they historically have been. While it doesn't appear there is work being done on the bridge, there is work being done behind the scenes. It might be a good idea to wait and see how bids come out in February before re-visiting the repair vs. replace question again. Total containment is required while painting a bridge. When the decision was made to repair the bridge, it was also talked about that if the costs to repair kept growing that it would be worth revisiting the issue of replacing the bridge. This will be further discussed at the June 6, 2016 Council meeting.
- Larry Hanson spoke in disfavor of repairing the bridge.

2. Infrastructure Discussion

• City Administrator James Bronner reviewed the following alphabetical list of projects:

- > Adams Parkway bridge deck repairs
- > Bremer Avenue reconstruction (\$1M Water, \$2M Other)
- > Cedar Lane resurfacing phase 1 (2<sup>nd</sup> Avenue NE to Brown Lane)
- > Cedar Lane resurfacing phase 2 (Brown Lane to Horton Road)
- > Cedar River Parkway
- > Commercial Development
- > 4<sup>th</sup> Street SW Reconstruction (Dairy Queen to Burger King)
- > Green Bridge (3<sup>rd</sup> Street SE Bridge)
- > Public Services building phase 2
- > Trickling Filters Improvements at Water Pollution Control Facility
- > 20<sup>th</sup> Street NW Reconstruction phase 1 (5<sup>th</sup> Avenue NW to Eisenach Village)
- > 20<sup>th</sup> Street NW Reconstruction phase 2 (Eisenach Village to 22<sup>nd</sup> Street NW)

Discussion followed on the numerous projects to begin the process for determining the priorities and potential ranking for funding and timing over the next five to ten years. The pool and Champions Ridge were not included in this list since both are contingent upon each other. Funding sources for these projects would include various combinations of General Obligation Bonds, L.O.S.S.T funds, Revenue Bonds, TIF funding, Revenue funds, Transfers from other funds; and other funding such as TIGER Grant, State D.O.T. funding, or TAP funding. An “All Play” park concept was talked about favorably.

F. Reports from Boards and Commissions

1. Monthly Financials; April, 2016; Received into record.
2. Leisure Services Commission Minutes; April 21, 2016; Received into record.

G. Staff Comments

- There were none.

H. City Council Comments

- Councilperson Sherer commented that West Bremer Avenue is opened up at 6<sup>th</sup> Street.
- Councilperson Kangas noted the Memorial Day Parade will begin at the amphitheater in Kohlmann Park and continue south to Harlington Cemetery.
- Councilperson Reznicek expressed kudos to the efforts in getting Bremer Avenue and 6<sup>th</sup> Street opened earlier than anticipated.
- Councilperson Waldstein confirmed with the City Administrator that all was in order with city staff with the changes in FLSA requirements.

I. Mayor's Comments

- Mayor commented that with the downtown construction going on, the downtown businesses still need support from the public.

J. Moved by Kangas, seconded by Lampe to adjourn. Motion passed and Council meeting adjourned at 9:29 P.M. Yes: 6 No: 0 Absent: 1

---

Charles D. Infelt, Mayor

ATTEST:

---

Carla Guyer, City Clerk