

Study Session Meeting Minutes – September 25, 2017
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on September 25, 2017 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Kangas, Lampe, McKenzie, Reznicek, Sherer, and Waldstein Absent: Gade

- A. Meeting was called to order by Mayor Infelt.
- B. Moved by Kangas, seconded by Sherer to approve agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- C. Public Comments on Items Not on the Agenda
 - There were none.
- D. Study Session Calendar.
 1. Golf Commission Update
 - Golf Commission Chairperson Dave Klamfoth opened his presentation by reviewing the list of commission members and noted that Vice Chairperson Brent Jones and Member Sally Thorson were also in attendance. Mr. Klamfoth reviewed the mission statements for both the Leisure Services Commission and the Golf Commission since the Golf Commission is closely related to Leisure Services. He noted that the duties and powers of the commission are to advise / recommend to Council and the commission does not take that responsibility lightly. Chairperson Klamfoth reviewed accomplishments with the completion of the pond projects at holes No. 1, 7 and 13/17; Ash tree removal and replacement (with more trees planted than removed); landscaping of the flag pole area; and much progress was made in the youth golf program with a partnership with the Prairie Links Golf Course. Youth golf is important in order to increase and maintain the number of golfers. There were several golf outings this year including: Veterans Appreciation, Dave Fink Memorial, Valley Lutheran, Wartburg Wrestling/ Homecoming, Exchange Club, Pink Ribbon, Booster Club, Peace Officers, Chamber of Commerce, and many more. Some challenges faced are: the need for a golf practice range, updating the irrigation system, the overall aging of the golfing public, the future, and finding qualified and reliable seasonal help. Mr. Klamfoth expressed appreciation for the great work of the staff, Dennis Jones, Eric Schares, and Jordan David. The cooperation, support, and team work received by the team, including Scott Thorson, is surely beneficial.
 - Foot Golf didn't experience much interest, but it will continue to be offered next year. Staff will look at numbers of local golfers vs. those coming from other communities and get back to Council. Council expressed gratitude towards the commission and the golf staff.
 2. Municipal Housing Commission Update
 - Director of the Waverly Low Rent Homes Rebecca Laas commented that the service of providing decent, safe, and sanitary housing for over 40 years continues. There are 100 apartments ranging from one being 36 years old to others being 46 years old which presents continued maintenance issues. The homes have combined two efficiency apartments into one larger apartment making it the twelfth large apartment. A fence was installed on the east side of

the 3-story building known as the Manor. Several dead Evergreens were removed from that space which allowed a fire hydrant to be found as well. The big, white house known as the LZ Phoenix Rally Point which now houses veterans will be demolished the end of February 2018. Then, the parcel will be go to the Planning and Zoning Commission to be re-zoned from R-3 to R-4. This building will be replaced with six to eighteen housing units. There continues to be a waiting list. Most residents are senior citizens; however, there are some with disabilities. Some of the residents have lived within the complex for over 20 years.

3. Champions Ridge Update

- Fred Ribich gave an overview of the past year regarding additional design and engineering that needed to be done by the architect company, Confluence. A negotiated addendum to the contract was agreed upon for an additional \$30,000. This was due to the property size, where the sanitary sewer service would need to be installed, and the ground water detention being built into the site. There should be construction documents available early in October to send to potential contractors. The committee has worked with Rebecca Ortman of the DNR's source water protection program regarding the protection of the water source for well #8 located at the northeast corner of the Champions Ridge site. Different types of plantings/bioreactors, bio-swales; rain gardens, etc. have been looked at to minimize the contamination to the well. Urban conservation would be also educational in terms of conservation effort. There will be a meeting to discuss more source water protection strategies. The DNR is doing more testing to learn more about what kinds of contaminants might be contributing to the source water in that area.

- Terry Hinrichs noted that while there are many that feel this is a great project, there have not been any commitments made. This is being addressed in an ongoing fashion. Mr. Hinrichs contributes the difficulty to the history and time that it has taken to get to this point. Moving forward, there are several prospects in Waterloo, Cedar Falls, Waverly, and out in Bremer County. There are many contractors that are willing to do their contribution in-kind. One contractor agreed to complete the first four dug-outs for the first quad with 70% of it being in-kind and the rest would not be billed for. According to the agreement between the City and Champions Ridge, \$1 million cash needs to be raised before starting excavation work. If the idea of the military doing the excavation work would happen, it would not be until the 2019. Meetings will be held in early to mid-October with excavation contractors within Bremer County and outside of Bremer County if they have employees within Bremer County to share the construction documents with them. This is a list of 24 contractors. After meeting with excavators, other contractors (electrical, plumbing, landscaping, redi-mix, etc.) will be met with. The committee has compartmentalized the process in order to not become overwhelmed. Mr. Hinrichs stated that he feels this is a two-year commitment. He stated that Bob Hellman of Waterloo has expressed interest in working with the ball side of the development.

- Council appreciates what the committee is doing. This project would add so much benefit to the youth and families of the community. There is an idea to add a campground option to the strategic planning.

E. Reports from Boards and Commissions

1. Library Board Minutes; August 8, 2017; Received into record.
2. Airport Commission Minutes; August 10, 2017; Received into record.
3. Golf Commission Minutes; September 14, 2017; Received into record.

F. Staff Comments

- There were none.

G. City Council Comments

- Councilmember Kangas congratulated the Oktoberfest Committee for a successful event.

H. Mayor's Comments

- Expressed gratitude to the Oktoberfest Committee for their leadership in moving the community forward.

I. Moved by Kangas, seconded by Sherer to adjourn. Motion passed and Council meeting adjourned at 8:05 P.M. **Yes: 6 No: 0 Absent: 1**

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk