

Study Session Meeting Minutes – March 26, 2018
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on March 26, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting order.
- B. Roll Call
 - Council Members were present: Birgen, Drenkow, Rathe, McKenzie, Sherer, and Waldstein
 - Absent: Kangas (Kangas arrived at 7:59 p.m.)
- C. Moved by Waldstein, seconded by Sherer to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- D. Presentation of Plaques of Appreciation
 - Mayor and Council presented a plaque of appreciation to Reid Koenig for his service on the Electric Utility Board of Trustees and Richard Lindell for his service on the Airport Commission.
- E. Public Comments on Items Not on the Agenda.
 - There were none.
- F. Study Session Calendar.
 1. Municipal Housing Commission update to Council
 - Director of the Waverly Low Rent Homes Rebecca Laas informed the Council that they consist of 100 apartments ranging from one being 38 years old to others being 48 years old. Their main mission is to provide decent, safe, and sanitary housing for residents, and they are governed by the Federal Department of Housing and Urban Development. Housing is provided to people over the age of 62 and a few who are on social security disability depending on housing availability. Maintenance of the buildings and the grounds is a never-ending challenge. Currently, they are changing all of the gas stoves in the one-story buildings to electric which will be safer for people who are on oxygen. They will be building a fence between the Waverly Manor and Crystal for aesthetic purposes for the residents. They hope to build retaining walls to help with the drainage issues on the property. Raised garden beds are also built for the residents. They are working with AHTS Architects to help develop a two-story building to be built at 420 16th Street NW that could house 12-14 apartments for elderly that don't require a subsidy from HUD. They will be talking with neighbors and will have to have a rezoning change to R-4 prior to construction beginning.
 - Ms. Laas informed Council that the income requirements set by the Federal Government are based on the Bremer County median income which is quite high. A single person can live in the apartments if they make \$44,100 and a couple can make over \$50,000.
 2. Review the District 1 Sidewalk Infill Program
 - In 2010-11, Council reviewed the sidewalks program and determined three areas of focus: repair and maintenance to the existing sidewalks system, gaps within the existing sidewalk system, and entire neighborhoods previously approved and developed with no sidewalks. One lap of the City has been completed with the inspection, repair, and maintenance of existing sidewalks for the 7 districts. Now that they are starting over with District 1 for inspection and repairs of existing sidewalks, they need to consider whether or not to look at addressing any gaps within the sidewalk system at the same time. Staff has identified the locations of gaps in District 1 and have color-coded maps to show easy construction, minor design challenges, and extremely

challenging/costly. Council is being asked to give general direction and to assist staff in identifying the criteria they should use on a case by case basis to determine whether or not a sidewalk should be installed and what the cost share should be. Cost sharing in the past for the repair and maintenance was handled with the City paying for all of the pedestrian ramps and the repairs of sidewalks due to damages from trees in the boulevards, but not for defects caused by trees on the owner's property. The City also took care of 100% of the administrative costs and any defects as a result of trees on City property or issues that may have resulted from City infrastructure. Council questioned whether or not there has been public outcry for sidewalks in the areas that don't currently have them and expressed their concern on establishing a blanket policy for all. It was discussed whether or not the City should pay a large portion of the costs or to have a voluntary program for installing sidewalks that would provide incentives to the owner to install them since it won't be just the homeowner who will be benefitting from them. In order to continue with the program, the City will need to borrow funds. Currently, there isn't an amount budgeted for this project and staff will need to know if there is a certain amount they should use and if they should look at the easy areas to get more bang for the buck or high traffic areas where there aren't any sidewalks regardless of the difficulty/cost. Council also mentioned the option of painting walkways in the wider streets as an inexpensive option rather than adding in sidewalks. Currently, if a citizen puts in a driveway, the City is asking, within reason, for the citizen to install a sidewalk. Staff expects to have about the same number of property owners with sidewalks needing repairs, but the amount of repairs and costs should be less. Even though the City's administrative costs will remain about the same, the City's repair costs should decrease as well. It was requested for staff to provide Council with an approximate budget amount in the targeted area and an estimated number of lineal feet that amount will cover.

3. Discussion of Employee Handbook

- Rich Kurtenbach business representative of the Local I.B.E.W. 288 spoke in favor of leaving the permissive language in the union contract and requested for discussions to take place at the bargaining table.
- Ryan O'Leary representative of the Local I.B.E.W. 288 asked for the Council to have the bargaining committee meet with them again in good faith negotiations.
(Councilmember Kangas arrived at 7:59 P.M.)
- Council had received an email that contained a few comments from employees regarding the handbook which will be discussed at a later time.

4. Discussion of Fireworks

- The City's current ordinance does not reflect the state law changes that took effect last year. Now that the first year's evaluation period is over, staff is requesting Council's direction for drafting an ordinance that would incorporate the state law and our changes. One of the main complaints received was the number of days they can be set off. It was mentioned that limiting the number of days would help the military veterans, young families, elderly, and people with pets handle the disturbances. Staff clarified that the City can't shorten the availability time for buying fireworks, and Council doesn't have any issues with the locations of where they have been sold. It was mentioned that last year may have been a one-time experience for some citizens so it was recommended to not take a drastic approach this year limiting usage as it can always be relooked at again. Some of the complaints Council received were in regards to debris drifting and it would be helpful to have something in the code that would refer to the responsibility with that. Enforcement alone will be a challenge, but no law is 100% enforceable. Majority of Council felt that a 2-3 week period during the summer would

be long enough making sure it would include the weekend before and after the holiday and that a couple of days around New Year's would be sufficient. Council doesn't have issues with the current hours, and it was stressed that if the length of days are changed, that the City will need to make sure it is publicized. Fireworks can't be set off on public property. Large special events have a different permitting process which will remain unchanged.

G. Reports from Boards and Commissions

1. Planning and Zoning Commission Minutes; February 1, 2018; Received into record.
2. Library Board of Trustees Minutes; February 13, 2018; Received into record.
3. Economic Development Commission Minutes, February 13, 2018; Received into record.
 - The commission continues to discuss a promotional campaign which will be brought to Council on April 2nd.
4. Waverly Chamber of Commerce Minutes; February 27, 2018; Received into record.
 - The Chamber held their annual awards banquet on March 23rd at the Prairie Links Golf and Event Center in which awards were presented to the following: The Accel Group, large business award; Classic Cleaners, small business award; Friends and Family, non-profit; Emily Neuendorf; and Kathy Olson.
5. Bremer-Waverly Law Board Minutes; March 12, 2018; Received into record.

H. Staff Comments

- Public Works Director/ City Engineer Mike Cherry stated that due to the weather, the opening of the Yard Waste site has been postponed until April 2. In addition, the start of the Bremer Avenue Reconstruction has also been postponed due to weather conditions.
- Leisure Services Director Tab Ray reminded citizens to make a reasonable effort with the snow removal on their sidewalks. He also stated that due to the weather, the consideration of opening the Golf Course has also been delayed. He informed the Council that City Hall won the "Food Fight" with 1,111 lbs. against the Library's 582 lbs. Finally, he reminded everyone that City Hall will be closed on Friday, March 30th.

I. City Council Comments

- Staff informed Councilmember Waldstein that the Cedar River Parkway (East) Improvements project's tree clearances communication has already gone out to the neighbors of the project and having Boyce Mulder, Project Inspector for Stanley Consultants, as the first contact followed by staff is the correct order for concerns or other issues.
- Councilmember McKenzie agreed that the order of contact for the Parkway project is a good option to go with, and staff informed him that there is a line of communication whether there is something project related or something more urgent that needs to be addressed.

J. Mayor's Comments

- Mayor thanked the Leisure Services and Streets' personnel for all of their efforts and hours worked with the snow removal and hopes the citizens of Waverly will extend their appreciation as well. Mayor thanked Katie Traeger for her participation as guest council.

K. Executive Session

1. Moved by Waldstein, seconded by McKenzie to enter into Executive Session to discuss collective bargaining strategy for upcoming City Unit negotiations as provided by Section 20.17(3) of the Code of Iowa.

Motion passed. Yes: 7 No: 0 Absent: 0

Moved by Rathe, seconded by Waldstein to reenter into open session is hereby approved.

Motion passed. Yes: 7 No: 0 Absent: 0

- L. Moved by Birgen, seconded by Drenkow to adjourn. Motion passed and Council meeting adjourned at 9:55 P.M.

Dean Soash, Mayor

ATTEST:

Valorie Northrup, Deputy City Clerk