

Study Session Meeting Minutes – October 22, 2018
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on October 22, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided.

- A. Mayor Soash called the meeting to order.
- B. Roll Call
 - Present: Birgen, Drenkow, Kangas, McKenzie, Sherer, and Waldstein.
 - Absent: Rathe
- C. Moved by Waldstein, seconded by Drenkow to approve the agenda as presented.
Motion passed. Yes: 6 No: 0 Absent: 1
- D. Public Comments on Items Not on the Agenda
 - Michelle Chavez, Myron Peterson and Miguel Chavez each spoke in opposition to the 3-lane Bremer Avenue / Road Diet and requested that Council reconsider the decision. There is and will not be an established bicycle lane along Bremer Avenue.
- E. Study Session Calendar.
 1. Discussion on Billing Process for Those with Extensive Vacations from Their Address
 - Council discussed if City should continue to charge the minimum base rates to those residents that take extended vacations from their residence and don't actively use utility services. For example, snowbirds or college students leaving town, but returning at a much later date. The amount of the fee depends on the service that is regarded. For example, water service base rate is \$10.50, sewer is \$12.45, and garbage is \$9.75. Currently, if someone were to pull their water meter (through the use of a licensed plumber) and turn it into the City, they would receive credit for the time they are not using it. A person could turn their solid waste and recycling container in to not incur a tipping fee charge on their utilities and then, receive a \$25 charge to have them delivered back to the address. However, you will still be charged the base fee in your absence. City is still responsible for having that service be available at the time the customer requests it. There were several points of clarification that will need to be researched and brought back to Council like: how many addresses would fall into this extended leave category; what would a minimum vacation time be; how many people are complaining about it; would this include rental properties that were not in use for an extended time period; what was the rationale for what the City fees currently are; how much revenue is generated from this and what is the expense structure associated with it; are the base fees covering our costs, if changes were made, what administrative costs would be anticipated to implement this. If people can afford to have residences in more than one place, are they then shifting the overhead costs/fixed expenses to those that stay and have little or fixed income.
 2. Discussion on the Community Development Block Grant (CDBG) Owner-Occupied Housing Rehabilitation Grant Proposal for 2019
 - Staff is requesting that Council once again apply for a five-year forgivable loan for eligible homeowners from the Iowa Economic Development Authority

(IDEA) through a competitive grant process for owner-occupied homeowners meeting low income requirements. The grant is designed to help low to moderate income homes. This would occur in the same target area of the “100-year floodplain” in NW Waverly that was used for the 2018 application. The City had seven prequalified applicants in 2018. The City was very close to being approved in 2018. The average score for Waverly was 19.75, and the funding cutoff was 20.0. Waverly was lacking one point for community involvement that may translate into a lack of a local match. Waverly was the highest-scoring application not to get funded. INRCOG is recommending \$15,000 for the program which would be equivalent to 10% of \$150,000 for six homes. The grant would include the money to pay for services provided by INRCOG such as administration of grant application. The hopes are that if we receive the grant, we would not need to come up with the \$15,000 until the next fiscal year and it would then be budgeted for. The survey information that is used in completing the application is good for two years. This item will be brought back to Council at a later date for a vote.

3. Status of Streetscape Planning Process

- City Attorney and Community Development Director Bill Werger reviewed a PowerPoint presentation prepared by Larry Kurtz of AHTS Architects. Mr. Werger shared a drone video of the east side of the downtown area and explained how each corner is different when considering where the bump-outs are now and where the benches, trees, garbage receptacles, and planters may be placed. There is a need to plant the trees so they will survive. It is planned that the trees will have approximately a 15- year lifespan. The bricks are permeable and water can get through to provide water to the trees. The committee is requesting a preliminary budget in the amount of \$300,000-\$400,000 for the Phase I of the streetscape project. Estimated minimum dollar amount would be \$238,680 for Phase I- 4th Street East to 4th Street West on Bremer Avenue. Artwork could be built into the planters, benches, etc. Incorporating way signage into the landscaping was discussed with way signage being a directory to show which businesses are which and to assist in travel around the community for vehicles and pedestrians alike. Steve Egli of the Streetscape Committee commented that trees are important to take noise from the street, give people a buffer from the elements, and to provide a little shade. The proposed tree guards will double as bike racks.

F. Reports from Boards and Commissions

1. Bremer-Waverly Law Board Minutes; September 10, 2018; Received into record.
2. Bremer-Waverly Law Board Minutes; October 8, 2018; Received into record.

G. Staff Comments

- There were none.

H. City Council Comments

- Councilmember Birgen said that he would be at the Wooden Foot following this Council meeting. Mr. Birgen also requested a little more patience when dealing with the downtown construction. He also was stuck in a line of traffic, and it was a mess at the time.

- Guest Councilmember Kris Meyer thanked Council for the opportunity to participate as a guest council person.
- Councilmember McKenzie thanked staff for the annual reports and commented that it was appreciated to see a review of the past year. The review of how much work City Staff puts in is also appreciated.
- Councilmember Sherer mentioned he was recently in New England and drivers in Iowa seem to be a placid lot in comparison.

I. Mayor's Comments

- Mayor Soash announced and reminded the public that Citywide Trick or Treating is on the calendar for Monday, October 29th, from 5:30 to 8 p.m. Once Bremer Avenue is opened, please don't boycott the downtown merchants. Please support them. It will take some time to synchronize the traffic lights so please be patient.

J. Moved by Waldstein, seconded by Birgen to adjourn. Motion passed and Council meeting adjourned at 8:31 P.M.

Yes: 6 No: 0 Absent: 1

Dean Soash, Mayor

ATTEST:

Carla Guyer, City Clerk