

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

A Study Session Meeting of the Waverly City Council was held on January 22, 2018 at 7:00 P. M. at City Hall. Mayor Soash presided and the following Council Members were present: Birgen, Drenkow, Kangas, McKenzie, Rathe, Sherer, and Waldstein Absent: None.

- A. Mayor Soash called the meeting order.
- B. City Clerk called roll. All members were present. (Birgen, Drenkow, Kangas, McKenzie, Rathe, Sherer, and Waldstein)
- C. Moved by Drenkow, seconded by Kangas to approval agenda as presented.  
**Motion passed. Yes: 7 No: 0 Absent: 0**
- D. Moved by Birgen, seconded by Rathe to approve the January 8, 2018 regular meeting minutes.  
**Motion passed. Yes: 7 No: 0 Absent: 0**
- E. Public Comments on Items Not on the Agenda
  - There were none.
- F. Study Session Calendar.
  1. The W update to Council
    - Director of the Wartburg-Waverly Sports & Wellness Center (The W) Sheila Kittleson explained that the City no longer has any financial obligations, however, there is still a contract for recreational programs between Wartburg College and the City of Waverly. The W is committed to providing wellness, goodness, and recreational programs that benefit the City. A new program began in January called Delay the Disease that is specifically for those who have Parkinson’s Disease. Other programs invite everyone to participate with a paid fee regardless if they are a member of The W or not. The W offers around 20 classes per day. Membership is open to the general public. There are currently 3,085 members excluding the college students and up to 25% of members to The W are not Waverly citizens. Hours of open operation have been expanded from 103 to 106 per week. The W is open daily with the exception of six (6) major holidays. Rates have not changed in over ten (10) years. The W welcomes group events for events such as After Prom, D.A.R.E., etc.
  2. Champions Ridge update to Council
    - General Development Group owner Terry Hinrichs spoke regarding the fund raising levels for Champions Ridge. Mr. Hinrichs reported that the capital campaign goal was set at \$8 million. The project does fit Vision Iowa grant guidelines very well. Any Vision Iowa grants have been capped at \$1 million by the State of Iowa. An application can be submitted once one-half of the goal amount has been reached. There have been no leaders within the community that have shown an interest in investing in this project. Bob Hellman of the Build Your Ball Park group in Waterloo has volunteered to endorse the project, assist in marketing, and consult with the development of the project. There have been over 80 contractors in Bremer County contacted for potential roles in the project. Dennis Happel has volunteered to oversee the excavation. The final construction documents have been delivered. The group has raised enough money to remain debt free. It is now up to Council to determine whether the fundraising efforts should move ahead.
    - President of the Champions Ridge Committee Greg Miller informed Council that Champions Ridge has already worked together with the City to put together a development and usage agreement regarding the maintenance of the grounds. The costs

to the City to maintain the grounds would be comparable to other neighborhood parks within the City where there would be a piece of play equipment and/or a shelter in the vicinity of the ball diamond area. It would be put on the City's rosters along with all other ground maintenance and garbage pick-up. It is planned that a large portion of the grounds would be put back into prairie grass to decrease the amount of mowing and to help in water filtration.

- It is not certain why the momentum is not building for the fundraising of this project. \$426,000 has been raised over the course of a few years with \$150,000 having been raised in 2017. There are concerns of excavating starting when all of the funding is not there. Logistically and economically it makes sense to complete both projects at one time. There was discussion of extending the length of time for the committee to achieve the goals set, however, the project seems to have stalled. It may be time for the project to be considered terminated so the City can proceed to repurpose or dispose of the acquired property. It is unsure that an extension of the deadline would make any difference. The committee has \$115,000 left of the contributions and will provide the City with a copy of the financials.

- President of the Waverly Softball Association Travis Nuss commented that kids can get to the events since parents drive them. Although the construction documents provide for a bike trail, this past season, all of the youth (412 kids – 3-year-old through 2<sup>nd</sup> grade) played in Shell Rock and parents drove them there.

3. Discussion of Rules of Procedure and Ethical Conduct Code

- The consensus of the Council was to use the City of Nevada's Rules and Procedures to build from. City Administrator James Bronner and City Attorney Bill Werger will put together a draft using different colors of text to distinguish between City, State, and Federal Code that is being cited. The document will then be presented to Council for further discussion of Council's thoughts and ideas. Once the document has been approved by Council it will be adopted by a resolution. Each council body moving forward could elect to keep, amend or repeal the adopted resolution.

G. Reports from Boards and Commissions

1. Airport Commission Minutes; November 9, 2017; Rec'd into record.

- There was mention of Local regional airports using airplanes to seed cover crops. This seems to be improving water quality.

2. Library Board of Trustees Minutes; November 14, 2017; Rec'd into record.

3. Library Board of Trustees Minutes; December 12, 2017; Rec'd into record.

4. Economic Development Commission Minutes; December 12, 2017; Rec'd into record.

- Single family homes that are available are back to historic levels of 50 – 60 units after peaking at 100 – 110 in the summer of 2017.

H. Staff Comments

- Leisure Services Director Tab Ray invited the public to attend a candlelight ski, walk, snow-shoe, or cross-country ski (this year the weather looks like it will mostly be walking) on Saturday, January 27, from 5:00 to 7:00 p.m. starting at the trail head shelter behind Kwik Star East. If the wind chill is forecasted to be below 0° at 3:00 P.M., the event will be cancelled. Participants can enjoy treats, hot cocoa, and a bon fire at the end.

- City Administrator James Bronner noted there will be a budget session with Council on Saturday, January 27. Breakfast will be from 7:30 to 8:00 A.M. and the meeting will begin at 8:00 A.M.

- Police Chief Richard Pursell noted that applications are now being taken until January 29 for the 9<sup>th</sup> annual Citizens Academy. Classes begin Thursday, February 8, and run every

Thursday for 10 weeks. Class sizes are a maximum of 12. There is no fee for this class. Priority in filling the class will be given to folks that live and work in Waverly.

I. City Council Comments

- Councilmember Rathe noted there is a concert given by a Septura, a London Brass Chamber Ensemble, at the middle school, February 3 at 7:30 P.M. There is also a Chamber Music series at St. Paul's Lutheran Church on Sunday, February 4, before the Super Bowl.

J. Mayor's Comments

- Mayor Soash thanked Council and staff on how well the meetings have been run this month. He noted the death of Donna Crayne who was the wife of a former City Administrator Dick Crayne. Council should be thinking about future strategic planning. Mr. Soash commented that he had attended several board and commission meetings during the month and enjoyed all of them. The Waverly Health Center Board of Trustees announced at their meeting that the Waverly Health Center was awarded a five (5) star rating for health care out of 118 hospitals in the State. They have been averaging about 40 visits per day at the walk-in clinic.

K. Moved by Waldstein, seconded by Rathe to adjourn. Motion passed and Council meeting adjourned at 9:08 P.M.      **Yes: 7      No: 0      Absent: 0**

---

Dean Soash, Mayor

ATTEST:

---

Carla Guyer, City Clerk