

Study Session Meeting Minutes – April 22, 2019  
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on April 22, 2019 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, Rathe, and Sherer

Absent: Waldstein

C. Moved by Drenkow, seconded by Kangas to approve the agenda as presented.

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

D. Proclamation.

1. Moved by Birgen, seconded by Rathe to approve a proclamation proclaiming May 2019 as National Preservation Month.

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

E. Public Comments on Items Not on the Agenda

- Matthew Schneider commented on his thoughts and studies he has researched on tax increment financing (T.I.F.), in a different context than what is already on the agenda. Mr. Schneider talked about the effects of T.I.F. on economic development and also, clarified a statement he made recently regarding broken communities. He defined broken communities as one where the citizens are economically deprived for one reason or another; broken communities are sometimes forced economically to follow policy that goes against the wishes of the citizens. Waverly is not broken because people are united and strong; however, he believes much of the policy we are following is a policy that leads to a slippery slope of citizen dissatisfaction. Mr. Schneider also talked about the amount of bonding the City does.

F. Study Session Calendar.

1. Historic Preservation Commission Update

- Historic Preservation Commission Chairperson Don Meyer updated Council on what the commission has been busy working on. Members of the commission are: Chairperson Don Meyer, Karen Lehmann, Kris Brunkhorst, Peter Newell, Mary Meyer, Linda Hovden, and Glenn Fennemann.

Some of the items highlighted were:

1) The Waverly Historic Preservation Commission will be 25 years old in 2020 and to commemorate that a calendar is being designed. The calendar will include rarely seen historic pictures of Waverly. This calendar will be printed and for sale prior to 2020.

2) The continuation of bringing the historic districts designation full circle with the hopes of having the NE quadrant included with the rest of the town. First, it needs to be designated whether there are enough contributing properties.

- It is unknown how many homes it takes within a specific district to determine whether that area is able to be designated historic.

3) The Waverly Historic Preservation Commission gave an award to Trent and Jennifer Hoins to recognize the work they have done on their home, originally known as the Henry Harlington Kaus house.

4) The Rock Island Depot will soon be known as 4 Queens and will be preserved. The owners understand the importance of preserving the

building.

- Mr. Meyer informed Council that the commission could look into some type of plaque or marker for the Rock Island Depot/4 Queens.

5) In celebration of historic preservation in Waverly, there will be an open house sponsored by First National Bank on May 11<sup>th</sup> from 2:00 p.m. until 4:00 p.m. at the Waverly Public Library and all public is welcome to attend. At 1:00 p.m. prior to the open house, Architect and Preservationist Andrew Bell will present a work shop on historic tax credits for people who own residential property within the historic districts that may want to do renovations to their homes. There will be poster sized maps of a bird's eye view of Waverly produced in 1868 for sale at the open house. The commission received a National Excellence award last year.

2. Fluoridation of City Water Presentation by Bremer County Health Department

- Bremer County Health Department Administrator Lindley Sharp reviewed why adding fluoride to the City's water system is important. Oral health is important to help maintain good physical, mental, and social well-being. The recommended level of fluoride in municipally supplied water is 0.9 mg/L. Upon raising the issue of whether or not the City should continue to add fluoride to achieve the recommended level of 0.9 mg/L, they heard from several health professionals that believe the naturally occurring levels are too low to achieve the health benefits seen at the recommended level and the cost of maintaining the equipment and purchasing the fluoride additive are worth the investment. It is recommended for levels below 0.6 mg/L. With levels of fluoride of 2.0 mg/L or above, the City must notify their customers that dental fluorosis (brown staining on teeth) is a possibility. With levels of 4.0 mg/L or above, the City must remove fluoride from the distribution. Water fluoridation which works in two ways, topically and systemically, is the most cost-effective way to prevent tooth decay. Topically happens when fluoride treated water comes in contact with a tooth's surface. Systemically happens when people drink fluoridated water and it is consumed by the body and then strengthens developing teeth. Fluoridated water protects teeth at any age. There is financial assistance for fluoride equipment. Delta Dental of Iowa Foundation offers grants up to \$25,000 for communities to install new or update current fluoridation equipment. The money can be used for pumps, testing or monitoring equipment, the actual fluoride or anything else to help give customers optimal levels of fluoridation.

- Waverly's natural fluoride level is approximately 0.4 mg/L. Annual cost for larger cities is about \$0.50 - \$0.60 per year per person and overall could range between \$0.50 - \$3.00 per person per year. Waverly is at about \$1.10 per person per year or \$11,000 - \$12,000 per year as a City. The water distribution plan will be updated later in the year and the well houses will be looked at. There are a couple of the well houses that are 40 - 50 years old.

3. Review and Discussion of Golf Cart Ordinance

- The Adams Parkway Bridge improvements will cause the bridge to be closed for approximately 7 weeks. Council discussed if the restriction of no golf cart usage on the Rail Trail Bridge should be temporarily suspended as an alternate method of transportation during the Adams Parkway Bridge construction to allow golf carts to cross.
- Most golf cart users are traveling from their primary residence to the course. Is this a solution in search of a problem? It would be preferred they use the Rail Trail Bridge rather than the Bremer Avenue Bridge. Leisure Services Director Tab Ray expressed the thought that there currently are not any motorized vehicles allowed on the entire trail as an

effort to keep the joy riders off of it. There are several definitions of what a golf cart is and they have varying speeds. If the golf cart is registered and has a license plate, it is legal to operate on any street within the City as long as the speed limit is posted as no more than 35 mph. As part of federal standards, the vehicle would have to be manufactured and pass safety inspections associated with the particular low speed vehicle. Determination of what type of vehicle would be allowed to cross the Rail Trail Bridge would need to happen in terms of Over-the-Road vehicles (ORV's), motorized two-wheeled vehicles, riding lawn mowers, and etc. There will be another 10 – 12 weeks of road closures due to Cedar Lane construction. Allowing this for a limited basis may help decide whether it should be permanently changed. A licensing or registration program could be implemented if this was to be made permanent. Since many golf carts don't have seatbelts or lights, it should be restricted to daylight hours only and only be allowed to licensed drivers.

4. Emerald Ash Borer and Tree Removal Discussion

- Leisure Services Director Tab Ray reviewed how to identify the Emerald Ash Borer (EAB), how to identify an Ash tree and whether one has been harmed by the borer. Iowa State University Extension Office has two sources to check on tree identification: <http://store.extension.iastate.edu/ItemDetail.aspx?ProductID=1482> and [www.extension.iastate.edu/forestry/iowa\\_trees/tree\\_id.html](http://www.extension.iastate.edu/forestry/iowa_trees/tree_id.html). Mr. Ray indicated that the City needs to determine if there is going to be a plan developed to help private property owners rid their properties of Ash Trees or if it is going to be left up to the property owner. In his research, he found no other City that is participating in a program and if Waverly does, we would become the trend setters. The EAB kills the tree. When the tree dies, it becomes crispy at the most delicate point. At that point, the tree can break off the base and fall on anything causing it to be a public safety issue as well. There have been deaths in Michigan and Ohio and property damage from trees falling over. The EAB was first noticed in Waverly in February, 2014. For more information, you can go to the National EAB web site: [www.emeralashborer.info](http://www.emeralashborer.info) or ISUE's web site: <http://www.extension.iastate.edu/psep/EmeralAshBorer.html>. There are about 75 – 100 public trees left with most of them being in the northwest quadrant of town. There could be an estimated 1,400 Ash trees on private property within the City. There are chemical treatments that may extend the life of the tree are once per year per treatment. A ground soak or bark spray is around \$50 and is available at certain area stores. An injection treatment is done by a certified pesticide operator can cost \$100 - \$200 depending on the size of the tree and is the most effective. Canopy sprays are not recommended. The State of Iowa is quarantined from moving Ash tree wood out of the state; however, it can be moved between counties within the state. There were a few options presented to Council regarding how to move forward with removing the Ash trees on private property. 1. The property owner is responsible for removal/treatment of trees. The City utilizes their public nuisance ordinance to notify and enforce the removal of a dangerous tree. 2. The property owner is responsible for removal/treatment of trees, but the City has a limited grant program for residents to offset some of the cost. 3. The property owner is responsible for removal/treatment of trees, but the City will contract for removal/treatment and the resident will pay an assessment back to the City over a 3 to 5-year period.
- There will be another 100 trees planted in May through a Trees for Kids grant to replace those that have had to come down. This will bring the total number of replacement trees planted to 300 for City owned property. Trees Forever and the Waverly-Shell Rock Senior High School Science Club tree sale are programs and/or contacts for property

owners to work with on replacement trees. Ash Trees are not native to this area and became popular to plant in replacement of the Elm back when the Dutch Elm disease took the lives of Elm trees. The polar vortex this past winter did not have much of an impact on the Emerald Ash Borer. It would be good to have described criteria to assist property owners in self-evaluating their trees. Studies on costs, number of tree services available, number of trees affected within the community, checking with insurance companies might be helpful in planning options moving forward and there should be a study session on the information found.

5. Further Discussion of TIF Incentives

- The City's policy on financial incentives was adopted February 6, 2017. Staff uses the incentives and assistance section of the policy as guidelines in evaluating projects where public assistance is sought. This and the High-Quality Jobs document that comes off the Iowa Economic Development Authority's (I.E.D.A.) web site, is what is used to determine what are considered high quality jobs for our Tax Increment Financing (T.I.F.) program. One or more of the eight considerations for financial assistance within the policy need to be met. The eligibility requirements are set out in the policy as well. More information can be located on the City's website under the economic development section. The City currently returns about one-half of the T.I.F. that is generated. Flexibility within the policy is necessary since each application is unique from others. An applicant at times will ask for confidentiality which makes it difficult to communicate to large groups that may also be subject to the open meetings law. Council felt that while almost all applicants are granted funding, it would be good to incorporate an appeal process within the guidelines. This would offer a more formal action to deny funding. Staff voiced that it may be better for the applicant to approach the two at-large and their respective ward council members to possibly add the item to the agenda. Council added that they would like to have each applicant fill out an application earlier in the process to also make the process more formal.

G. Reports from Boards and Commissions

1. Library Board Minutes; March 12, 2019; Received into record.
2. Airport Commission Minutes; March 14, 2019; Received into record.

H. Staff Comments

- Leisure Services Director Tab Ray noted that the Dog Easter Egg Hunt will be Sunday, April 29. There will be 2,000 eggs hidden at the Dog Park. Registration is at 1:00 p.m., and the event will begin at 1:30 p.m. There will be prizes. Mr. Ray added that the 13<sup>th</sup> Annual Art Walk will be held May 4<sup>th</sup> from 10:00 a.m. until 4:00 p.m. at Kohlmann Park. There will be 30 artists, 4 food vendors, a traveling musician, and a kids' area. Ray said there will also be 250 people in the 8<sup>th</sup> annual TRIBYKNIGHT triathlon held by Wartburg College on May 4<sup>th</sup> as well.
- City Attorney / Economic Development Director Bill Werger announced that there will be a Child Care Solutions meeting held May 7<sup>th</sup> at the Waverly Public Library from 3:00 p.m. – 5:00 p.m. for community members and the providers will have a separate meeting after that in the evening.
- City Administrator James Bronner commented that Waverly will host the largest high school boys' soccer tournament in the state on May 4<sup>th</sup> and the girls' tournament will be the following week.

I. City Council Comments

- Staff informed Council member McKenzie that the RV dump station is in the process of being moved to Brookwood Park, but it is not completed; however, people can still use the one at South Riverside Park there just isn't any water for washing. Staff also informed McKenzie that

the I.D.O.T. is having the pedestrian ramps re-done along Bremer Avenue. They began with the south side and when those are complete, they will continue with the north side.

- Council member Rathe stated that Saturday, May 11<sup>th</sup> there will be an “EMBRACE DIVERSITY” festival in Kohlmann Park from 10:00 a.m. until 2:00 p.m. and the same day is the opening of the community gardens. Anyone is welcome to volunteer and learn about gardening. This event will begin at 9:00 a.m.
- Council member Birgen said that he will be going to the Beach House for any community members wanting to join him and discuss City business.
- Council member Sherer inquired when the Farmers’ Market begins. Staff informed him that it would possibly be the first or second Saturday in May.

J. Mayor’s Comments

- Mayor Soash reminded the community that the Adams Parkway Bridge would be closing May 6 so it would be a good idea to plan new transportation routes.

K. Moved by Birgen, seconded by Rathe, to adjourn the meeting. Motion passed and the Council meeting adjourned at 9:11 P.M.

**Yes: 6      No: 0      Absent: 1**



Dean Soash, Mayor

ATTEST:

  
Carla Guyer, City Clerk