

Study Session Meeting Minutes – June 24, 2019
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on June 24, 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, Sherer, and Waldstein
- C. Moved by McKenzie, seconded by Birgen to approve the agenda as presented.
Motion passed. Yes: 7 No: 0 Absent: 0
- D. Public Comments on Items Not on the Agenda
• There were none.
- E. Regular Business.
1. Moved by Birgen, seconded by Drenkow to approve Resolution 19-111, approving Change Order No. 1 for the Exchange Building Renovation portion of the South Riverside Park Improvement Project – Phase 1 for Mätt Construction of Sumner, Iowa for the amount of \$8,104.50 for Option 2.
Motion passed. Yes: 7 No: 0 Absent: 0
• Larry Kurtz of AHTS Architects showed the Council the master plan for the South Riverside Park project which included the restoration of the Exchange Building. The plans included a wood deck at the existing scale building made out of 3x10 bridge timbers. Upon digging, they discovered that the structure was well-built, but contained an approximate 5’ hollow space that can hold water. They recommended to drill holes in the bottom of the concrete to allow rain water to drain out and because the ground level is low there shouldn’t be much ground water infiltration. The existing structure with the deck is designed for 100 lbs. per square foot. The piers inside the structure will actually protect the deck from being exposed to moisture from below and leaving it hollow will allow access from inside for inspections and maintenance. Since concrete has the tendency of cracking, wood bridge decking should last longer. The Historic Preservation Commission also prefers a wood deck rather than concrete.
2. Moved by Sherer, seconded by Birgen to approve Resolution 19-112, authorizing acquisition of property from Marvin L. and Margene E. Schmidt for the purchase price of \$380,000.00 for the Waverly Municipal Airport Safety Zone Expansion Project.
Motion passed. Yes: 7 No: 0 Absent: 0
• In order to receive reimbursement from the FAA, paperwork has to be submitted by June 28, 2019. Usually, within 2-4 weeks, we receive the reimbursement from the FAA, but if we would miss the June 28th deadline, it would be another fiscal year before we would receive the reimbursement. In the meantime, we can do a short transfer based on our reserves. The Capital Improvement Account #448 will fund the 10% that the City owes.
3. Moved by Kangas, seconded by Waldstein to approve Resolution 19-113, approving the Federal Aviation Administration application for Federal Assistance SF-424 in the amount of \$ 361,912.00 with the local match of \$40,213.00 for the acquisition of Parcel No. 5 for the Waverly Municipal Airport Runway Safety Zone.
Motion passed. Yes: 7 No: 0 Absent: 0
- F. Study Session Calendar.
1. Review the WPC Facility Improvements 2020- Nutrient Reduction Improvements
• Kevin Graves and Nate Anderson from WHKS & Co.’s Rochester, MN office

gave the Council a presentation on what the State Revolving Fund Program is about, how it is used with local jurisdictions, the project that is being recommended for Council to submit an application for, and the timeline involved. The chosen project should provide a benefit to the City in helping us address an issue we are seeing with our ground water which is our drinking water source. We are seeing a 10-year trend at two of our wells (Well #7 and Well # 8) where nitrates are migrating from the surface into our drinking water. The new regulations that the State of Iowa has issued for nutrient reduction of nitrogen and phosphorus has resulted into a \$9 million project at the treatment plant. Since December 2016, the City has been moving forward with this project which is, currently, in the design phase. The project is now listed on the State Revolving Fund list which involves getting a loan through the state with final plans required to be completed by November 1, 2022. The SRF loan won't affect our capacity.

- The sponsored project is a unique opportunity that the state has put together in conjunction with the SRF loan to help incentivize communities to use the state's low interest loan money instead of a locally bonded project. The SRF loan would have some additional costs that the City might not have incurred through local bonding like wage rates and the American Iron Steel requirement. The sponsored project would be approximately 10% of the project loan amount and would be paid for with the interest rate reduction from the SRF loan. The rules for the project are: must be done within the same watershed of where the City resides, have to work in partnership with another water quality organization, and have a specific benefit shown of how this project will improve the water quality. There are about 80 sponsored projects throughout the state including permeable pavers, rain gardens, bioswales/biocells, streambank stabilization, and wetlands restoration. Once you are on the intended use plan, there is a bi-annual application process to try to get on another list for the sponsored project. The timing of the project needs to run in parallel with the wastewater project.

The City is looking at a water quality improvement project focusing on wetlands restoration to help reduce the nitrates. Iowa Department of Land Stewardship (IDLS) is the leader in the state for constructing nitrogen reducing wetlands and would be responsible for coordinating design work, construction, and administration. IDLS investigated and came up with 7 projects within our watershed with the projects on the east side that are within or very close to the City limits being the ones we are focusing on. IDLS fronts the costs of doing preliminary design to determine whether or not constructing wetlands in this area is even feasible and work with private landowners to see if they would be receptive. This is referred to as the CREP program in which the private land is put under an easement with the State of Iowa, is maintained by private ownership, and the state contributes a percent of the project with the remaining coming through the federal government through the CRP program. Through a 30-year land agreement, landowners receive payments for maintaining the land with the CRP program doing follow-up monitoring. The implementation schedule for the sponsored project would be as follows: develop SRF sponsored project application in June/July 2019 with Council approval needed in August 2019, project design to begin in winter/spring 2020 with the final design plans being approved by IDNR in winter/spring 2021, and construction to begin in summer/fall 2021 with the completion of the project in spring 2022. A wetland can remove 80-90% of the nitrogen that is coming in usually within a year. Cover cropping can also help address nitrate and nutrient runoff. If the City experiences long-term nitrate issues that they can't address with surface methods, there is technology like a softener system that the City can invest in.

2. Review the 2019 Bridge Inspection Report from WHKS & Co.
 - The City is mandated by law to do vehicle inspections every two years and have voluntarily done the trail bridges every four years. This year, the City added in the deck behind the Big 6 building and some box culverts. In general, the vehicle structures are in decent shape, but there are some emerging concerns with the trail bridges. Casey Faber from WHKS & Co.'s Mason City, IA office reviewed with the Council the results after inspecting the 14 National Bridge Inventory (NBI) structures (including 2 fracture critical-Adams Pkwy and the closure of 3rd Street SE and 8 new Dry Run Creek culverts), 1 non-NBI timber culvert, the deck behind 89-99 E. Bremer Avenue, and the 8 Rail Trail bridges.
 - The Adams Parkway Bridge is currently under repair, and after the repairs are made, there shouldn't be any other repairs needed for another 25-30 years.
 - The 20th Street NW timber box culvert has the roadway settling over the culvert and timbers rotting at the floor and bottom of the walls. The recommendation of replacement would be a concrete culvert which would cost about \$120,000, and might be needed in about 10 years with continuous inspections.
 - The deck on the north side of 89-99 E. Bremer Avenue shows corrosion on the top post of the north edge. With the paint system failing, there is some leaf rust starting which with exposed steel the corrosion will spread rapidly. Minimally, it is recommended to spot clean and repaint very soon to mitigate corrosion or do full blasting which would cost \$60,000. Galvanizing the steel before painting and installing something to act like a drip edge on the deck can help to minimize this ongoing problem. There is also cracking in the concrete on the deck.
 - In 1999, when the railroad was converted over to a trail, the City wanted to make sure that it was built to support construction equipment for maintaining purposes with a minimum threshold of 5-10 ton for pedestrian use only. The bridges utilized the existing timber substructure with adding new decks and railings only. In the upcoming years, there will be maintenance required to keep these in service especially for construction vehicles. Ivanhoe bridge's west abutment has a hollow split cap, two piles that are load-carrying are considered worthless, the 3rd pier from the west has a hollow split cap, and two piles adjacent to the road are ineffective due to collision damage. Baskins Creek has one worthless pile and others deteriorating on the east abutment and the south two piles are worthless on the west pier limiting trucks to 22 tons not full construction loads. Prairie Run has two worthless piles in the west abutment, the backwall planks have rotted completely through in the east abutment, and the 2nd pier from the west has one worthless pile. Slemmons Run has a cap that is split and not fully effective to hold the deck for construction equipment and two worthless piles in the west abutment. The piers' bracing has failed, and there is one worthless pile in each of the west two piers. There can be no maintenance equipment on this bridge until repairs are made. Cemetery Run has one worthless pile in the west abutment and two worthless piles and a rotting pile cap in the east abutment. Even though the Cedar River Bridge has deterioration of limestone blocks and mortar joints in the abutments and piers, there isn't a significant change since the last inspection. As a user standpoint, they recommend spot repairing the deck planks that are worn and deteriorating. Repairs should be made to the defective elements of 30 piles, 10 pier caps, 1 backwall, and bracing to keep them in service until the next inspection cycle which would cost approximately \$150,000-\$175,000 to get things up to a 5-10-year fix. In the next 5-10 years, additional repairs are recommended in order for the bridges to support construction loads. Replacement prices can range from \$150,000 for a smaller structure up to \$1.4 million with \$4 million for all 8 structures which would consist of steel trusses and

concrete beams. The process would involve identifying locations and provide contractor options and alternatives to get the most favorable bids. In order to help with costs, other options would include: defer spending money on short-term repairs with the intent to do a longer term investment with replacements in the 5-10 year timeframe , repair to 5-ton load capacity and obtain permanent easements for maintenance between the bridges, grade the elevation down to shorten the span of the new structure or potentially eliminate the structure, or possibly replace with box culverts or large round culverts. Since there aren't a lot of funding sources for maintaining these trails, some options to consider are: seeing if Bremer County Conservation would be willing to partner or have sources of funds that could be leveraged or have the Northeast Iowa Community Foundation with Leisure Services establish a Rail Trail endowment. The State Recreational Trails funding focuses on expanding the network not long-term maintenance. Council agreed that this topic should be discussed annually and during strategic planning with the inspection 4 years from now being very critical.

G. Reports from Boards and Commissions

1. Airport Commission Minutes; May 9, 2019; Received into record.
 - Council noted that there were 276 business usages at the Airport through April.

H. Staff Comments

- Leisure Services Director Garret Riordan noted that the Waterloo Cedar Falls Symphony will be performing a free patriotic concert at the Kohlmann Park Amphitheatre on July 7th at 7:30pm.
- City Engineer / Public Works Director Mike Cherry reminded the public that beginning July 1st, the City will require all curbside recycling customers to rent a 35 or 65- gallon container for \$2.90 per month. On July 1st, soft enforcement would include still collecting the recyclables, but a reminder letter will be sent. Hard enforcement will begin October 1st in which the recyclables won't be collected unless they are in the containers. There is still the option to use the recycling center at no cost, but citizens would be responsible for taking it out there.

I. City Council Comments

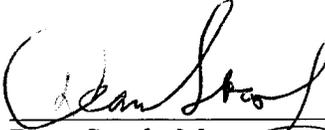
- Council member Birgen said that he will be going to the Wooden Foot for any community members wanting to join him and discuss City business.
- Guest Council member Cashman expressed her gratitude to Council member Waldstein for inviting her as Guest Council. She encourages others to sit as a Guest Council to find out how much time and effort is put forth by the Council members.
- Council member Sherer recognized Ms. Cashman as being one of the best Guest Council members. He expressed his concerns trying to leave 4 Queens to go west on Bremer Avenue and inquired having it be a right turn only. Staff informed Council that plans had previously been approved allowing the two-way, and they hope citizens will use their best judgement when exiting.
 - Staff informed Council member Drenkow to call Public Works Administration, Public Services, or Leisure Services to take care of tree branches that are covering stop signs.

J. Mayor's Comments

- Mayor Soash thanked Guest Council member Cashman for her services and congratulated her on her recent Health-System Pharmacist of the Year Award.

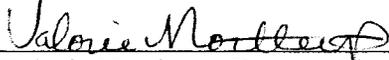
K. Moved by Rathe, seconded by Birgen, to adjourn the meeting. Motion passed and the Council meeting adjourned at 8:58 P.M.

Yes: 7 No: 0 Absent: 0



Dean Soash, Mayor

ATTEST:



Valorie Northrup, Deputy City Clerk