



may be expensive and cause maintenance problems for snow clearing and other unexpected consequences that could occur. D.O.T. survey work is scheduled for July and September once school starts. This will include traffic counts and modeling and cameras in place at this time should help with observing pedestrian activity as well. There will be discussions with the Council, businesses and public.

- Council discussed whether the City can just post no right turn on red or if the D.O.T. needed to approve; that enforcement is key; that sensor lights downtown are to be receptive to vehicles on side street, however, not necessarily to a pedestrian's benefit; that removing parking spaces in front of stores at corners might be helpful; that there are other dangerous intersections; that curb bump outs could help; that the timing of new paint for street markings could change; that the Chamber's Downtown Master Plan called for nodes at every corner; that there is a need for educational campaigning; that adding more signage and count down lights sometimes cause people to speed up; that ADA ramps tend to cause pedestrians to stand to one side or other of the ramp while waiting for signal; that trying something in advance of Bremer Avenue re-build is a good idea; and finally, direction to staff was to come back in a week or two with a couple of ideas for this intersection.

2. Discussion and review of a proposed Urban Revitalization Plan to provide incentives for housing renovation and development.

- City Attorney Bill Werger stated that Urban Revitalization can be used for more than just multiple family housing. Commercial property and single family units located in the core of the City could also be included with Urban Revitalization. The first two subsections of 404 deal with slum, blight and obsolescence; the third deals with buildings and improvements by reason of age, history, architecture or significance should be preserved or restored which could be used for historic districts. Fourth includes areas designated for economic development and fifth includes areas appropriate for public improvements related to housing & residential development. Chapter 404 is very broad and can be used for a variety of things, and direction is needed from Council. This program is not used for eminent domain. This is a tax abatement incentive program and gives the City the right to adopt a plan that results in tax abatement for a certain period of time to those who choose to take advantage of the program. If someone's property is within the designated area they can take advantage of the program but it is not required. There are no penalties for not participating. Chapter 404 allows abatement of all property taxes on new value. The City could allow abatement of just City taxes under a separate program. The City can determine the length of time allowed for abatement under the 404 plan. There was discussion about the use of rebatement rather than abatement. Section 404 uses abatement and there would have to be some other plan to use rebatement such as urban renewal. Werger felt the end result would be the same whether it is a rebatement or abatement. Taxes can be abated for up to 15 years using a sliding scale. The three year total abatement works better for the City since there is less total abatement. It is important to align whatever program is decided on with our strategic planning initiatives. The Economic Development Commission feels this is a good

approach and helps form a policy to add consistency in supporting projects. This program could potentially help those land owners within the Dry Run Creek area to rehabilitate their properties. Council discussion involved using rebatement rather than abatement. It was noted that under the Urban Renewal plan, the County Assessor determines the valuation that taxes are based on. This type of program of using abatement would allow a funding source rather than using general fund dollars for incentives. \$75,000 increased value is the maximum amount that could be used for abatement for single family houses. It was generally decided that Bill Werger should work with a few members from the Economic Development Commission and Planning & Zoning Commission and come back with a draft to propose to Council.

**E. Reports from Boards and Commissions**

1. Airport Commission Minutes, May 14, 2015, received into record.

**F. Staff Comments**

- City Clerk Carla Guyer brought up the outside agency contributions topic as discussed during most recent budget sessions. This should be brought back for Council discussion at the July 6 Council meeting.

**G. City Council Comments**

- Councilman McKenzie commented on how well the Gentlemen of the Road Stopover went.
- Councilman Kangas reminded residents that all tree debris created from the storms should be taken to the curbsides and City crews will be picking it up, and so far Waverly is not in danger of flooding, however, there will most likely be high water levels in the low lying areas.

**H. Mayor's Comments**

- Delighted in the success of the Gentlemen of the Road Stopover. Thank you to the people of Waverly. There were many positive comments made from visitors. Kudos to those who live here, City crews, Chamber of Commerce, Wartburg College and The Waverly for offering refuge during inclement weather. Great Kudos given to City Administrator Phil Jones for his tireless efforts in coordinating the event.

**I. Adjournment**

**Moved By: Kangas**

**Seconded By: Neuendorf**

To adjourn is hereby approved.

**Yes: 4                      No: 0**

**Absent: 3**

Meeting adjourned at 9:11 P.M.

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Charles D. Infelt, Mayor

ATTEST:

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Carla Guyer, City Clerk