

Study Session Meeting Minutes – October 26, 2015  
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on October 26, 2015 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Waldstein, Lampe, McKenzie, Gade, Neuendorf, and Kangas. Absent: Reznicek

- A. Meeting was called to order by Mayor Infelt.
- B. Motion by Neuendorf, Second by Lampe to approve the agenda as presented.  
Motion passed. Yes: 6 No: 0 Absent: 1
- C. Public Comments on Items Not on the Agenda
  - Emily Neuendorf encouraged non-registered voters to get registered and vote and all registered voters to vote on November 3. She also encouraged people to urge their friends and neighbors to vote.
- D. Study Session Calendar.
  1. Discussion of the Champions Ridge Lease Agreement
    - This would be a lease between the City of Waverly and the Waverly Softball Association, Inc, a non-profit corporation, “Softball Association”. This is a way for the City of Waverly to provide assistance to the Softball Association while establishing terms and conditions of a lease. This will be a great way to have upgraded ball diamonds and allow for hosting of tournaments and bring people to town. Old diamonds will be maintained until new ones are complete. Fred Ribich explained that they would hope to break ground in the spring of 2016 and would like to see anything needing Council approval to happen in a timely way. This lease will come back to Council in the form of a resolution and be put into place with the commencement of the project. The entrance will be where it was originally planned coming into the site and then going around the diamonds to the west. The funding for the entrance is part of the joint effort between the Softball Association and the Bremer County Fair Association.
  2. Update on The W programming and finances
    - Director of The W Shelia Kittleson reviewed the past year at The W. Ms. Kittleson explained that membership numbers have steadily increased over the last few years. Membership numbers do not include students. The average of memberships last year was 2,554. They have implemented several new programs. The W partners with Hy-Vee and Waverly Health Center in a wellness program called Compass which encourages different aspects of healthy living. Ms. Kittleson explained that financial obligations have been met per the 35 year contract with the exception of the final \$600,000 payment anticipated to be paid in the current fiscal year. This would leave 27 years with no payments due from the City to The W. Vice President for Finance and Administration Richard Seggerman explained revenue tracking and how it is done.

3. Discussion of how to dispose of unneeded right of way property at the corner of 4<sup>th</sup> Street and the Cedar River Parkway
  - City Attorney/Economic Development Director Bill Werger reviewed that the City originally purchased this property in order to use it for 4<sup>th</sup> Street SW business corridor improvements in 1997. This .7 acre parcel is what is left over from that project and staff would recommend disposing of the property and using it for economic development and tax revenue growth. After discussion it was the consensus of the Council that staff should have an appraisal done on this property and bring it back to Council once that has been completed.
- E. Reports from Boards and Commissions
  1. Monthly Financials, September, 2015, Received into record.
  2. Leisure Services Commission Minutes, October 8, 2015, Received into record.
  3. Economic Development Commission Minutes, October 13, 2015, Received into record.
- F. Staff Comments
  - City Administrator Phil Jones noted that WHKS will be present on Monday, November 2 to do a walk-through tour of the 3<sup>rd</sup> Street SE bridge at 4:00 p.m. and then they will also be present at the City Council meeting that night at 7:00 p.m. Further discussion followed regarding the bridge. Mr. Jones updated Council on City Administrator search and reminded voting for Ward 2 will be at the Civic Center due to the construction at Waverly Utilities and he stated dates and times of trick or treating for Bartels, downtown and citywide.
- G. City Council Comments
  - Staff informed Councilman Gade on the height of the curb on 4<sup>th</sup> Street SW in front of the Hundley residence.
  - Staff informed Councilman Kangas that curb yard waste pick up will go through November 13 and the yard waste site traditionally closes the weekend before Thanksgiving. A burn ban does remain in effect so please do not burn your leaves.
  - Staff informed Councilman Lampe that the City of Waverly has received full payment from the Gentlemen of the Road concert.
  - Councilman McKenzie requested that staff and Council re-visit the sidewalk infill program since citizens have addressed concerns to him.
- H. Mayor's Comments
  - There were none.
- I. Moved by Kangas, seconded by Neuendorf to adjourn the meeting. Motion passed and meeting adjourned at 9:24 P.M.  
Yes: 6 No: 0 Absent: 1

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Charles D. Infelt, Mayor

ATTEST:

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Carla Guyer, City Clerk