

Regular Meeting Minutes – February 6, 2017
Ivan “Ike” Ackerman Council Chambers

A Regular Meeting of the Waverly City Council was held on February 6, 2017 at 7:00 P. M. at City Hall. Mayor Infelt presided and the following Council Members were present: Waldstein, McKenzie, Sherer, and Kangas. Absent: Reznicek, Lampe, and Gade.

- A. Mayor Infelt called the meeting to order.
- B. Mayor Infelt led in the Pledge of Allegiance.
- C. Mayor Infelt led in Prayer.
- D. Moved by Kangas, seconded by Sherer to approve the agenda as presented.
Motion passed. Yes: 4 No: 0 Absent: 3
- E. Moved by McKenzie, seconded by Kangas to approve the January 9, 2017 regular meeting minutes, the January 14, 2017 Strategic Planning/Goal Setting Minutes, the January 16, 2017 regular meeting minutes, the January 23, 2017 Study Session Minutes, and the January 28, 2017 Budget Work Study Session Minutes.
Motion passed. Yes: 4 No: 0 Absent: 3
- F. Council welcomed Ron Matthias as Guest Councilmember February.
- G. Public Hearing.
This was the date, time and place for a public hearing authorizing the sale of public property, “Parcel I”, adjacent to 1209 5th Street NW, as specified in Minor Subdivision plat currently within Ridgewood Park, to the adjacent South property owner.
- There were no written comments.
 - Mr. Troy Toma (property buyer), expressed gratitude to the Council for considering the sale of property to him and his wife. Mr. Toma explained that the property would be used as a safe access to the water for kayaking and other water activities.
 - **There were no further public comments and the public hearing was then closed.**
 - Leisure Services Director Tab Ray stated that the Leisure Services Commission recommended the sale of the land. The proposed sale of property is in a “no mow” area with low maintenance and seems to flood almost every year. The City has sold other properties to private owners in the same area. DNR and Army Corps of Engineers permission will be needed to install another kayak access in the park through the use of the funds available from this sale. The funds from the sale could be used to improve the park.
 - Planning & Zoning Commission Chairperson Hank Bagelmann noted that this property does not require a change in zoning and given this, even though it was not supported by the Planning & Zoning Commission, it does not need a supermajority vote to pass.
- The parcel extends to the north only to the river’s edge. The river is constantly experiences natural changes. Mr. Bagelmann noted that the Planning & Zoning Commission feels that adding a little more lenience to the property lines would be advantageous for the property owner(s). Staff informed Mr. Bagelmann that it is common to measure property lines along a river by the river’s high water mark. Three parcels block public access to the property at 5th Street to the property and there is

no easement. To use it for a launching facility would require changes in the arrangements that were made in previous, similar purchases. The cul-de-sac at Greenfield could be a possible launching point.

Moved by McKenzie, seconded by Kangas to approve Resolution 17-08 authorizing the sale of property, "Parcel I", adjacent to 1209 5th Street NW, as specified in Minor Subdivision plat currently within Ridgewood Park, to the adjacent South property owner.

Motion passed. Yes: 4 No: 0 Absent: 3

H. Public Comments on Items Not on the Agenda.

- Mary Schildroth, Representing Citizens for Repair, commented that the Citizens for Repair are looking forward to the bid letting on the 3rd Street SE Bridge tomorrow. Ms. Schildroth again expressed that the Citizens for Repair are in favor of repairing the bridge in lieu of replacing it in order to preserve a part of the heritage of the City and to preserve the integrity of the neighborhood.

I. Consent Calendar

1. Pay Request from Stanley Consultants, Inc. for the Dry Run Creek LOMR for the amount of \$3,250.00.
2. Pay Request from Global Appraisal Services for the Waverly Municipal Airport Land Acquisition for \$2,000.00.
3. Pay Request from Benchmark Agribusiness, Inc. for Waverly Municipal Airport Runway Extension Project for \$650.00.
4. Pay Request from Baker Concrete and Excavating of Waverly, Iowa for the Golf Course Pond Project for \$23,013.75.
5. Pay Request from VJ Engineering for the Cedar Lane Reconstruction 2017 project for \$19,092.50.
6. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for the Comprehensive Plan review for \$270.00.
7. Pay Request from Geological Survey for the River Gauge operation and Maintenance for \$8,960.00.
8. Class C Liquor License for Tapatio Mexican Grill.
9. Class B native Wine Permit for Wild Carrot, LLC.
10. Class B Wine Permit and a Class BC Beer Permit for Kwik Star #707 (East).

Moved by Sherer, seconded by Waldstein to approve the Consent Calendar.

Motion passed. Yes: 4 No: 0 Absent: 3

J. Regular Business.

1. Moved by McKenzie, seconded by Waldstein to approve Resolution 17-09, A Resolution Establishing Fair Market Value for the Acquisition of Interests in Certain Real Property for the Waverly Airport Safety Zone Expansion Project.

- Staff has been working with property owners to finish the safety zone requirements for the Municipal Airport. Fair market value is already established for another property. This will accomplish the same for the C.L.A.N.(family estate) property. To move forward with further negotiations Council needs to set the fair market value.

Motion passed. Yes: 4 No: 0 Absent: 3

2. Moved by Sherer, seconded by McKenzie to approve Resolution 17-10, A Resolution Amending Resolution 07-57 Regarding the City of Waverly's Economic Development Assistance Strategy within an Urban Renewal District Utilizing Tax Increment Financing.
- This document will be used for prospective businesses looking to build or relocate. Staff outlined eight important considerations for financial assistance: 1) creation and retention of high quality jobs with good employee benefits; 2) property development, new and expansions – including commercial, industrial, residential, and retail, to grow the City's property tax base; 3) projects achieving public purposes as detailed in the comprehensive plan, Urban Renewal Area planning documents, and/or the City Council Strategic Plan; 4) the redevelopment of underutilized and/or blighted properties; 5) residential projects that address housing needs as identified by current housing studies; 6) developer equity (not including debt) to be equal to or greater than the public financing requested (including local, state and federal); 7) achieve high quality architectural and site design consistent with a community vision for such development; and 8) offer energy efficiency and sustainability features beyond what is required through relevant building codes. This is a comprehensible, internal working document. This document is much like what has been practiced in the past and allows flexibility in assisting various types of businesses. In each situation it would need to have the number of jobs identified and how long they would need to sustain that number. This is usually tied to the number of years that incentives are paid. If the employer does not meet employment requirements, they would not receive the incentives.
- Motion passed. Yes: 4 No: 0 Absent: 3**
3. Moved by McKenzie, seconded by Waldstein to approve the First Reading of Ordinance 1020, an Ordinance Amending the Water Rates, Charges, and Minimum Rate for Fiscal Years 2017-18 2018-19.
- The proposed water rates increases reflect a 5% increase in fees for fiscal years 2017-18 and 2018-19. Each rate increase would be effective in June of each year starting in 2017. The proposed rate increases are above the 10-year average of 2.5% annual increases. Additional revenue is needed to compensate for fixed inflationary expenses, to finance the upcoming water main replacement along Bremer Avenue, and to meet bond coverage requirements. A typical household using 600 cubic feet of water per month will pay an additional \$1.20 and \$1.26 for water per month for each of the two annual rate increases.
 - The cost of the water main replacement is estimated to be \$1.6 Million. The goal of the increase would be to pay a large portion of the costs instead of borrowing and then using property taxes or some other method. There are several entities within the City that don't pay taxes (college, hospital, city, county, school, churches and non-profits) and this may be the most efficient way to have buy-in through the water rates. After two years the rates will again be evaluated. An option of charging a flat fee per month was discussed and staff informed Council they would look into this for the 2nd and 3rd readings of the ordinance. Council also noted that whether this was a flat fee or a percentage increase, the same

amount of money would be raised. Council also noted that some cities charge a storm water utility fee and the City of Waverly does not.

Motion passed. Yes: 4 No: 0 Absent: 3

4. Moved by Kangas, seconded by Waldstein to approve First Reading of Ordinance 1021, an Ordinance Amending the Sewer Rates, Charges, and Minimum Rate for Fiscal Years 2017-18 and 2018-19.

- Like the water rate increase, the proposed sewer rate increases reflect a 5% increase in fees for fiscal years 2017-18 and 2018-19. A typical household using 600 cubic feet of water per month will pay an additional \$1.44 and \$1.56 for sewer per month for each of the two annual rate increases. The additional revenue is needed to compensate for fixed inflationary expenses, to finance the upcoming Wastewater Treatment Facility Improvements project, and to meet bond coverage requirements.

- The current facility was built in 1980 and is 38 years old. The facilities two trickling filters are rapidly nearing the end of their useful life and need to be replaced regardless of federal and state regulations. Facilities like this, typically have a 30 year design life. This is approximately a \$9Million project. An oxidation ditch will replace the trickling filter and also allow us to meet the new state and federal guidelines. The current trickling filters will be demolished and the site will be cleared.

Motion passed. Yes: 4 No: 0 Absent: 3

5. Moved by Kangas, seconded by McKenzie to approve Resolution 17-11, a Resolution Authorizing Mayor to sign CMI Roadbuilding, Inc. Application to IEDA for Financial Incentives as Local Sponsor.

- At this time it is only necessary to commit to local sponsorship of the application through a resolution. The City will eventually have to invest dollars in this project. CMI Roadbuilding, Inc. will be creating jobs and hiring from this area. CMI has to wait until February 17 to begin hiring because they have to wait for the IEDA Board to meet. A local match is being sought and is tied to the amount of money the City can expect to accumulate by virtue of the increased value of their property. State usually expects up to 50% increment that could be collected, to be paid out of the incentives. The development agreement will be coming back to Council on February 20. State also requires benefit packages that meet certain criteria. CMI has been strong in changing, in order to comply with the program.

- Signing of the resolution supporting CMI's application does commit the City to some cost sharing. Council thanked the City's Economic Development team for all their work on assisting CMI.

- Dennis Hanson, Chair of the Airport Commission inquired about the intended use of the municipal airport by CMI. Staff informed Mr. Hanson that there would not be a lot of increased use since most of their employees will be from here. There was one CMI person who was quite concerned about the shortness of the runway and how difficult it was to take-off and land.

Motion passed. Yes: 4 No: 0 Absent: 3

- K. Reports from Boards and Commissions
1. Planning and Zoning Commission Minutes; Jan. 5, 2017; Rec'd into record.
 2. Waverly Historic Preservation Commission Minutes; Oct. 27, 2016; Rec'd into record.
 3. Waverly Historic Preservation Commission Minutes; Nov. 28, 2016; Rec'd into record.
 4. Wartburg-Waverly Sports & Wellness Center Advisory Committee Minutes; January 10, 2017; Rec'd into record.
 5. Economic Development Commission Minutes; Jan. 10, 2017; Rec'd into record.
 6. Waverly Public Library Board of Trustees Minutes; Jan. 17, 2017; Rec'd into record.
 7. Leisure Services Commission Minutes; Jan. 19, 2017; Rec'd into record.
 8. Waverly Senior Center Calendar; February, 2017; Rec'd into record.
- L. Staff Comments
- Police Chief Richard Pursell reported that as of the deadline, Friday, February 3, there were 12 applicants for the Police Citizens Academy. This year will have another full class and will run for 10 weeks starting on February 16.
- M. City Council Comments
- Staff informed Councilmember Kangas that while the City's regular recycling vendor is having some issues that the City has been able to utilize a recycling company out of Charles City for about the same cost.
 - Councilmember Sherer asked one of the students to tell Council about their interest in attending the meeting.
 - › Ella Canney addressed Council and informed them she was there as part of a project for Consumer Science.
 - Councilmember McKenzie confirmed that there would be a special meeting on Monday, February 13 at 7:00 P.M.
- N. Mayor's Comments.
- There were none.
- D. Moved by Kangas, seconded by Sherer to adjourn. Motion passed and Council meeting adjourned at 8:15 P.M. **Yes: 4 No: 0 Absent: 3**

Charles D. Infelt, Mayor

ATTEST:

Carla Guyer, City Clerk