

Regular Meeting Minutes
February 2, 2009 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on February 2, 2009, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Pro Tem Fred Ribich presided in the absence of Mayor Ackerman. Council members present: Duane Liddle, Gene Lieb, Jim Vowels, Gary Grace, Cyndi Ecker, Gary Boorum, and Fred Ribich. Absent: None.

A. CALL TO ORDER.

1. **Approve Agenda as Printed or Add Items for Discussion Only.**

Moved By: Liddle

That the agenda for this Council meeting as prepared is hereby approved.

Yes: 1 (Liddle) No: 6 Absent: 0

Moved By: Grace

That the agenda for this Council meeting as prepared is hereby approved as amended by removing item number 3 under Regular Business. The February Study Session will include the Review of the Economic Development Department Policies as an item.

Yes: 7 No: 0 Absent: 0

2. **Minutes.**

Moved By: Ecker

The January 19, 2009 Council Minutes are hereby approved as amended by changing the vote in Regular Business item number 8 to read: Yes: 4, No: 2 (Liddle, Lieb) Absent: 1; and changing the wording in Regular Business number 9 by replacing the word "informed" with the word "stated" in the 13th line after "Councilmember Boorum" and by adding the words "Councilmember Boorum stated" before the words Costs for the flood walls" in line 15 of the same paragraph. The Council Minutes January 24, 2009 and January 26, 2009 are hereby approved.

Yes: 7 No: 0 Absent: 0

3. **Guest Councilperson.**

- Council welcomed **Duaine** Westpfahl as Guest Councilperson for February.

B. PUBLIC HEARINGS.

1. This was the date, time and place for a public hearing on an Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from C-2 (Commercial District) to R-3 (Multiple Family Residential District) of Said Lots 51, 52, and 53, in Southeast Waverly. Mayor Pro Tem Ribich called for any oral or written comments. The hearing was declared closed and the following action was taken.

- One written comment was received objecting to the said rezoning due to a past request, which was denied, for rezoning of portions of Rolling Meadows from C-2 to R-3 for the purposes of building a condominium/apartment complex.
- This request matches the Comprehensive Land Use Map. The past request would have required the Comprehensive Land Use to be amended.
- Developer Garrison "Gary" Hassenflu, President of Garrison Companies introduced himself.
- This would be a \$9M development with 90% of the labor being supplied locally.

- He also explained this would be an affordable housing complex that would consist of 54 units of Senior Independent Living with rent being \$360 - \$580 for a 1 bedroom and \$410 - \$680 for a 2 bedroom.
- There would be such amenities as a computer lab, library, fitness room and gazebo with a path for walking.
- There will be an on **site** manager who is involved in the community.
- There will be a lease with a fixed rental rate and should not be confused with Section 8.
- Once Affordable Housing Tax Credit has been obtained from the Iowa Finance Authority in Des Moines building will begin.
- Rental rate is fixed at a certain number and is not based upon a percentage of income. Every year tenants have to certify their income and show they are below 60% of the median income for this area. Once they have been accepted and move in they are not asked to move out if their income changes.
- Stone Haven Green will have “green” components.
- Privately owned and privately operated.
- “Senior Income” is considered for those ages 55 and over.
- Affordable housing is considered “Affordable Housing” for 30 years.
- Parking accommodations meet the City’s requirements which is determined by number units not number of people.
- There are more C-2 areas available within the City.
- The Comprehensive Land Use Plan shows this area to be R-3.

Moved By: Grace

Second Reading of Ordinance 908, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from C-2 (Commercial District) to R-3 (Multiple Family Residential District) of Said Lots 51, 52, and 53, in Southeast Waverly is hereby approved.

Yes: 7

No: 0

Absent: 0

C. VISITORS/PUBLIC COMMENTS.

- Loss of revenue for houses being bought out has been taken into consideration. Number of actual homes being bought out has not been determined at this time. Impact on future City valuations will depend on when the property goes off tax rolls.
- Proposed budget has been prepared and reviewed by superintendents, department directors, administrator and reviewed with City Council. The budget reflects a tax levy increase of .6 of 1% and a tax dollar increase of 3.4%.
- Web page tracking of ideas, questions and/or suggestions is something that may be possible and staff will check on that.
- Governing jurisdiction for the Waverly Health Center is under elected Hospital Board of Trustees and comments concerning closure of the hospital wellness center should be directed to said Trustees.

D. TABLED ITEMS.

1. **Councilmember Liddle Requested City Council Action Regarding Deferred TIF Funds from the 5th Street and 5th Avenue NW Street Reconstruction Project be used as match for Flood Mitigation Projects.**

- No action was taken.

Moved By: Vowels

Resolution 09-13, A Resolution Renewing the Two-Mile Area Policy Agreement Between Bremer County and the City of Waverly which Establishes Land Use Policies for the Two (2) Mile Extraterritorial Jurisdiction of Waverly is hereby approved.

Yes: 7

No: 0

Absent: 0

3. **Council Member Liddle has Requested Review of the City of Waverly Economic Development Department and Policies.**

- This item was removed from agenda. Please see item number 1 under A. Call to Order.

4. **Council Member Liddle has Requested Council Discussion on City Preparation for Any Future Flood Event.**

- The City's supply of sand bags has been restocked. Staff and equipment is ready to go.
- The maps Stanley Consultants have supplied will help in diagnosing where to respond to first.
- \$60,000 for 4" and 6" pumps have been proposed in the budget for FY '09 – '10.
- Flood stage is at 11½ feet. That is the point when 1st Street is beginning to flood and we need to look at shutting 1st Street down and redirecting traffic.

Other options for flood control include:

- Inflatable Dam which is more of a long term plan. Construction could begin in September with removal of the dam which would provide immediate flood protection benefit.
- Flood Walls using rubber bladders. Sizes vary. To cover a 1,700 lineal square feet along 1st Street NW would require 67 – 70 tubes which would price out at about \$80,000. Each tube would be 50 foot X 19 inches when filled. 20 units can be stored on 1 pallet. Using a 2 inch fire hose it would take 733 gallons of water and 5 minutes to fill each one and approximately 8 hours to fill 100 units. If this method is implemented, in NW Waverly, sandbagging would not be necessary if used in conjunction with the inflatable dam for a 500 year flood.
- Building a temporary or permanent berm in Kohlmann Park.
- Implementing the use of storm sewer plugs. At river gauge levels of 10 feet, we would have to start plugging storm sewers.
- Earthen walls. This is done in Davenport.
- A combination of all of the above.
- Staff will summarize all options with costs and report back to Council with a recommendation at the February 23 meeting at the same time Stanley Consultants will be present to report on the Dry Run Creek, or by the first meeting in March at the latest.
- With the information that we have through using storm sewer plugs in strategic locations and through sandbagging low areas we can provide good flood protection in NW and SW Waverly from flooding up to a gauge reading of 15 feet.

G. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Planning and Zoning Commission Minutes

- Eisenach Village will be coming to Council when performance bond and other documents are ready.

Waverly Chamber of Commerce Board Minutes
• Annual meeting will be held February 17th.

2. **Reports.**

3. **Communications.**

Follow Up on Deer Hunting in the City Limits.

- Neither the DNR or the task force have received any complaints regarding deer. A problem does need to be established and has not been done yet. Other non-lethal answers to a problem are being researched.

City Administrator Richard Crayne reported that Economic Development Director Jason Passmore, Community Development and Zoning Official Ben Kohout and himself were invited to a Rebuild Iowa office event at the State Capital in Des Moines. The Governor signed a bill for disaster funding.

- Out of the \$50+ Million in the bill \$22 Million of the funding went to areas of the state effected by the flood event of 2008 and was proportionately distributed according to damage of the flood event.
- As of last report the City of Waverly should be receiving about \$326,000 as a result of this bill. The processes in requesting the funding should be pretty minimal. The rules and guidelines will be forthcoming.
- Other parts of the bill include \$24 Million for Jumpstart residential funding above and beyond what was provided before. They have set guidelines to better serve more people based on income. An individual can be earning 150% of the average area income. First priority is for those who have not received funding through Jumpstart so far.
- There is also \$10 Million of funding for human service needs and case management work. Funding may be available to Bremer County Recovery Coalition to bring additional financial support for those based on case management.
- A public hearing will be held on February 16th on submitting an application for funding under the Community Development Block Grant (CDBG) for inflatable dam.
- There may be \$45,000 in funding from NRCS for drainage restoration near bowling alley.

A reminder for residents to check their water temperature. If water temperature is below 40° you may want to let your water run with a stream about the size of a pencil. While this will increase your water bill, it may prevent more expensive digging for repairs or thawing water lines.

Project fund accounts are zeroed out and returned to debt service or respective enterprise fund to offset future debt service.

H. CITY COUNCIL COMMENTS ON POLICY ISSUES.

I. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Council adjourned at 9:08 P. M.

Yes: 7

No: 0

Absent: 0

Ivan J. Ackerman, Mayor

Attest:

Carla Guyer, Deputy City Clerk

