

## Study Session Meeting Minutes

October 27, 2008 ~ 7:00 p.m.

### **A. CALL TO ORDER.**

A Study Session of the Waverly City Council was held on October 27, 2008 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Jim Vowels, Gary Grace, Fred Ribich, Cyndi Ecker and Duane Liddle. Absent: Gary Boorum and Gene Lieb

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

**Moved By: Grace**

That the agenda for this Council Meeting as prepared is hereby approved/as amended by removing Item No. 1 under Regular Business – Resolution 08-145.

**Yes: 5**

**No: 0**

**Absent: 2**

#### 2. **Toastmasters International Organization Proclamation.**

Marguerite Pircer and Mary McGee of the Toastmasters International Organization. If people are interested in the organization they can call 483-2823.

### **B. PUBLIC HEARINGS.**

### **C. VISITORS/PUBLIC COMMENTS.**

No comments from the public.

### **D. TABLED ITEMS.**

### **E. CONSENT AGENDA.**

### **F. REGULAR BUSINESS.**

#### 1. **Resolution 08-145, A Resolution Approving Contract Documents for the Public Services Site Development – Phase 1 – Recycling Center.**

No action on this item removed from the agenda.

#### 2. **Resolution 08-149, A Resolution Noting the Expiration of Maintenance Guarantee for Rolling Meadow – Phase 2a & 2b.**

Butch Kehe asked that wording be added to the resolution

- “two concrete panels on Robertson Road near the intersection of 16<sup>th</sup> Street SW and
- seal approximately 100 lineal feet of random cracks in concrete along west one-fourth of Robertson Road.”

**Moved By: Ribich**

Resolution 08-149, A Resolution Noting the Expiration of Maintenance Guarantee for Rolling Meadow – Phase 2a & 2b is hereby approved.

**Yes: 5**

**No: 0**

**Absent: 2**

### **G. STUDY SESSION.**

#### 1. **Long Term Community Recovery will provide a status report to Council on Stakeholder and Community Meetings.**

Shauna Haas, Philip Weber, and Steve Castaner of FEMA’s Long Term Community Recovery Group and Jim Rodemeyer of INRCOG were present to review their efforts. The LTCR program provides technical, planning and coordination support to state and local governments to help address the long-term reconstruction and redevelopment challenges they face when impacted by the disaster. The LTCR facilitates a partnership of Federal and State agencies along with other private and nonprofit organizations to identify and coordinate the

resources found in each that can be applied to Long Term Recovery needs. Team members are coordinating directly with City staff in developing a recovery strategy for the community. A stakeholder group has been assembled and is being refined to aid the community in planning its recovery and addressing Waverly's LTCR and general recovery needs. These meetings were the beginning of a process to assist Waverly in determining a clear direction of recovery efforts and in identifying steps towards implementation of LTCR and general recovery strategies. Community leaders had a chance to convey their thoughts and opinions about Waverly's recovery at an open house on October 9<sup>th</sup>. The group is trying to leverage resources and to plan for a future in bringing Waverly back. There is a lot of resources coming to Waverly and the more refined Waverly's plan is the easier it will be to find said resources. All communities are fighting for the same money. Ms. Haas stated that the City is half way through the process. The LTCR are a fast paced group partnering with INRCOG and Rebuild Iowa Office providing ongoing support even after FEMA is no longer here. City ownership of the process and community input with a strategic approach to developing and implementing a long term community recovery project achieves the community's vision of a recovered city. The information gathered at the stakeholder and community meetings will contribute to the development of a guide to the recovery process that will outline the decision-making process and key action steps necessary to accomplish the community's recovery goals. The process will be supported by case studies providing information on projects and programs utilized elsewhere that relates to Waverly Long Term Community Recovery issues and a guide to resources that may assist in implementation.

2. **Quarterly Review of Strategic Planning Report.**

Council reviewed Strategic Planning priorities:

Ball Diamonds – a consultant reviewed sites for the ball diamond and Fair project together and has provided a layout to the group for a combined facility. Two property owners have been contacted to see if they are interested in selling their land for the project. Staff and group members will meet again in another 30 days. Council wanted broad financial support from those interested in the project. No decision has been made as far as City support.

Public Services Facility – The Public Services Facility construction will be 5 years out based on planned financing and depending on inflation. There has been a transfer of \$50,000 per year from the water and solid waste revenues to save for the land and the recycling center. This year the transfer is \$60,000 from each of those enterprises and \$70,000 next year and \$80,000 the following year, \$90,000 the following year and topping off at \$100,000 for the public services building. City Administrator Crayne stated that the enterprise transfers provide cash for moving the project forward and can take over debt service payments in the future until the facility is paid off. It will be \$200,000 from each fund over 5 years. At that time it would be a transfer to debt service. The money that was saved for the recycling project came from enterprise transfers from solid waste and water.

4<sup>th</sup> Street Corridor began as an intersection alignment project. The DOT will not allow the City to do an intersection realignment project unless the City does the whole corridor. They felt the safety improvement was not great enough unless the whole corridor was reconstructed. The corridor is from south of 13<sup>th</sup> Street going out on Highway Business 218 to the Super Wal-Mart. The Project would include widening as well as sidewalks along said corridor and an intersection reconfiguration at Oak Ridge Circle and Technology Place. Staff informed Council

that engineering is moving forward and acquisition plats are being prepared. The City previously went through a process with property owners to come to a consensus on the Oak Ridge and Technology Place intersection. The corridor improvement is \$2,400,000 to \$2,600,000. Said corridor is in the tax increment financing district and the City will look at available increment in the district to help pay project costs. It will be a Council decision to move forward with the improvement. The DOT is willing to put \$400,000 toward the project through the U-Step funding program and should be developed around Thanksgiving when the City receives preliminary plans for the project. The project is set for next year. City Administrator Crayne thought that TIF revenues would support the project. Right hand turn lanes are determined by amount of turning movements and threshold. Stop lights have different criteria. City Engineer Cherry will get the estimate of right hand turning movements to Councilmember Liddle.

Mayor Ackerman stated that the City has had a flood since the Strategic Planning Report was prepared and the plan should be amended to add flood remediation. The Mayor proposed a flood remediation bond issue of \$700,000 to let the citizens know that the City considers flood relief important. Mayor Ackerman stated that if it comes out that the Feds and the State government cover all expenses the City can make them callable bonds and pay it off and not spend the money. The City can use the bond money for inflatable dam, pumps and possible buyouts. \$700,000 is more than the recycling building costs and it would let opponents know that they have an increased amount for flood remediation. Mayor Ackerman voiced concerns that we need to take care of other safety issues as well as flood remediation. Mayor Ackerman said it will send a strong message that flood remediation is a high priority with the Council to get all citizens pulling in the same direction. Put it as a No. 1 priority and use \$700,000 strictly for flood remediation. Staff will begin to contact buyout property owners to find out if they want to be on the buyout list or not. Property owners can be on the demo list and still be on the buyout list or hold onto their properties. The City is looking at recovering some of the low income property that was lost. There is additional money through the Community Development Block Grant Program. The City is looking at an inflatable dam project. Staff has met with EDA officials. The City has contacted the Army Corp. of Engineers. The City still needs the updated cost estimates for the EDA application. INRCOG will be putting together the application. There will be a local match. The City is also looking at the dry run project in the northwest and southwest part of the community. There is a number of properties along the dry run corridor that are in floodway and floodplain that are in the buyout program and the hope is to create more green space along the dry run corridor. The City is looking at opportunities for widening the dry run to hold more water upstream to accommodate flash flooding. The Council agreed that flood remediation is a priority. The City does have debt capacity to issue debt. Council questioned whether the city would partner with a developer for a buyout program. The Mayor again stressed that \$700,000 is more than the recycling center and wants all the community to pull in the same direction instead of against each other. It will be at least \$300,000 for inflatable dam for a local match. It is hoped that through the Long Term Recovery Coalition and through Region 12's Rebuild Iowa's help that the City can line up resources to match City funding to get a housing project going. Mayor Ackerman said he would like to use outside sources to the full extent but the City has to pitch in too and the City needs to get going. The City will have to take formal action of intent to issue bonds and hold a public hearing and would have to have a resolution for the issuance of bonds. There would be a bond sale

and put it out to the public market and negotiate privately for the sale. It would be around March and cash reserves could be used until bonds are sold. City Administrator Crayne will provide Council with an introductory resolution on November 17<sup>th</sup>. Council also wants to include small business. The staff has not made a decision on an air filled or water filled inflatable dam. There is a concern that the inflatable dam will make it worse for southeast Waverly residents. The City needs to review and see what improvements can be made in Southeast Waverly to mitigate flooding in the future. Guest Councilperson Monty Gritzner asked about dredging the river. Stanley Consultants is re-evaluating the Hydrology Study after the last flood and they will be presenting their findings in the future. Staff is pushing Stanley Consultants on the inflatable dam and the Cedar River projects for the EDA Application. Mayor Ackerman informed audience members that the Army Corp of Engineers does not look favorable on dredging the river.

**H. BOARDS AND COMMISSIONS.**

1. **Boards and Commissions.**

Leisure Services Commission –Engelbrecht House sustained damage from the flood- The Chamber is interested in public input and is thinking of moving the building. It is used for Santa and will not be repaired for this year. Santa will be at the Library and they will provide additional activities for Santa. The Lions will repair the Santa House and the minutes will be amended to say that Vowels was present. Leisure Services Director stated that the stones in Babyland will be attached to the concrete and leveled to address concerns.

Golf Commission – the new holes will not be opening until 2011.

Planning & Zoning Commission – Eisenach Village

2. **Reports.**

3. **Communications.**

**I. CITY COUNCIL COMMENTS ON POLICY ISSUES.**

Councilmember Ribich will prepare a City Administrator evaluation and get it to Council.

Vote early at the Courthouse.

Culverts on 12<sup>th</sup> Street NW – future project to address sediment in and around culverts. The project is not finalized. Staff will clean internal pipes because it was not part of the original contract. Discussion followed on an extension of pipe for a culvert.

Council thanked Guest Councilperson Monty Gritzner.

**J. ADJOURNMENT.**

**Moved By: Vowels**

That the City Council Meeting be adjourned.

**Yes: 5**

**No: 0**

**Absent: 2**

**Council adjourned at 8:16 P. M.**

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**Ivan J. Ackerman, Mayor**

**Attest:**

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**JoEllen Raap, City Clerk**