

A Study Session of the Waverly City Council was held on November 23, 2009 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Fred Ribich, Gary Boorum, Jim Vowels, Gene Lieb, Cyndi Ecker and Duane Liddle. Absent: Gary Grace

**A. CALL TO ORDER.**

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

**Moved By: Ribich**

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

**Yes: 6**

**No: 0**

**Absent: 1**

**B. VISITORS/PUBLIC COMMENTS.**

The Council congratulated Waverly Shell Rock Girls Volleyball Team as State Champs.

**C. REGULAR SESSION.**

1. **Waverly Shell Rock School District Chapter of FFA Presentation.**

Dave Carlson and students Cora Cannegieter, Erica Knapp, Jordan Skillen, Alecia Knapp, Emily Bruns and Cole Chesnut of the Waverly Shell Rock FFA Chapter performed a Parliamentary Procedure Demonstration.

2. **Resolution 09-141, A Resolution Proposing the Sale of Lot 1 in the Waverly Industrial Plaza.**

Economic Development Director Jason Passmore introduced Goodwill Industries representatives Chris Harshberger, David Boyd and Mark Rolinger.

**Moved By: Boorum**

Resolution 09-141, A Resolution Proposing the Sale of Lot 1 in the Waverly Industrial Plaza to Goodwill Industries of Northeast Iowa, Inc. in the amount of \$800,000 is hereby approved and sets December 7, 2009 At 7:00 P.M. in the Council Chambers at City Hall as the date, time and place for a public hearing on said proposal.

**Yes: 6**

**No: 0**

**Absent: 1**

3. **Resolution 09-142, A Resolution Accepting Certification Filed by the City Clerk to the Bremer County Auditor Detailing the Amount of Loans, Advances and Indebtedness which Qualify for Payment from Tax Increment Revenues of the Waverly Urban Renewal Plan.**

Finance Director Jack Bachhuber informed Council of the newly revised certification of debt **showing an annual appropriation** from the TIF funds to cover a **contingency obligation** of \$600,000 to "The W". The amount on the certification is only the new debt that has come on. Anything approved to pay out of the TIF fund is TIF debt. Bond Counsel advised the City to certify the amount of the TIF **contingency obligation** to "The W" on an annual basis.

**Moved By: Ribich**



weather. Obermeyer is a fully-integrated engineering firm and is engineer driven. The air compressor room includes redundant air compressors that dry the air so there is no ice in the pipes. All control work is done by Obermeyer. If there are any holes in the dam they can be repaired with a tubeless tire plug. If the City wants to maintain a certain upstream pool level the gates would adjust automatically. Mr. Flattery stated that Stanley will be looking at options to get flexibility on the ultimate height in the summer for recreation and have wintertime operations. Some options will be constrained by what the regulatory conditions are going to be. The DNR is sensitive to changing the elevation of the pool for fish and wildlife preservation. Mr. Flattery informed Council that it is a matter of transitioning how much and the amount of time so that habitat can adjust. Mr. Eckman stated that 80% of the Obermeyer gates do some type of flood mitigation. The control system is measuring upstream water all the time. As the water elevation increases in the channel the gate will collapse to maintain the same water elevation. Obermeyer will make sure that the gate can go down quick enough to pass heavy flow. A typical control system will have an automatic portion, a manual electrical portion and the operator can use a ball valve to deflate the bladder. If there was no power the City can bring in a portable diesel air compressor and raise the bladder up. Obermeyer will come out and do a 1 or 2 day training session with staff and in about a year do a refresher course. The yearly inspection and maintenance includes the mechanical equipment, two air compressors and dryer. Mr. Flattery stated that the City has applied for a permit and received a permit subject to the historic significance. As soon as Stanley get documents to show the design, the City will then have discussions with the DNR and get approval. If rainfall events occur the bladder will be modulating itself down so you don't see a quick deflation of the dam. The dam can deflate within an hour or less from full inflation to complete deflation. When the dam is deflated there will be sediment transportation downstream. During construction there will be a cofferdam to wall in the construction zone. Obermeyer needs 20 weeks from start to finish for the project. The present flood gates create an obstruction in the river but there is still discussion on whether to remove the flood gates or make an improvement. The air bladder has no seams. Waterloo is constructing a rubber dam and is very happy with Obermeyer and the engineers.

**E. BOARDS AND COMMISSIONS.**

1. Boards and Commissions.  
Economic Development Commission Minutes – discussion on the sale of the NABL Building.  
Golf Commission Minutes-discussion on alternative revenue sources.
2. Reports.
3. Communications.

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

There has been no discussion at “The W” Liaison Board meetings about recovering some of the City’s costs from the consultant that generated the

membership numbers for "The W." Council discussed the economy and flood event may have played a part in the opening of "The W." City Attorney Carney stated that it is very difficult to bring legal action against an economic forecast of how a business or enterprise will do.

The Council thanked Rick Reubel for his service as guest councilperson.

Reminder to get citizens out to vote on December 1<sup>st</sup>. There will be voting on November 24, 2009 at "The W" from 11:30 to 5:30 P. M or citizens can go to the Auditor's office.

**G. ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 6**

**No: 0**

**Absent:1**

**Council adjourned at 8:25 P. M.**

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Ivan J. Ackerman, Mayor

Attest:

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JoEllen Raap, City Clerk