

CITY OF WATERLOO COMMON COUNCIL
MEETING MINUTES: May 7, 2020

Digital audio files are archived with these written minutes additionally serving as the official record.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL. Mayor Quimby called the meeting by remote connection to order at 7:06 p.m. Alderpersons present: Schoenwetter, Rhynes, Kuhl, Griffin, Thomas, Stinnett and Petts. Absent: none. Others remotely connected: WLOO videographer; Dawn Gunderson-Schiel with Ehler's & Associates; Mitch Leisses with Kunkel Engineering; Tom Schermerhorn and Jason Daye with Excel Engineering; Bob Topel representing St. Johns Church; Mark Brown with Associated Appraisals and Clerk/Treasurer Hansen. The pledge of allegiance was recited.
2. MEETING MINUTES APPROVAL: April 2 and April 16. MOTION: Moved by Petts, seconded by Rhynes to approve the meeting minutes for April 2 and April 16. VOICE VOTE: Motion carried.
3. COMMUNICATION TO THE CITY COUNCIL AND PUBLISHED/POSTED NOTICES
 - a. Notice Of Correction To Adopted Resolution #2020-15. Noted.
 - b. Published Notice - Submitted Applications To Sell Intoxicating Liquor, Beer And Wine. Noted.
 - c. Notice To Cut or Destroy Noxious Weeds. Noted.
4. CITIZEN INPUT / PUBLIC COMMENT. None.
5. MEETING SUMMARIES (since last Council meeting)
 - a. 05-07-2020 Public Works & Property Committee. Petts said the tree policy and sidewalk/snow policy were reviewed with draft ordinance updates expected for the next meeting.
 - b. 05-05-2020 Plan Commission. Mayor Quimby said a comprehensive plan update; special assessment changes along with the St. John's Church conditional use permit matter below were acted upon.
 - c. 04-30-2020 Cable TV Regulatory Board. Rhynes said HD station capabilities were operational with programming updates taking place. Station Director Jesus Burgos met with Rep. Jagler and Congressman Sensenbrenner to advocate for fiber optics for the cable access stations. He said June 4th was a next meeting date.
6. RECOMMENDATION OF BOARDS, COMMITTEES AND COMMISSIONS
 - a. Plan Commission
 - i. St. John's Evangelical Lutheran Church Fellowship Hall, Conditional Use Permit Amendment Application. DISCUSSION: Mitch Leisses said there would be an increase in impervious surface. Leisses recommended a storm water analysis as part of any future modification. He referenced items from his Plan Commission report. Leisses said the exterior building materials would replicate existing with much glass surface facing Madison Street. Church representative Bob Topel said Maas Brothers would start when state approval was received. The completion goal is prior to snow fall. MOTION: Moved by Petts, seconded by Kuhl to approve the Conditional Use Permit Amendment as submitted with the Kunkel Engineering report recommendations included. VOICE VOTE: Motion carried.
7. NEW BUSINESS
 - a. Resolution #2020-19 Rescinding Resolution #2020-13 And Authorizing An Alternate Financial Institution For Borrowing To Fund Municipal Loans To Property Owners For Lead Service Line Replacements. MOTION: Moved by Kuhl, seconded by Petts to table the resolution until the next meeting. VOICE VOTE: Motion carried.
 - b. Resolution #2020-20 Authorizing A Contract Agreement With Associated Appraisal Consultant Inc. For 2020 and 2021 Property Revaluation Services. DISCUSSION: Mark Brown representing Associated Appraisals described two options: (a) a full revaluation of property with interior inspections or (b) a full revaluation with only an exterior inspection. Brown said the revaluation would rely on the existing building permit records. Thomas asked why exterior only would be appropriate? Brown said exterior may fit with the current Covid situation. Brown said entrance/access rates of 60%-70% were common pre-Covid. Brown said work would start in September of 2020 until April or June of 2021. Thomas asked if the project should be put off? Brown said a data mailer for the exterior only option could be added in. He said the base mailer could include an interior reporting form as part of the exterior option. Petts questioned public interest in interior inspections. Kuhl said the new normal may be less interest in people accessing homes. Griffin said he would like to put revaluation work off until next year. Hansen said distortions in property values across the same category of property existing because a full revaluation of

property was last done in 2003. Brown said the purpose is the re-establish equity across all property categories. MOTION: Moved by Thomas, seconded by Petts to approve the resolution selecting the exterior revaluation option - to include a mailer covering interior reporting. Roll Call Vote: Ayes: Schoenwetter, Rhynes, Kuhl, Thomas, Stinnett and Petts. Noes: Griffin. Motion carried.

- c. Mayoral Appointments. MOTION: Moved by Petts, seconded by Griffin to approve the two mayoral appointments. VOICE VOTE: Motion carried.
 - i. Dave Zastrow - Board Of Review, Filling A Vacancy For An Interim One-Year Period Expiring In April Of 2021.
 - ii. Vern Butzine - Utility Commission, Filling An Unexpired Term Ending In October of 2022.
- d. Resolution #2020-21 Authorizing The Issuance And Sale Of \$920,000 Taxable General Obligation Promissory Notes, Series 2020a. DISCUSSION: Dawn Gunderson-Schiel summarized the sales day reports for each of the three resolutions. Compared to the preliminary estimates, she reported savings of \$20,000 for Series A; \$57,000 for Series B and \$27,000 for Series C. She said Bankers Bank partnered with Farmer's & Merchant Bank. Gunderson said the Series A issuance \$5,000 less than the preliminary estimate. MOTION: Moved by Petts, seconded by Schoenwetter to adopt the resolution as presented online in its final form. Roll Call Vote: Ayes: Schoenwetter, Rhynes, Kuhl, Griffin, Thomas, Stinnett and Petts. Noes: none. Motion carried.
- e. Resolution #2020-22 Authorizing The Issuance And Sale Of \$945,000 Taxable General Obligation Refunding Bonds, Series 2020b. MOTION: Moved by Petts, seconded by Rhynes to adopt the resolution as presented online in its final form. Roll Call Vote: Ayes: Schoenwetter, Rhynes, Kuhl, Griffin, Thomas, Stinnett and Petts. Noes: none. Motion carried.
- f. Resolution #2020-23 Authorizing The Issuance And Sale Of \$1,650,000 General Obligation Promissory Notes, Series 2020c. NOTE: This sale amount was reduced from \$1,700,000 to \$1,650,000 as part of issuance savings. MOTION: Moved by Petts, seconded by Kuhl to adopt the resolution as presented online in its final form. Roll Call Vote: Ayes: Schoenwetter, Rhynes, Kuhl, Griffin, Thomas, Stinnett and Petts. Noes: none. Motion carried.

8. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.

9. ADJOURNMENT. Moved by Petts, seconded by Griffin to adjourn. Motion carried. Approximate time: 8:00 p.m.



Attest:
Mo Hansen, Clerk/Treasurer