

## COMMITTEE OF THE WHOLE

City Hall – Council Chambers

July 16, 2018

The Committee of the Whole met in the Council Chambers at 5:50 p.m. on July 16, 2018, with the following Committee persons in attendance: Mayor Jim Brown, Tom Blanford, Frank Darrah, Susan deBuhr, Rob Green, Daryl Kruse, Mark Miller, and David Wieland. Staff members attended from all City Departments. Tom Nelson with the Waterloo Courier, and other members of the community attended.

Mayor Brown called the meeting to order and stated we will start with the second item on the agenda the Levee Update. Jon Resler, City Engineer reviewed the five construction phases of the Levee project. He stated segment I, II, and III are generally complete except for some finish grading and seeding remains. He explained there are some minor change orders for each of these segments. He stated segment IV (Peter Melendy Park) has some project challenges with the levee. Mr. Resler stated the wall segment has changed considerably from the original plan. He stated a new footing will need to be done and will have a significant impact on Peter Melendy Park. He explained the work needed for this segment and the change order estimates are approximately \$410,000. He continued with the review of segment V the longest segment. He stated most of the earthen levee has been raised, and will require change orders costing \$130,000 to mitigate some known issues. Mr. Resler reviewed the budget summary. He stated they continue to make good progress on the project. He stated the total change orders are estimated at \$652,000 and there is enough grant funding availability to cover these. A brief discussion was held.

Mayor Brown introduced the next item on the agenda Review Code Section 14-149; Parking Hard Surfacing Requirements. Stephanie Houk Sheetz, Director of Community Development reviewed the history of the Rental Code ordinance. She reviewed the timeline of the ordinance. She stated in 2016 key changes were made to require pave driveways, parking area and/or parking lot within 3-years of permit renewal. She noted during the discussion in 2014 it was noted rental properties are a commercial use and she reviewed reasons for this, of which is the city issues occupancy permit and rental properties provide a service in exchange for a fee. She reviewed the guidelines for paved parking. She stated the ordinance was reviewed for impact on the storm water runoff and public health/safety and welfare concerns. She gave various examples of environmental impacts. Ms. Sheetz stated there are 1925 rental properties in Cedar Falls and currently 378 properties have gravel parking. She stated approximately 79.5% of the rental properties are compliant, 17% have plans in place to comply and 3.5% have not responded to the requirement. She stated they continue to meet with owners on their plans and no permits have been revoked as of this time. She stated staff recommends maintaining Section 14-149 as written. David Wieland motioned to maintain Section 14-149 as written as presented by staff, seconded by Frank Darrah.

Mayor Brown opened it for public comment. Sarah Canty a Cedar Falls landlord; Kathy and Kraig Kroemer 2516 Walnut; Clark VanHauen landlord of 1931 Bell Avenue; all spoke in opposition to paving rental property parking areas; stating concerns that not all properties have this requirement and older properties should have been grandfathered

in. Mark Miller 2929 Waterbury, stated citizens had ample time to voice concerns during the meetings in 2015-2016 and possibly work on a compromise and now have 3-years to complete their plan.

Mayor Brown brought it back to the council. Rob Green stated he now understands there were clear discussions that took place in 2015-2016, but still has concerns about the fairness to rental homeowners. He thought maybe this could be addressed through the nuisance ordinance. Daryl Kruse stated the tax code has a rental property as a residential property not in with commercial properties. He stated gravel provides a natural filter for storm waters. Mayor Brown called for the vote, motion passes 4-3 (Aye: Darrah, deBuhr, Miller, Wieland; Nay: Blanford, Green, Kruse)

Mayor Brown introduced the final item on the agenda bills. Mark Miller motioned to approve the bills as presented and David Wieland seconded the motion. The motion carried unanimously.

There being no further discussion Mayor Brown adjourned the meeting at 7:15 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer