

## **Study Session Meeting Minutes**

November 24, 2003 ~ 7:00 p.m.

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

A Study Session of the Waverly City Council was held on November 24, 2003 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Patsy Reed, Mel Kramer, Gary Grace, Cyndi Ecker, Fred Ribich, Darrel Steege and Gary Boorum. Absent: None

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

**Moved By: Kramer**

**Seconded By: Grace**

That the agenda for this Council Meeting as prepared is hereby approved/amended as follows:

**Yes: 7**

**No: 0**

**Absent: 0**

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

1. This was the date, time and place for a Public Hearing on proposed resolution of necessity. Mayor Ackerman read written comments received from Harley Westcott, Gary Nelson, Grace Westendorf and Lavern and Carol Hunemiller. Staff informed Robin Wilson that side street assessments were reduced to \$40 per lineal foot. Staff also informed Don Landau that vault work would be done ahead of sidewalk removal and that staff would work with the contractor to complete the project in a minimal amount of time. Again staff urged property owners to use back entrances as much as possible. Cheryl Martin asked the Council to consider eliminating side streets from the project. Sue Taiber would like brick pavers in front of her businesses and have the city's participation. Paula Stevenson voiced her concerns with leaving out the Martin, Hunemiller and Westendorf block because it would only detract from the continuity of the project. Investors like Kwik Star, Martin's Brandenburg, First National Bank have made a huge investment in the downtown along with the City's investment in the Rail Trail and the New Law Center. Ms. Stevenson also stressed that Wartburg College keeps expanding and that downtown also needs to keep the downtown area a vital part of the community. Dean Soash voiced his concern with the project due to budgetary constraints. Linda Moeller representing Wartburg College stated that the College was in support of the project. Jeff Rhoda stated that he and City staff would work with the contractor to minimize disruption to businesses. Discussion followed on ADA requirements, bricks in driveways, and parking issues. Council also discussed funding and time line of the project.

Several other possible revisions including, credits for relatively new sidewalks, eliminating sidewalk on west side of Martin's, and placing bricks in current sidewalks.

**Moved By: Kramer**

**Seconded By: Ecker**

The public hearing is hereby closed.

**Yes: 7**

**No: 0**

**Absent: 0**

**Moved By: Kramer**

**Seconded By: Grace**

- A.** Resolution 03-117, A Resolution With Respect to the Adoption of the Resolution of Necessity Proposed for the East Bremer Avenue Sidewalk Improvements is hereby approved. Steege moved to eliminate Block 136 from the project. The motion died for lack of second. The vote was then called on the original motion.

**Yes: 5**

**No: 2 (Boorum, Steege)**

**Absent: 0**

**Moved By: Boorum**

**Seconded By: Ribich**

- B.** Defer action on the adoption of the Resolution of Necessity Proposed for the East Bremer Avenue Sidewalk Improvements to a Council Meeting to be held on the 1<sup>st</sup> day of

December, next, at 7:00 o'clock P.M., at this meeting place with jurisdiction retained for further consideration and action at the adjourned meeting is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**C. PUBLIC COMMENTS.**

Sandra Overman from Waverly Area Development Group informed the Council that the A&E TV Network is showcasing Waverly's Christmas on Main this year.

**D. TABLED ITEMS.**

**E. REGULAR BUSINESS.**

**1. Resolution 03-120, A Resolution Approving An Urban Renewal Joint Agreement Between City of Waverly and Bremer County To Establish an Urban Renewal Area (the "Wartburg College Urban Renewal Area") to Carry Out an Urban Renewal Project for the Development and Construction of a New Dormitory at Wartburg College.**

Larry Burger of Speer Financial informed the Council that joint agreement between the City and Bremer County would establish an Urban Renewal Area authorized by Bremer County within the City limits for the purpose of constructing a 168 bed dormitory next to Wartburg College and be eligible for economic development grants.

**Moved By: Boorum**

**Seconded By: Grace**

Resolution 03-120, A Resolution Approving An Urban Renewal Joint Agreement Between the City of Waverly and Bremer County To Establish an Urban Renewal Area (the "Wartburg College Urban Renewal Area") to Construction of a New Dormitory at Wartburg College is hereby approved.

**Yes:**

**No: 0**

**Absent: 0**

**F. STUDY SESSION.**

**1. Review IDOT Application for FY05 Federal-AIP for Runway 11/29 Runway R.O.W. Acquisition.**

Norm Mutchler of the Airport Commission was present to request that the Council consider acquisition of land necessary to bring the airport up to minimum federal design standards. Mr. Kirk Fisher of Aerial Services informed the Council that his company has made Waverly their corporate base. Mr. Fisher stated that only single engine charters can fly out of Waverly and bigger charters have to fly out of Waterloo but would like to expand in the future. Mr. Mutchler and Bob Bauman stated that the FAA would fund 90% and that this project is only for the acquisition of surrounding property and 10% would have to come from the City. The FAA ruled that land acquired had to be by fee title and still might make it mandatory for the City to fence in airport property. Discussion followed on noise concerns and land acquisition process. Council questioned the Commission on whether the present site was adequate for the long range needs. Surrounding property owners voiced their concerns with the Airport Commission with splits in farm property and relocation of farm owners.

**G. BOARDS AND COMMISSION.**

1. Boards and Commissions.
2. Reports.
3. Communications.

**H. ADJOURNMENT.**

**Moved By: Boorum**

**Seconded By: Ribich**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

Council adjourned at 9:09 P.M.

Absent: 0

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Mayor

ATTEST:

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City Clerk