

Study Session Meeting Minutes

November 22, 2004 ~ 7:00 p.m.

A. **CALL TO ORDER.**

A Study Session of the Waverly City Council was held on November 22, 2004 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Mel Kramer, Cyndi Ecker, Fred Ribich, Gary Boorum, Gary Grace and Connie Rasmussen. Absent: Tammy McKenzie

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 as amended by changing the four study session agenda items to the following order:

1. Review of Federal Funding Opportunities for the Waverly Municipal Airport.
2. Prairie Park First Addition drainage issues.
3. Review of Waverly Fire Department Facility Site Evaluation.
4. Review of the Waverly Comprehensive Land Use Plan Update.

Yes: 6

No: 0

Absent: 1

B. **PUBLIC COMMENTS.**

A member of the audience questioned staff on revenue projections for the Waverly Golf & Country Club. Parks and Recreation Director Ray and the Golf Commission are monitoring Golf Course revenues and expenditures on a monthly basis. Mr. Ray also stated that there will be a Golf Commission meeting November 29, 2004 to discuss 2005 Fees and Charges and the public is welcome to attend.

C. **TABLED ITEMS.**

D. **STUDY SESSION.**

1. **Review Federal Funding Opportunities for the Waverly Municipal Airport.**

Steve Palmquist, Chair fo the Airport Commission, addressed Council on four major points as to why Waverly should consider proceeding with land acquisition for the airport safety improvements:

- a) Waverly is suffering from growing pains realized by the Hospital and Law Enforcement Center expansions, Wartburg College's growth and all new subdivisions. The Airport has also had some improvements including the lighted windsock and the VASI system. The proposed new runway expansion improvements are needed to meet newly imposed safety zones increased and required by the Federal Aviation Association.
- b) Airport currently is qualified to receive \$150,000 per year but the

- deadline for funding application is December 31, 2004
- c) The proposed project could enhance the already positive economic impact to Waverly of about \$1 to \$5 Million per year through employment opportunities, visitors and tourists, and industrial output.
 - d) Additional Federal Aviation funds are available which could be used for land acquisition and other costs associated with the proposed improvements.

An audience member stated that Waverly citizens have not been educated on issues pertaining to the airport. Discussion followed on timeliness of reimbursement for project costs.

Moved By: Ribich

Seconded By: Kramer

Reauthorize WHKS & Co. Contract to Proceed with Land Acquisition at the December 6, 2004 Council Meeting is hereby approved.

Yes: 5

No: 1(Boorum)

Absent: 1

2. **Review of Drainage Issues for Prairie Park Subdivision.**

One surrounding property owner stated he thought drainage issues were resolved last winter and wondered why the drainage surfaced again. The drainage issue was introduced again because Prairie Park First Addition Final Plat was never filed at the Courthouse and therefore required the final plat approval again. The plat shows a detention basin however the City staff and the developer support improvement of an existing waterway. The City has not been able to attain an access easement from all parties for said work. The developer would improve the waterway at his cost instead of constructing the detention basin. Another property owner opposed a detention basin. He felt that the basin would not be adequate to collect all the runoff from Prairie Park and surrounding areas. He also stated that a water detention basin would be a mosquito haven, a place for weeds to grow and would look terrible. A waterway coming along the south edge of Prairie Park would allow water to flow directly to the Cedar River. The Council will decide on the drainage issues at its December 6th Meeting.

3. **Review of Waverly Fire Department Facility Site Evaluation.**

Dennis Happel of the Waverly Fire Department presented a report prepared by Gardner Architecture, P.L.C. Mr. Happel stated that the preferred building site for the new Waverly Fire Department would be adjacent to the current building. The proposed plan includes demolition of the current building and museum. Accessibility to fire routes and the growth of Waverly played a key role in choosing this site. Mr. Happel also informed the Council that the aerial truck would have to be replaced in the near future. The present aerial truck is about 30 years old and is nearing obsolescence. A new aerial truck would cost about \$750,000 with delivery 12 months after the time of order. A facility site evaluation final report will be presented at the December 6, 2004 City Council meeting.

4. **Review of the Waverly Comprehensive Land Use Plan Update.**

Brian Schoon of INRCOG presented a Preliminary Draft of the Comprehensive Land Use Plan Update. The 9 Land Use Goals, Objectives and Policies are:

- a.) Quality of Life – Schools, crime, transportation, art & culture, etc.
- b.) Environmentally sensitivity areas – trees, river protection, etc.
- c.) Public Works – Water, sewer, storm sewer, development, costs, contributions, concurrency, etc.
- d.) Public Services – Police, fire, recycling, etc.
- e.) Residential Opportunities – opportunities for existing and new residents
- f.) Commercial Development – safe and convenient locations
- g.) Industrial Development – consider traffic
- h.) Communicating Effectively – at all levels of government and agencies
- i.) Communicating Effectively with Entities – major employers, non-profit organizations, and agencies
- j.) Comprehensive Plan – encourage input, promote growth
- k.) Process – This plan is anticipated to be in place for 5 years and will most likely be applicable for 10 – 15 years but should be reviewed every 5 years.

E. **BOARDS AND COMMISSIONS.**

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

F. **ADJOURNMENT.**

Moved By: Boorum

Seconded By: Ribich

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent: 1

Council adjourned at 9:16 P. M.

Mayor

ATTEST:

City Clerk