

Regular Meeting Minutes
December 6, 2004 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on December 6, 2004, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Mel Kramer, Fred Ribich, Tammy McKenzie, Connie Rasmussen, Gary Boorum, Gary Grace and Cyndi Ecker. Absent: None

B. CALL TO ORDER.

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

Moved By: Ribich

Seconded By: Kramer

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

Yes: 7

No: 0

Absent: 0

2. **Minutes.**

Moved By: Ecker

Seconded By: Ribich

The November 15 & 22, 2004 Council Meeting Minutes are hereby approved as amended by rewording sentences in Item 3 under Regular Business in November 15th Minutes and in Item 2 under Regular Business in November 22nd Minutes.

Yes: 7

No: 0

Absent: 0

3. **Guest Councilperson.**

The Council welcomed Dan Kielman as Guest Councilperson for December.

4. **Employee Highlight.**

The Council welcomed Alan Leerhoff to the City of Waverly staff.

C. PUBLIC HEARINGS.

D. TABLED ITEMS.

E. VISITORS / PUBLIC COMMENTS.

F. CONSENT AGENDA.

1. Pay Request from Yaggy Colby Associates in the amount of \$4,800.00 for Reconstruction of Municipal Parking Lot and Alley and Parking Lot Design Services.
2. Class C Liquor License for Big Ben Pour House.
3. Class B Liquor License for Red Fox Inn.
4. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$562.91 for the Housing Rehab.
5. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$289.03 for Lead Based Paint II.
6. Pay Request from Northland Regional Council of Governments in the amount of \$1,390.00 for the Comprehensive Plan Update.
7. Pay Request from McClure Engineering in the amount of \$5,848.73 for the 10th Avenue Watermain.

Moved By: Kramer

Seconded By: Grace

Items 1-7 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

G. REGULAR BUSINESS.

1. Reauthorization of WHKS & Company's Contract for the Waverly Municipal Airport.

Mayor Ackerman reviewed the letter sent by Aerial Services Inc. stating their intent to move their operation to Waverly. Aerial Services outlined that the land would have to be acquired for the airport runway extension and the runway would have to be lengthened and widened sufficiently to meet minimum FAA safety standards in order to make it feasible to move their operation to Waverly. They would also be requesting economic incentives from the City. A member of the audience stated that the airport was a vital economic engine for Waverly and has a local impact of \$2,500,000 annually. Members of the audience voiced the following concerns and questions:

- a) airport built in the wrong place
- b) putting more money in the Airport when only a select few use the airport
- c) use money for the larger part of the community
- d) what incentives would be given to Aerial Services
- e) would Aerial Services build their own shop or would the City build it and lease it to them
- f) if the FAA is giving the City 95% of the money for the improvement why not build another airport in another location
- g) why doesn't Aerial Services buy their fuel in Waverly

Staff reviewed the land acquisition process. FAA rules state that the City first has to acquire an appraisal. The appraisal is then given to the property owners and they have 30 days to review the appraisal. The appraisers have to be qualified and know FAA and IDOT regulations and are licensed. A member of the audience questioned the condemnation process. Airport Commissioner Steve Palmquist informed the Council that the airport generates the potential for commerce. National guard uses Waverly's airport because the Waterloo airport is too busy and they can conduct their drills in privacy. Aerial Services cannot fuel in Waverly because their aircraft cannot land at the airport. The land acquisition is necessary because the FAA has imposed new safety and aviation zones. NPE (Federal Non-primary Entitlement) funding program allocates about \$150,000 annually to 69 eligible general aviation airports in Iowa. The program allows airports to accumulate annual funds for up to 4 years. The City would have \$430,000 in NPE funds for safety enhancement and land acquisition. The FAA identifies the long-term needs and economic goals outlined in Waverly's Airport Improvement Plan and the City could possibly apply for additional funding above the \$430,000 for the runway corridor reconstruction if the Council approves the project. Commissioner Palmquist also stressed that the airport safety enhancement is a compliance issue and that Waverly would not receive additional funding for future projects if it doesn't make the safety improvements. There is a

courtesy van available for travelers and there is an on-line weather station. In 2002 the Waverly Airport was ranked 17 out of 105 airports in Iowa for the most flights at a general aviation airport.

Other comments from the audience:

- a. When people move here the airport is the last place they look at
- b. Do flight instructors pay for the use of the airport
- c. No real statistics on numbers coming through the airport
- d. Present airport land locked
- e. What money is available

The most essential improvements needed are, first the acquisition of lands parallel to the runway bringing the runway corridor up to the minimum safety standards and second widening and lengthening of the runway from 50 feet by 2,800 feet to 60 feet by 3,200 feet. \$430,000 is available for land acquisition, preparing plats, seeding. The next project is the runway reconstruction and the City could receive up to 95% of these costs. The amount of land needed for the widening and lengthening of the runway is 49 acres. Discussion followed on acquisition costs and estimates. An audience member voiced her concern with stress to effected property owners and the percentage of people in Waverly using the airport. Council asked if there would be enough room for Aerial Services if they chose to relocate their operations to the Waverly Airport. Staff informed Council that the City owns four more acres to the south of the airport entrance that is currently being farmed. Council also requested that WHKS & Company look at moving the Schmidt house to another part of their property. Council discussed that if they did not proceed with essential airside improvements that the airport would not be in compliance and receive no future funding streams. It would be a ripple effect and it would go downhill. Discussion followed on contract language.

Moved By: Ribich

Seconded By: Ecker

Reauthorization of WHKS & Company's Contract Scope of Services include real estate and easement acquisition, environmental processing and other improvements upon request for the Waverly Municipal Airport is hereby approved.

Yes: 4 No: 3 (Boorum, McKenzie, Rasmussen) Absent: 0

2. **Resolution 04-110, A Resolution Setting User Fees and Charges for the Golf Course for 2005.**

Golf Commissioner Larry Van Daalen stated that the Commission wants user fees and charges that are competitive, streamlined and fair.

Mr. Van Daalen informed that the Commission eliminated senior and senior couple rates. Seniors will pay the same regular individual and couples pass rates. Daily passes will remain the same. After discussion on season passes the Council raised the adult season pass rate to \$475.00.

Moved By: Boorum

Seconded By: Grace

Resolution 04-110, A Resolution Setting User Fees and Charges for the Golf Course for 2005 is hereby approved.

Moved By: Grace

Seconded By: Ribich

To amend previous motion by increasing adult season pass from \$450.00 to \$475.00 is hereby approved.

Yes: 7

No: 0

Absent: 0

The original motion as amended is hereby approved.

Yes: 7

No: 0

Absent: 0

3. **Drainage Issues for Prairie Park Subdivision.**

Discussion followed on the proposed waterway along the east side of 5th Street NE. An audience member informed the Council that all new subdivisions are built with a drainage detention basin including Impala Subdivision down the road from Prairie Park. Dennis Happel stated that the drainage detention basin will just take care of the runoff from Prairie Park. City Engineer Cherry stated that a developer is able to satisfy the city drainage standards by utilizing on-site detention or by improvement of the downstream waterway.

Moved By: Grace

Seconded By: Ecker

To approve the construction of a detention facility complying with the Waverly Municipal Design Standards by BNKD, Inc., for Prairie Park Subdivision is hereby approved.

Yes: 7

No: 0

Absent: 0

4. **Final Report on the Waverly Fire Department Facility Site Evaluation.**

Moved By: Kramer

Seconded By: Boorum

Acceptance of the Final Report on the Waverly Fire Department Facility Site Evaluation is hereby approved.

Yes: 7

No: 0

Absent: 0

5. **Resolution 04-111, A Resolution Approving the Constitution & Bylaws of the Waverly Fire Department.**

Council asked Fire Department to correct gender language in the constitution and by-laws document.

Moved By: Rasmussen

Seconded By: Ecker

Resolution 04-111, A Resolution Approving the Constitution & Bylaws of the Waverly Fire Department is hereby approved.

Yes: 7

No: 0

Absent: 0

6. **Resolution 04-112, A Resolution Approving Voluntary Assessment Agreements for the East Bremer Avenue Sidewalk Improvement Project.**

Moved By: Kramer

Seconded By: Ecker

Resolution 04-112, A Resolution Approving Voluntary Assessment Agreements for the East Bremer Avenue Sidewalk Improvement Project are hereby approved.

Yes: 7

No: 0

Absent: 0

7. **Approve Change Order No. 1 for the East Bremer Avenue Sidewalk Improvement Project.**
Discussion followed on ADA requirements for pedestrian ramps at 1st Street SE and Bremer Avenue.
Moved By: Ecker **Seconded By: Ribich**
Change Order No. 1 for the decreased amount of \$35,988.15 for the East Bremer Avenue Sidewalk Improvement Project is hereby approved.
Yes: 7 **No: 0** **Absent: 0**
8. **Resolution 04-113, A Resolution Finalizing the East Bremer Avenue Sidewalk Improvement Project and Approving the Final Pay Request.**
Moved By: Kramer **Seconded By: Rasmussen**
Resolution 04-113, A Resolution Finalizing the East Bremer Avenue Sidewalk Improvement Project is hereby approved and also approves the final pay request in the amount of \$11,862.42.
Yes: 7 **No: 0** **Absent: 0**
9. **Project Review and Set Public Hearing Date for the 39th Street SE Reconstruction.**
Moved By: Ribich **Seconded By: McKenzie**
December 20, 2004 at 7:00 P. M. in the Council Chambers at City Hall is the date, time and place set for a public hearing on the 39th Street SE Reconstruction Project and is hereby approved.
Yes: 7 **No: 0** **Absent: 0**
10. **Project Review and Set Public Hearing Date for the 201 1st Avenue SE Parking Lot Reconstruction.**
Moved By: Boorum **Seconded By: Ribich**
December 20, 2004 at 7:00 P. M. in the Council Chambers at City Hall is the date, time and place set for a public hearing on the 201 1st Avenue SE Reconstruction Project and is hereby approved.
Yes: 7 **No: 0** **Absent: 0**
11. **Award of Bid for Ice Control Sand.**
Moved By: Ribich **Seconded By: Rasmussen**
The Bid from Croell Redi-Mix for Ice Control Sand at \$5.00 per ton from their sandpit located southeast of Plainfield is hereby approved.
Yes: 7 **No: 0** **Absent: 0**
12. **Award Bid for 2005 Cab & Chassis for a Single-Axle Truck.**
Moved By: Ecker **Seconded By: McKenzie**
The Bid from Don's Truck Sales of Fairbank in the amount of \$40,460.00 is hereby approved.
Yes: 7 **No: 0** **Absent: 0**
13. **Second Reading of Ordinance 837, An Ordinance Adopting the "City Code of Waverly, Iowa".**
Moved By: Kramer **Seconded By: Ribich**
Second Reading of Ordinance 837, An Ordinance Adopting the "City Code of Waverly, Iowa" is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

14. **Mayoral Appointments.**

Moved By: Boorum

Seconded By: Ribich

The Mayoral reappointment of Allison Graening to the Parks & Recreation Commission is hereby approved.

Yes: 7

No: 0

Absent: 0

H. **BOARDS AND COMMISSIONS.**

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

I. **EXECUTIVE SESSION.**

Discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

Moved By: Kramer

Seconded By: Ribich

To enter into closed session is hereby approved.

Yes: 7

No: 0

Absent: 0

Moved By: Kramer

Seconded By: Grace

To reenter into open session is hereby approved.

Yes: 7

No: 0

Absent: 0

J. **ADJOURNMENT.**

Moved By: Boorum

Seconded By: Ecker

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 10:31 P. M.

Mayor

ATTEST:

City Clerk