

## **Study Session Meeting Minutes**

November 28, 2005~ 7:00 p.m.

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

1. A Study Session of the Waverly City Council was held on November 28, 2005 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Cyndi Ecker, Gary Grace, Mel Kramer, Connie Rasmussen, Tammy McKenzie, and Gary Boorum.  
Absent: Fred Ribich.

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

**Moved By: Kramer**

**Seconded By: Boorum**

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

**Yes: 6**

**No: 0**

**Absent: 1**

### **B. PUBLIC COMMENTS.**

Discussion followed on a City settlement with a 10<sup>th</sup> Ave. SW property owner.

### **C. REGULAR BUSINESS.**

1. **Resolution 05-147, A Resolution Approving a Wellness Center Development and Use Agreement Between the City of Waverly and Wartburg College.**

Mayor Ackerman reviewed letters of support from Waverly Area Development Group and Patricia Tomson. Gary Grace representing Wartburg College informed audience members that swimming lessons would be conducted at the Wellness Center to free up the City's outdoor pool for other activities. Due to the increased size of the facility surrounding property owners may be affected. Wartburg will work with the said property owners on a fair appraisal and offer for their property. Discussion followed on the powers of the Advisory Board and reviewing the agreement every 5 years. Mr. Grace also informed audience members that all City recreation programming would be centered at the Wellness Center and that City staff would be considered for said programming positions. Administrator Crayne stated that the City would be looking for public or private financial partners to fund guarantee if necessary. Mr. Grace stated that Wartburg would not have considered a 200,000 square foot facility if it was just for students and faculty. Wartburg agrees to provide programs that are as extensive as what the City already provides. The Advisory Board would look at enhanced programming and set family and other membership fees. A City Council member and 3 other appointees to the Advisory Board shall not be employed or associated with Wartburg College. Discussion followed on ball diamond maintenance, softball league and learn to swim revenues. An audience member expressed concern on whether Wartburg College would drop non-profitable programs and increase other program fees. Mr. Grace also stated that some smaller programs may encourage memberships.

**Moved By: Ecker**

**Seconded By: Rasmussen**

Resolution 05-147, A Resolution Approving a Wellness Center Development and Use Agreement Between the City of Waverly and Wartburg College is hereby approved.

**Yes: 5                      No: 0                      Absent: 1                      Abstain: 1(Grace)**

Jack Ohle representing Wartburg College acknowledged that the decision to build the Wellness Center was a difficult board decision. Mr. Ohle thanked City staff, citizens and Gary Grace for his work on the project.

2. **Resolution 05-145, A Resolution Proposing the Vacations of 11<sup>th</sup> Street NW and 3<sup>rd</sup> Avenue NW for the Wartburg-Waverly Wellness Center.**

**Moved By: Kramer    Seconded By: Rasmussen**

Resolution 05-145, A Resolution Proposing the Vacations of 11<sup>th</sup> Street NW and 3<sup>rd</sup> Avenue NW for the Wartburg-Waverly Wellness Center is hereby approved and hereby sets December 5, 2005 at 7:00 P.M. in the Council Chambers as the Date, Time and Place for a Public Hearing on said Vacations and approval of a special provisional use.

**Yes: 6    No: 0    Absent: 1**

3. **Second Reading of Ordinance 853, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa(Amending Waverly Urban Renewal Plan for Economic Development).**

**Moved By: Boorum    Seconded By: Kramer**

Second Reading of Ordinance 853, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa(Amending Waverly Urban Renewal Plan for Economic Development) is hereby approved.

**Yes: 6    No: 0    Absent: 1**

**D. STUDY SESSION.**

1. **Review Draft Report for Project Planning Activities for the Waverly Municipal Airport.**

Jerry Weiland and John Fallis from WHKS & Co. and Dave Kisser from ACSG, Inc. were present to review the draft report for Project Planning Activities for the Waverly Municipal Airport. 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 the widening and lengthening of the runway from 50 feet to 2,800 feet to 60 feet by 3,200 feet. Project Planning Activities include update of the Airport Layout Plan, property parcel inventory and categorical exclusion studies. Seven property parcels will be affected by the extension and widening of the runway corridor. Discussion followed on

- What aircraft classification takes off at the airport
- Wing span of aircraft
- Runway approach zone
- Controlled area
- Present airport hangers in sight restricted area – not going to ask City to remove
- No support for north/south runway
- No support for new airport
- Airport subsidy

- How many airport users
- Airport's impact to Waverly's economy
- City's payment to Aerial Services
- Potential in collecting landing fee
- FAA makes decision on all funding

An audience member questioned whether FAA funding had expired and the answer was it had not. Steve Palmquist of the Airport Commission stated that the longer and wider runway is safer. Mr. Palmquist also stated that it sends a bad message to visitors to the Waverly Airport if the City would charge landing fees.

The Council thanked Stuart Thorson for his participation as guest councilperson for November.

**E. BOARDS AND COMMISSIONS.**

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

**F. EXECUTIVE SESSION.**

To 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. The minutes and the tape recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

**Moved By: Kramer**   **Seconded By: Rasmussen**

To enter into Executive Session is hereby approved.

**Yes: 6**   **No: 0**   **Absent: 1**

**Moved By: Kramer**   **Seconded By: Grace**

To reenter into open session is hereby approved.

**Yes: 6**   **No: 0**   **Absent: 1**

**G. ADJOURNMENT.**

**Moved By: Boorum**   **Seconded By: McKenzie**

That the City Council Meeting be adjourned.

**Yes: 6**   **No: 0**   **Absent: 1**

**Council adjourned at 10:17 P. M.**