

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on October 25, 2010 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present were: Kathy Olson, Gary Boorum, Jim Vowels, Richard Lindell, Gene Lieb, Gary Grace. Tim Kangas. Absent: None

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

Moved By: Grace

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

Yes:

No:

Absent:

2. **Plaque Presentation.**

Council showed appreciation to the City of Waverly 2010 US Census Complete Count Committee for their participation in helping Bremer County achieve the highest response rate in Iowa.

B. VISITORS/PUBLIC COMMENTS.

There were no comments.

C. STUDY SESSION.

1. **Update on Salvaged Items from Flood Buyout Properties.**

Anya Ruvinskaya of National Civilian Community Corps (Americorps) stated:

- Working in partnership with Preservation Iowa and Waverly Historic Preservation Commission.
- The group of 10 has removed salvage from 18 homes and there are 8 houses left that are having asbestos removed.
- The group has sealed off 9 homes after salvage removal.
- There will be a salvage sale on October 30 and 31st and November 6th and 7th.

Discussion followed on asbestos abatement.

2. **Discuss Corridor Improvements to Runway 11/29 for the Waverly Municipal Airport.**

Derick Anderson of McClure Engineering stated:

- The FAA has already approved the Airport Layout Plan in which this project is part of.
- The FAA Standard requires airports to own land out to the 35' URL and would require the City to acquire 70 acres.
- Reviewed the land acquisition checklist.
- Land acquisition costs are 95% covered by FAA funding.
- Does not prohibit planting row crops on the acquired land.
- The City could if circumstances allow set up a lease agreement with adjoining property owners who want to continue to farm said land.
- Discussed building obstructions on adjoining property.
- The runway protection zone can go over the railroad and the City

will acquire an easement from the railroad.

- Waverly can operate as a general service category and could eventually have a new 4,000 foot runway as the Airport Layout plan shows.
- The airport has a total of \$1,499,000 output dollars per year.
- Waverly has a Flight Base Operator and Aerial Service Company that bases their aircraft at the airport.
- To get to the 3,200 feet long and 60 feet wide runway is important to the airport and to build the airport in another area would require a lot more local dollars.
- Insurance Companies require accelerated stop distance for all planes and allows planes the option to stop on the runway in case of an emergency.
- Eventually the FAA will not fund 95% rehabilitation projects until the land for the runway extension is purchased.

Discussion was held the process followed for land acquisition if eminent domain is necessary. Staff informed Lynn Campbell that the airport operation cost is \$88,000 and the tax subsidy for the airport is \$27,000. Dale Guimond reviewed traffic counts. 75% is business related and the other 25% is for pleasure. Mr. Guimond feels the City has a great operation because of the FBO and Aerial Services. Aerial Services has difficulty operating their aircraft out of the Waverly Airport during the summer due to runway length and the higher temperatures. The operational investment of the City is minimal compared to other airports. Previous project proposal were discussed with Marv Schmidt along with City budget requirements for airport operations. Dennis Hansen of the Airport Commission stated:

- The Airport Commission recommends the City Council move forward with the runway extension project.
- The project is concurrent with the Capital Improvement Plan.
- Would continue bring the airport up to current FAA safety standards.
- Would continue current airport operations
- Would retain current economic benefits to the City including from the airport operation.
- Will utilize approved FAA funding that in past years has been transferred to other cities.

Derick Anderson informed Gene Shea that a new north/south runway has been FAA approved long term Airport Layout Plan for many years. The application process for Federal funding needs to be submitted by the end of December to resurface the parking lot and pave the access road. A decision has to be made to extend the runway or to continue with the maintenance projects so as not to forfeit \$150,000 in Federal funding. Mr. Hansen stated that he would notify surrounding property owners that there is an opportunity for public input at an upcoming Airport Commission Meeting on the Airport Layout Plan and how a 400' extension of the runway will affect their properties.

3. **Report on Rental Property Regulation Enforcement.**

Community Development and Zoning Specialist informed Council that he is working with the City Attorney on five properties. Mr. Kohout has

received complaints on five other properties. Councilmember Grace stated that he and his Wartburg staff would work with the City to educate the students on zoning regulations and help to facilitate the appropriate use of the zone. The process is complaint driven. It is not the realtors job to enforce zoning code but they have been asked to relay information relating to the number of persons outside the primary residents in different zoning districts. The City does not have a housing code that scrutinizes the safety conditions of rental properties. City Attorney Carney will revisit said complaints.

D. BOARDS AND COMMISSIONS.

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

City Administrator Crayne informed Council that directors will be having Strategic Planning tomorrow afternoon. City Council Strategic Planning Session on November 2nd.

Public Services Superintendent Sullivan informed Council that Public Services will be picking up garbage tomorrow even with the wind advisory. If Blackhawk Council Landfill feels it is not a good day to dump garbage they will not allow City trucks to dispose of waste.

Hank Bagelmann of Planning and Zoning Commission stated that the Airport will be a topic for the new Comprehensive Plan Update. Discussion will continue through November and December on the new update. There will be a public forum on November 1st from 5:00 to 7:00 P. M.

Trick or Treat is Sunday, October 31st from 5:00 to 7:00 P. M.

E. CITY COUNCIL COMMENTS ON POLICY ISSUES.

The Council thanked Oliver Johnson for his service as Guest Councilperson for October.

Discussion followed on the traffic signal on 4th Street and Bremer Ave and the Wartburg Homecoming Parade.

Red Ribbon Week is to stay away from drugs and make good choices.

McDonalds is opening Thursday.

Construction on the Inflatable Dam Project is anticipated this week.

Council thanked the Waverly Police Department with their efforts regarding the "Lock Down" at the High School.

F. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:20 P. M.