

**A. CALL TO ORDER.**

The regular meeting of the Waverly City Council was held on December 20, 2010, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present: Tim Kangas, Kathy Olson, Richard Lindell, Gary Grace, Jim Vowels and Gene Lieb. 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: 7**

**No: 0**

**Absent: 0**

2. **Minutes.**

**Moved By: Kangas**

The December 6, 2010 Council Meeting Minutes are hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**B. VISITORS/PUBLIC COMMENTS.**

There were no comments.

**C. CONSENT AGENDA.**

1. Pay Request from Advanced Environmental Testing and Abatement, Inc. for Removal of Asbestos in the amount of \$28,735.00.
2. Pay Request from AECOM for Professional Services Agreement for the Southeast Waverly Flood Protection Feasibility Study in the amount of \$16,003.71.
3. Pay Request from Stanley Consultants, Inc. for Waverly Dam Reconstruction Phase 4 – Construction Administration and Resident Observation in the amount of \$32,974.37.
4. Pay Request from Petersen Contractors, Inc. for the Waverly Dam Reconstruction in the amount of \$92,625.00.
5. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for HMGP Demolitions in the amount of \$3,512.73.
6. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for CDBG Flood Buyouts in the amount of \$1,690.83.
7. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for CDBG Inflatable Dam Reconstruction Project in the amount of \$282.59.
8. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for EDA Inflatable Dam Reconstruction Project in the amount of \$360.18.
9. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for HMGP Amvets Buyout in the amount of \$930.62.
10. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for HMGP Flood Buyout in the amount of \$1,007.64.
11. Pay Request from Iowa Northland Regional Council of Governments (INRCOG) for Comprehensive Plan Update in the amount of \$6,096.25.

**Moved By: Vowels**

Items 1 – 11 on the Consent Agenda are hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**D. REGULAR BUSINESS.**

**1. Re-Appointment of Fire Chief for Year 2011.**

**Moved By: Boorum**

The Re-Appointment of Dennis Happel as Fire Chief for Year 2011 is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**2. Resolution 10-177, A Resolution Determining the Waverly Municipal Airport is an Important Infrastructure Asset to the City of Waverly.**

**Motion By: Olson**

Resolution 10-177, A Resolution Determining the Waverly Municipal Airport is an Important Infrastructure Asset to the City of Waverly is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**3. Resolution 10-178, A Resolution Directing City of Waverly Staff to Contact Impacted Property Owners to Generally Discuss Impacts for a Proposed Runway & Safety Area Expansion and Further Directing City of Waverly Staff to Confirm FAA Standards for Said Project.**

**Moved By: Vowels**

Resolution 10-178, A Resolution Directing City of Waverly Staff to Contact Impacted Property Owners to Generally Discuss Impacts for a Proposed Runway & Safety Area Expansion and Further Directing City of Waverly Staff to Confirm FAA Standards for Said Project is hereby approved.

**Moved By: Boorum**

To amend the motion and add "directing City of Waverly staff along with at least one councilmember to contact impacted property owners to discuss impacts for a proposed runway and safety area expansion and further directing City of Waverly staff to confirm FAA Standards for said project" is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

The original motion as amended is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**4. Resolution 10-179, A Resolution Approving FAA Coordination Services for the Runway Safety Area & Runway Extension Improvements (Approve Amendment # 4 to McClure Engineering's On-Call Agreement).**

**Moved By: Grace**

Resolution 10-179, A Resolution Approving FAA Coordination Services for the Runway Safety Area & Runway Extension Improvements (Approve Amendment # 4 to McClure Engineering's On-Call Engineering Services Agreement) for an estimated amount of \$3,900.00 is hereby approved.

**Yes: 7**

**No: 0**

**Absent: 0**

**5. Resolution 10-180, A Resolution Approving Amendment #3 to the Agreement for On-Call Engineering Services for Realigning an Access Road & Parking Lot Reconstruction at the Waverly Municipal Airport.**

Realignment of the airport access road will allow for extra hangar construction. The airport parking lot is in poor condition and needs to be rebuilt and redesigned. The City recoups costs for hangar construction from the hangar rent.

**Moved By: Olson**

Resolution 10-180, A Resolution Approving Amendment #3 to the Agreement for On-Call Engineering Services for Realigning an Access Road & Parking Lot Reconstruction at the Waverly Municipal Airport to McClure Engineering Company in the amount of \$37,820.00 is hereby approved.

**Yes: 7                      No: 0                      Absent: 0**

6. **Resolution 10-181, A Resolution Approving the 5 – Year Capital Improvement Program and the Waverly Municipal Airport’s Federal Airport Improvement Program Pre-Application for FFY 2012.**

The existing Airport Layout Plan includes Runway Safety Area & Runway Extension Improvements and does allow flexibility for projects. The Council will have to amend the 5-year Capital Improvement Program for the runway safety area and runway extension improvements in order to receive FAA funding.

**Moved By: Lindell**

Resolution 10-181, A Resolution Approving the 5 – Year Capital Improvement Program and the Waverly Municipal Airport’s Federal Airport Improvement Program Pre-Application for FFY 2012 to purchase snow removal equipment with \$123,500.00 being Federal funded and \$6,500 being locally funded for a total amount of \$130,000.00 and additionally constructing a snow removal equipment storage building with \$195,700.00 being Federal funded and \$10,300.00 being locally funded for a total of \$206,000.00 is hereby approved.

**Yes: 6                      No: 1(Kangas)                      Absent: 0**

7. **2010 Golf Season Report, from Greg Mason, PGA Professional.**

Greg Mason reviewed golf revenues, rounds, season passes, per player averages, green and cart rental fees, food and beverages, and gift certificates. Mr. Mason requested that the Council reconsider allocating an additional \$4,000 for advertising in the next budget. Merchandise sales were up 31%. Discussion followed on national trends in golf, golf cart policy and trail fees. Golf fees and charges will be coming to Council January 3<sup>rd</sup>.

8. **Resolution 10-182, A Resolution Approving Golf Pro Shop Management Agreement Between the City of Waverly and G3 Golf, LLC for 2011 - 2013.**

Mr. Mason is asking for a long term commitment from the City in terms of years with his management team to maintain relationships within the community. Leisure Services Director Ray reviewed the terms of the proposed agreement.

**Moved By: Boorum**

Resolution 10-182, A Resolution Approving Golf Pro Shop Management Agreement Between the City of Waverly and G3 Golf, LLC for 2011-2012 and an option in 2013 for the amount of \$34,793.00 with 3% increases each contract year plus incentives as stated in contract is hereby approved.

**Yes: 7                      No: 0                      Absent: 0**

9. **Setting Public Hearing for the 4<sup>th</sup> Street SW Corridor Improvements.**

**Moved By: Kangas**

January 3, 2011 at 7:00 p.m. in the Council Chambers at City Hall is the date, time and place set for a public hearing for the 4<sup>th</sup> Street SW Corridor Improvements is hereby approved.

**Yes: 7                      No: 0                      Absent: 0**

10. **Approve Change Order No. 1 – Final Adjustment for the 10<sup>th</sup> Avenue SW Sidewalk Construction 2010.**  
**Moved By: Boorum**  
Change Order No. 1 – Final Adjustment for the 10<sup>th</sup> Avenue SW Sidewalk Construction 2010 for the increased amount of \$742.40 is hereby approved.  
**Yes: 7                                  No: 0                                  Absent: 0**
11. **Resolution 10-183, A Resolution Finalizing the 10<sup>th</sup> Avenue SW Sidewalk Construction 2010 and Approving the Final Pay Request.**  
The City requested that adjoining property owners on 10<sup>th</sup> Ave. SW do not do snow removal or salt sidewalks this year only because sidewalks were constructed so late in the year.  
**Moved By: Lindell**  
Resolution 10-183, A Resolution Finalizing the 10<sup>th</sup> Avenue SW Sidewalk Construction and Approving the Final Pay Request for the amount of \$3,267.52 is hereby approved.  
**Yes: 7                                  No: 0                                  Absent: 0**
12. **Third and Final Reading of Ordinance 941, An Ordinance Adopting the “City Code of Waverly, Iowa.”**  
**Moved By: Lieb**  
Third and Final Reading of Ordinance 941, An Ordinance Adopting the “City Code of Waverly, Iowa” is hereby approved.  
**Yes: 7                                  No: 0                                  Absent: 0**
13. **Approval of November Cash Disbursements.**  
City Administrator Crayne informed Council and Duane Liddle that it seems prudent to continue paying the tax rebatement to Centennial Oaks Golf Club as was approved in the City/Company agreement. One of the agreement requirements is to keep a minimum valuation of \$1,250,000. Centennial Oaks current valuation is \$2,074,000.  
Discussion followed on reimbursement of building materials to secure flood buyout homes after salvage removal. Building permit fee reimbursement for homes affected by the flood will be brought back to Council for their review.  
**Moved By: Vowels**  
The November Cash Disbursements are hereby approved.  
**Yes: 7                                  No: 0                                  Absent: 0**
14. **Mayoral Appointments.**  
**Moved By: Olson**  
The Mayoral Reappointments are hereby approved:  
Janet McCullough and Eric Eckerman to Leisure Services Commission  
Ron Stahlberg and Kathy McClung to Municipal Housing Commission  
Larry Van Daalen to the Golf Commission  
**Yes: 7                                  No: 0                                  Absent: 0**
15. **Cancellation of December Study Session.**  
**Moved By: Grace**  
The Waverly City Council’s December Study Session is hereby cancelled.  
**Yes: 7                                  No: 0                                  Absent: 0**

**E. BOARDS AND COMMISSIONS.**

1. **Boards and Commissions.**

Wartburg–Waverly Sports & Wellness Center Advisory Committee Minutes- discussion followed on the free use of “the W” facility for the community.  
Waverly Public Library Board of Trustees Minutes – The Library Board did not recommend the installation of the Service Group sign on Library property and discussed the camera installation at the Library.

2. **Reports.**

Band Shell Committee Site Survey Report – The City paid \$1,500 for the Band Shell site survey. The Leisure Services Commission will come to Council with a recommendation.

3. **Communications.**

The Waverly Chamber of Commerce is looking for people or companies to participate in the Project Lead Program.  
Citizens have until January 14, 2011 to complete Comprehensive Plan Use Survey on the City’s website.  
Open Space survey is closed.

The Council thanked Brian Maclearn for his participation as Guest Councilperson.

**F. CITY COUNCIL COMMENTS ON POLICY ISSUES.**

**G. EXECUTIVE SESSION.**

1. 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.
2. To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

**Moved By: Boorum**

To enter into closed session.

**Yes: 7**

**No: 0**

**Absent: 0**

**Moved By: Vowels**

To reenter into open session.

**Yes: 7**

**No: 0**

**Absent: 0**

**H. ADJOURNMENT.**

**Moved By: Boorum**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent: 0**

**Council adjourned at 8:51 P. M.**

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Bob Brunkhorst, Mayor

Attest:

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Jo-Ellen Raap, City Clerk

