

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on June 27, 2011 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present were: Kathy Olson, Gary Boorum, Richard Lindell, Jim Vowels, 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: 7

No: 0

Absent: 0

B. PUBLIC HEARINGS.

1. This was the date, time and place for a Public Hearing on a Resolution Proposing the Sale of a Parcel of Lots 6, 7, and 8 in the Waverly Industrial Plaza to Graening-Knights II, L. C. Discussion followed on retaining and growth of Waverly's industries. The Council thanked the Graenings. The hearing was declared closed and the following action was taken.

Moved By: Boorum

Resolution 11-83, A Resolution Authorizing the Sale of a Parcel of Lots 6, 7, and 8 (15.36 acres) in the Waverly Industrial Plaza to Graening-Knights II, L. C. for the amount of \$1 is hereby approved.

Yes: 7

No: 0

Absent: 0

C. VISITORS/PUBLIC COMMENTS.

Janelle Miller of the Patriot Committee of the Waverly Veterans Post invited the community to the Concert in Kohlmann Park dedicated to Veterans on Thursday evening.

Sarah Meyer-Ryerson informed Council of a Historic Preservation Award nomination process.

There will be a meeting to discuss a City outdoor pool project on Wednesday from 6:00 to 7:30 P. M.

Discussion followed on the Prairie Trail Brochures available in City Hall.

Staff informed Duane Liddle that there will be a professional services agreement on the July 11th agenda for inspection of the water tower by Pizza Hut.

City Attorney Carney stated that Veatch vs. the City of Waverly lawsuit was dismissed in federal court and will likely be dismissed in district court. The second lawsuit involves a police officer making an arrest of a disabled person and it is early in the process.

D. REGULAR BUSINESS.

1. **Resolution 11-84, A Resolution Awarding the 4th Street SW Pedestrian Crossing at 5th Avenue SW Project.**

The 4th Street SW Traffic Study identified a type of pedestrian crossing that has been approved by the IDOT at the corner of 4th Street and 5th Avenue SW. Pedestrians can push a button to activate flashing lights to draw attention from drivers to pedestrians crossing the intersection. Since that time KWS, Inc. has presented another option to the City that has strobe lights. When activated the light is very bright and rapid and draws attention to the pedestrian. The most feasible option appears to be a conventional electric power supply and the use of rectangular flashing beacons. The City will have to bring electric power to the site, paint the barcode crosswalk, and remove a tree if the crossing is installed on the south approach to the intersection. City Engineer Cherry stated that all drivers are required to stop for all pedestrians in crosswalks. Mr. Cherry hopes to install lights and crossing in August.

Moved By: Olson

Resolution 11-84, A Resolution Awarding the 4th Street SW Pedestrian Crossing at 5th Avenue SW Project to KWS, Inc. of Cedar Falls, Iowa for the quoted price of \$14,975.00 is hereby approved.

Yes: 7

No: 0

Absent: 0

2. **Set Public Hearing on Amending the Existing Hazard Mitigation Plan for the City of Waverly.**

The Waverly-Shell Rock Schools applied for a Safe Room Grant and was awarded said funding. A requirement for funding was for the school to review the Hazard Mitigation Plan and see where their participation in the plan is. The school adopted a resolution at their Board meeting and has asked the City to amend the Hazard Mitigation Plan and add an appendix and a letter describing the school's review of the plan. The City will update the plan with the appendix and send it to the Iowa Emergency Management Division. Mr. Crayne stated that the City will have to update the plan every five years.

Moved By: Kangas

Setting July 11, 2011 at 7:00 P. M. in the Council Chambers at City Hall as the date for a Public Hearing on said amendment is hereby approved.

Yes: 7

No: 0

Absent:0

E. STUDY SESSION.

1. **Review FAA Responses to Questionnaire for Improvements to Runway 11/29 at the Waverly Municipal Airport.**

Derick Anderson from McClure Engineering reviewed the FAA response to land acquisition questions from the City and McClure Engineering and McClure's interpretation of each FAA response. Mr. Anderson and Scott Tener the FAA representative met to review said questions. Mr. Anderson reviewed diagram of Runway 11-29 and properties along said runway. The City of Waverly does not own by fee title all the land in the Runway Protection Zones (RPZ). The FAA will maintain the existing pavements and aprons and any existing lighting facility but does not require that the City expand the runway. In order to receive funding for expansion of the runway the FAA would require acquisition of properties in the Runway Protection Zones. The FAA has concurred that the land off the west of the runway will have to be acquired. The accessory buildings and other trees on the Miller property will have to be detailed in an obstruction survey.

The obstruction survey could be done before the land acquisition process but the FAA would require the City to complete the project. Any acquired property for airports has a before and after appraisal. The City would hire an appraiser and value the property as it is today and then the appraiser looks at what will change on the entire property for the acquisition process. The after appraisal looks at the diminished value of the property. The appraiser would subtract the before and after appraisal and that would be the just compensation value. The first appraiser's findings would be reviewed by a second appraiser and sets the just compensation value for negotiations. The City's current Airport Layout Plan meets FAA standards. The FAA would prefer the airport perimeter fence be at the actual airport property boundary and would pay for the fence to be moved but will not pay to have it moved twice. The affect on the accessory building Burkle property will be covered in the obstruction survey and the appraisal process. If it is determined on any parcel or property that the area and/or value of what is left is an uneconomical remnant, the entire property or parcel will be purchased at the appraised value. The FAA will likely provide a farm access easement between the east end of the runway and the railroad track. The obstruction survey will determine if the power line along the roadway west of the runway will remain. The parcels on Mueller Farms property north of the county road on the west end of the airport and on the Janssen property east of the railroad tracks will most likely be acquired by easement. The City receives \$150,000 Non-Primary Entitlement funds annually. The City would have to be under runway safety compliance by 2015 in order to receive funding for any new revenue generating facilities. The Schmidt property will most likely be purchased in fee title and the buildings and trees removed. Dennis Hansen stated that the Airport Commission supports the land acquisition project to improve the safety conditions of the airport. The retention of the Fixed Base Operator and the use of airport by larger aircraft are benefits for improving the runway length. Landowners can walk the property with the appraiser and give all details of their land and can negotiate with the City and FAA. Mr. Anderson stated that the City could amend the Airport Improvement Plan at any time and resubmit it to the FAA. The land acquisition process would take 12-18 months to complete. The Commission feels that initiating the obstruction survey would be another step in moving the process forward. Mr. Anderson also informed Council that if any of the adjoining property owners came and requested that the City purchase their property the FAA would fund 95% of said purchase.

2. **Heritage Day Committee will Review.**

Donna Kay Oberheu introduced the Heritage Day Committee. Heritage Days are July 15th, 16th and 17th. The parade is on Saturday, July 16th at 10:30 A. M. The Heritage Days Committee thanked the Waverly Volunteer Fire Department for organizing the firework display. The Committee also thanked the City for their contribution and help. The website is www.waverlyheritagedays.com. The Mayor and Council thanked the Committee for all their work.

3. **Update on "The W"**.

Jacqui Hansen and Jim Langel of the Wartburg-Waverly Wellness Center Advisory Committee introduced other members in the audience. Ms. Hansen informed Council that memberships were at their highest and reviewed other statistics from guest passes, appreciation and activity days, and early outs. Ms. Hansen also reviewed new programs for children and adults. Jim Langel

informed Council that “The W” staff will be having a breakfast for larger business owners to offer to set up a “Wellness” Program for their organization. Mr. Langel stated that the formula of the original business plan was incorrect. “The W” wants to increase their social marketing with Facebook, Twitter and U-Tube videos on wellness success stories. Discussion followed on initiation fees, membership fees and members from surrounding communities. There are reduced membership rates for low income families. “The W” staff will be working with WSR Schools on programs at the schools. The Wellness Center is collaborating with the City, Library and Hospital on the “Verb program” to combat child obesity. Mr. Langel stated that the goal of “the W” is to have an operating budget that meets all operating costs. Recreation program numbers continue to remain steady.

4. **Report on Chamber of Commerce.**

Steve Egli stated “the W” brings people into the community for events and they go to the restaurants and stay at the motels in Waverly. There is a plan to put benches, planters and bike racks and waste receptacles on Bremer Ave. Some events sponsored by the Chamber of Commerce are Concerts in Kohlmann Park and Art in the Park. Economic development based on the corner stone of Historic Preservation and community enhancements are the goals of the Chamber’s Design Committee. The Committee is involved with holiday lighting and creation of commercial or residential historic districts for funding of signage and trail projects. Downtown Development, Retail Promotions, Tourism and Marketing are other committees working on projects. The Chamber is in the process of improving the Website and membership is increasing. Mr. Egli thanked the Council for the City’s funding of the Chamber.

5. **Review and Study Potential Uses and Costs of the Current Gymnasium Wing of the Waverly Shell Rock Junior High School.**

Leisure Services Director Ray stated that City Staff met with the WSR School Board to determine if there would be interest in the gymnasium portion of the Junior High building for some commercial or nonprofit agency. A tour was conducted on that portion of the building. Mr. Ray submitted plans to HVAC contractor to determine costs of separate heating, ventilation, and cooling equipment installed to serve that portion of the building. City staff toured the building to determine annual maintenance costs beyond the cost of utilities. Mr. Ray also contacted Waverly Light and Power to determine utility costs. The operating budget for the facility would be approximately \$68,460. The HVAC system to the building would be approximately \$375,000. There are no estimates for parking or access ramp facilities and Band Room renovations. Grants are available and rental use could help fund operations. There is a meeting in July with potential buyers of the building, City and School officials to review a potential project. Administrator Crayne stated that the City was interested in exploring community uses for the Junior High Gym area. Community recreation program needs gyms to operate. There is a exchange of services agreement between the City and School for gym space. Mr. Ray informed Council that the decision is up to the school board whether a non-profit organization takes over the gym area or whether it will be shared by many organizations. The company that would be a potential buyer of the building does not want the gym and band area.

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Golf Commission Minutes – Hall of Fame recipients Steve Tyler and Doug Snook were honored on June 25th at the Waverly Golf & Country Club.

Leisure Services Commission Minutes – questions on no-mow policy contact Tab Ray. There will be an Outdoor Pool Meeting on Wednesday at 6:00 P. M. at City Hall.

2. **Reports.**

3. **Communication.**

Council thanked Don Meyer for his service as guest councilmember for June.

Sandy Sammon, Clerk for Senator Bill Dix informed Council that the Senate has not decided on the budget yet. The Legislature has not settled on the property tax reform bill. The Governor wants to rollback the commercial property tax to 60%, the House wants to rollback to 75% and the Senate wants to do a commercial property tax credit. Discussion followed on backfill of funds lost.

G. CITY COUNCIL COMMENTS ON POLICY ISSUES.

Discussion followed on rental housing and debris in a resident's yard.

Community Development & Zoning Specialist reviewed the Zone 1 boundaries of the sidewalk program for this year. At the next Council meeting Council will have an estimate of all sidewalk repairs that are the City's responsibility in Zone 1.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:32 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk