

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on June 18, 2012, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Brunkhorst presided. Council members present: Gary Boorum, Kathy Olson, Gene Lieb, Dan McKenzie, Richard Lindell, Chris Neuendorf and Tim Kangas. Absent: None.

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

Moved By: Olson

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

Yes: 7

No: 0

Absent: 0

2. **Minutes.**

Moved By: Lieb

The June 4, 2012 Council Meeting Minutes are hereby approved.

Yes: 7

No: 0

Absent: 0

B. VISITORS/PUBLIC COMMENTS.

Mayor Brunkhorst reminded Council and staff to speak into the microphones so the viewing audience can hear them.

Discussion followed on the encroachments in the Industrial Plaza and the former Mc Donald's site. Community Development and Zoning Specialist Kohout informed Duane Liddle that Ramker Construction filed a flood permit with the IDNR for improvement to the dry run bank area along their property.

Mr. Kohout informed Council that he sent out letters to rental property owners regarding occupancy in R-1, R-2, R-3 and R-4 zoning districts. Enforcement is complaint driven.

C. CONSENT AGENDA.

1. Pay Request from Tschiggfrie Excavating Co. for the Sanitary Sewer Lift Station Improvements for the amount of \$183,576.48.
2. Pay Request from Baker Concrete & Excavating for the Pine Street Reconstruction 2012 in the amount of \$29,734.62.
3. Pay Request from Struxture Architects for the Waverly Ball Diamonds and Bremer County Fairgrounds-Master Planning in the amount of \$2,630.00.
4. Pay Request from Heartland Asphalt, Inc. for the Brookwood Park to Soccer Complex Trail Extension for the amount of \$4,273.82.
5. Pay Request from Heartland Asphalt, Inc. for the 12th Street NW Resurfacing for the amount of \$112,985.07.
6. Pay Request from Staab Construction Corp. for the WPCF Final Clarifier Improvements for the amount of \$9,500.00.
7. Pay Request from Concrete Idea, Inc. for the Citywide Concrete Sidewalk Repairs – 2012 for the amount of \$54,698.01.
8. Class E Liquor License for Walgreens.
9. Pay Request from WHKS & Co. for the Centennial Oaks Phase 3A Improvements for the final amount of \$11,062.92.
10. Cigarette Permits for:

Wal-Mart
Hy-Vee
Fareway
Walgreens

Casey's
Kwik Star (East & West)
Liquor & Tobacco Outlet

Moved By: Kangas

Items 1 –10 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

D. REGULAR BUSINESS.

1. Presentation on the Proposed Bremer County Fairground/Ball Diamond Complex Master Plan.

Fred Ribich, spokesperson for the Fair/Ball Diamond Group stated that a site plan and engineering study were conducted to determine whether the project would fit on the Neil Smith property. Struxture Architects conducted the study and Vision Development Services developed fundraising feasibility for the project. Nick Hildebrandt of Struxture Architects reviewed the highlights of Fairground/Ball Diamond Complex Master Plan. Struxture Architects contacted the IDOT regarding the entrances into the site. Committee members chose a concept with the Fair upfront and ball diamonds in back. The Community Center building would cost \$3.5 Million and to complete Phase 1 cost is \$9.2 Million. Administrator Crayne has consulted with Heritage Methodist Church, Howard and Sylvia Parmer and they are interested in annexing their properties with the City along with the Neil Smith property. Mr. Cherry questioned Mr. Hildebrandt as to whether Struxture Architects have submitted the master plan to the IDOT and conducted a traffic impact study. Discussion followed on cost of installing utilities. Roy Petersen stated that the Fair feels that there are other needs to be met before the Community Center. Carolyn Hamrock and Blake Conover reviewed a Power Point presentation on Vision Development Services' Project Feasibility Study on the Fair/Ball Diamond Complex. Ms. Hamrock stated that the Study Advisory Group created a name of "Champions Ridge" for the project. Ms. Hamrock also reviewed the strengths and weaknesses of the project. In the interviews the general attitudes toward the Fair and Ball Diamonds were favorable but the site plan needs work. Ms. Hamrock believes that a goal of \$1.2 to \$1.8 million campaign for the initial phase of the project is workable. The City should move forward with the land purchase and Committee Members should develop operational business plans. The Advisory Group also indicates that a professional development firm should lead the fundraising and public relations program. Ms. Hamrock reviewed a sample organizational leadership chart and their responsibilities. Mr. Ribich informed Council that there has to be cash and pledges to meet the goal of \$1.2 to \$1.8 million. Mr. Ribich also stated that there is a lot of interest of in-kind contributions. City Administrator Crayne informed Council that the City could issue up to \$700,000 G. O. Bonds to purchase the land subject to a petition for reverse referendum in July or August. The City will also assist the Fair in giving \$120,000 if the County matches said funding. The City will connect the sewer and install a lift station at a cost of \$450,000. The water transmission lines and the sewer collection lines are the responsibility of the Fair and the Ball Diamond groups and their developer.

10. **Resolution 12-104, A Resolution Approving Amendment #6 to the Agreement for On-Call Engineering Services at the Waverly Municipal Airport for Phase 1 of the Airport Land Acquisition 2012**
City Administrator Crayne informed Council that the City has received a letter from Eugene Miller, property owner neighboring the Airport. Mr. Miller wants the City to purchase his land for expansion of the runway safety zone and said purchase is eligible for federal reimbursement. Discussion followed on the project timeline.
Moved By: Neuendorf
Resolution 12-104, A Resolution Approving Amendment # 6 to the Agreement for On-Call Engineering Services at the Waverly Municipal Airport for Phase 1 of the Airport Land Acquisition 2012 for the not-to-exceed amount of \$15,650 is hereby approved.
Yes: 7 No: 0 Absent: 0
11. **Resolution 12-105, A Resolution Awarding Contract for the Waverly GMT Railroad Spur Line 2012.**
Moved By: Lindell
Resolution 12-105, A Resolution Awarding Contract to Reilly Construction Co. for the amount of \$395,200.65 for the Waverly GMT Railroad Spur Line 2012 is hereby approved.
Yes: 7 No: 0 Absent: 0
12. **Resolution 12-106, A Resolution Approving Payment to Railroad for Waverly GMT Railroad Spur Turnout.**
The CN Railroad will install the turnout and then the City's Contractor will install the remaining sidetrack. GMT will take over responsibility for turnout and sidetrack maintenance.
Moved By: Olson
Resolution 12-106, A Resolution Approving Payment to Chicago Central and Pacific Railroad Company (a wholly owned subsidiary of Canadian National Railway) for the construction of the mainline turnout for \$121,326 for the Waverly GMT Spur Line is hereby approved.
Yes: 7 No: 0 Absent: 0
13. **Resolution 12-107, A Resolution Approving Purchase of Replacement Switcher/Generator Equipment for Civic Center Cablecast Production Room.**
Leisure Services Director stated that the present cablecast equipment is 10 years old and needs to be updated. Discussion followed on sound of the cablecast Council Meetings.
Moved By: Neuendorf
Resolution 12-107, A Resolution Approving Purchase of Replacement Switcher/Generator Equipment for Civic Center Cablecast Production Room from ECS, Inc. for \$15,497 is hereby approved.
Yes: 7 No: 0 Absent: 0
14. **Approval of May Cash Disbursements.**
Moved By: Lindell
The May Cash Disbursements are hereby approved.
Yes: 7 No: 0 Absent: 0

E. BOARDS AND COMMISSIONS.

1. Boards and Commissions.
Bremer-Waverly Law Board –construction started on the new evidence building.
2. Reports.
3. Communications.

F. CITY COUNCIL COMMENTS ON POLICY ISSUES.

City Administrator Crayne stated that the Council will hear a report on “The W” status. The Heritage Fest members will review the goals for the upcoming fest.

Staff has contacted the IDOT on the Bike Trail intersection on Bremer Ave.

Leisure Services Director Ray informed Council that an organization has approached staff on donating land for a Dog Park that borders City land. A Dog Walk is planned for August 4th.

The Upper Cedar Watershed Coalition can apply for up to \$100,000 grant to the State Watershed Review Board for water quality and flood prevention projects.

Guest Councilperson Clark Wilharm stated that there is a lot of information that Council has to read and staff has to put together for the Council packet.

G. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 9:18 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk