

A. CALL TO ORDER.

A Study Session of the Waverly City Council was held on October 22, 2012 at 7:00 p.m. in the Ivan "Ike" Ackerman Council Chambers at City Hall.

Mayor Brunkhorst presided. Council members present were: Gary Boorum, Richard Lindell, Gene Lieb, Dan McKenzie, Tim Kangas and Chris Neuendorf.

Absent: Kathy Olson.

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

Moved By: Lindell

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

Yes: 6

No: 0

Absent: 1

B. VISITORS/PUBLIC COMMENTS.

City Engineer Cherry informed Council that 8th Street NE will be fixed this week.

C. STUDY SESSION.

1. **Update on Airport Land Acquisition Project 2012 at the Waverly Municipal Airport.**

Derek Anderson of McClure Engineering informed Council that the environmental and architectural assessment on all parcels was completed and all have been approved by FAA. McClure will be working with the appraiser and review appraiser for Phase 2 of the project. The Millers have requested that the City acquire their property. The appraisers will prepare surveys and plats for proposed property acquisition.

Mr. Anderson reviewed the easement areas for the proposed project. In previous discussions the land at the end of the runway was considered an easement acquisition. The FAA has requested that the City submit the Five-Year Capital Improvement Program by November 16th. Said program did not change and in 2013 the City would proceed with land acquisition. City Engineer Cherry informed Duane Liddle that the Council has approved the acquisition of the Miller property. The Council also approved the Airspace Obstruction Analysis by Mc Clure Engineering for the entire airport project. The Council will consider moving forward with Phase 2 engineering services that would include preparation of acquisition plats for the Miller property and for the other parcels at their next meeting. The Five Year Airport Capital Improvement Program will be considered for preliminary approval on November 5th to submit to the IDOT. Mr. Anderson also informed Council that the insulation membrane in the Airport Hangar is deteriorating and is flaking off and will have to be refurbished and should be considered during budget process. There are state funds available for the insulation refurbishing and some other maintenance issues at the airport next year. Surrounding property owners of the airport exited to meet with Derek Anderson on said process.

2. **Review of Acquisition Process for Champion's Ridge Fairground and Ball Field Complex (Project Development).**

Leisure Services Director Ray reviewed the Champion's Ridge Fairground and Ball Field Complex project development. Council has until December 31, 2012 to exercise option to acquire property. Development of Phase 1 acquisition plat, property acquisition and completion of the DOT Traffic Impact Study are still pending. Mr. Ray stated that consultant costs for creating the plat, survey and description are \$1,300.00. Phase 1 will include 74 acres needed for grading of the property. December 3rd the Council will consider exercising the option on said property. Fred Ribich informed Council that the Fair/Ball Diamond group is working on getting the fundraising campaign launched, working on public relations materials, and creating a statement of what the project is all about with an accompanying video. The group is developing financial criteria with the goal of \$5,000,000 for their first campaign effort. The City's participation in the project is \$1,800,000. The Fair and Ball Diamond groups are also working on their business

plans. There is a memorandum of agreement between the groups on how they will operate the facility. Group members will be meeting with accounting and construction management consultants. On November 26th the Groups will present their operational plans and update the Council on fundraising. Council agreed that whether this project moves forward or not the Fair will have to relocate at the end of their lease with the City.

2. **Update on the Public Services Facility.**

City Engineer Cherry stated that the Council requested that Public Works Staff review a proposed construction phasing option for the new Public Services Center. The Public Services Center serves daily and annual operations and can double for disaster response. The Public Services Administration Office, Streets and Solid Waste Divisions building would be next to the Recycling Center. The other building (Phase 2) would house Equipment Services, Water Department and Line Maintenance.

Mr. Cherry reviewed a type of interim storage building, steel framed with a fabric cover. Mr. Cherry voiced concern with no controlled environment and where would the building be located on the existing Public Services site. He doesn't think that having the storage facility in close proximity to the Rail Trail would be a good location for said structure.

The interim storage facility has a 15 year life span and the City would invest upwards of \$500,000 in order to construct the building properly. Mr. Cherry is in favor of constructing the Administration, Streets and Solid Waste building on the NW site with Recycling and Yardwaste facilities at a cost of \$3,000,000. Phase 2 would be an additional \$3,000,000. Financing for the project would come from the issuance of water and sewer bonds and use cash reserves from water, sewer, solid waste funding. RUT, TIF and Local Option Sales Tax funding could be used to contribute to the costs.

Construction could begin in 2014. In order to further develop the project the City would have to engage an architect to find out what the construction costs are for the Phase 1 project. The use of revenue bonds to finance said project has to be examined by the City's bonding attorney. Council and staff are concerned with equipment remaining outdoors during bad weather. Staff also informed Council that if the Phase 1 Building was constructed the current Public Services site could house seasonal equipment. If the City constructed Phase 2 of the project first, the City would not gain any efficiency of operations and would still keep the Yardwaste, Recycling and Solid Waste staff at separate facilities. Staff will review the feasibility of constructing the fabric covered building at the Recycling and Yardwaste site.

3. **Review Candidate's Applications for Ward 3.**

Mr. Rod Drenkow, a candidate for the 3rd Ward Council seat thanked the Council for their consideration of his candidate application. Mr. Drenkow stated that he would like to make sure that citizen concerns of the 3rd Ward are addressed.

Wes Gade stated that he has wanted to be a Councilmember for a long time and can finally take the time now to be a councilmember. Mr. Gade was born and raised in Waverly and his family are established members of the community. Mr. Gade also thanked the Council for their consideration of his application for the 3rd Ward Council seat.

D. BOARDS AND COMMISSIONS.

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

E. CITY COUNCIL COMMENTS ON POLICY ISSUES.

November 5th agenda will include 3rd Ward Council Seat appointment, and approval of an appraiser for airport land acquisition.

More information will be coming to Council on the Public Services Facility.

Councilmember Lindell thanked the 3rd Ward residents, staff, and Council for their help during his time on the Council.

Hydro seeding and mulching of areas around the newly installed pedestrian ramps will be done from November 5th to November 16th.

Discussion followed on the Dog Park.

The Council thanked Gerry Vallem for his service as Guest Councilperson.

Mr. Vallem thanked Council for all their work for the community.

Police Chief Pursell informed Council that his wife Dawn had entered 2012 Dream Big Grow Here Contest through the Cedar Valley Alliance and Chamber. Dawn Pursell made it to the top 5 and had to present her business and marketing plan, and the use of grant dollars to the panel of judges at UNI and won a \$5,000 grant. Her business, Lizzy Mae's Cupcakes and Sweets will be opening this Thursday at 104 W. Bremer Ave. The Council congratulated Dawn on her award.

F. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 6

No: 0

Absent:1

Council adjourned at 8:09 P. M.

Bob Brunkhorst, Mayor

Attest:

Jo-Ellen Raap, City Clerk