

Study Session Meeting Minutes – May 22, 2017
Ivan “Ike” Ackerman Council Chambers

A Study Session Meeting of the Waverly City Council was held on May 22, 2017 at 7:00 P. M. at City Hall. Mayor Pro Tem Kangas presided and the following Council Members were present: Kangas, Lampe, McKenzie, and Waldstein Absent: Gade, Reznicek, Sherer and Mayor Infelt

- A. Mayor Pro Tem Kanas called the meeting to Order.
- B. Moved by Lampe, seconded by McKenzie to approve the agenda as presented.
Motion passed. Yes: 4 No: 0 Absent: 3
- C. Public Comments on Items Not on the Agenda.
- Dean Soash addressed Council regarding the 3rd Street SE bridge. Mr. Soash expressed that he feels there are still several opinions within the community regarding the future of the bridge. He feels it would be a good idea to appoint a citizen task force again, and he also volunteered to serve on the committee.
- D. Public Hearings
1. This was the date, time and place for a public hearing on the Fiscal Year 2017 Budget Amendment.
 - There were no oral or written public comments.

The hearing was then closed.

 - The budget amendment is proposed due to timing of expenses in connection with all capital projects in regards to which fiscal year they were completed in. Other contributing factors were: purchase of a dump box with equipment for Parks Department, Chart of Accounts update, Well #8 emergency repairs, Tantalus Meter project, Sludge Hauling, Water truck equipment, and other minor changes in noted departments.

Moved by McKenzie, seconded by Waldstein to approve Resolution 17-64, Resolution approving amending the FY 2017 budget.
Motion passed. Yes: 4 No: 0 Absent: 3
- E. Study Session Calendar.
1. Discussion of Airport Operations
 - City Administrator James Bronner reviewed the current Fixed Based Operator (FBO) lease between the City of Waverly and Cedar Valley Aviation. This is a five (5) year lease that will expire October 31, 2018. Cedar Valley Aviation (CVA) is the lessee. They prepare reports for the City. They are responsible for inspecting and reporting to the Commission any issues including repairs such as insulation, and they monitor and operate the airport business. The City is responsible for the grounds, providing a truck to plow the snow, and plowing the snow. The heating bill is split 50/50. The City provides basic telephone service and electrical. CVA purchases and sells the fuel. They are also the brokers for the hangars; however, the City receives the rent amounts. CVA is required to maintain liability insurance. Each party indemnifies the other. The contract does not explicitly dictate which party is responsible for repairs to the buildings and/or grounds. Although, it is the responsibility of CVA to inspect and report to the commission any item that may require correction or alteration. The commission has a list of cost thresholds they can approve for budget before it

would need to go through Council. There is not clear language within the contract stating the City would cover all maintenance of the facility (other than the City owns the facility). Staff will prepare for Council averages of heat, gas, electric in order to have for future contract negotiations.

- Airport Commission Chairperson Dennis Hansen informed Council that the last time the contract expired and RFP's had to be completed, he put together a study with comparable cities that had comparable airport sizes in regards to their repair contracts. The commission then reviewed the information.

- Airport Commissioner and licensed pilot Chris Glazer prepared and reviewed data depicting three (3) years of information together with the Iowa Aviation System plan for 2010 to 2030 Individual Airport Report for Waverly Municipal Airport and some excerpts from the Iowa Economic Impact of Aviation. This would specifically include information of general aviation and the Waverly Municipal Airport. The above mentioned documents have very intuitive information regarding what kind of airport Waverly should have. Mr. Glazer also reviewed that take-off and landing data is determined by how many aircrafts are resident and non-resident to the Waverly Airport. For example, airports that have 1 – 30 home based aircrafts are each given 250 movements for each year. The Waverly airport historically has on average a 50 / 50 percentage of resident and non-resident aircrafts utilizing the airport. There have been occasions they have had to turn aircrafts away due to not accommodating the needs for particular aircraft. According to the Iowa Economic Impact of Aviation report, prepared for the Iowa Department of Transportation (IDOT), it is expected that there is a commercial airport within 30 minutes and yet indicates that a general aviation airport should be available to the Waverly community. There are approximately 50 – 60 general aviation airports in the State of Iowa, and it is more typical to have runways with lengths of 4,000 feet.

2. Review Upcoming Purchase of a Replacement Commercial Garbage Truck

- It is proposed to replace a 2011 commercial garbage truck with a 2018 cab and chassis. The City currently owns two (2) commercial garbage trucks. One of them is primarily utilized for commercial, but does serve as a back-up when other trucks are having service issues. This allows for uninterrupted service. City staff does track the amount collected for commercial tonnage vs. residential tonnage. They are split about equal at approximately 2,000 tons each and an additional 1,000 tons of recycling is collected.

F. Reports from Boards and Commissions

1. Economic Development Commission Minutes; March 14, 2017; Received into record.
2. Monthly Financial Report; April, 2017; Received into record.
3. Airport Commission Minutes; April 13, 2017; Received into record.

G. Staff Comments

- Saturday, May 27, the outdoor swimming pool will open for the season for the 50th time (weather and pool temperature permitting). The chemical blanket is being used to help the water reach and maintain temperature.

H. City Council Comments

- There were none.

I. Mayor's Comments

- Mayor Pro Tem Kangas commented that the recent Chamber of Commerce Golf Event was a success with 23 teams and 96 golfers.

J. Moved by Lampe, seconded by McKenzie to adjourn. Motion passed and Council meeting adjourned at 7:48 P.M. **Yes: 4 No: 0 Absent: 3**

Timothy C. Kangas, Mayor Pro-Tem

ATTEST:

Carla Guyer, City Clerk