

Resolution 02-110, a Resolution Approving Plans, Specifications, Form of Contract and Estimated Cost for the 7th Avenue SE Reconstruction Project is hereby approved.

Yes: 7

No: 0

Absent: 0

3. This was the date, time and place for a Public Hearing on the Rezoning Request for the area around 4th Street SE. Mayor Ackerman called for any oral or written comments and there were none. The hearing was declared closed and the following action was taken.

Moved By: Kramer

Seconded By: Grace

Second Reading of Ordinance 794, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa from C-3, Commercial Central Business District to R-4, Multiple-Family Residential – Transitional District Providing for Rezoning of Certain Area of Said City (area around 4th Street SE) is hereby approved.

Yes: 7

No: 0

Absent: 0

4. This was the date, time and place for a Public Hearing on the Rezoning Request for the Rolling Meadows Subdivision Phase 2 and 3. Mayor Ackerman called for any oral or written comments and there were none. The hearing was declared closed and the following action was taken.

Moved By: Boorom

Seconded By: Kobliska

Second Reading of Ordinance 793, an Ordinance Amending the Zoning Ordinance of Waverly, Iowa from A-1, Agricultural District and C-2 Commercial District to R-4, Multiple-Family Residential-Transitional District providing for Rezoning of Certain Area of Said City (Rolling Meadows Phase 2 and 3) is hereby approved.

Yes: 7

No: 0

Absent: 0

C. TABLED ITEMS.

1. **Resolution 02-109, A Resolution Approving Waverly Municipal Design Standards – November 2002 Addition.**

Moved By: Kobliska

Seconded By: Ribich

To remove from the table.

Yes: 7

No: 0

Absent: 0

Resolution 02-109, A Resolution Approving Waverly Municipal Design Standards – November 2002 Addition has been revised by adding, “A driveway width variance that has been denied by the City Engineer may be appealed to the Board of Adjustment for consideration upon filing an application.”

Discussion followed on flexibility in approving alternate driveway designs by City Staff. City Engineer Cherry stated that staff follows uniform guidelines for safety and economic reasons.

Moved By: Steege

Seconded By: Ribich

To amend the previous motion to include, "A driveway width or material variance that has been denied by the City Engineer may be appealed to the Board of Adjustment for consideration upon filing an application" is hereby approved.

**Yes: 3 (Steege, Grace, Kobliska
Kramer) Absent: 0**

No: 4(Reed, Boorum, Ribich,

The original motion - Resolution 02-109, A Resolution Approving Waverly Municipal Design Standards – November 2002 Addition is hereby approved by adding additional language "A driveway width variance that has been denied by the City Engineer may be appealed to the Board of Adjustment for consideration upon filing an application."

**Yes: 4(Reed, Steege, Kramer, Kobliska) No: 3 (Boorum, Ribich,
Grace) Absent: 0**

D. VISITORS / PUBLIC COMMENTS.

E. CONSENT AGENDA.

1. Pay Request from Kehe Construction Co. in the amount of \$125,363.71 for the Wastewater System Improvement Project - 2002.
2. Pay Request from McClure Engineering in the amount of \$5,132.80 for the WPC Renovation Project

Moved By: Kramer

Seconded By: Ribich

Items 1–2 on the Consent Agenda are hereby approved.

Yes: 7

No: 0

Absent: 0

F. REGULAR BUSINESS.

1. Review of a Housing Rehab Grant Application.

Administrator Crayne reviewed a proposed housing rehab grant application. Mr. Crayne informed Council that only homes out of the Waverly's flood plain area would be considered. Total rehab for 12 homes would be approximately \$437,200 with a local match of \$12,720. Waverly would compete with other communities for the grant money.

2. Review of Waverly Municipal Hospital Financial Report.

Mike Trachta, Chief Executive Officer of the Waverly Municipal Hospital, reviewed general fund operations, revenues and expenditures and fund balances of the Hospital's Audit. Mr. Trachta informed the Council that 1/3 of hospitals in the state have a negative operating income but the Waverly Municipal Hospital continues to have a strong financial base.

Mr. Trachta also stated that Waverly Municipal Hospital continues to remain strong because of local community support.

3. **Resolution 02-117, a Resolution Proposing the Vacation of 3rd Avenue SW Between 8th Street SW and the Current Hospital Property to the Waverly Municipal Hospital.**

Mike Trachta informed Ron Matthias that the hospital owns the property on both sides of 3rd Avenue SW between 8th Street and the hospital's existing campus. The 3rd Avenue vacation was necessary to facilitate maximum efficiency for future parking. Dan Burrier voiced his concerns with traffic and water retention from the hospital. All traffic and water retention will be addressed by the hospital when plans are submitted to City staff.

Moved By: Reed

Seconded By: Ribich

Resolution 02-117, a Resolution Proposing the Vacation of 3rd Avenue SW between 8th Street SW and Hospital property to the Waverly Municipal Hospital is hereby approved and sets December 2 at 7:00 p.m. in the Council Chambers at the City Hall as the date, time and place for a public hearing on said vacation.

Yes: 7

No: 0

Absent: 0

4. **Resolution 02-116, a Resolution Approving Change of Construction Guarantee and Construction Plans for JadeStone Subdivision.**

Information followed on the concrete storm water channel.

Moved By: Ribich

Seconded By: Grace

Resolution 02-116, a Resolution Approving Change of Construction Guarantee and Construction Plans for JadeStone Subdivision is hereby approved.

Yes: 7

No: 0

Absent: 0

5. **Approval of Disbursement of Funds to WSR Soccer Association.**

Bruce Toenjes informed Duane Liddle that the Soccer Association will continue their non-profit status and submit documents to the IRS.

Moved By: Kramer

Seconded By: Grace

The 2nd Annual Payment of \$53,750, which includes the additional \$10,000 annual payment the City Council authorized matching Vision Iowa's funds, to the Waverly-Shell Rock Soccer Association is hereby approved.

Yes: 7

No: 0

Absent: 0

6. **Request from Wartburg College, Waverly-Shell Rock Area United Way, and the Waverly Area Development Group to Create a Volunteer Center.**

Barb Dahlby was present to request \$5,500 for first year start-up costs to create a Waverly volunteer center. Mayor Ackerman stated that he had received a \$5,000 Walmart gift and Sue Taiber had received \$500 from

the Walmart foundation. Both gifts would be used to fund this project. The Volunteer Center would be housed at the Waverly-Shell Rock United Way office and would be staffed by Wartburg students.

Moved By: Ribich **Seconded By: Steege**

The request of \$5,500.00 from Wartburg College, Waverly Shell-Rock Area United Way, and the Waverly Area Development Group to Create a Volunteer Center is hereby approved.

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

7. **Resolution 02-111, a Resolution Approving a Minor Subdivision Plat for Arline Dettmer.**

Moved By: Kramer **Seconded By: Ribich**

Resolution 02-111, a Resolution Approving a Minor Subdivision Plat for Arline Dettmer is hereby approved.

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

8. **First Reading of Ordinance 795, an Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning of Certain Area of Said City (area around 1st Avenue and 2nd Avenue NE).**

Moved By: Boorum **Seconded By: Ribich**

First Reading of Ordinance 795, an Ordinance Amending the Zoning Ordinance of Waverly, Iowa Providing for Rezoning of Certain Area of Said City (area around 1st Avenue and 2nd Avenue NE) is hereby approved and sets December 16, 2002 at 7:00 p.m. in the Council Chambers at City Hall as the date, time and place for a public hearing on said rezoning.

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

9. **Approve Change Order #10 for the 10th Avenue SW Reconstruction Project.**

Moved By: Steege **Seconded By: Ribich**

Change Order # 10 for the increased amount of \$5,464.22 to Cedar Valley Corp. for the 10th Avenue SW Reconstruction Project is hereby approved.

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

10. **Resolution 02-112, a Resolution Accepting the 10th Avenue SW Reconstruction Project and Approving Final Pay Request.**

Moved By: Ribich **Seconded By: Kramer**

Resolution 02-112, a Resolution Accepting the 10th Avenue SW Reconstruction Project and Approving Final Pay Request in the amount of \$6,940.58 to Cedar Valley Corp. is hereby approved.

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

11. **Approve Change Order #1 for the Miscellaneous Rip-Rap Project.**

Moved By: Reed **Seconded By: Grace**

17. **Award Bid for Truck Box, Hydraulics, Snow Plow, and Tailgate Spreader.**
Moved By: Boorum **Seconded By: Ribich**
The bid from Don's Truck Sales of Fairbank in the amount of \$25,515.00 for Truck Box, Hydraulics, Snow Plow, and Tailgate Spreader is hereby approved.
Yes: 7 **No: 0** **Absent: 0**

18. **Approval of October Cash Disbursements.**
Moved By: Steege **Seconded By: Grace**
The October Cash Disbursements are hereby approved.
Yes: 7 **No: 0** **Absent: 0**

G. BOARDS AND COMMISSIONS.

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

H. EXECUTIVE SESSION.

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.

Moved By: Kramer **Seconded By: Ribich**
To enter into closed session.
Yes: 7 **No: 0** **Absent: 0**

Moved By: Kramer **Seconded By: Kobliska**
To reenter into open session.
Yes: 7 **No: 0** **Absent: 0**

The Waverly Golf and Country Club is requesting an exchange of property from the City of Waverly to build additional storage for private golf carts. In order to proceed they need approximately 45 feet extension of the property lines to the north of the existing Country Club Cart Storage Building now part of the City's Memorial Park to add to the Club's present storage. In exchange the Waverly Golf and Country Club would transfer property where #1 tee and the north edges of the practice green and the No. 18 green are located to the City. Council had concerns on the whole concept of exchanging land and the use of private golf carts on the municipal course. The Council would like to see golf course operations supported by its own revenue. Parks & Recreation Director Ray stated that Waverly's Course has more golf cart riders than other municipal courses. Private golf cart holders are Country Club Members. Discussion followed on whether the Country Club would still have an interest in the property exchange if the City would phase out private carts on the golf

course. Also introduced was a proposal to lease the land to the Country Club. The cart storage encourages Country Club and golf course membership in a competitive market. The Council felt that increased fees were necessary to support golf operations. City support of sports with Waverly-Shell Rock Schools and Wartburg on the golf course would continue. Parks & Recreation Director Ray stressed that the City maintain a quality product and set a fair amount for golf fees. Mr. Ray will introduce a 20% increase in fees across the board. The Golf Commission will make its recommendation to Council. Mr. Ray discussed the Golf Commission's long term goals. Mr. Ray stated that the City's municipal course and the Country Club are in a unique environment and that it is important to continue good relations with the Country Club. The Golf Course can generate more revenue and host big events if refreshments are provided. Golfers have not had an increase in 3 years and should expect increases. After discussion, staff will draft a resolution for the property exchange with the Country Club. Staff will continue to monitor private cart abuse and look at revenue streams for complete support of golf course operations.

I. ADJOURNMENT.

Moved By: Boorum

Seconded By: Ribich

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 10:01 P. M.

Ivan J. Ackerman, Mayor

ATTEST:

Richard J. Crayne, City Clerk