

## Study Session Meeting Minutes

October 24, 2005~ 7:00 p.m.

### **A. CALL TO ORDER.**

1. A Study Session of the Waverly City Council was held on October 24, 2005 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present were: Cyndi Ecker, Fred Ribich, Gary Grace, Mel Kramer, Connie Rasmussen, Tammy McKenzie, and Gary Boorum. Absent: None.

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

**Moved By: Kramer**

**Seconded By: Rasmussen**

That the agenda for this Council Meeting as prepared is hereby approved as amended by removing item Consent Agenda.

**Yes: 7**

**No: 0**

**Absent: 0**

### **B. PUBLIC COMMENTS.**

Kathryn Payne stated the Waverly Historic Preservation Commission feels that the existing historic character of 4<sup>th</sup> Street SW should be maintained and that other options to move traffic through the area should be explored. The road already divides the neighborhood, making it wider and allowing increased traffic and turning lanes will divide the neighborhood further. Three lanes would bring traffic closer to sidewalks along said corridor and reduce safety for children. Historic neighborhoods with character and charm should be protected.

Staff informed an audience member that the City will not do snow removal on Augusta Circle until manholes are corrected and the City has informed the developer and contractor.

Staff also informed members of the audience that landscaping at the Veteran's Tribute would start next week to get ready for Veteran's Day. Staff will check on sidewalk work along Love and Lace Building and sidewalks along 16<sup>th</sup> Street SW.

### **C. TABLED ITEMS.**

Resolution 05-119, A Resolution Proposing to Release a Mortgage Lien (and Subsequent Conditions of the Assistance) Against the Assisted Property Currently Owned by Delbert L. Rittgers and Chris S. Rittgers.

### **D. REGULAR BUSINESS.**

#### **1. Resolution 05-139, A Resolution Accepting the Kohlmann Park Improvement Project Phase 2 and Approving Final Pay Request (#4) from Mätt Construction.**

**Moved By: Grace**

**Seconded By: Ecker**

Resolution 05-139, A Resolution Accepting the Kohlmann Park Improvement Project Phase 2 and Approving Final Pay Request (#4) from Mätt Construction in the amount of \$22,745.18 is hereby approved and \$5,317.12 retainage will be sent in 30 days.

**Yes: 7**

**No: 0**

**Absent: 0**

**E. STUDY SESSION.**

1. **Presentation on a Proposed Wartburg/Waverly Wellness Center.**

Gary Grace was present to review plans for a proposed Wartburg/Waverly Wellness Center. Plans will go before the Planning and Zoning Commission in November and December and the Parks & Recreation Commission in November. Mr. Grace stated that on January 20, 1998, voters rejected a City owned facility funded from local option sales tax proceeds. Mr. Grace also stated q Wellness Center would enrich Waverly's family values, quality of life and is an investment in the future. Wartburg will benefit with meeting the student's and athlete's needs and sustain enrollment and broaden its market. Said facility would include swimming pool, running tracks, basketball courts, fitness rooms, climbing walls, racquetball courts and golf cages. Wartburg will ask the City to vacate 11<sup>th</sup> Street NW. The public will enter the center from the northwest. The facility is 200,000 square feet at a cost of \$30,000,000. Wartburg would target students, public groups, private groups, Waverly and surrounding communities as potential members. Preliminary revenue assumptions suggest that membership would be \$50.00 a month. City indoor recreational programming could be centered at the facility and Wartburg will staff said programs. Wartburg is requesting a do-not-compete agreement from the City regarding recreational programming. Administrator Crayne stated that he foresees all City recreational programming done at the facility, a one-stop shop. Wartburg will also be asking the City for a \$150,000 contribution for 8 years and \$600,000 guarantee from years two through nine only if Wartburg does not meet revenue levels. The City would not be responsible for operating deficits. Discussion followed on the use of Recreational Capital Improvement Funds and whether the City would issue debt up front as a reserve if the facility did not meet projected revenue levels. Discussion also followed on office space at the Center and other Parks & Recreation Department operations. If all Wellness Center agreements and plans are approved by the City, construction would begin in March, 2006 and end in September, 2007. An audience member voiced his concern with the proposed \$50 membership fee.

2. **Report on Golfwaverly.com Future Efforts.**

Kelly Vowels representing Waverly Area Development Group's Marketing Committee reviewed Golfwaverly.com efforts. Ms. Vowels stated that Golfwaverly.com started as a cooperative venture between the Waverly Golf Course and Centennial Oaks Golf Club and the Waverly motels to promote Waverly as a golf destination. The internet site introduced web-based tee times. The committee also designed a brochure for Welcome Centers around Iowa. Waverly Area Development Group hosts said site and members feel it should remain there. The group will focus on senior players or golfers within a 25 mile-radius of Waverly.

**F. BOARDS AND COMMISSIONS.**

1. **Boards and Commissions.**

2. **Reports.**

September 05-06 Departmental Status Report – discussion followed on Golf Course and Pro Shop Operation funds.

3. **Communication.**

The Council thanked Pearl Spore for her service as guest councilperson for October.

**G. ADJOURNMENT.**

**Moved By: Boorum**

**Seconded By: Ribich**

That the City Council Meeting be adjourned.

**Yes: 7**

**No: 0**

**Absent: 0**

**Council adjourned at 8:47 P. M.**