

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on November 21, 2005, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Councilmembers present: Mel Kramer, Cyndi Ecker, Gary Grace, Gary Boorum, Tammy McKenzie and Connie Rasmussen. Absent: Fred Ribich

1. **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.
Yes: 6 No: 0 Absent: 1
2. **Minutes.**
Moved By: Boorum **Seconded By: Rasmussen**
 The November 7, 2005 Council Meeting Minutes are hereby approved.
Yes: 6 No: 0 Absent: 1

B. PUBLIC HEARINGS.

1. This is the date, time and place for a Public Hearing on 9th Avenue NW Reconstruction – 2006. Staff informed a member of the audience that it would be a good time to reconstruct the sewer line to his house when 9th Avenue NW project begins. Mayor Ackerman declared the hearing closed and the following action was taken.
Moved By: Ecker **Seconded By: Kramer**
 Resolution 05-143, A Resolution Approving Plans, Specifications, Form of Contract and Estimated Cost for the 9th Avenue NW Reconstruction- 2006 is hereby approved.
Yes: 6 No: 0 Absent:1
2. This was the date, time and place for a Public Hearing on the proposed Amendment to Waverly’s Urban Renewal Plan for Economic Development. An audience member voiced his concern with putting the new Super Wal-Mart in the Tax Increment Financing District. Administrator Crayne informed the Council that tax increment financing benefits the whole district and helps pay for infrastructure improvements. Mr. Crayne reviewed the Analysis of Local Government document outlining the Tax Increment Financing impacts to the schools, county and community college. A consultation was held with the County and Waverly Shell Rock School Representatives to address any concerns and none were expressed. Hawkeye Community College was unable to attend said consultation but received all information on said amendment. Ag land property owners adjacent to the new Super Wal-Mart were in favor of the proposed amended district. Hwy 218B corridor is in the Urban Renewal District and future improvements along said corridor could be financed with TIF bonds. The Mayor closed the hearing and the following action was taken.
Moved By: Grace **Seconded By: Boorum**
 Resolution 05-144, A Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation,

redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for an Urban Renewal Project; and adopting the Amended Waverly Urban Renewal Plan for Economic Development therefore is hereby approved.

Yes: 6 No: 0 Absent: 1

First Reading of Ordinance 853, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa(Amending Waverly Urban Renewal Plan for Economic Development).

Moved By: Kramer Seconded By: Ecker

First Reading of Ordinance 853, An Ordinance Amending Chapter 97 of the Waverly Municipal Code of the City of Waverly, Iowa(Amending Waverly Urban Renewal Plan for Economic Development) is hereby approved.

Yes: 6 No: 0 Absent: 1

C. PUBLIC FORUM.

Gary Grace representing Wartburg College stated that the City of Waverly has presented an indoor recreation center to the citizens and all past attempts to move forward with a project failed. The City has participated with the County in the reconstruction of the new Law Enforcement Center. The City of Waverly is the largest city in Iowa without an indoor swimming pool. Mr. Grace presented plans for the Wellness Center. The public access of the building will be from the northwest. The facility includes arena, swimming pool, gymnasiums, fitness and weight training areas, racquetball courts, running tracks and other amenities. Aquatic and general programming will be provided for all age groups. Membership assumptions were based primarily on interviews with community leaders and major employers, and an analysis of the local marketplace. The experience of new large multipurpose fitness clubs in the U. S. indicate probable market penetrations from public and private employers, the at-large primary market and the at-large secondary market. Citizens can also use the facility for specific programs and some low income subsidy programs may be offered. Employers may provide Wellness Center memberships to their employees in an effort to bring down insurance costs. Public access and space would be guaranteed except for specific holidays. The Wellness Center Development and Use Agreement will remain in effect for a period of 35 years and be governed by an Advisory Board.

Audience members voiced concerns:

- relinquishing City control
- rushing into an agreement
- give up right to compete
- landowners on 11th Street
- open other than major holidays
- Waverly residents afford memberships
- Costs and controls must be outlined in the agreement
- Acceptable language – guaranteed access
- Membership fees high
- Does the City Council approve costs for Wellness Center annually
- Corporate attorney look at contract
- Revenue assumptions of the Feasibility Study

- Have Hospital and YMCA partner with the City
- Separation between church and state
- Voted down twice
- Offer current programs at the same price
- Would like to keep taxes the same as they are now.

Other members of the audience stated that this is not a sudden proposal. The City has been looking at an indoor recreation center since 1997. Membership fees are a cost to the individual and their priorities. Park & Recreation Commissioner David Rathe informed the Council that the Parks & Recreation Commission ranks the indoor recreation facility as the highest unmet need in the City and feels that the Wartburg partnership will help with the maintenance of a facility and will help with the overall health of the community. An audience member praised Forest City for their partnership with the YMCA and Waldorf College. The City would have to build a facility if they partnered with the YMCA. YMCA participants have to pay for programs and are also grant funded. Retirees look at health facilities. Wartburg College has great influence and reputation in the community. Tara Harn representing Waverly Area Development Group affirmed that new families often ask if Waverly has an indoor pool and recreational facility.

Administrator Crayne stated that the City has an investment in the facility of \$150,000 for 8 years and may have to invest up to \$600,000 for 8 years if revenues are not met. The City does not have to issue bonds or pay interest on said bonds or pay for the operation and management of the facility. Mr. Crayne discussed revenues coming from Recreational Capital Improvement fund, Capital Improvement fund, CAT grants. The City would also seek other partners to fund the City's portion of the Wellness Center. Wartburg College has to maintain quality recreational programs to generate revenues. Discussion followed on the state's taxation limits on cities, and the City's debt capacity. After discussion the Council and Wartburg representatives will work on vague language in the Wellness Center Development and Use Agreement regarding intent, hours and memberships.

Council did not act on this resolution.

Resolution 05-145, A Resolution Proposing the Vacations of 11th Street NW and 3rd Avenue NW for the Wartburg-Waverly Wellness Center is hereby approved and hereby sets December 5, 2005 at 7:00 P.M. in the Council Chambers as the Date, Time and Place for a Public Hearing on said Vacations.

D. TABLED ITEMS.

E. VISITORS / PUBLIC COMMENTS.

Discussion followed on parking at 2nd Avenue NW and Wartburg Boulevard, Jim Lindner's building project, Smith Chiropractic building and the Waverly Golf Course irrigation system.
December 8th is Christmas on Main.

F. CONSENT AGENDA.

- Discussion followed on Law Center Completion date.
- 2. Reports.
- 3. Communications.

Discussion followed on blowing of leaves in the street.

I. **EXECUTIVE SESSION.**

To 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. The minutes and the tape recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

Moved By: Kramer Seconded By: Rasmussen

To enter into Executive Session is hereby approved.

Yes: 6 No: 0 Absent: 1

Moved By: Kramer Seconded By: Ecker

To reenter into open session is hereby approved.

Yes: 6 No: 0 Absent: 1

I. **ADJOURNMENT.**

Moved By: Boorum Seconded By: McKenzie

That the City Council Meeting be adjourned.

Yes: 6 No: 0 Absent: 1

Council adjourned at 10:22 P. M.