

Regular Meeting Minutes
January 8, 2007 ~ 7:00 p.m.

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on January 8, 2007, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Duane Liddle, Fred Ribich, Gene Lieb, Connie Rasmussen, Gary Grace and Cyndi Ecker. Absent: Gary Boorum.

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

Moved By: Rasmussen

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

Yes: 6 No: 0 Absent: 1

2. **Minutes.**

Moved By: Ribich

The December 18, 2006 Council Meeting Minutes are hereby approved as amended by changing the vote under No. 5 of Regular Business to read yes 6, no 0, abstain, 1(Grace).

Yes: 6 No: 0 Absent: 1

3. **Guest Councilperson.**

Council welcomed Wes Gade as Guest Councilperson for January.

B. PUBLIC HEARINGS.

1. This was the date, time and place for a Public Hearing on an Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from R-2(One and Two Family Residential District) to C-2A (Commercial District) of Said City (the OPW Property along 9th Street SW) and Amendment of the Comprehensive Land Use Plan. Evelyn Thompson stated that she has made improvements to her property and would like the neighborhood near the OPW property to remain residential rather than commercial. David Hampton voiced his concern with C2A zoning. If the proposed rezoning is approved commercial would then spread beyond the alleyway into the residential area. Any C-1, C-2 and C-3 use is permitted in C2A zoning. Bob Lenz owner of OPW informed Council that he wants to add cold storage and keep existing parking directly south of the Coonradt Ford property. He also owns the home south of the proposed zoning and has recently replatted both lots. Mr. Lenz wants to keep his home to act as a buffer between commercial parking and the residential homes. Adjoining property owners have never voiced their concerns until this public hearing. The proposed rezoning would match the zoning of the Coonradt property and there would be no change in traffic. Ms. Thompson was concerned with a new owner and their uses of the property. Discussion also followed on setbacks in a C2A district. Ms. Thompson did receive correspondence from Zoning Administrator Passmore on the Planning and Zoning public hearing for said rezoning. David Hampton did not receive correspondence because

he was outside of the 250 foot notification boundary. The hearing was declared closed and the following action was taken.

Moved By: Ecker

Second Reading of Ordinance 874, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from R-2(One and Two Family Residential District) to C-2A (Commercial District) of Said City (the OPW Property along 9th Street SW) and approving Amendment of the Comprehensive Land Use Plan is hereby approved.

Yes: 6 No: 0 Absent: 1

2. This is the date, time and place for a Public Hearing on Ordinance 875, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from A-1 (Agricultural District) to R-3 (Multiple Family Residential District) of Said City (Wartburg College – Northwest Campus Area). Monte Gritzner presented the Council with an additional petition with 28 surrounding property owner’s signatures. Mr. Gritzner voiced his concern with the rezoning without a plan. Rob Roose asked why Wartburg College can’t wait to rezone the property until they have a plan for the property. He was concerned with the R-3 zoning in case Wartburg was considering using the property for a new dormitory. There would be considerable increase in noise levels and traffic. He was not concerned with the 55 foot grass area that is to be used for Wartburg’s cross country team. A super-majority Council vote is required due to the additional petition presented to Council. Staff will check to see if all Councilmembers will be present at the next meeting in order to have a fair vote on said proposal.

Moved By: Ribich

Second Reading of Ordinance 875, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from A-1 (Agricultural District) to R-3 (Multiple Family Residential District) of Said City (Wartburg College – Northwest Campus Area) is hereby approved.

Moved By: Ecker

To table the second reading of Ordinance 875 is hereby approved.

Yes: 6 No: 0 Absent: 1

C. TABLED ITEMS.

D. CONSENT AGENDA.

1. Pay Request from Holland Contracting Corporation in the amount of \$167,753 for the new Waverly Fire Station.
2. Pay Request from Kehe Construction, Co. in the amount of \$67,223.19 for the Wastewater Treatment Plant Improvements 2005 Project.
3. Pay Request from Iowa Northland Regional Council of Governments in the amount of \$440.13 for the Lead Based Paint II.

4. Pay Request from Northland Regional Council of Governments in the amount of \$875.48 for Rehab II.
5. Pay Request from Biosolids Management Group in the amount of \$14,900 for the Sludge Hauling and Disposal.
6. Class C Liquor License for River Bank Saloon.
7. Class C Liquor License for Joe's Knight Hawk.

Moved By: Rasmussen

Items 1-7 on the Consent Agenda are hereby approved.

Yes: 6

No: 0

Absent: 1

E. REGULAR BUSINESS.

1. **Third and Final Reading of Ordinance 873, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area From A-1(Agricultural District) to R-1(Single Family Residential District) of Said City (the Telleen Property along the West Side of 30th Street SE, South of the Waverly Rail-Trail).**

Moved By: Grace

Third and Final Reading of Ordinance 873, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning from A-1 (Agricultural District) to R-1 (Single Family Residential District) of Certain Area of Said City (the Telleen Property along the West Side of 30th Street SE, South of the Waverly Rail-Trail) is hereby approved.

Yes: 6

No: 0

Absent: 1

2. **Resolution 07-01, A Resolution Designating the City Administrator to Execute and Deliver the Contract and all Documents Relating to the Community Attraction and Tourism Grant for the Waverly-Wartburg Wellness Center.**

Moved By: Ribich

Resolution 07-01, A Resolution Authorizing City Administrator to Execute and Deliver the Contract and all Documents Relating to the Community Attraction and Tourism Grant for the Waverly-Wartburg Wellness Center is hereby approved.

Yes: 6

No: 0

Absent: 1

3. **Resolution 07-02, A Resolution Approving an Agreement To Transfer City Ownership of Real Estate to the Waverly Health Center.**

Dave Klamfoth informed Council that he and Jim Murray on the Golf Commission voted against the project. He stated that the hospital should purchase the land adjacent to the golf course and have everything in place to transfer the property to the City. Mr. Klamfoth thought the City should wait until the Hospital was ready to expand so that the Council could review the latest plans and make its best decision. Dr. Susan Vallem, stated that the Hospital Board makes decisions for the Hospital.

Concerns expressed were:

- The hospital is still landlocked and should possibly look at satellite sites or another campus site.

- Spent \$1,000,000 on golf course improvements and it will be torn up again
- Can expand but don't provide light box equipment for treatment
- Flexibility to go up not out
- Population has dropped
- Have the expansion plans addressed runoff
- What if the Federal government cuts back on Medicare?

Mike Trachta, Waverly Health Center Administrator stated the Hospital must apply for a Certificate of Need through Health Facilities Planning Council. The last Hospital renovation was funded by reserves, donations and no tax money. Mr. Trachta reviewed the mission, vision, values, measures of performance of the Waverly Health Center. The outpatient count has increased 125% over the last 10 years. Outpatient services have increased 379% over 10 years. Total revenue has increased 15% per year and is expected to continue over the next 5 years. The hospital workforce has doubled over the last 5 years. Mr. Trachta also showed the plans for the Rooftop Garden, the new parking layout at the Golf Maintenance Building and the proposed site plan for a future addition. When the addition is completed services in the main part of the hospital will be moved to the new complex with possible future renovation of the older section of the hospital. Having all services under one roof makes it attractive to medical specialists. Mr. Trachta stated that the Health Center attracts people from Bremer, Butler, Chickasaw, Fayette and Janesville for outpatient services. If all Waverly residents would use outpatient service it would triple the numbers. An expansion plan could be developed between five and ten years. The agreement allows for hospital growth and the construction of two new holes. The baby boomer population will increase the demand for health care. The last expansion project addressed the surgical and patient room needs. Parks and Recreation Director Ray stated that he felt that \$840,000 was a fair exchange for the development of two new replacement holes. City Attorney Carney informed Council that the agreement was not a breach of any contract and the City does own the two golf holes. An e-mail was read expressing concern for the project.

Moved By: Ribich

Resolution 07-02, A Resolution Approving an Agreement To Transfer City Ownership of Real Estate to the Waverly Health Center is hereby approved.

Moved By: Rasmussen

To table Resolution 07-02 is hereby approved.

Yes: 2 (Liddle, Rasmussen) No: 4 Absent: 1

The motion failed due to lack of majority.

The original motion was then voted upon.

Yes: 4 No: 2(Rasmussen, Liddle) Absent: 1

4. **Resolution 07-03, A Resolution Approving Execution of a Real Estate Contract Between the City of Waverly and Sandra Rada Aleff and Jerome Aleff.**

Moved By: Ecker

Resolution 07-03, A Resolution Approving Execution of a Real Estate Contract Between the City of Waverly and Sandra Rada Aleff and Jerome Aleff for \$175,000 is hereby approved.

Yes: 6 No: 0 Absent: 1

5. **Review of Golf Course Cold Storage Building Project.**

The City of Waverly and the Waverly Health Center have entered into an agreement to exchange land to be used for hospital parking for cash. The cash is to be used to replace the cold storage structures (old salt sheds) currently on the property transferred to the hospital. The new building is a 64x40 pole building with one garage door and one walk in door. The square feet of the proposed building replaces the square feet of the two current cold storage buildings. \$60,000 is budgeted for this building project.

6. **Award Bid for 2007 Cab & Chassis for a Single-Axle Truck.**

Moved By: Ribich

The Bid from Don's Truck Sales of Fairbank, Iowa for the delivered price of \$47,475 for a 2007 Single-Axle Cab & Chassis is hereby approved.

Yes: 6 No: 0 Absent: 1

F. BOARDS AND COMMISSIONS.

1. **Boards and Commissions.**

Waverly Public Library Board of Trustees – meeting will be televised on Tuesday evening. The Library is celebrating their 150th Anniversary. Discussion followed on tech person for the library.

2. **Reports.**

3. **Communications.**

Senior Citizens Center has finished their painting project.

G. VISITORS / PUBLIC COMMENTS.

Discussion followed on the west side parking lot.

H. ADJOURNMENT.

Moved By: Ecker

That the City Council Meeting be adjourned.

Yes: 6 No: 0 Absent: 1

Council adjourned at 8:48 P. M.

Ivan J. Ackerman, Mayor

Attest:

Jo-Ellen Raap, City Clerk

