

**Golf Commission Minutes**  
**Tuesday, November 21, 2006**  
**Noon**  
**Waverly Country Club**

**Members Present:** Klamfoth, Lutz, Murray, Striepe, VanDaalen  
**Members Absent:** None  
**Staff Present:** Ray, Snook, Iverson  
**Council Present:** Ribich  
**Visitors Present:** Gary Burke-WHC-Board, Mike Trachta-WHC, John Johnston-WHC-Board, Elly Steffen-WHC, Dennis Luchtenberg, WAGOCO, 6 public

**Summary of Formal Action:** The meeting was called to order at Noon by Chairperson Van Daalen.

Motion: Minutes were approved as written.

20-06	Moved: Lutz	Seconded: Klamfoth
Yes: 5	No: 0	Absent: 0

**Regular Business:**

**1. Recommendation to City Council on Property Exchange with the Waverly Health Center.**

Ray handed out copies of the Basic Principles of Waverly Health Center (WHC)/ Golf Course Discussions and the architect's estimate of project costs. The WHC would give the City of Waverly \$750,000 for the cost of improvements to the Golf Course. This is based upon the architect's estimate of \$730,000 which includes fees, grow-in and 5% contingency. The WHC would give the City of Waverly \$90,000 to cover the cost of maintenance for a 5 year period and all other transition costs. This is based upon the maintenance estimate by staff. The WHC would give the City of Waverly either cash in the amount to purchase the land or the deed to the land. The purchase price for the land is estimated at \$150,000. The total of these funds would release any future liability of the WHC for any additional funding for the proposed action. The City of Waverly would be able to select the scope of the project to develop the new two holes and is not bound by the architect's plan.

The City of Waverly could put these funds in a CD drawing interest until notification of a WHC project. Based upon the balance of \$840,000, at 5% interest, this would generate an additional \$42,000 in the first year.

The meeting was opened to questions. Lutz asked if the notice could be given to construct only a parking lot or is the agreement pertaining to the construction of a building. Trachta said it would be for any project the Hospital Board approved.

Striepe said the concept has many uncertainties. He gave the example of what would happen if there was no hospital building project in the future? He said he could support the concept. He wonders if the challenge for the proposed new holes meets or exceeds the present holes.

Dennis Luchtenberg of WAGOCO asked if the Commission's action is premature. Should the Commission talk about this in 5 years?

Trachta said there is no date set. There could not be a building project next spring because there are not holes built. If the WHC had the money, they would be proceeding with a project because it needs to be done now.

The Commission was concerned about the future subsidy. Van Daalen stated the additional maintenance was an educated guess.

Klamfoth stated that the problem was timing. The Commission doesn't know when the WHC project will happen. The time span has changed from 20 years to 3-5 years. It is putting pressure on the Commission to make a recommendation. The Commission has a responsibility to make timely decision so that everything is known. All the information is not known. He is worried about locking in future Commission and Council members on a decision that may be years out. At the time of the decision may present better options. Hospital Board Member Gary Burke asked if instead of talking about the unknown, start the project now with the best estimates of costs in our hands. Trachta said the project has always been 5-10 years out. It would be a mistake to wait until the project was imminent.

Ribich asked if a sunset clause could be added to the agreement. If it doesn't go, then "do over" with a new agreement.

Ray noted that the land west of the Golf Course has been looked upon as the natural expansion of the course. This Commission has made contact with the property owners before the 2000-2002 improvement project was started to see if the City could purchase for a learning center. Ray reminded that the current situation of the Golf Course is very acceptable and it was not inviting any offers for land.

John Johnston of the Hospital Board noted the Golf Course has had major improvements in the layout 3 times since 1960. This is in the best interests of the community. Trachta said that if WHC doesn't build, then the money becomes a golf course cash endowment. He said the payments would be at the signing of an agreement.

Snook said he appreciated the notice and the lead time is great. What he is concerned about is this risk of the project. High bids, bad weather. He thinks the WHC should pay for what it costs. The architect did a good job but did not have soil samples done to see if there was any clay to line the ponds. Trachta stated the budget included a contingency and more. He said that the project was not at the mercy of steel or sheetrock. Snook stated as the seller we should not take any risk. Johnston asked what are the limitations on how much WHC can spend.

Van Daalan asked for a motion.



**Adjournment:** Adjournment was at 1:35 pm.

Respectfully submitted,

Tab Ray  
Director of Parks and Recreation