

SPENCER CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
August 4, 2014
Regular Council Meeting
6:30 o'clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Consent Agenda:

- A. Minutes of July 21, 2014;
- B. Approve Licenses: Class C Beer Permit with Sunday Sales for Tienda y Carniceria La Morenita at 205 11th St. S.E.;
- C. Roll Call: Resolution Setting the Date for a Public Hearing on Proposal to Enter into a General Obligation Communications Equipment Acquisition Loan Agreement (RDLG Loan);
- D. Motion: Action on disposal of 1963 Step Van to Clay County Fair;
- E. Roll Call: Resolution Authorizing and Directing the Temporary Closing of Portions of City Streets in the City of Spencer for Spencer Main Street Company on August 21, 2014, rain date for Thanks with Franks;
- F. Motion: Approve REAP Application for the Deerfield Park Shelter house project.

2. Old Business:

- A. Roll Call: An Ordinance Amending Title 9, Chapter 5, Section 2, Subsection B to Add Primary Educational Facilities and Secondary Education Facilities as Special Exception Uses in the "CBD" Central Business District, 2nd Filing;

Enclosed in your packet information is an ordinance that amends the civic permitted uses by special exception in the CDB Zoning District by adding the uses of "primary educational facilities" and "secondary educational facilities". Staff for the most part views this a housekeeping item that was brought out when the Spencer School District office was looking into options that could be included in their building. P&Z held a public hearing on this matter and later voted to recommend that this item be approved. **I would recommend approval.**

3. New Business:

- A. Roll Call: Resolution Proposing Voluntary Annexation of Real Property to be acquired by Noteboom Implement, LLC;

Enclosed in your packet information is a Resolution proposing the voluntary annexation of land to be acquired by Noteboom Implement, LLC. Noteboom Implement has recently acquired Northwest Equipment and will be looking to build a new facility. After an exhaustive land search, they have entered into negotiations for the purchase of land that lies adjacent to the current city limits. They wish to have an assurance that the City Council would proceed with their annexation request once they have purchased the parcel. Staff has been working with Noteboom about a development agreement and tax rebate for their project, of which one requirement would be that they are annexed into the City. **I would recommend approval.**

- B. Roll Call: Resolution Approving a Forgivable Loan Agreement with Sequoia Investments, LLC (Southpark Mall);

Enclosed in your packet information is a Resolution approving a forgivable loan to Sequoia Investments, LLC for their current business relocation and expansion projects. The loan would have to be repaid if both business are not open to the public by July 1, 2015. The amount of the loan is up to \$100,000, consisting of \$80,000 in cash and up to \$20,000 of in-kind services from SMU. The City has pledged \$50,000 of the \$80,000 with Clay County and local banks making up the remaining amount. Staff discussed this contribution with the Council several months ago and it is finally time to finalize the agreement. **I would recommend approval.**

- C. Roll Call: Resolution setting date for public hearing on designation of the expanded Spencer Consolidated Urban Renewal Areas and on urban renewal plan amendment;

Pursuant to State Law, the Council must set a public hearing whenever a new project is proposed that will include incentives to be paid for by Tax Increment Financing (TIF). In addition, the City must also amend its Urban Renewal Plan. These steps are necessary for the agreement with the Holiday Inn Express project. With this plan amendment, the City will create a new TIF District that consists of the hotel developer's parcel and authorize the hotel project as an approved project eligible for TIF payments. **I would recommend approval.**

- D. Roll Call: Resolution deleting property from the Spencer Consolidated Urban Renewal Areas;

Enclosed in your packet information is a map that shows Urban Renewal District #4. The hashed areas shows the parcel owned by Clay County Lodging, LLC (Holiday Inn Express developers. In Iowa, any TIF District created for the purposes of Economic Development have a statutory life of 20 years, after which they expire. The City is then free to place the property back into a new TIF District, however, the base valuation is reset to the current valuation. District #4 has not yet reached its full 20 year life, however we are at a point where there are not enough years left to be able to offer a 10 year tax rebate to the hotel developers. The action above will remove the hashed areas (14.809 acres) from the current District and then the City will create a new district consisting of this parcel in future action. This will allow the City to be able to offer development incentives to the entire parcel that is owned by the hotel developers as they develop it further. **I would recommend approval.**

- E. Roll Call: An Ordinance Deleting Property From the Tax Increment Financing District for the Spencer Consolidated Urban Renewal Areas of the City of Spencer, Iowa, Pursuant to Section 403.19 of the Code of Iowa, 1st Filing;

Enclosed in your packet information is an Ordinance deleting the area mentioned above from the official Tax Increment District. This action is required by State Law as the Ordinance authorizes the County to collect the tax increment. The City will adopt a new Ordinance consistent with the new TIF District in the future. **I would recommend approval.**

4. Department Reports:

- A. Public Works
- B. City Attorney
- C. Parks & Recreation
- D. Planning Department
- E. Library
- F. Fire
- G. Golf
- H. Police
- I. Technology Update

5. Engineer's Report

6. City Manager's Report: Economic Development Update from Iowa Lakes Community College;

7. Mayor's Report:

8. Council/Comm. Reports: Progress & Development Committee August 12, 5:30 P.M.

9. City Clerk's Report

- Bills and Claims
- Funds Transfers

10. Other Business/Opportunity to Address the Council

11. Adjourn