

**SPENCER CITY COUNCIL MEETING  
COUNCIL CHAMBERS, CITY HALL  
September 2, 2014  
Regular Council Meeting  
6:30 o'clock P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL

**1. Consent Agenda:**

- A. Minutes of August 18, 2014;
- B. Approve 5 day Class C Liquor License for Sacred Heart Church for Fall Festival and Class C Beer Permit with Sunday Sales for Cargo Express;
- C. Set Public Hearing for September 15, 2014, 6:30 P.M. on Budget Amendment for Fiscal Year Ending June 30, 2015;
- D. Approve R & E Enterprises as Subcontractor for 2014 HMA Overlay Project;
- E. Roll Call: Resolution setting September 15, 2014 as a date of meeting at which it is proposed to approve a Development Agreement with Clay County Lodging, LLC, including annual appropriation tax increment payment;
- F. Roll Call: Resolution setting September 15, 2014 as a date of meeting at which it is proposed to approve a Development Agreement with Shine Bros. Corp., including annual appropriation tax increment payment;
- G. Motion: Approve Change Order extending completion date for Fairway Woods 1<sup>st</sup> Addition PCC Paving Project to October 1, 2014;

**2. Public Hearing** on Proposed Rezoning of two tracts of land in the West Half of the NE Quarter of Section 24-96N-37W (900 block of 14<sup>th</sup> St. S.W.) from C-2 Highway Commercial and A Residential Zoning Districts to B Multiple Residential Zoning District;

-Mayor Declares Public Hearing Open

- Written Comments Against
- Oral Comments Against
- Written Comments in Favor of
- Oral Comments in Favor of

-Mayor Declares Public Hearing Closed

- 1. Roll Call: Ordinance Amending the Zoning Classification of two tracts of land in the West Half of the NE Quarter of Section 24-96N-37W from C-2 Highway Commercial and A Residential Zoning Districts to B Multiple Residential Zoning District, 1<sup>st</sup> filing;

As the City continues to work with Community Housing Initiative (CHI) to bring a new multi-family workforce housing unit to town, one of the requirements for the CHI application to the State is that the property they are looking at for the housing unit is properly zoned. The zoning needs to be in place prior to the application being submitted in December. If the CHI project is not approved, the land was still targeted for multi-family units. The property where the project is located is the city owned land east of Menards. **I recommend approval.**

### 3. Old Business:

### 4. New Business:

- A. Roll Call: A Resolution Approving the Final Plat of Stub's Fifth Addition to the City of Spencer, Clay County, Iowa (including Development Agreement with Clay County Lodging);

Enclosed in your packet is a resolution approving the final plat of Stub's Fifth Addition. The plat is located on the land east of Menards and will be where the new Holiday Inn Express will be located. As part of the plat approval process, the City and Developer have entered into a Development Agreement that details the installation of infrastructure. The Agreement calls for the developer to extend at their cost the water and sewer mains. At this point, there will be no new street construction, however at the time the street is constructed, the City would be responsible for 20% per our assessment policy. In addition, the City and the Developer will split Storm Water Drainage costs since the City owns the land to east. The City will be approving a TIF rebate agreement at the September 15<sup>th</sup> meeting. **I would recommend approval.**

- B. Motion: Approve Quote from Wilkins Industries, Inc. for Transfer Trailer at the Solid Waste Division for \$63,371, from CIP;

Public Works solicited quotes for the purchase of a new transfer trailer for the Solid Waste Division. Quotes were received on August 28<sup>th</sup>, and the City received 3 quotes. The low quote belonged to Wilkins Industries, Inc. in the amount of \$63,371. The purchase was part of the Capital Improvement Plan for the fiscal year. **I would recommend approval.**

- C. Motion stating intention to include \$1 per capita for Clay County Housing Trust Fund in the Fiscal Year 15/16 Budget;

The City has been asked to pledge \$1 per capita for the Clay County Housing Trust Fund. The City will pay the Trust Fund in the current fiscal year the \$1 per capita request. This motion would state our intention to add the \$1 per capita request to the FY16 budget, which we will be working on later this year. **I would recommend approval.**

- D. Motion: Award proposal for Police Department Re-roofing Project, not including soffit, to Hahn Roofing, Inc. for \$32,888.00;

The roof on the new Police Department building, the smaller building, is in need of replacement. The attached proposal is for the replacement of the roof, however the soffit will also need to be replaced and the City is working on obtaining a quote for that work. The current roof still has a little warranty period left, so we only obtained a quote from Hahn Roofing who installed the original roof. **I would recommend approval.**

- E. Roll Call: Resolution Approving Contract and Performance Bond for 2014 City Hall Roof Project With H&S Roofing for \$45,910.45;

At the last meeting, the Council awarded a bid for the replacement of the roof on the City Hall building. The action above will approve the contract and performance bond for the successful bidder for this project. It is our intention to have the work completed prior to winter. **I would recommend approval.**

- F. Motion: Approve Change Order to 2014 PCC Trail Project, regarding replacing drive over curb with traditional curb on the East side of North School Park, for an increase of \$6,476;

With the construction of the new trail in North School Park, the need to install a permanent curb on the east side of the park is necessary to keep vehicles off of the trail due to its proximity to the street. The action above will approve a change order to install a traditional curb on the east side of the park versus the originally proposed drive over curb. **I would recommend approval.**

## **5. 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

## **6. Engineer's Report**

## **7. City Manager's Report: Jeremy Parsons, Clay County Fair**

## **8. Mayor's Report:**

## **9. Council/Comm. Reports:**

## **10. City Clerk's Report**

- Bills and Claims
- Funds Transfers

## **11. Other Business/Opportunity to Address the Council**

## **12. Adjourn**