

SPENCER CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
September 15, 2014
Regular Council Meeting
6:30 o'clock P.M.

1. Update on Spencer Dream Center by Pastor Grimes;
2. **Consent Agenda:**
 - A. Minutes of September 2, 2014;
 - B. Liquor Licenses – Temporary 5 day Class BB Beer License with Outdoor Service and Sunday Sales for Parker Historic Society for Oktoberfest Event on Clay County Fairgrounds October 12, 2014 and Class C Liquor License with Sunday Sales and Outdoor Service for Spencer Golf & Country Club;
 - C. Roll Call: Resolution Approving Official 2013-2014 Fiscal Year Street Finance Report;
 - D. Roll Call: Resolution Authorizing Application to the Iowa Federal Recreational Trails Program, and Committing Local Match to the Project (proposed trail along City owned railroad from 10th Street West to 310th Street);
 - E. Approve purchase of Canon iR C5235A Color Copy Machine for the Police Department for \$7311 from Police Reserve;
 - F. Approve Residential Tax Abatement Requests for:

Robert & Jaymie Krukow, 2210 4th Ave. SW
Roger Sangel, 94 Stoneybrook Circle SW
Joyce Snyder, 79 Stoneybrook Circle SW
Jordon Rasmussen and Breanna Ford, 63 Stoneybrook Circle SW
Todd & Amy Maschino, 71 Stoneybrook Circle SW
Kay Keener, 57 Stoneybrook Circle SW
Dennis & Beverly Hanna, 35 Stoneybrook First Addition
Todd & Kellie Harmon, 2202 4th Avenue SW
James & Alison Herman, 1518 17th Ave. W.
John & Laurie Lawson, 1122 Michaels Court
Hugh Lively, 2226 4th Ave. S.W.
Terry & Tessa Hemann, 1111 W. 8th St.
Dwayne Peterson, 123 Stoneybrook Circle SW
Jeff & Lori Hermstad, 2218 4th Ave. W.
Cheryl Bauer, 44 Stoneybrook Circle SW
James or Carol Bleich, 1102 W. 8th St.

3. Public Hearings:

A. Public Hearing on Amendment to City of Spencer Budget for Fiscal Year 2014/2015;

1. Roll Call: Resolution to Amend City of Spencer Budget for Fiscal Year 2014/2015;

Enclosed in your packet information is a Resolution amending the 2014/15 fiscal year budget. The amendment for the most part is related to the purchase of the 45 acres of land, improvements to the new police department and an early payoff to SMU for the City of Spencer's portion of the debt on the Spec Building. **I would recommend approval.**

B. Public Hearing on Designation of Expanded Spencer Consolidated Urban Renewal Areas and on Proposed Urban Renewal Plan Amendment.

1. Roll Call: Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the 2014 Addition to the Spencer Consolidated Urban Renewal Areas;

Enclosed in your packet information is a Resolution to establish an Urban Renewal Area. The area will consist of approximately 14 acres. You might recall the City had previously removed this piece from the City's Urban Renewal Area in order to reset the taxable base. The resolution also amends our Urban Renewal Plan to add the Spec building in the Green Industrial Park, Holiday Inn Express Project (owned by Clay County Lodging, LLC) as well as an approximate 8000 square foot building (owned by Shine Bros. Corp.). The City held the legal required consultation meeting with the tax entities affected by this amendment. P&Z met on this time as well and voted to recommend approval. **I would recommend approval.**

2. Roll Call: Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2014 Addition to the Spencer Consolidated Urban Renewal Areas, Pursuant to Section 403.19 of the Code of Iowa, 1st Filing;

Enclosed in your packet information is an ordinance that orders the County Treasurer to divide the taxes and capture the required increment. Since this a new parcel being added to the district, this is a statutory requirement in the creation of a new district. **I would recommend approval.**

C. Public Hearing on Development Agreement with Clay County Lodging, LLC, in connection with the construction and operation of new hotel facilities in the Spencer Consolidated Urban Renewal Areas, which Agreement provides for certain financial incentives in for form of incremental property tax payments in the total amount not exceeding \$1,350,000;

1. Roll Call: Resolution Approving Development Agreement with Clay County Lodging, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement;

Enclosed in your packet information is a resolution approving a development agreement with Clay County Lodging, LLC., to allow for an annual appropriation tax increment payments over a 10 year period. The project consists of a 4 story Holiday Inn Express Hotel. The total amount of incremental property tax for this project is a not to exceed \$1,350,000. This item was discussed at a Progress and Development meeting and was recommended for approval. **I would recommend approval.**

D. Public Hearing Public Hearing on Development Agreement with Shine Bros. Corp., in connection with the construction and operation of a research and development facility for use in its business operations at 220 10th Ave. SE in the Spencer Consolidated Urban Renewal Areas, which Agreement provides for certain financial incentives in for form of incremental property tax payments in the total amount not exceeding \$330,000;

1. **Roll Call: Resolution Approving Development Agreement with Shine Bros. Corp., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement;**

Enclosed in your packet information is a resolution approving a development agreement with Shine Bros, Corp., to allow for annual appropriation tax increment payments over a 10 year period. The project consists of an approximate 8000 square foot building addition. The total amount of incremental property tax for this project is a not to exceed \$330,000. This item was discussed at a Progress and Development meeting and was recommended for approval. **I would recommend approval.**

4. Old Business:

- A. **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, 2nd 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.**

5. New Business:

- A. **Roll Call: Resolution Amending Personnel Manual to Adopt Series 600, "Safety";**

Enclosed in your packet information is a resolution amending the City of Spencer Personnel Policy. The amendment for the most part provides for the addition of "Series 600" which deals with the City's Safety Policy. The City's Worker Compensation Carrier, at its last audit, recommended that the City formalize its Safety Policy. One item that I would like to call your attention to is the policy concerning light duty. This new policy will allow us to be more uniform administering light duty for employees returning to work, following an injury. The Safety Policy was reviewed by each of the Department Directors as well as our City Attorney. **I would recommend approval.**

- B. **Motion: Approve Revised 28E Agreement for Sharing of Law Enforcement Officers and Providing Emergency Response Assistance (H.E.A.T. Tactical Team);**

Enclosed in your packet Information is a Resolution approving the 28e Agreement for sharing Law Enforcement Officers as well as providing for Emergency Response Assistance from the H.E.A.T. Tactical Team. The City has been part of this endeavor for some time. The City Attorney has reviewed the agreement. **I would recommend approval.**

6. **City Manager's Report: Economic Development Report from Robert Becker, Iowa Workforce Development;**

7. Mayor's Report:

8. Council/Comm. Reports :

8. City Clerk's Report:

- Bills and Claims
- Funds Transfers

9. Other Business/Opportunity to Address the Council

10. Adjourn