

**SPENCER CITY COUNCIL MEETING  
COUNCIL CHAMBERS, CITY HALL  
Monday, November 2, 2015  
Regular Council Meeting  
6:30 o'clock P.M.**

1. **ROLL CALL:** Petska, Orrison, Bomgaars, Swanson, Hanson, Prentice, Moriarty
2. **IGL Housing Update**
3. **Consent Agenda:**
  - A. Minutes of October 19, 2015:
  - B. Licenses: Approve adding Class B Wine (carryout) to liquor license for The Bear Coffeehouse and Wine Bar and Garys on the River at 24 West Park Street; subject to final approval by Iowa Alcoholic Beverages Division;
  - C. Approve Griffin Trust Fund Distribution for 2015 (Spencer Jaycees, YMCA & Clay County DHS);
  - D. Motion to Set Public Hearing for November 16, 2015, 6:30 P.M. for An Ordinance Amending Title 9, Chapter 7A, Section 3B of the Spencer City Code to Permit "Communications Towers" as a Special Exception Use in the "F" Fair Exposition Zoning District;
  - E. Award Renaissance Initiative Funding, as Recommending by the Renaissance Initiative Committee, for a total of \$15,734.70;
  - F. Approve Sidewalk Construction and Assessment Agreement for Lance Scott, 321 W. 6<sup>th</sup> Street;
  - G. Approve Spencer Residential Tax Abatement Application for Residential Property Tax Exemptions for Andrew Hoogeveen, 1502 8<sup>th</sup> Avenue S.W.;
4. **Old Business:**

1. **Roll Call: An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the October, 2015 Addition to the Spencer Consolidated Urban Renewal Areas, Pursuant to Section 403.19 of the Code of Iowa (Second Filing);**

Enclosed in your packet information is an Ordinance to establish the authority to divide the taxes on the property being added to the Urban Renewal District. The property being added is in conjunction with the Merrill Company development. This ordinance gives the County Auditor and Treasurer the authorization to divide the taxes paid and give the City the portion eligible under and TIF Agreement. This is the second filing. **I would recommend approval.**

## 5. Public Hearings

### A. Public Hearing on Development Agreement Between the City of Spencer and Quality Refrigerated Services, Inc.;

#### 1. Roll Call: Roll Call: Resolution Approving Development Agreement with Quality Refrigerated Services, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement;

Enclosed in your packet is a Resolution approving a development agreement with QRS for the construction of additional warehousing with an approximate value of \$4,600,000. The maximum the City would pay out over a 13 year period would be \$1,614,600. **I would recommend approval.**

### B. Public Hearing on Development Agreement Between the City of Spencer and The Merrill Company;

#### 1. Roll Call: Resolution Approving Development Agreement with The Merrill Company, 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 the Merrill Company for the construction of new warehousing and office space facilities with an approximate value of \$4,000,000. The maximum the City would pay out of 10 years is \$1,080,000. **I would recommend approval.**

## 6. New Business:

### A. Report from McClure Engineering on Relocation Cost for North Spencer Trail Extension;

As you may recall the City Council held a Public Hearing on September 21, 2015 to consider a proposal from Mr. and Mrs. Robert Graham to purchase an approximate 40,000 square foot of property located between Graham Tire and Graham Retread Company from the City of Spencer for \$60,000.

At the Public Hearing the council requested that Staff investigate the additional cost to move the trail to an alternative route. A representative from McClure will be on hand to update you on their analysis of moving the proposed trail route.

### B. Roll Call: Resolution Accepting Work for 2015 Southern Pointe Apartments Site Improvements Grading & PCC Paving Project (with the Sidewalk Work removed from the Original Contract) and authorizing payment of \$39,737.40;

Enclosed in your packet is a resolution accepting the initial site improvements needed for the CHI project to move forward. Once the Council accepts the work, the City can proceed to close on the property so that CHI can start their building project. The Sidewalk portion of the improvements was removed and is explained below. **I recommend approval.**

**C. Roll Call: Resolution to Approve New Contract with DeLoss Construction for 2015 Southern Pointe Apartments Site Improvements Grading & PCC Project \$24,788.00 (Sidewalk portion of the project);**

Enclosed in your packet is a new contract between the City and DeLoss Construction for the installation of the sidewalk for the CHI project. This portion was originally included in the first contract with DeLoss that also covered the site grading. However, it was decided that it would be better to install the sidewalks after the construction of the apartment building to prevent any damage being done to them during construction. However, the property could not be transferred to CHI for building until all necessary site improvements were constructed under the original contract. Therefore, the sidewalks were removed and are now to be installed under a new contract with DeLoss once the building has been completed. **I would recommend approval.**

**7. Department Head Reports:**

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

**8. Engineer's Report:**

**9. City Manager's Report:**

**10. Mayor's Report:**

**11. Council/Comm. Reports: November 23, 2015, Committee of the Whole (CIP Plan)  
November 30, 2015, Finance & Personnel, 5:45 P.M**

**12. City Clerk's Report**  
**- Bills and Claims**  
**- Funds Transfers**

**13. Other Business/Opportunity to Address the Council**

**14. Adjourn**