

**Committee of the Whole**  
**Monday, September 19, 2016**  
**5:30 o'clock P.M.**

1. **Call to Order**
2. **Discuss Riverfront Committee's Recommendation of Consultant for Riverfront Master Plan;**

As you may recall the Mayor and Council, at its last Goal Setting Session, voted to prioritize the development of our Riverfront District. The Council then authorized the Riverfront Committee to solicit quotes from Consultants to develop a masterplan. At the August 15<sup>th</sup> Council Meeting, the Council voted to authorize the Committee to negotiate a contract with RDG Planning and Design to develop the Riverfront District Master Plan for a price not to exceed \$50,000.00. The Council reiterated that once the negotiations were completed, the proposed contract would need to come back for approval. The Council also requested that a Committee Meeting take place on this item as well.

The Riverfront Committee was able to negotiate a contract with RDG Planning and Design that calls for a price of \$50,000.00. There are two components to this Scope of Services. The first outlines work to be performed by RDG, for a total of \$42,000.00. The second component outlines work that will be performed by Bolton and Menk, for a total of \$8,000.00. The overall contract will be with RDG with Bolton and Menk acting as a sub-contractor on this proposal.

3. **Adjourn**

**SPENCER CITY COUNCIL MEETING**  
**September 19, 2016**  
**Regular Council Meeting**  
**6:30 o'clock P.M.**

1. Pledge of Allegiance
2. ROLL CALL: Petska, Orrison, Bomgaars, Swanson, Hanson, Prentice, Moriarty
3. Consent Agenda;
  - A. Minutes of September 6, 2016;
  - B. Licenses: Approve Class C Beer Permit with Sunday Sales for Cargo Express; and New Class B Native Wine Permit with Sunday Sales for The Hen House, both subject to final approval by the Iowa Alcoholic Beverages Division;
  - C. Motion: Approve Sidewalk Construction and Assessment Agreements for Gary Challand at 202 East 10<sup>th</sup> Street; Megan Phelan at 21 West 11<sup>th</sup> Street; Travis Cooke at 1207 West 13<sup>th</sup> Street; Aaron & Kylee Zinn at 1211 West 13<sup>th</sup> Street; John and Cynthia Donahue Greer at 302 West 5<sup>th</sup> Street; and Donald Strock and Sarah Stone at 505 East 4<sup>th</sup> Street;

- D. Motion: Approve Updated Iowa DOT Title VI Non-Discrimination Agreement and Standard DOT Title VI Assurances, as required for Grant Projects;
- E. Roll Call: Resolution Adopting the Procurement Policy for the City of Spencer Federal Funded Projects (FEMA Back-up Generators Project);
- F. Roll Call: Resolution Proposing the Transfer of City Real Property to the Faith Pentecostal church of Spencer, Iowa, Setting a Public Hearing for October 3, 2016 and Directing the Publication of Notice;
- G. Roll Call: Resolution Proposing the Exchange of City Property with Property of Eagle Construction, Inc., Setting a Public Hearing for October 3, 2016 and Directing the Publication of Notice;
- H. Motion: Approve MLS Landscape & Design as a Subcontractor for 2016 Fairway Woods 2<sup>nd</sup> Addition PCC Paving Project;

#### **4. Public Hearing:**

##### **A. Public hearing on Sewer Revenue Loan and Disbursement Agreement in a Principal Amount not to exceed \$4,100,000.00;**

##### **1. Roll Call: Resolution authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of \$3,600,000.00 Sewer Revenue Bonds, Series 2016;**

Enclosed in your packet information is a Resolution to approve a Sewer Revenue Loan and Disbursement Agreement for the issuance and securing the payment of \$3,600,000.00 sewer revenue bonds. These funds will be used to pay for the Wastewater Treatment Plant Improvement Project. **I would recommend approval.**

#### **5. Old Business:**

##### **A. Roll Call: Ordinance Establishing and Designating “West 30<sup>th</sup> Street” within the City of Spencer, Iowa, 2<sup>nd</sup> Filing;**

Enclosed in your packet information is an ordinance establishing and designating “West 30<sup>th</sup> Street”. From Highway Boulevard to 4<sup>th</sup> Ave. West (Across from the old Bomgaars Building). This designated area will allow for installation of a permanent street in the future. **I would recommend approval of the 2nd filing.**

#### **6. New Business:**

##### **A. Motion: Approving Preliminary Plat of Windcrest First Addition;**

P&Z met on Wednesday to review Windcrest Plat that is located directly north of the Southpark Mall. After careful consideration, P&Z voted to recommend to the Council that the Preliminary and Final Plat be approved. Staff is only requesting that only the Preliminary Plat be approved at this time. **I would recommend approval.**

**7. Engineer's Report:**

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

9. **Mayor's Report:** Announce openings on Planning & Zoning and Renaissance Initiative Committees;

**10. Council/Comm. Reports:**

**11. City Clerk's Report:**

- Bill and Claims
- Funds Transfers

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

**13. Adjourn**