

Public Works Committee
Monday, November 21, 2016
5:45 o'clock P.M.

1. Discuss Land Acquisition Request from Barry DeLoss

Enclosed in your packet information is a request from Barry DeLoss for the City to swap an approximate 14.4 acres of land near our wastewater treatment plant. In addition to the land swap, Mr. DeLoss is requesting the City consider a grant that would allow him to purchase the land from Shine Brothers, which he would then ultimately swap with us. He indicated in this letter that the cost of that land is \$144,000.

Mr. DeLoss states in his letter that his company needs this land to allow them to invest an approximate 1.5 million dollars into this area for long term use of their business. For that investment they would like a 10 year TIF rebate of their property taxes which is approximately \$410,000. Mr. DeLoss felt that the land should be free to them, as in the past the City and SMU had given away land.

Staff has retained McClure Engineering to do an analysis of how much land the City needs to allow for the current and long term growth of the City. We have enclosed in your packet information, the results of their analysis.

SPENCER CITY COUNCIL MEETING
6:30 o'clock P.M.

1. Pledge of Allegiance

2. ROLL CALL: Petska, Orrison, Bomgaars, Swanson, Hanson, Prentice, Moriarty

3. Spencer Main Street Update, Nancy Naeve, Director

4. Consent Agenda:

A. Approve Minutes of November 7, 2016;

B. Licenses: Approve Class E Liquor, Class B Wine & Class C Beer Permit for C's Liquor Store; subject to final approval by the Iowa Alcoholic Beverages Division;

C. Roll Call: Resolution Approving Tax Increment Financing Indebtedness Certification to County Auditor and Annual Appropriation of Certain Rebate Payments;

D. Motion: Acknowledge Annual Financial Report for Fiscal Year 2015/16;

E. Motion: Approve Residential Tax Abatements from **Glen Cummings** at 603 Country Club Lane; **David and Julie Keith** at 1725 1st Ave. E.; **Gordon and Jan Watson** at 1408 8th Ave. S.W.; **Jack and Joyce Morgan** at 1400 8th Ave. S.W.; **Nicholas and Kelsey Beneke** at 1507 9th Ave. S.W.; **Larry and Ina Chapman** at 1315 14th Ave. W.; **Bryce Ricklefs** at 1634 Kristin Drive; **Darin and Sarah Chapman** at 1309 8th Ave. S.W.; **William and Ardyce Stevenson** at 405 E. 19th St.; **Douglas Sabranek** at 1501 9th Ave. S.W.; **Myrna Heeren Revocable Trust** at 801 15th St. S.W.; **Donna Ott** at 623 W. 5th St.; **Tamara Schulke** at 1306 8th Ave. S.W.; **Kendall Mead** at 411 5th Ave. S.E.; **Kalana and Tanya Crawford** at 1505 8th Ave. S.W. and **David and Holly Brink** at 1404 8th Ave. S.W.; all subject to review by the Clay County Assessor;

- F. Motion: Approve Infringing Use Agreement with Joshua Albrant at 203 West 10th Street to allow 6' fence to remain on property;
- G. Roll Call: Resolution Proposing the Transfer of City Real Property to the State of Iowa, for the Use and Benefit of the Iowa Department of Transportation, without Monetary Consideration, for Public Purposes as Highway Right-of-Way, Setting a Public Hearing and Directing the Publication of Notice (Hearing: December 5, 2016, 6:30 P.M.)
- H. Motion: Approve Iowa DNR Resource Enhancement and Protection Fund (REAP) Grant Agreement for Iowa Great Lakes Connection Trail, Phase II (\$125,000 Grant with no match);
- I. Roll Call: Resolution to Approve Application for Iowa Federal Trail Grant for Iowa Great Lakes Trail Connection, Co-sponsored by the Clay County Board of Supervisors and the City of Spencer;
- J. Roll Call: Resolution Authorizing and Directing the Temporary Closing of Portions of City Street (West 5th Street) in the City of Spencer as Requested by Spencer Main Street on December 5, 2016 from 4:30-8:30 P.M. for Grand Meander Event;

5. New Business:

- A. **Motion Adoption: Approve Change Order #2 on 2016 Deerfield Park Improvements Project with Quail Construction LLC, for an increase of \$2,101.00;**

Enclosed in your packet information is change order #2 for the Deerfield Park Improvement Project in the amount of \$2,100. The change order for the most part deals with adding a water drinking fountain base and copper service stub as well as electrical service plumbing to the shelter house. The Park Board met on this item and voted to recommend approval. **I would recommend approval.**

- B. **Roll Call: Resolution Accepting Work on 2016 Deerfield Park Improvement Project;**

Enclosed in your packet information is a Resolution accepting work on the 2016 Deerfield Improvement Project. The Park Board met on this item and voted to recommend approval. **I would recommend approval.**

- C. **Motion: Approve Preliminary Plat of Kruse First Addition;**

Enclosed in your packet information is a copy of the preliminary plat for Kruse First Addition. The plat for the most part is a division of an existing lot into two lots. The plat is located on the north side of 28th street (N/W of UPS). P&Z met on this item and voted to recommend approval. **I would recommend approval.**

- D. **Roll Call: Resolution Confirming and Accepting a Public Sanitary Sewer Main Located in the North 15 Feet of Lot 1 and Lot 8, Church of Christ Addition to The City of Spencer;**

Enclosed in your packet information is a resolution accepting a Public Sewer Main that is located on Lot 1 and Lot 8 of the Church of Christ Addition. This main was constructed back in 1998 but according to our records not formally accepted as a public main. **I would recommend approval.**

E. Motion: Award Quote for 2016 11th Street S.E. Culvert Removal Projects (quotes received 11/21/16 at 3:00 P.M.)

The City will be receiving quotes on Monday to remove the set of four culverts from 2nd Avenue SE to the Ace Mini-Storage (5th Ave. SE). The removal of the culverts is part of the City's strategy to reduce localized flooding in that area. By removing these culverts it will increase the capacity of the drainage ditch thus reducing some of the flooding in that area. We will be presenting the results of the quotes at the Council Meeting.

F. Motion: Authorize Staff to notify Billboard Tenants that the City will not be extending leases for billboards;

As you are all aware, the City has been working with the DOT to have them acquire some of our excess rail road right-of way. As part of that discussion, it was determined that the billboards in that area would need to be removed. Staff felt it would be prudent to let them know in advance so they can make other plans. Our agreement with Avery expires on December 31, 2018 and our agreement with Primo Development is a year to year lease that automatically renews unless a 90 day notice is given. **I would recommend approval.**

6. Engineer's Report:

7. City Manager's Report:

8. Mayor's Report:

A. Announce openings on Planning & Zoning Commission and Electrical Board of Examiners;

9. Council/Comm. Reports: CIP Meeting 12-7-2016

10. City Clerk's Report:

Bill and Claims
Funds Transfers

11. Other Business/Opportunity to Address the Council

12. Adjourn