

**There will be an open house for interested citizens on the 2015 West Central Sewer Retrofit Project prior to the City Council Meeting: 5:00-6:00 P.M., Council Chambers City Hall, hosted by Brian Schmidt, Project Engineer.*

**SPENCER CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
March 16, 2015
Regular Council Meeting
6:30 o'clock P.M.**

1. Consent Agenda:

- A. Minutes of March 2, 2015;
- B. Licenses: 8 month Class C Liquor License with Sunday Sales & Outdoor Service for Spencer Municipal Golf Course; Class C Liquor License with Sunday Sales for Spencer Bowl; and Class C Liquor License with Sunday Sales for Weasy's; all subject to final approval by Iowa Alcoholic Beverages Division;
- C. Roll Call: Resolution Authorizing and Directing the Temporary Closing of Portions of City Streets in the City of Spencer, Iowa for the 2015 Flagfest Celebration;
- D. Motion: Approve MLS Landscape and Design as Subcontractor for the 2015 Gateway by IGL Public Improvement Project;
- E. Motion: Set Public Hearing for April 6, 2015, 6:30 P.M. for Budget Amendment for Fiscal Year Ending June 30, 2015;

2. Public Hearings:

A. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the 2015 HMGP West Central Sewer Retrofit Project;

- 1. Roll Call: Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the 2015 HMGP West Central Sewer Retrofit Project (*bids will be received 3/20/15 at 1:00 P.M. and acted on 4/6/2015*);**

Enclosed in your packet information is a resolution approving the plans, specs, form of contract and estimated costs for the 2015 HMGP West Central Sewer Retrofit Project. The project for the most part consists of Concrete Manholes and Inlets, RCP Storm Sewer, RCP Trunk Storm Sewer, Pavement Removal, PCC Pavement, PVC Force Main (Open Trench), PVC Force Main (Trenchless), Railroad Crossing, Diversion Lift Station, VCSP Sanitary Sewer Main, PVC DR-14 Water Main and PCC Sidewalk.

The Estimated Costs for the project is \$ 3,235,230.50. The project will be paid for from a HMGP Grant, Sewer Reserves, Street Reserves, and Special Assessments. Subject to comments from the Public Hearing, **I would recommend approval.**

3. Old Business:

1. Roll Call: Ordinance Amending Title 9, Chapter 2, Section 2 (B) (35) of the Spencer City Code (Food Processing), Second Filing;

Enclosed in your packet information is a proposed zoning text amendment to the Zoning Code to revise regulations applicable to the Use Classification of Food Processing. **It is important to point out that the proposed text amendment is not adding any new use category.**

The proposed text amendment is for the most part meant to modify some of the existing bearers to attracting new industry to our community. Currently the ordinance limits the number of employees on the production floor (200), number of companies on the property (1) and maximum square footage of the production floor (30,000). These limitations can potentially be a deterrent to bringing in larger employers who may want to expand their operations sometime in the future.

The proposed ordinance before you calls for the number of employees on the production floor be increased from 200 to 300, the number of businesses utilizing the property from 1 to unlimited and the total square footage of the production floor from 30,000 square feet to 50,000 square feet. P&Z met on this and recommended approval. **I would recommend approval.**

2. Roll Call: An Ordinance Amending the Zoning Classification of Real Property Owned by Troy & Jennifer Huisenga Located at 515 6th Ave. East, Spencer, Clay County, Iowa and Amending the Official Zoning Map, Second Filing;

Enclosed in your packet information is a proposed ordinance amending the Zoning Classification for property located at 515 6th Ave. East from "C-2" Highway Commercial to "A" Residential. This property is located next door to the CAASA property that you had previously approved for a zoning change. **I would recommend approval.**

4. New Business:

A. Roll Call: Resolution Approving Contract and Bond for 2015 PCC Paving Project #1 ;

Enclosed in your packet information is a Resolution approving the contract and bond for the 2015 PCC Paving Project to Vander Pol Excavating for a bid price of \$770,367.05. **I would recommend approval.**

B. Motion: Approving DeLoss Construction as Sub-Contractor for 2015 PCC Paving Project #1;

I would recommend approval.

C. Motion: Set Public Hearing for April 6, at 6:30 P.M. on Proposed Rezoning of a tract of land in the Southwest Quarter of Section 24; Township 96 North; Range 37 West of the 5th P.M., Clay County, Iowa from A Residential Zoning District to C-2 Highway Commercial Zoning District (Green & Yellow LLC);

Staff is recommending setting a public hearing date for April 6th for the proposed rezoning request from Green & Yellow, LLC. from “A” Residential to “C-2” Highway Commercial. P&Z met on this item and voted to recommend approval. **I would recommend approval.**

D. Roll Call: Resolution Approving the Final Plat of Noteboom First Addition as a Subdivision of the City of Spencer, Clay County, Iowa;

Enclosed in your packet information is a Resolution approving the Final Plat for the Noteboom first addition. The P&Z met on this item and voted to recommend approval. **I would recommend approval.**

E. Roll Call: Ordinance Amending Title 4, Chapter 5, Section 21 of the Spencer City Code Concerning Rates and Charges for Solid Waste Services, 1st Filing;

Enclosed in your packet information is an amended ordinance concerning the increase the Solid Waste Fees. The ordinance for the most part increases the rates by 2% for the next 3 fiscal years. The 2% represents an approximate 32 cents per month increase for residential use.

As you may recall, the City is now designated an EMS landfill. One of our goals is to encourage business recycling. The proposed ordinance before you incentives businesses to recycle more by lowering current recycle container rates. **I would recommend approval.**

F. Roll Call: Ordinance Amending Title 4, Chapter 4, Section 11, Subsection D of the Spencer City Code, Amending Wastewater Service Charges in the City of Spencer, 1st Filing;

Enclosed in your packet information is an amended ordinance concerning an increase in Wastewater Service Charges. The ordinance for the most part increases the sanitary sewer fee by 4% the next 3 years. That increase represents a monthly increase of about 80 cents per 1000 gallons of water used. The ordinance also sets out an increase in the CSI charge of \$1.25 per month each year for the next five years that will be used strictly for paying for costs associated with the EPA mandate the City of Spencer is under. This increase was discussed in numerous committee meetings and incorporated into the City’s financial plan. **I would recommend approval.**

5. Engineer’s Report

6. City Manager’s Report:

7. Mayor’s Report:

8. Council/Comm. Reports:

9. City Clerk’s Report

- Bills and Claims
- Funds Transfers

10. Other Business/Opportunity to Address the Council

11. Adjourn