

REGULAR SPENCER CITY COUNCIL MEETING

Tuesday, September 7, 2021

6:30 P.M.

Council Chambers, City Hall

101 W. 5th Street

Spencer, Iowa

1. Pledge of Allegiance

2. **ROLL CALL:** Nelson, Orrison, Larsen, Wunschel, Hanson, Reit, Moriarty

3. Consent Agenda:

- A. Motion: [Approve City Council Minutes of August 16, 2021](#) and [Special Meeting August 31, 2021](#);
- B. Roll Call: Resolution Authorizing Permanent Transfer of Funds of Budgeted Transfers for Month Ending August 31, 2021;
- C. Roll Call: Resolution Authorizing and Directing the Temporary Closing of Portions of City Alley in the City of Spencer, as Requested by the Iowa Project Brewing Company on September 11 and September 18 for a Special Event;
- D. Licenses: Approve Temporary Outdoor Service Permits to cover September 11, 2021 and September 18, 2021, for Iowa Project, subsection to final approval by Iowa Alcoholic Beverages Division;
- E. Motion: [Approve Sidewalk Construction and Assessment Agreements](#) with Joe and Dawn DeBoer at 214 W. 1st Street and Heather Harrington at 210 West 1st Street;
- F. Roll Call: [Resolution to Provide for a Notice of Hearing](#) on Proposed Plans and Specifications, Form of Contract and Estimate of Cost for 2021 West Leach Park Boat Ramp Project; (Letting Date 9/30/2021, Hearing Date 10/4/2021);
- G. Motion: [Approve Change Order No. 1 for 2019 Manhole Rehabilitation Project](#) to reflect as-built quantities;
- H. Motion: [Approve Change Order No. 1 for 2021 Crack & Joint Sealing Project](#) to reflect as-built quantities;
- I. Motion: [Approve Change Order No. 1 for 2021 PCC Patching Project](#) to reflect as-built quantities;

- J. Roll Call: [Resolution Proposing the Vacation and Transfer of Jurisdiction](#) of the Following Described Portions of City Streets, East 11th Street from Grand Ave. to 2nd Ave. East; and 1st Avenue East from East 10th Street to East 11th Street, with Jurisdiction of the Vacated Streets to be Transferred to the Spencer Municipal Hospital, as recommended by Long Term Planning Committee;
- K. Motion: [Approve Quote from Great Plains Structures for \\$64,100](#) for resealing and scheduled maintenance on the bio-solids storage tank at the Waste Water Treatment Plant, CIP Plan;
- L. Motion: [Approve Quote from Murphy Tractor & Equipment Co., Inc. for \\$18,850](#), to Purchase Rebuilt Solid Waste Wheel Loader Engine ;

4. Old Business:

- A. Roll Call: [Ordinance Amending Tile 9, Chapter 16 of the Spencer City Code](#) Concerning Flood Plain Management, as recommended the Planning & Zoning Commission, 2nd Filing;

5. Public Hearings:

A. [Public Hearing on Proposed Amendment to Spencer Urban Revitalization Plan;](#)

- Mayor Declares the Public Hearing Open
 - Written Comments Against
 - Oral Comments Against
 - Written Comments in Favor of
 - Oral Comments in Favor of
- Mayor Declares the Public Hearing Closed

1. Roll Call: Resolution Adopting Restated Plan for the Spencer Urban Revitalization Area;
2. Roll Call: Ordinance Amending Ordinance No. 736 Designating an Area of Spencer, Iowa, as the Spencer Urban Revitalization Area, 1st Filing;

B. [Public Hearing on Proposed Amendment to the Spencer Consolidated Urban Renewal Areas;](#)

- Mayor Declares the Public Hearing Open
 - Written Comments Against
 - Oral Comments Against
 - Written Comments in Favor of
 - Oral Comments in Favor of
- Mayor Declares the Public Hearing Closed

1. Roll Call: Resolution to Approve Urban Renewal Plan Amendment for the Spencer Consolidated Urban Renewal Areas;

C. Public Hearing on Proposed Development Agreement with Schoeneman Bros. Company;

- Mayor Declares the Public Hearing Open
 - Written Comments Against
 - Oral Comments Against
 - Written Comments in Favor of
 - Oral Comments in Favor of
- Mayor Declares the Public Hearing Closed

1. Resolution Approving Development Agreement with Schoeneman Bros. Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement;

D. Public Hearing on Proposed Development Agreement with New Tec Development;

- Mayor Declares the Public Hearing Open
 - Written Comments Against
 - Oral Comments Against
 - Written Comments in Favor of
 - Oral Comments in Favor of
- Mayor Declares the Public Hearing Closed

1. Resolution Approving Development Agreement with New Tec, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement;

E. Public Hearing on West 4th Street and 32nd Avenue West Storm Sewer Improvements Project;

- Mayor Declares the Public Hearing Open
 - Written Comments Against
 - Oral Comments Against
 - Written Comments in Favor of
 - Oral Comments in Favor of
- Mayor Declares the Public Hearing Closed

1. Resolution Approving Plans & Specs for 2021 West 4th Street & 32nd Avenue West Storm Sewer Improvement Project (Bids will be received 9/16/2021);

6. New Business:

- A. Motion: [Approve Letter Support for Spencer Main Street's Application](#) to Iowa Economic Development Authority for a Main Street Challenge Grant to renovate the two-story apartment above Hansen's Clothing;
- B. Motion: [Approve Agreement for Professional Services for Design of Grand Avenue Corridor Signal Equipment Upgrades and ICAAP Grant Requirements with Bolton & Menk, Inc.](#);
- C. Motion: [Approve Agreement with Iowa DOT](#) for an Iowa's Clean Air Attainment Program (ICAAP) Federal-aid Swap Project for the Downtown Traffic Light System Upgrade Project;
- D. Motion: [Approve Professional Services Contract with Kruse, Cate & Nelson, P.C.](#) for 2023 East Side Reconstruction & Sewer Separation Project, recommended by Public Works Committee;
- E. Motion: [Approve Professional Services Contract with Kruse, Cate & Nelson, P.C.](#) for 2021 Drainage District No. 47 Outlet Project;
- F. Motion: [Review & Approve Quote for Rocket Slide Site Construction Project](#) (quotes will be received 9/7/21, 3:30 P.M.);
- G. Motion: [Approve Quote from Eco Turf Surfacing for \\$10,952](#) for Rocket Slide Poured-in-Place Rubber Safety Surfacing;
- H. Motion: [Approve Sidewalk Café Refunds of \\$1500](#) each to El Tapatio, Godfather's and Weasy's, as recommended by Finance Committee;
- I. Motion: [Approve Change Order #2 to Wastewater Treatment Plant](#) Improvement Project, Phase for control building drain line replacement and additional brick masonry for color blending at control building, for a total increase of \$12,879.39, to be paid through the contingency allowance;

7. Department Head Reports:

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

8. Engineer's Report:

9. City Manager's Report:

10. Mayor's Report: Motion: Appointment to Compensation Advisory Board, Ward 1

11. Council/Comm. Reports:

Upcoming Meetings: - Regular City Council Meeting 9/20/2021, 6:30 P.M.

12. Motion: [Approve Bills and Claims](#);

13. Other Business/Opportunity to Address the Council;

14. Adjourn;