

Committee of the Whole Meeting

Monday, April 4, 2022

5:30 P.M.

Council Chambers, City Hall

101 W. 5th Street

Spencer, Iowa

COMMITTEE MEMBERS:

Steve Bomgaars, Mayor

Tom Nelson

Bill Orrison

Tracey Larsen

Donavon Wunschel

Ron Hanson

Loren Reit

Brian Balk

1. Call to Order

2. Discuss 25th Street S.W. & 11th Avenue S.W. Potential Sewer Project;

3. Items for Future Agendas;

4. Adjourn;

**Note: Some members may participate by phone, per Section 21.8 of the Iowa Code*

REGULAR SPENCER CITY COUNCIL MEETING

Monday, April 4, 2022

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, Balk

3. **Iowa Lakes Corridor Report from Joanne Follon: Best of Iowa 2021 Results**

4. Consent Agenda:

A. Motion: Approve [City Council Minutes of March 21, 2022](#);

B. Licenses: Approve Renewal of Class C Liquor License with Sunday Sales for **Prime Rib** and Class C Liquor License with Sunday Sales for **Weasy's Lounge and Grille**, subject to final approval by Iowa ABD;

C. Roll Call: [Resolution Acknowledging Receipt of Fiscal Year 2022-2023 Budget](#) of Spencer Municipal Hospital of the City of Spencer, Iowa;

D. Roll Call: Resolution Authorizing Permanent Transfer of Funds of Budgeted Transfers for Month Ending March 31, 2022;

E. Motion: [Acceptance of Windcrest I and Windcrest II Sanitary Sewer](#) from Developers and make them part of the Public Sanitary Sewer System;

F. Motion: Approve [Temporary Construction Easements](#) for 2022 Sidewalk Ramp ADA Upgrades Project with **Mary Fairchild Irrevocable Trust**, 1017 W. 11th Street; **Karin Hogge**, 1018 W. 11th Street and **Marvin & Hope Erickson**, 916 11th Avenue West;

G. Roll Call: Resolution to [Provide for a Notice of Hearing](#) on Proposed Plans and Specifications, Form of Contract and Estimate of Cost for 2022 NPRL Intermediate Cover Project (Letting Date April 28, 2022, 3:00 P.M., Hearing Date May 2, 2022, 6:30 P.M.)

5. Public Hearings:

A. [Public Hearing on Establishment of the City of Spencer 25th Street Southwest Sanitary Sewer District and the Adopting of Connection Fees \(Eckhart\)](#);

- 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: An Ordinance Establishing the City of Spencer “2022 25th Street Southwest Sanitary Sewer District” and Establishing Sanitary Sewer Connection Fees, 1st Filing;

B. Public Hearing on Proposed Text Amendments to Title 9, Chapter 5 of the Spencer Zoning Code Concerning Permitted Residential Uses Above for Second Floor and Above in “CBD” Zoning District;

- 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: Ordinance Amending Title 9, Chapter 5, Section 1 of the Spencer City Code to Allow, as Permitted Uses, Single Family Residential, Duplex Residential and Multi-Family Residential Uses in the CBD Zoning District, 1st Filing;

C. Public Hearing on Proposed Text Amendments to Title 9, Chapter 5 of the Spencer Zoning Code Clarifying Section 4, Exterior Wall Requirements, in the “CBD” Zoning District;

- 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: Ordinance Amending Title 9, Chapter 5, Section 4, Subsection “B” of the Spencer City Code, to Clarify Requirements for Exterior Wall Coverings in the CBD Zoning District, 1st Filing;

6. New Business:

- A. Motion: [Approve Quote from Balance Professionals, Inc. \(BPI\)](#) for \$4950 for Air Systems Testing and Balancing for Library HVAC Project, Phase II;
- B. Motion: [Approve Quote from Woodman Controls Company](#) for not to exceed \$2000 to Assist with Functional Performance Testing as part of the Retro-Commissioning Process for Library HVAC Project, Phase II;
- C. Motion: [Approve Professional Services Contract with Kruse, Cate & Nelson PC](#) for 2022 Spencer Seal Coat Project;

- D. Motion: [Approve Professional Services Contract with Kruse, Cate & Nelson PC](#) for 2022 Crack & Joint Sealing Project;
- E. Motion: [Approve Professional Services Contract with Kruse, Cate & Nelson PC](#) for 2022 Intake Replacement Project;
- F. Motion [Approve Agreement with the YMCA for City of Spencer Aquatic Center Operation](#) for 2022 Season;
- G. Motion: [Approve Agreement with the YMCA for City of Spencer Playground](#) Program for 2022 Season;
- H. Motion: [Approve Contract Change Order #3 with Feld Fire for New Fire Engine #992](#) for a decrease of \$8179.00;
- I. Motion: [Approve Industrial Pretreatment Program On-Call Engineering Services Agreement](#) Renewal with McClure Engineering Services;

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 of Mayor Steve Bomgaars as City of Spencer Representative to Northwest Iowa Planning & Development Commission Board;

Motion: Re-appointment of Connie Larson to Civil Service Commission, term expires 4/1/2026;

11. Council/Comm. Reports:

Upcoming Meetings:

- Committee of the Whole (debt discussion), April 11, 2022, 5:30 P.M.
- Personnel Committee Meeting, April 14, 2022, 5:00 P.M.
- Regular City Council Meeting April 18, 2022, 6:30 P.M.
- Finance Committee, (rate studies) 4/18/2022, 5:00 P.M.
- Committee of the Whole, (rate studies) 4/25/2022, 5:30 P.M.

12. Motion: Approve Bills and Claims;

13. Other Business/Oppportunity to Address the Council;

14. Motion: Closed Session Pursuant to Section 21.5 (j) of the Iowa Code regarding purchase or sale of particular real estate;

15. Adjourn;

Note: Some members may participate by telephone, per Section 21.8 of the Code of Iowa