

Committee of the Whole Meeting

Monday, June 20, 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. Discussion of Sale of Lot 5, Green Industrial Center First Addition to Brian Bland;
3. Discussion of BIRD Scooters with Julianne Roller;
4. Items for Future Agendas;
5. Adjourn;

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

REGULAR SPENCER CITY COUNCIL MEETING

Monday, June 20, 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. Vanessa Moore, Environmental Educator, Recycling Update;

4. Consent Agenda:

A. Motion: Approve City Council Minutes of June 6, 2022;

B. Licenses: Approve Special Class C Liquor License with Sunday Sales for **Chen's Garden**; Class E Liquor License, Class C Beer, Class B Wine, Sunday Sales and Ownership Update for **Casey's #2877** and Class E Liquor, Class C Beer, Class B Wine, Sunday Sales and Ownership Update for **Casey's #2902** ; all subject to final approval by Iowa ABD;

C. Motion: [Approve Tobacco Permits](#), effective 7/1/2022 for **Brew Oil #31, #32 and #40, C's Liquor, Cargo Express, Casey's #1894, #2877 and #2902, Fareway, Hy-Vee Store, Hy-Vee Gas, Tobacco Vape & EGIC, Walmart #2714 and Walgreens #11153**;

D. Roll Call: [Ordinance Amending Title 8, Chapter 1, Section 1 of the Spencer City Code](#) Concerning Construction Permits, 1st Filing;

E. Motion: Approve [Agreements for Community Benefit Services](#) for Fiscal Year Beginning 7/1/2022 from **Clay County Fair & Events Center, Clay County Heritage Center, People for Pets, CAASA, Clay County Convention and Visitors Bureau, Spencer Main Street , Iowa Lakes Corridor and Spencer Chamber of Commerce**;

5. Public Hearings:

A. Public Hearing on Amendment #2 to City of Spencer Budget for Fiscal Year Ending June 30, 2022 ;

- 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 Amending the Current Budget for Fiscal Year Ending June 30, 2022;

B. Public Hearing on Proposed Sale of City Real Property, Legally described as Lot 5 Industrial Center First Addition to Brian Bland, dba Custom Cut Meats;

- 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
2. Roll Call: Resolution Approving the Sale of City Real Property Legally Described as Lot Five (5) of Green Industrial Center First Addition to the City of Spencer, Clay County, Iowa, to Brian Bland;

6. Old Business:

- A. Roll Call: An Ordinance Amending Title 4, Chapter 5, Section 21 of the Spencer City Code Concerning Solid Waste Rates and Charges, Final Filing;
- B. Roll Call: An Ordinance Amending Title 4, Chapter 4, Section 11 of the Spencer City Code Concerning Wastewater Service Charges, Final Filing;
- C. Roll Call: Roll Call: An Ordinance Adopting Title 8, Chapter 1, Section 8 of the Spencer City Code Concerning Use of City Real Property and Easements, Final Filing;
- D. Roll Call: Ordinance Amending Title 9, Chapter 2, Section 1 of the Spencer City Code to Adopt a Definition of “Dwelling, Tri-Plex”; and Amending Title 9, Chapter 3, Section 1, Subsection “A” of the Spencer City Code, to Allow “Dwelling , Tri-Plex” as a Permitted Use in the “A” Residential Zoning District, 2nd Filing;

7. New Business:

- A. Roll Call: Resolution [Deleting Property from the Spencer Consolidated Urban Renewal Areas](#);
- B. Roll Call: [Ordinance Deleting Property from the Tax Increment Financing District](#) for the Spencer Consolidated Urban Renewal Areas of the City of Spencer, Iowa, Pursuant to Section 403.19 of the Code of Iowa, 1st Filing;
 - 1. Roll Call: Waive Final Filing and Proceed to Final Consideration;
 - 2. Roll Call: Ordinance Deleting Property from the Tax Increment Financing District for the Spencer Consolidated Urban Renewal Areas of the City of Spencer, Iowa, Pursuant to Section 403.19 of the Code of Iowa, Final Filing;
- C. Roll Call: [Resolution Setting Date for Public Hearing on Designation](#) of the Expanded Spencer Consolidated Urban Renewal Areas and on Urban Renewal Plan Amendment (Hearing Date: 7/18/2022, 6:30 P.M.);
- D. Motion: Approve [2022-2023 General Engineering Services Agreement with Bolton & Menk, Inc.](#)
- E. Motion: Approve \$13,000 [payment to Clay County Fair & Events Center](#) towards final cost of Art-Rageous Performing Arts Event (Committee of the Whole);
- F. Roll Call: Resolution [Approving and Confirming Fees and Charges](#) Imposed by the City of Spencer, Iowa;
- G. Motion: Award [Proposal for Facility Condition & Needs Assessment Plan to ISG, Inc.](#), Storm Lake, Iowa for not to exceed \$49,930;
- H. Motion: Approve [Information Technical Services Agreements with Solutions, Inc.](#) for City Facilities and Police Department;
- I. Roll Call: [Resolution Reducing the Number of Members of the Renaissance Committee](#) (Sales Tax Advisory Committee) from Nine Members to Seven Members;
- J. Motion: [Approve Quotes for Demolition and Removal of Unsafe Structure](#) at 601 6th Avenue East (**Site Services Inc.** quote for \$23,685 for asbestos abatement and disposal and **Muddy Creek Contracting** quote for \$12,400 to cap utilities, clean up materials and fill and grade the lot);
- K. Motion: Action to [rescind CLG Grant for Second Floor Accessibility Study](#), as recommended by Historic Preservation Commission;
- L. Motion: Motion: Approve Change Order to [2022 Cotton's Addition Storm Sewer Extension](#) Project to reflect as-built project quantities;
- M. Roll Call: Resolution Accepting Work on 2022 Cotton's Addition Storm Sewer Extension Project;

N. Motion: Motion: Motion: Approve Change Order to [2022 Drainage District No. 47 Outlet Project](#) to reflect as-built project quantities;

O. Roll Call: Resolution Accepting Work on 2022 Drainage District No. 47 Outlet Project;

P. [2022 25th Street & 11th Avenue S.W. Project Proceedings](#):

1. Roll Call: Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code covering the 2022 25th Street & 11th Avenue S.W. Sewer Extension Project;
2. Roll Call: Resolution Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule for 2022 25th Street & 11th Avenue S.W. Project;
3. Roll Call: Proposed Resolution of Necessity for 2022 25th Street & 11th Avenue S.W. Sewer Extension Project (hearing date July 18, 2022, 6:30 P.M.);

8. Engineer's Report:

9. City Manager's Report:

10. Mayor's Report:

Motion: Approve the following Board and Commission Appointments, effective 7/1/2022;

- Renaissance Initiative, Tom Nelson, term expires 6/30/2025
- Renaissance Initiative, Jeremy Leu, term expires 6/30/2025
- Zoning Board of Adjustment, Dean Mechler term expires 6/30/2027

11. Council/Comm. Reports:

Upcoming Meetings:

-Regular City Council Meeting, **Tuesday, 7/5/2022**, 6:30 P.M.

-Committee of the Whole, 7/11/2022, 5:00 P.M. Tour of WTP and Landfill;

-Need to schedule Finance Committee for Fiscal Year End Meeting

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

13. Other Business/Opportunity to Address the Council;

14. Adjourn;

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