

Retirement Reception for Theresa Reardon, City Clerk
Monday, July 18, 2022
5:45 P.M.
Council Chambers, City Hall

REGULAR SPENCER CITY COUNCIL MEETING

Monday, July 18, 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. Consent Agenda:

- A.** Motion: [Approve City Council Minutes of July 5, 2022](#);
- B.** Licenses: New Class C Liquor License for 223-225 Grand Avenue for LeAnn Najera, Mas Amigos, pending approval by Iowa Alcoholic Beverages Division;
- C.** Motion: [Approve Residential Tax Abatement Application for Lorrie Balk](#), 1807 20th Avenue West;
- D.** Motion: Approve FM Controls, Inc. as Subcontractor for 2021 Wastewater Treatment Plant Improvement Project – Phase II;
- E.** Roll: [Resolution to Fix a Date for a Public Hearing for August 1, 2022](#), 6:30 P.M., on Proposal to Enter into an Amended Sewer Revenue Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$3,271,000;
- F.** Roll Call: [Resolution Authorizing Permanent Transfer of Funds](#) at 2021/2022 Fiscal Year End; (Finance Committee);
- G.** Motion: [Approve Final Change Order to reflect as built quantities for 2021 West 4th Street & 32nd Avenue West Storm Sewer Project](#);
- H.** Roll Call [Resolution Accepting Work for 2021 West 4th Street & 32nd Avenue West Storm Sewer Project](#);
- I.** Roll Call: [Resolution Setting a Hearing and Directing Publication of Notice](#) on a Proposed Text Amendment to Title 6, of the Spencer City Code by Adopting a New Title 6, Chapter 4,

Section 11, Entitled “Urban Chickens”, as recommended by Planning & Zoning Commission (Hearing Date August 1, 2022, 6:30 P.M.);

- J. Motion: [Approve Purchase of Used 1996 Cat 615C II Elevating Scraper](#) for the Landfill from Hoerr Machinery, Peoria, IL for \$135,000 (CIP Item) ;
- K. Roll Call: [Resolution Authorizing and Directing the Temporary Closing](#) of Portions of City Alley, between East 3rd Street and East 4th Street - East of Grand Avenue Right-of-Way for a distance of 93 feet. in the City of Spencer, as Requested by Arts on Grand, July 29, 2022 from 8:00 A.M.-6:00 P.M. for a Special Event;
- L. Roll Call: [Resolution to Provide for a Notice of Hearing on Proposed Plans](#) and Specifications, Form of Contract and Estimate of Cost for 2022 Spencer Library Roof Replacement Project (Hearing Date 8/15/2022, Letting Date 8/11/2022);

4. Public Hearings:

A. [Public Hearing on Proposed Amendment](#) to 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 Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for Spencer Consolidated Urban Renewal Areas;
 2. Roll Call: Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition of the Spencer Consolidated Urban Renewal Areas, Pursuant to Section 403.19 of the Code of Iowa, 1st Filing;
 3. Roll: Resolution Setting the Date of Meeting at Which it is Proposed to Approve a Development Agreement with William J. Muller Revocable Trust, Including Annual Appropriation Tax Increment Payments (Hearing Date 8/1/2022, 6:30 P.M.);

B. [Public Hearing on Proposed Resolution of Necessity](#) for the 2022 25th Street & 11th Avenue S.W. Sewer Extension 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. Roll Call: Resolution Amending Proposed Schedule of Assessments for the 2022 25th Street S.W. Sewer Extension Project (if changes are made);
2. Roll Call: Resolution of Necessity for 2022 25th St. & 11th Avenue S.W. Sewer Extension Project;
3. Roll Call: Directing the City Clerk to File Certified Copies of the Resolution of Necessity and Preliminary Plat and Schedule of Assessments with the County Treasurer of Clay County and Ratifying the Preparation of Detailed Plans, Specifications, Notice of Hearing, Notice to Bidders and Form of Contract for 2022 25th St. & 11th Avenue S.W. Sewer Extension Project; (Hearing Date on Plans and Specs is 8/1/2022, Letting Date 7/28/2022);

5. Old Business:

- A. Roll Call: [Ordinance Amending Title 8, Chapter 1, Section 1](#) of the Spencer City Code Concerning Construction Permits, Final Filing;
- B. Roll Call: [Ordinance Amending Title 1, Chapter 7](#), of the Spencer City Code to Adopt a New Title 1, Chapter 7, Article F, Concerning the Deputy City Clerk, and Making Technical Revisions to Permit One Individual to Serve as Deputy City Manager-Finance Officer and City Clerk, 2nd Filing;
 1. Roll Call: Waive Final Filing and Proceed to Final Consideration;
 2. Roll Call: Ordinance Amending Title 1, Chapter 7, of the Spencer City Code to Adopt a New Title 1, Chapter 7, Article F, Concerning the Deputy City Clerk, and Making Technical Revisions to Permit One Individual to Serve as Deputy City Manager-Finance Officer and City Clerk, Final Filing;
 3. Roll Call: [Resolution Appointing Brian Weuve as City Clerk](#) of the City of Spencer, Iowa, effective August 1, 2022;
- C. Roll Call: [An Ordinance Amending Title 7, Chapter 8](#) of the Spencer City Code by Adopting Provisions Regulating the Operation of Electric Stand-Up Scooters, 2nd Filing;

6. New Business:

- A. Motion: [Action to Verify Condominium Declaration by Planning Director](#) for Property owned by Tom Snyder and Susan Johnson in the 1900 Block of West 11th Street;
- B. Motion: [Approve Proposal from Snyder & Associates](#) for Green Industrial Center Floodplain Feasibility Study, Task I (Finance Committee);

7. Engineer's Report:

8. City Manager's Report:

9. Mayor's Report:

10. Council/Comm. Reports:

Upcoming Meetings:

-Committee of the Whole, 7/25/2022, 5:00 P.M. Tour of WTP and Landfill;

-Regular City Council Meeting 8/1/2022, 6:30 P.M.

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

12. Other Business/Opportunity to Address the Council;

13. Adjourn;

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