

Committee of the Whole Meeting

Monday, August 15, 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 Funding Request for Navigator Position from Spencer Hospital, Bill Bumgarner, Spencer Hospital President;

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, August 15, 2022
6:30 P.M.
Council Chambers, City Hall
101 W. 5th Street
Spencer, Iowa

1. Pledge of Allegiance

2. Roll Call:

3. Consent Agenda:

- A. Motion: [Approve City Council Minutes of August 1, 2022;](#)
- B. Licenses: Approve Class C Liquor License Renewal with Sunday Sales and Catering Privilege for **Sports Page Bar & Grill**; Class C Beer License with Sunday Sales for **Cargo Express**; 14 Day Class C Liquor License for **Clay County Fair & Events Center**; Premise Update for **Clay County Fair Association**; All subject to final approval by Iowa ABD;
- C. Motion: Approve MLS Landscape & Design, Inc. as Subcontractor for 2021 Spencer Police Department Parking Lot Replacement Project;
- D. Motion: [Resolution Authorizing Permanent Transfer of Funds](#) of Budgeted Transfer for Month Ending July 31, 2022;
- E. Motion: [Resolution Authorizing and Directing the Temporary Closing](#) of West 5th Street, Grand Ave to 1st Ave West in the City of Spencer, as Requested by Mainstreet for the Ice Cream Social, August 25, 2022 from 3:00 P.M. to 7:00 P.M.
- F. Motion: [Resolution Approving Contract and Performance Bond](#) for 2022 25th Street & 11th Avenue SW Sewer Extension Project;
- G. Motion: [Approve Renaissance Initiative Grant](#) as recommended by Renaissance Initiative Committee for Seasons Center, \$1808;
- H. Motion: [Resolution to Fix a Date for a Public Hearing for September 6, 2022, 6:30 P.M.](#), on the Proposal to Issue Hospital Revenue Bonds or Notes, in One or More Series, in a Principal Amount not to Exceed \$10,000,000 for the Purpose of Financing Capital Improvement Projects for the Benefit for Spencer Municipal Hospital;

4. Public Hearings:

- A. [Public Hearing on Proposed Plans & Specs, Form of Contract and Estimate for 2022 Spencer Grand Ave. Traffic Signal Upgrade;](#)
 - 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 approving and confirming plans, specifications, form of contract and estimate of cost for the 2022 Spencer Grand Ave. Traffic Signal Upgrade;

B. [Public Hearing on Proposed Plans & Specs](#), Form of Contract and Estimate for 2022 Spencer Library Roof Replacement 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 approving and confirming plans, specifications, form of contract and estimate of cost for 2022 Spencer Library Roof Replacement Project;
2. Review bids received for the 2022 Spencer Library Roof Replacement Project on August 11, 2022 (Kruse, Cate & Nelson);
3. Motion: Table action on bids;

OR

4. Roll Call: Resolution awarding contract for the 2022 Spencer Library Roof Replacement Project;

5. Old Business:

6. New Business:

- A. Roll Call: Resolution Accepting Work for 2022 Spencer Seal Coat Project;
- B. Roll Call: [Resolution Accepting Substandard housing Rehabilitation](#) Assessment Agreement, Project #11;
- C. Motion: [Approve North Y Land Purchase with Patricia A. Schmidt Revocable Trust](#);
- D. Motion: [Approve Letter of Support for Spencer Main Street's Application](#) to Iowa Economic Development Authority for a Main Street Challenge Grant to Renovate the 301 N Grand Building;
- E. Roll Call: [Resolution Terminating the Spencer Urban Renewal District No. 5](#) - Fairview Court Housing Project Plan and Ending the Spencer Urban Renewal District No. 5 - Fairview Court Housing Project;

- F. Roll Call: [Ordinance Repealing Ordinance No. 529](#) Providing for the Division of Taxes Levied on Taxable Property in the Spencer Urban Renewal District No. 5 - Fairview Court Housing Project, 1st Filing;
1. Roll Call: Waive Final Filing and Proceed to Final Consideration;
 2. Roll Call: Ordinance Repealing Ordinance No. 529 Providing for the Division of Taxes Levied on Taxable Property in the Spencer Renewal District No. 5 - Fairview Court Housing Project, Final Filing;
- G. Roll Call: [Resolution Terminating the Spencer Urban Renewal District No. 8](#) - Deerfield Park Plan and Ending the Spencer Urban Renewal District No. 8 - Deerfield Park;
- H. Roll Call: [Ordinance Repealing Ordinance No. 639](#) Providing for the Division of Taxes Levied on Taxable Property in the Spencer Urban Renewal District No. 8 - Deerfield Park, 1st Filing;
1. Roll Call: Waive Final Filing and Proceed to Final Consideration;
 2. Roll Call: Ordinance Repealing Ordinance No. 639 Providing for the Division of Taxes Levied on Taxable Property in the Spencer Renewal District No. 8 - Deerfield Park, Final Filing;
- I. Motion: [Approve Purchase of lots 2 of the Replat of Lot 10](#) Green Industrial Center First Addition with Tyler Johnson for \$36,000;
- J. Roll Call: [Resolution to Approve Transfer of Jurisdiction and Easement Agreement](#) between the City of Spencer, Iowa and the Spencer Municipal Hospital

7. Engineer's Report:

8. City Manager's Report:

9. Mayor's Report:

Motion to approve Chris Gude to the Historic Preservation Commission to replace Sheriffa Jones, term expires 6/30/2025;

Motion to approve Paul Veit to the Airport Board to replace Bob Bates, term expires 6/30/2026;

10. Council/Comm. Reports:

Upcoming Meetings:

- Regular City Council Meeting 9/06/2022, 6:30 P.M.
- Facility Tour

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