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NOTICE OF PUBLICATION - ESTATE OF MAE M. TOLLE

NOTICE OF PUBLICATION
To All Persons Interested in the Estate of Mae M. Tolle claiming any interest in the real estate described below:
The Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa, EXCEPT the following described tracts:
Exception No. 1. The North 19.96 acres of said Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa.
Exception No. 2. A parcel of land located in the SW1/4 of the SW1/4 of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa, described as follows: Beginning at a point on the south section line of said Section 9 and 808.0 ft. east of the southwest corner of Section 9, thence east on section line for 112.0 ft., thence north 259.0 ft., thence west 112.0 ft., thence south 259.0 ft., to point of beginning, containing 0.54 acres more or less exclusive of the public highway, which comprises the south 50.0 ft., of the above described land.
Exception No. 3. The South 435.6 feet of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Nine (9), heretofore subdivided.
Exception No. 4. A parcel of land located in the Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa, assuming that the west line of the said SW1/4 is a true north to south line and described as follows: Commencing at the Southwest Corner of said Section 9; thence N 0o-00'E along the west line of the said SW1/4 626.00 feet to the point of beginning; thence N 0o-00'E along the west line of the SW1/4 184.00 feet; thence N90o-00'E 286.74 feet; thence S 0o-00'W 184.00 feet; thence S90o-00'W 286.74 feet to the point of beginning. The area of this parcel is 1.2112 acres, more or less including 0.2112 acres, more or less of county highway easement. EXCEPT the water, gravel and mineral rights in and to said land and, subject to all existing easement or restrictions of record.
AND EXCEPT
A parcel of land in the Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa, described as Parcel A in a Plat of Survey pre-

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SPENCER CITY COUNCIL - SEPTEMBER 15, 2025 MEETING

SPENCER CITY COUNCIL MEETING
September 15, 2025
SPENCER, IOWA
The City Council of the City of Spencer, Iowa, met on the 15th day of September, 2025, at 6:30 o'clock P.M., in regular session in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Council.
The meeting was called to order by Mayor Pro Tem Nelson, in the Chair and the roll being called, the following Council Members were present: Present: Nelson, Wunschel, Hanson, Reit, Balk. Absent: Lyons, Larsen.
Presentations:
Splash Pad Fundraising Committee;
Moved and seconded to approve items on the consent agenda, as follows:
Approve City Council Minutes of September 2, 2025;
Licenses: Approve Renewal of Class C Retail Alcohol License for Sports Place Bar and Grill, Subject to Final Approval by Local Police and Fire Department and the Iowa ABD;
Approve Public Use Right of Way Permit Application with Hope Reformed Church for Sunday, October 26, 2025;
RESOLUTION NO. 6676 RESOLUTION AUTHORIZING AND DIRECTING THE TEMPORARY CLOSING OF PORTIONS OF CITY STREETS IN THE CITY OF SPENCER, AS REQUESTED BY SPENCER HIGH SCHOOL FOR HOMECOMING PARADE, OCTOBER 10, 2025;
Carried.
The Mayor Pro Tem announced that this was the time and place set for Public Hearing on Establishment of the Redevelopment Urban Renewal Area and Urban Renewal Plan Therefore;
The Mayor Pro Tem declared the public hearing open.
Written comments were filed by the following: None
Oral comments were made by the following: None
The Mayor Pro Tem declared the public hearing closed.
Adopted:
RESOLUTION NO. 6677 A RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND TO APPROVE URBAN RENEWAL PLAN AND PROJECTS FOR THE 2025 SPENCER REDEVELOPMENT URBAN RENEWAL AREA;
Introduced and caused to be place on file an ordinance entitled **"ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2025 SPENCER REDEVELOPMENT URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA (1ST FILING);** Seconded. Carried.
Carried and said proposed ordinance was placed on 1st filing.
The Mayor Pro Tem announced that this was the time and place set for Public Hearing on a Tax Increment Financing Development Agreement with Sands of Spencer, LLC;
The Mayor Pro Tem declared the public hearing open.
Written comments were filed by the following: None
Oral comments were made by the following: None
The Mayor Pro Tem declared the public hearing closed.
Adopted:
RESOLUTION 6678 RESOLUTION APPROVING TAX INCREMENT FINANCING DEVELOPMENT AGREEMENT WITH SANDS OF SPENCER, LLC, AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT;
Moved that the proposed ordinance entitled **"ORDINANCE VACATING PART OF 4TH AVENUE SOUTHEAST APPROXIMATELY 724 FEET IN LENGTH AND 60 FEET IN WIDTH THAT IS LOCATED SOUTH OF THE SOUTH LINE OF 8TH STREET SOUTHEAST AND NORTH OF THE SOUTH LINE OF MOOSE POND FIRST ADDITION, IN THE CITY OF SPENCER,**

CLAY COUNTY, IOWA (FINAL FILING)" be finally passed and adopted as Ordinance No. 923. Seconded. Carried. Final Filing.
ORDINANCE NO. 923 AN ORDINANCE VACATING THAT PART OF 4TH AVENUE SOUTHEAST APPROXIMATELY 724 FEET IN LENGTH AND 60 FEET IN WIDTH THAT IS LOCATED SOUTH OF THE SOUTH LINE OF 8TH STREET SOUTHEAST AND NORTH OF THE SOUTH LINE OF MOOSE POND FIRST ADDITION, IN THE CITY OF SPENCER, CLAY COUNTY, IOWA;
Public Assistance/Disaster Project Updates: General Public Assistance Status;
Adopted:
RESOLUTION NO. 6679 A RESOLUTION APPROVING THE TERMINATION OF A DEVELOPMENT AGREEMENT WITH THE WILLIAM J. MULLER REVOCABLE TRUST;
Adopted:
RESOLUTION NO. 6680 A RESOLUTION APPROVING AN AMENDMENT AND ASSIGNMENT OF THE DEVELOPMENT AGREEMENT WITH THE WILLIAM J. MULLER REVOCABLE TRUST FOR LOT 2, WALMART FIRST ADDITION, EXCEPT PINE TREE FIRST ADDITION, TO THE CITY OF SPENCER, CLAY COUNTY, IOWA;
Adopted:
RESOLUTION NO. 6681 RESOLUTION AMENDING THE CITY OF SPENCER PURCHASING POLICY ADOPTED BY RESOLUTION #3308 ON NOVEMBER 3, 1997;
Adopted:
RESOLUTION NO. 6682 A RESOLUTION AUTHORIZING AND DIRECTING DEMOLITION OF UNSAFE, SUBSTANDARD BUILDINGS LOCATED IN SPENCER, IOWA;
Introduced and caused to be place on file an ordinance entitled **"ORDINANCE AMENDING SECTION 51.11 OF THE SPENCER CITY CODE CONCERNING WASTE WATER CHARGES (1ST FILING);** Seconded. Carried.
Whereupon, the Mayor Pro Tem declared the motion carried and said proposed ordinance was placed on 1st filing.
Moved and seconded to Approve Agreement with D Lux Tree Service for Stump Removal for \$12,425. Carried.
Moved and seconded to Approve Agreement with Sohn's Tree Service for Tree & Stump Removal for \$37,800. Carried.
Moved and seconded to Approve 1 Year Agreement with Nutri-Ject Systems, Inc. for Removal, Transportation and Disposal of Bio Solids from the Waste Water Treatment Plant. Carried.
Moved and seconded to Approve Amended and Restated Trail Easement Agreement with Novoco Ag, LLC (Iowa Great Lakes Trail – 4th Avenue West). Carried.
Moved and seconded to Approve Hotel Study with Core Distinction Group for \$15,000. Carried.
Moved and seconded to Approve Financial and Operations Evaluation of City of Spencer Solid Waste and Landfill Systems with PFM for \$30,000. Carried.
Moved and seconded to Approve Agreement with Brecher Concrete for Approach to Access Easement for Brew Oil for \$15,363.50. Carried.
Finance Director Update:
Engineering Report:
City Manager's Report:
Mayor's Report:
Moved and seconded to Approve Appointment of Kalei Roskens Joyn to the Historic Preservation Commission, Term Expires June 30, 2028. Carried.
Council Committee Reports:
Upcoming Meetings:
-Regular City Council Meeting, Monday, 10/6/25, 6:30 P.M.
Moved and seconded to approve the Bills and Claims. Carried.
Other Business/Opportunity to Address the Council:
Fraud Session at the Events Center, 9/30/25;
Moved and seconded to go into closed session pursuant to Section 21.5 (j) of the Iowa Code regarding purchase or sale of particular

real estate. Carried.
Closed session began at 7:15 o'clock P.M.
Returned to open session at 7:26 o'clock P.M.
Adopted:
RESOLUTION NO. 6683 A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT, MINIMUM ASSESSMENT AGREEMENT, FORGIVABLE LOAN AGREEMENT AND AMENDMENT TO THE PURCHASE AGREEMENT FOR THE SALE OF CITY REAL PROPERTY DESCRIBED AS LOT (8) OF NORTH "Y" GATEWAY FIRST ADDITION TO THE CITY OF SPENCER, CLAY COUNTY, IOWA; ALSO DESCRIBED AS LOT EIGHT (8) OF THE PLAT OF NORTH "Y" GATEWAY FIRST ADDITION, CITY OF SPENCER, CLAY COUNTY, IOWA TO ROBINSON FUNERAL HOME PROPERTIES, LLC;
Moved and seconded to adjourn the meeting of the Spencer City Council at 7:26 o'clock P.M. Carried.
J/s/ Tom Nelson, Mayor Pro Tem
ATTEST: Mary Beth Breidinger, City Clerk (SEAL)
9/15/2025
Vendor Description Total Payments
154i, LLC, Website changes510.00
A & M Inc, Mats and rugs727.87
Advanced Door Systems, Doors306.00
AgSource Cooperative Services, Water test.....14.50
Airgas North Central, Supplies165.65
Alex Air Apparatus 2 LLC, Supplies135.00
Allegiant Technology, Subscription44.61
Alliant Energy/ILP, Utilities218.47
Alpha Wireless Communications Co, Service5251.25
Amazon Capital Services, Parts4721.44
American Business Phones, Parts62.00
Anderson Drainage & Excavation, LLC, Pay Est #2200283.75
Animal Medical Center PC Hartley/Spencer, Animal control1630.00
Armor Equipment, Parts825.25
Arnold Motor Supply LLP, Parts1176.04
AT & T Mobility, SO Computer cards1348.05
Atlantic Coca-Cola Bottling Company, Supplies504.83
B & B Farm Drainage Inc, Ground Maintenance2525.00
Baker & Taylor, Books.....761.87
BD Construction Services LLC, Rock.....46376.70
Ben's Lock Service, Training.....528.22
Big Language Solutions, Translation.....9.69
Bjorklund Painting, Painting.....4000.00
Black Hills Energy, Utilities.....666.40
Boji Portable Toilets, Porta pot.....2400.00
Bomgaars, Parts599.98
Brandon Industries, Inc, Parts311.00
BridgePay Network Solutions LLC, CC Fees70.00
Bryan Rock Products Inc, Material.....1710.99
Builders FirstSource, Supplies.....531.94
Builders Sharpsing & Service, Parts1424.33
C & B Operations LLC, Parts397.65
Canon Financial Services LLC, Lease.150.05
Carrico Aquatic Resources Inc, Supplies.....770.00
Carroll Construction Supply, Supplies...70.00
Central Services & Supplies Inc, Supplies83.33
Certified Testing Services Inc, Testing.....3225.00
Clay County Auditor, Monthly Share of LOST - September 2025 Payment.....44127.49
Clay County Regional Event Center, monthly contribution4166.66
Coban Technologies, Inc, Parts.....165.00
Continental Research Corporation, Supplies..207.00
Cooperative Energy Company, Fuel ..2248.45
Copper Cottage, Heater.....2129.00
Crescent Electric, Parts12.15
Culigan of Spencer, Water test.....52.95
Custom Welding & Repair Inc, Repair 783.34
Dels Garden Center Inc, Grounds flowers.....857.25
Demco, Book processing484.57
Diamond Vogel Paint Center # 289, Supplies.....283.06
Dinges Fire Company, Supplies.....47.26
Direct Screening, Pre-employment screening,

.....16.95
Elliott Equipment Company, Parts.....50.20
Elm USA Inc, Lease.....70.00
Fastenal Company, Tool.....143.88
Feld Fire, Supplies282.14
Fire Service Training Bureau, State test 50.00
G W Pete Howe Sanitation Inc, Porta pot.....132.00
Gale/Cengage Learning, Books210.68
Galens Pro Mow LLC, Parts17.14
Galls LLC, Name plates409.82
General Traffic Controls Inc, Repairs 1983.68
Gordon Flesch Company Inc, Copy machine.....259.26
Graettinger Hardware, Supplies351.55
Grainger, Supplies250.19
Graves Construction Co. Inc, Pay Est #1.....2208.38
R & R Products Inc, Parts153.00
Rent All Inc, Supplies107.00
Rent All Inc- Spencer, Rental.....853.94
Ricks Septic Service, Halved leachate.350.00
Rigby Lawn & Tree Service, Grass abatement.....2295.00
Roos, Joel, Sidewalk grant.....552.50
Schumacher Elevator Co, Maintenance.....596.04
Secure Shred Solutions LLC, Shredding100.00
Self Law Office PLLC, Legal Services 7/22/25 - 8/15/25.....9037.00
Shine Brothers Inc, Process cardboard8863.10
Siouxland Scale Service Inc, Scale.....915.00
Solutions Inc, Datto backup.....933.75
Spencer Community Schools, Monthly Share of LOST - Spetember 2025 payment.....87360.41
Spencer Daily Reporter, Advertising .3617.57
Spencer Family YMCA, Spencer aquatic center operation 2025 #427666.00
Spencer Main Street Company, FY25 SSMDID10000.00
Spencer Municipal Hospital, FY 26 Behavioral Health Navigator.....25000.00
Spencer Municipal Utilities, Utilities448.39
Spencer Office Supplies, Supplies1047.41
Spencer Radio Group, Advertising1457.00
State Steel of Spencer, Parts346.78
Tailored Graphics LLC, Uniforms405.65
The Lakes News Shopper, Advertising 122.90
The Sewer Doctors, Repairs556.05
The Sioux City Journal - Lee Newspaper Subscription, Subscription822.00
The Tessman Company, Supplies1018.00
The Water Connection Inc, Supplies.....212.00
Tiger Pride Lawn Care LLC, Pest control90.00
Tomorrow's Solutions for Public Employers, Finance Director services - August 2025.....8803.72
Tri County Equipment & Repair, Parts350.28
Truck Equipment Inc, Parts131.27
Uline, Supplies61.50
Unity Point Health-St Luke's Occupational Medicine, Pre employment screens126.00
Vans Sanitation Inc, Recycling expense1473.25
Veolia Water North America, Contract83208.26
Verizon Wireless, Telecommunications280.07
Visa (Admin), Credit card charges5181.94
Visa (Fire), Credit card charges908.95
Visa (Golf), Credit card charges750.20
Visa (Landfill), Credit card charges350.01
Visa (Library), Credit card charges546.39
Visa (Park), Credit card charges665.36
Visa (Police), Credit card charges1522.62
Visa (Public Works), Credit card charges489.41
Wellable LLC, Software425.00
Wiley Electric, Repairs3875.82
Woodall Tree Service, EAB Removal1000.00
Woodman Controls Company, Repairs.....3175.00
TOTAL1298375.44

Fund Summary
Fund Payment Amount
001 - GENERAL FUND.....183097.70
055 - SIDEWALK RESERVE1096.50
061 - ECONOMIC DEVELOPMENT20965.45
085 - HOTEL/MOTEL TAX4166.66
092 - TECHNOLOGY FUND6107.99
110 - ROAD USE TAX.....22200.93
114 - UNEMPLOYMENT.....1103.67
117 - CIVIL SERVICE.....857.46

.....5911.30
Northern Lights Distributing Inc, Supplies.....2753.77
Northern Safety & Industrial Co, Supplies89.65
Northwest Iowa Planning & Development Commission, SHIELD program Draw.....3820.00
NSG LLC, Parking lot gravel58.32
OverDrive Inc, Digital content494.96
People for Pets, monthly agreement600.00
Plumbing & Heating Wholesale Inc, Brew sewer extension North Y481.95
Pomp's Tire Service, Inc, Parts1156.00
Pro Cooperative, Scale use95.00
Productivity Plus Account/Spencer Red Power, Service call2208.38
R & R Products Inc, Parts153.00
Rent All Inc, Supplies107.00
Rent All Inc- Spencer, Rental.....853.94
Ricks Septic Service, Halved leachate.350.00
Rigby Lawn & Tree Service, Grass abatement.....2295.00
Roos, Joel, Sidewalk grant.....552.50
Schumacher Elevator Co, Maintenance.....596.04
Secure Shred Solutions LLC, Shredding100.00
Self Law Office PLLC, Legal Services 7/22/25 - 8/15/25.....9037.00
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Visa (Library), Credit card charges546.39
Visa (Park), Credit card charges665.36
Visa (Police), Credit card charges1522.62
Visa (Public Works), Credit card charges489.41
Wellable LLC, Software425.00
Wiley Electric, Repairs3875.82
Woodall Tree Service, EAB Removal1000.00
Woodman Controls Company, Repairs.....3175.00
TOTAL1298375.44

Fund Summary
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001 - GENERAL FUND.....183097.70
055 - SIDEWALK RESERVE1096.50
061 - ECONOMIC DEVELOPMENT20965.45
085 - HOTEL/MOTEL TAX4166.66
092 - TECHNOLOGY FUND6107.99
110 - ROAD USE TAX.....22200.93
114 - UNEMPLOYMENT.....1103.67
117 - CIVIL SERVICE.....857.46

124 - LOCAL OPTION SALES TAX147304.57
127 - SALES TAX TIF200000.00
130 - EMERGENCY MGMT/FEMA100521.70
162 - SSMDID100000.00
300 - CAPITAL IMPROVEMENT.44720.87
350 - CAPITAL IMP RESERVE18269.00
620 - SANITARY SEWER92576.75
660 - AIRPORT ENTERPRISE.....8656.46
661 - AIRPORT RESERVE40557.67
670 - SOLID WASTE28485.17
673 - LANDFILL24849.34
685 - CELL CONSTRUCTION RESERVE.....217908.40
690 - REGIONAL COLLECTION CENTE.....449.16
745 - GOLF COURSE400.00
949 - CENTRAL GRAGE2779.99
950 - FUEL EQUIPMENT31300.00
TOTAL1298375.44
August 2025 Receipts - Monthly Revenue Fund
001 - GENERAL FUND.....108533.05
020 - PROPERTY INSURANCE645.74
041 - RIVERSIDE COLUMARIUM.....0.00
049 - DRUG EDUCATION0.00
055 - SIDEWALK RESERVE0.00
059 - TREES FOREVER0.00
060 - SRTS RESERVE0.00
061 - ECONOMIC DEVELOPMENT0.00
064 - CABLE TV0.00
070 - STORM WATER DIST #11699.63
085 - HOTEL/MOTEL TAX30678.94
087 - SPENCER CARES0.00
089 - EMERGENCY FUND0.00
091 - SUBSTANDARD HOUSING0.00
092 - TECHNOLOGY FUND0.00
093 - ACCRUED BENEFITS.....0.00
110 - ROAD USE TAX129512.24
112 - FICA/IPERS4080.50
113 - WORK COMP532.90
114 - UNEMPLOYMENT.....78.04
115 - GROUP INSURANCE42978.74
117 - CIVIL SERVICE1675.87
118 - POLICE PENSION922.97
119 - POLICE SPECIAL PROCEEDS.....0.00
120 - FIRE PENSION214.39
124 - LOCAL OPTION SALES TAX349441.64
125 - T.I.F.....18561.12
127 - SALES TAX TIF367899.45
162 - SSMDID94.80
200 - DEBT SERVICE.....2417.56
300 - CAPITAL IMPROVEMENT.....5000.00
350 - CAPITAL IMP RESERVE71467.77
500 - PERPETUAL CARE300.00
501 - RIVERSIDE TRUST.....0.00
502 - COLUMBARIUM VAULT100.00
503 - NORTHLAWN PERP CARE100.00
504 - GRIFFIN TRUST.....0.00
505 - LEACH TRUST0.00
506 - HOEPPNER TRST0.00
615 - WTP RESERVE.....0.00
620 - SANITARY SEWER172333.52
625 - SANITARY SEWER RESERVE.....0.00
630 - SEWER DEBT FEE101592.40
635 - SEWER DEBT SINKING FUND.....0.00
660 - AIRPORT ENTERPRISE16263.97
661 - AIRPORT RESERVE0.00
670 - SOLID WASTE234568.10
671 - SOLID WASTE RESERVE.....0.00
672 - TRANSFER STATION CLOSURE0.00
673 - LANDFILL171519.30
674 - LANDFILL RESERVES0.00
677 - LANDFILL PLANNING0.00
678 - ENVIRONMENTAL PROTECTION.....0.00
679 - LANDFILL POST CLOSURE.....0.00
680 - LANDFILL CLOSURE.....0.00
682 - ENVIRONMENTAL MANAGEMENT0.00
685 - CELL CONSTRUCTION RESERVE.....0.00
690 - REGIONAL COLLECTION CENTE.....450.00
950 - FUEL EQUIPMENT505.95
TOTAL1879168.59
#298

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