



CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

September 30, 2016

HONORABLE MAYOR & CITY COUNCIL MEMBERS

City
Administrator
SCOTT
FLORY

The next regular meeting of the Clear Lake City Council is scheduled for Monday, October 3, 2016, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

COUNCIL MEMBERS

MARK
EBELING
Ward 1

ITEM #6A. Golf Course Stormwater Quality & Parking Lot Project. At its regular meeting on September 19th, the City Council approved a construction contract with Charlson Excavating (Clear Lake) in the amount of \$175,728.50. The project generally entails the reconstruction of the Veterans Memorial Golf Club parking lot and storm water quality improvements.

TONY J.
NELSON
Ward 2

The City has now received the partially-executed Contract and bonds (performance, payment, & maintenance) and Certificate of Liability Insurance from the Contractor. All these documents have been reviewed by City staff and the Project engineer and have been determined to be in compliance with the Project's contract document specifications.

JIM
BOEHNKE
Ward 3

A pre-construction conference has been set for Wednesday, October 5th, at 10:30 a.m., at City Hall. The project completion date is November 25th.

MIKE
CALLANAN
At Large

ITEM #6B. Annual Appropriation Development Agreements. The City currently has three (3) Development Agreements that contain an "annual appropriation" clause. In order to obligate funds for payment in the 2018 fiscal year, the City must certify the projected debt estimate to the County Auditor's office by December 1st of each year; 12/1/16 for collection and payment in FY 2018.

GARY
HUGI
At Large

The City entered into a Development Agreement with Windmill Realty LLC in February, 2014, which was later assigned to McKesson Corporation in April, 2015. The City estimates a property tax rebate repayment of \$485,000 in FY 2018. These funds are from the Tax Increment Fund and are a portion of the property taxes paid by the Company itself, not from general property taxes otherwise received by the City.

Likewise, the City entered into Development Agreements with Wess Inc. and Titan Pro SCI, for which property tax rebate payments are eligible in the 2018 fiscal year. For Wess Inc. the property tax rebate payment is estimated at \$16,000 and for Titan Pro SCI the amount is \$130,000.



These three (3) Development Agreements are all subject to "Annual Appropriation", so approval of the Resolutions does not, in and of itself, constitute payment. Prior to payment, the City validates that the companies have complied with all aspects of the Development Agreement, in terms of its obligations.

Smart Quote: *"It is a poor sort of memory that only works backwards"* –Lewis Carroll, writer

Scott Flory
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, OCTOBER 3, 2016
6:30 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes –September 19, 2016.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License**: Class C Liquor License with Outdoor Service & Sunday Sales, SIPS; Class C Liquor License with Outdoor Service & Sunday Sales, Anchor Inn; (renewals).
 - **Tree Trimmer's License**: Hinders Tree Service, LLC, Mitchell, (new).
 - **Sign Erector's License**: PSI, Belmond, (new).
4. Citizens opportunity to address the Council on items not on the agenda:
 - In conformance with the City Council's Rules of Procedure, no action can occur on items presented during the Citizens forum.
 - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
 - Speakers are limited to a maximum of five (5) minutes per person.
5. Unfinished Business:
 - A. Main Avenue Sidewalk Replacement Project:
 - **Motion** to approve **Ordinance #819**, "An Ordinance establishing grades for the Main Avenue Sidewalk Replacement Project." (2nd reading)
 - Discussion and consideration of **Motion** by City Council.

6. New Business:

A. Veterans Memorial Golf Course Stormwater Quality & Parking Lot Project:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #16-42**, “A Resolution approving Contract & bonds” by City Council.
- Discussion and consideration of **Motion** by City Council.
- Pre-construction Conference: 10/5/16 at 10:30 a.m.

B. Annual Appropriation Development Agreements:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #16-43**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax Fund for the appropriation of payment of annual appropriation tax increment financed obligations which shall become due in the next succeeding fiscal year” (Wess Inc.) by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-44**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax Fund for the appropriation of payment of annual appropriation tax increment financed obligations which shall become due in the next succeeding fiscal year” (Titan Pro SCI) by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-45**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax Fund for the appropriation of payment of annual appropriation tax increment financed obligations which shall become due in the next succeeding fiscal year” (McKesson) by City Council.
- Discussion and consideration of **Motion** by City Council.

C. Capital Projects Reimbursement from Tax-Increment Fund:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #16-46**, “A Resolution authorizing the reimbursement of funds expended from the General Fund from the proceeds of the Tax Increment Fund for the purposes of Capital Projects Incident and Related to this Resolution (Main Avenue Sidewalk Reconstruction Project)” by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-47**, “A Resolution authorizing the reimbursement of funds expended from the General Fund from the proceeds of the Tax Increment Fund for the purposes of Capital

Projects Incident and Related to this Resolution (Surf District Great Places Projects)” by City Council.

- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-48**, “A Resolution authorizing the reimbursement of funds expended from the Water Revenue and General Fund from the proceeds of the Tax Increment Fund for the purposes of Capital Projects Incident and Related to this Resolution (Water Treatment Plant Chemical Storage Evaluation and Improvement Project)” by City Council.
- Discussion and consideration of **Motion** by City Council.

D. Fire Dept. – SCBA Replacement:

- Introduction by Scott Flory, City Administrator.
- Review of bids and recommendation, Doug Meyers, Fire Chief.
- **Motion** to approve bid and award contract by City Council.
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

- Proclamation for Domestic Violence Awareness Month.

9. Public Works Director’s Report:

10. City Administrator’s Report:

- Update on E. Main Avenue Street Reconstruction Project.

11. Other Business:

12. Adjournment.

NEXT REGULAR MEETING – OCTOBER 17, 2016

This notice is given pursuant to Chapter 21.4(1) of the Code of Iowa and the local rules of said governmental body.