



CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
Phone: 641-357-5267 • Fax: 641-357-8711
www.cityofclearlake.com

Mayor
NELSON P.
CRABB

November 4, 2016

City
Administrator
SCOTT
FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS

The next regular meeting of the Clear Lake City Council is scheduled for Monday, November 7, 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

TONY J.
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

ITEM #6A. 14th Avenue N. Street Reconstruction Project. One of the major capital improvement projects the City Council budgeted for in FY 17 is the reconstruction of 14th Avenue N., between Logan Drive and N. 8th Street. Currently, that segment is a 24' wide asphalt paved street (approximately 2" thick), with no curb & gutter or storm water improvements, and no sidewalks. The proposed improvements include: 7" thick PCC paving (31' wide back-of-curb to back-of-curb); 4' wide sidewalk on each side of the street, with ADA compliant sidewalk ramps; new 6" thick PCC driveway approach improvements; storm sewer and intakes; 6" longitudinal sub-drain; and new water and sanitary sewer service laterals (as needed).

The Project will be partially funded by special assessments against the benefited properties. Special assessments will be used to defray costs associated with 6" of the 7" thick PCC paving; driveway approaches; 4' wide sidewalks; and any necessary water and sanitary sewer service laterals.

At the previous City Council meeting, the consultant reviewed the proposed construction plans and draft of preliminary plat & schedule with the Council. The project engineer has now filed the preliminary plat & schedule with the City Clerk. The Council may now consider initiation of the special assessment proceedings. The anticipated date for the hearing on the proposed Resolution of Necessity is December 5th. The targeted date for the bid letting is January 11, 2017. Construction would commence in April of 2017 and conclude by late-June, 2017.

The engineer's opinion of the probable cost of construction is \$302,219.50. Indirect project costs, such as engineering, legal, and administrative are estimated at \$35,300 or 11.7% of the Project's estimated cost. Therefore, the total estimated cost of the Project is \$337,519.50. Estimated special assessments total \$91,939.38 or 27% of the cost of the Project.



ITEM #6B. **NICC&M Property Tax Rebate Agreement.** The Council has previously authorized property tax rebate agreements for the North Iowa Cultural Center & Museum. The initial Agreement was a 3-year agreement and was approved in January 2009, expiring in December of 2011. In February 2011, the Agreement was extended for a 2nd time; this time for a 5-year term, ending on December 1, 2016. The Board of Directors of the NICC&M has expressed its interest in renewing the property tax rebate agreement with the City for an additional term. Property tax repayments occur semi-annually on December 1st and January 1st. The semi-annual rebate payments are roughly \$5,000 each.

A draft Development Agreement is proposed for the Council's consideration that would extend the property tax rebate payments until June 1, 2021. Cumulative property tax rebate payments would be capped at a not to exceed \$50,000. The initial step in the process requires the Council to act on setting the date for a public hearing on the proposal and to publish notice of the hearing, as required by law.

ITEM #6D. **2016 Street Resurfacing Project.** Back at its regular meeting on May 16, 2016, the Council approved a construction contract with Heartland Asphalt in the amount of \$400,393.12 for the Project. The Project entailed the milling and resurfacing of approximately 9 segments (23 blocks) of City streets, including one alley, with a 2" hot-mix asphalt overlay. There were also some limited curb & gutter repairs and ADA compliant sidewalk ramps constructed.

The bid from Heartland was 2.2% above the engineer's opinion of the probable cost of construction, which was \$391,903.35. There were a series of minor change orders on the Project, which increased the contract by \$3,337.27 to a total of \$403,730.39. However, the final value of work completed on the project was \$384,920.11, which is \$15,473 (4%) less than the original contract amount.

On October 31, 2016, the Project engineer filed the "Certificate of Completion" for the Project with the City Clerk. The Project was completed by the June 30th completion date specified in the contract documents.

Smart Quote: "Many of life's failures are people who did not realize how close they were to success when they gave up." – Thomas Edison, inventor and businessman

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, NOVEMBER 7, 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 –October 17, 2016.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - Liquor License: Class C Liquor License (LC) (Commercial) with Sunday Sales, Bikerz, (renewal)
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:
6. New Business:
 - A. 14th Avenue N. (Logan Drive – N. 8th Street) Street Improvement Project:
 - Introduction by Scott Flory, City Administrator.
 - Review of project preliminary plans and specifications and preliminary plat & schedule, Andy Smith P.E., WHKS & Co.
 - **Motion** to approve **Resolution #16-50**, “A Preliminary Resolution for the construction of street, water, sanitary sewer, storm sewer, sidewalk, driveway approaches, and other public improvements in the City of Clear Lake, Iowa” by City Council.
 - Discussion and consideration of **Motion** by City Council.
 - **Motion** to approve **Resolution #16-51**, “A Resolution fixing lot values” by City Council.
 - Discussion and consideration of **Motion** by City Council.

- **Motion** to approve **Resolution #16-52**, “A Resolution adopting preliminary plat & schedule, estimate of cost, and proposed plans and specifications for the construction of the 14th Avenue N. Street Improvement Project” by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-53**, “A Resolution of Necessity (proposed)” by City Council.
- Discussion and consideration of **Motion** by City Council.

B. Property Tax Rebate Agreement (renewal) – North Iowa Cultural Center & Museum:

- Introduction by Scott Flory, City Administrator.
- Review of request, Laurie Lietz, Executive Director, NICC&M.
- **Motion** to approve **Resolution #16-54**, “A Resolution to fix a date at which it is proposed to approve a Development Agreement with the North Iowa Cultural Center & Museum, including annual appropriation tax-increment payments in an aggregate amount not to exceed \$50,000.”
- Discussion and consideration of **Motion** by City Council.

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

- Project update and review of pay estimate #1, Joe Weigel, Public Works Director.
- **Motion** to approve Pay Estimate #1 by City Council.
- Discussion and consideration of **Motion** by City Council.

D. 2016 Street Resurfacing Project:

- Introduction by Scott Flory, City Administrator.
- Review of Pay Estimate #3 (final) and recommendation to accept the Project work, Jason Petersburg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Estimate #3 (final) by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-55**, “A Resolution accepting the work” by City Council.
- Discussion and consideration of **Motion** by City Council.

E. Industrial Property Tax Exemption Requests:

- Introduction by Scott Flory, City Administrator.
- Review of requests, Chad Schreck, Director NIC EDC.
- **Motion** to set the date for a public hearing for November 21, 2016 by City Council.
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

9. Fire Department Report:

10. Public Works Director's Report:

- Update on purchase of a new aerial lift (bucket) truck.

11. City Administrator's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – NOVEMBER 21, 2016

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