



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

City
Administrator
SCOTT
FLORY

July 29, 2016

HONORABLE MAYOR & CITY COUNCIL MEMBERS

COUNCIL
MEMBERS

MARK
EBELING
Ward 1

TONY J.
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

The next regular meeting of the Clear Lake City Council is scheduled for Monday, August 1, 2016, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

ITEM #6A. 14th Ave N. Street Reconstruction Project. One of the major capital improvement projects the City Council budgeted for in FY 17 is the reconstruction of 14th Ave N., between N. 8th Street and the east return of Logan Drive. That segment of 14th Ave N. is currently a 24' wide asphalt paved street (approximately 2"), with no curb & gutter or storm water improvements, and no sidewalks. The proposed improvements will include: 7" PCC street paving (31' back-of-curb to back-of-curb); 4' sidewalks on both sides of the street, with ADA compliant sidewalk ramps; new 6" PCC driveway approaches; 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 the cost of 6" of the proposed 7" thick PCC pavement, driveway approaches, 4' wide sidewalks, and any necessary sanitary sewer and water services. The City budgeted \$235,000 in FY 17 for construction and other project costs.

The proposed Project schedule calls for a bid letting of not later than January 11, 2017. Construction is anticipated to commence in April, 2017, and be completed prior to June 23, 2017.

City staff has prepared a Request for Proposals (RFP) for professional consulting services for the Project, the dissemination of which was authorized by the Council at its meeting on July 18th and, subsequently, distributed to the three local engineering firms. The scope of professional services to be provided includes: fieldwork; survey; design; special assessment plat & schedule; bidding; and construction observation and administration. Responses to the RFP were due by 4:00 p.m., July 28, 2016.

The City received a response to its RFP from all three (3) firms that received the solicitation. Following a review of the proposals, it has been determined that all firms possess the necessary skills, staff, experience and qualifications to assist the City with the Project. However, the least costly proposal was submitted by WHKS



Company (Mason City), with a total fee for design, special assessment services, 40 hours of construction administration, and 120 hours of resident review services of \$27,800.

ITEM #6C. **Re-Plat P & J 1st Subdivision – Cerro Gordo, County.** For Council's consideration is a proposed Final Plat for P & J 1st Subdivision, which is a "re-plat" of a prior Final Plat, that was approved by the Council on April 20, 2015. The subject parcel is located in Clear Lake Township. No infrastructure improvements are proposed. The proposal is to subdivide Lot 1 into 3 separate and distinct parcels.

Pursuant to Iowa Code Section 354.8, the City has established "extra-territorial" subdivision review authority over plats/subdivisions within 2-miles of the City limits of Clear Lake. The City's Planning & Zoning Commission reviewed the proposed subdivision plat at its meeting on July 26, 2016, and has forwarded its recommendation that the subdivision be approved by the City Council.

ITEM #6D. **Main Avenue Sidewalk Reconstruction Project.** The tentative Project schedule calls for the Council to initiate the special assessment process at its August 1st meeting. A public hearing on the proposed "Resolution of Necessity" would be conducted at a special City Council meeting proposed for August 22nd. Notices to the affected property owners would be mailed by the City Clerk on or before August 5th. The Project bid letting is proposed for August 31st. Construction activities for 2016 work would commence in mid-September and conclude by mid-November. In 2017, construction would re-commence in early-April and conclude by June 23rd.

The engineer's estimate of the probable cost of construction is \$600,000. Indirect Project (engineering, legal, and admin) costs are estimated at \$111,300. The total cost of the Project is estimated at \$711,287. The total cost of the Project proposed to be special assessed against the benefited properties for PCC sidewalk construction and water services is estimated at \$114,789, which (excluding City-owned property) is roughly 14.6% of the cost of the Project.

The City entered into a Professional Services Agreement with Veenstra & Kimm on October 5, 2015 for the Project. That agreement was subsequently modified in April, 2016. The total cost of compensation for the professional services agreement is a not-to-exceed \$64,500.

The proposed Project entails the replacement of the brick paver sidewalks on Main Avenue, beginning at N. 8th Street and continuing west to N. Lakeview Drive.

Smart Quote: *"The greatest mistake you can make in life is to continually be afraid you will make one."* – Elbert Hubbard, writer & artist

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, AUGUST 1, 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 – July 18, 2016.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - Street Closing Request: CLASS Car Club Car Show, August 6th.
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. (N. 8th St – Logan Drive) Street Improvement Project:
 - Introduction by Scott Flory, City Administrator.
 - Recommendation for award of Professional Service Agreement, Joe Weigel, Public Works Director.
 - **Motion** to award Professional Service Agreement and authorize the City Administrator to execute the same by City Council.
 - Discussion and consideration of **Motion** by City Council.
 - B. SE Area Wastewater Collection Facility Plan:
 - Review of proposed final draft modifications, Jason Petersburg, P.E., Veenstra & Kimm.

- **Motion** to approve Facility Plan and authorize its submittal to the Iowa DNR by City Council.
- Discussion and consideration of **Motion** by City Council.

C. Re-Plat (final plat) of Lot 1 of P & J 1st Subdivision:

- Review of request and recommendation from Planning & Zoning Commission (7/26/16), Mike Ritter, Building Official.
- **Motion** to approve **Resolution #16-26**, “A Resolution approving Re-Plat of P & J 1st Subdivision” by City Council
- Discussion and consideration of **Motion** by City Council.

D. Main Avenue Sidewalk Replacement Project:

- Introduction by Scott Flory, City Administrator.
- Review of proposed plans & specifications and preliminary plat & schedule of assessments, Jason Petersburg, P.E., Veenstra & Kimm.
- **Motion** to approve **Resolution #16-27**, “A Preliminary Resolution for construction of sidewalk, water service curb stop & boxes, and related roadway and driveway improvements in the City of Clear Lake, Iowa.”
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-28**, “A Resolution Fixing Values of Lots.”
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-29**, “A Resolution adopting preliminary assessment plat, schedule, and estimate of cost, together with plans and specifications, for the construction of the Main Avenue Sidewalk Replacement Project.”
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-30**, “A Resolution of Necessity (proposed).”
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

9. Public Works Director’s Report:

10. City Administrator’s Report:

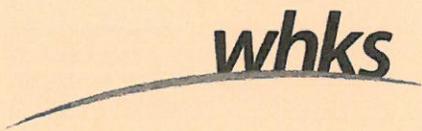
- Parks & Recreation Advisory Board – reduction from 7 to 5 members.
- East Main Avenue Street Reconstruction Project (2003) – Request for removal of Ag Deferment.

11. Other Business:

12. Adjournment.

NEXT REGULAR MEETING – AUGUST 15, 2016

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



1412 6th Street SW
P.O. Box 1467
Mason City, IA, 50402-1467
Phone: 641-423-8271

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between the City of Clear Lake, Iowa hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as:

FY 2017 14th Avenue North Street Improvements
and,

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached STANDARD TERMS AND CONDITIONS.

Scope of Services

WHKS shall perform the following described services for the Client:

Design and construction phase engineering services as described in the attached Scope of Services included in Exhibit A.

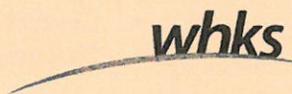
Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

- Items 1 – 6: Lump Sum Fee of \$ 12,900 including expenses.
- Item 7: Not to Exceed Fee of \$ 3,500 including expenses.
- Item 8: Not to Exceed Fee of \$ 11,400 including expenses.

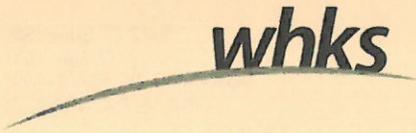
Executed this _____ day of _____, 2016.

City of Clear Lake, IA



By: _____
Printed Name: _____
Title: _____

By: 
Printed Name: Steven Scott Sweet, P.E.
Title: Vice President



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Exhibit A to Professional Services Agreement

A. Project

The project consists of complete reconstruction of 14th Avenue North from the east return of Logan Drive to North 8th Street. The 31' back to back street consisting of a 7" PCC pavement will be constructed on the existing 6" aggregate base constructed in 1991.

The improvements will include new 4' PCC concrete sidewalks with ADA-compliant pedestrian ramps, new 6" PCC driveways, and necessary roadway and base, and utility repairs. The City is planning to fund a portion of the project through special assessments for the 6" PCC paving, 4" sidewalk, 6" driveway approaches and sewer and water services.

The project limits and constraints are listed in the request for proposals dated July 19, 2016.

B. Scope of Services Provided Under This Agreement:

1. Project Management and Meetings

- Perform general project administrative duties including supervision and coordination of the project team, review of project costs and billings, prepare invoices using Consultant's standard forms, preparation of monthly status reports, and general administrative activities.
- Attendance at one (1) Project Kick-Off meeting with City staff.
- Advise the Client of the necessity of obtaining Additional Engineering Services as described in Paragraph C., and act as the Client's representative in connection with any such services not actually performed by WHKS.

2. Site Visit

- Attend one (1) site visit with City staff to discuss existing conditions and construction techniques to determine the best course of action for the reconstruction.

3. Survey

- Conduct a topographic survey to supplement existing City mapping and GIS information provided by the City.
- Contact Iowa Call and survey marked utilities.
- Prepare project basemap.

4. Design Engineering

- Prepare preliminary plans to show the character and scope of work to be performed by contractors on the Project.
- Submit preliminary plans to City for review and comment.
- Attend one (1) meeting with City staff to review preliminary plans, if requested.

- Prepare final plans and specifications to show the character and scope of work to be performed by contractors on the Project.
 - Prepare opinion of probable construction cost on completed plans and specifications.
 - Submit final plans and specifications to City for review and approval.
5. Special Assessment
- Create preliminary assessment schedules and plats.
 - Attend one (1) assessment meeting.
 - Prepare the final assessment schedule and plat.
 - Coordinate the special assessment process with the City and Attorney.
6. Project Bidding
- Furnish plans and specifications to bidders.
 - Answer contractor's questions during the bidding phase.
 - Prepare and issue project addenda if needed.
 - Assist in the receiving and tabulation of Contractor's proposals.
 - Assist in awarding the construction contract.
7. Construction Administration
- Provide construction administration during construction. Contract administration assistance activities conducted during project construction include interpretation of plans and specifications, periodic visits to the construction site to observe the progress of work, review of shop drawings, process periodic payment estimates for completed construction work based upon quantities prepared by the City's construction observer, prepare change orders when required, and prepare the final summary of construction costs. Fee based on 40 hours of WHKS administration time
 - Meet with the Client, contractor, and applicable governmental entities for a Pre-Construction Meeting. One (1) meeting is included for this task.
8. Construction Observation
- Perform periodic resident observation during the duration of the construction project. The primary purpose of this function is to verify contractor's compliance with the plans and specifications and should not be confused with periodic visits to the project (primary purposes of which are to confirm project progress and to deal with changed conditions). Resident Observation is a part-time function during construction and is performed by an employee of the Engineer. This employee of the Engineer, hereinafter called the observer, is both qualified and authorized as the Engineer's representative to make the day to day interpretations and decisions necessary for the orderly and timely prosecution of the work in accordance with the plans and specifications. His/Her duties are to provide on-site evaluations of Project progress in accordance with the plans and specifications and report said progress to the Engineer. Additionally, he/she



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Phone: 641-423-8271

maintains a log book recording conditions at the job site, weather, record of visitors, summary of daily activities, actions taken, observations in general and assists in recording data for the eventual preparation of Record Plans. Copies of daily reports will be available to the Client. The Observer's duties do not include construction means, methods or procedures used by the Contractor. The Contractor is solely responsible for construction means, methods, procedures and job-site safety. Fee based on 120 hours of WHKS observation including travel time.

- Record Drawings. Assist the City with the preparation of record drawings from Contractor provided "mark-ups" at the completion of the construction.

C. Additional Engineering Services:

Additional Engineering Services are those services not listed above, but which may be required or advisable to accomplish the Project. Additional Engineering Services shall be performed when authorized by the Client for additional fees, to be determined at the time authorized.

Additional Engineering Services include:

1. Permits
2. Geotechnical
3. Attendance at additional meetings (other than those listed above).
4. Preparation of Easements or Land Acquisition.

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Fax: 641.423.8450
Email: masoncity@whks.com
Website: www.whks.com



July 28, 2016

Mr. Joe Weigel
Director of Public Works
City of Clear Lake
1419 2nd Avenue South
Clear Lake, IA 50428

RE: FY 2017 14th Avenue North Street Improvement Project
Transmittal of Fees and Compensation

Dear Mr. Weigel:

WHKS is pleased to submit this proposal for the FY 2017 14th Avenue North Street Improvement Project. The following fee schedule* is based on the scope of work and level of effort that we estimate will be necessary for the project:

<u>Professional Service</u>	<u>Fee</u>
Lump Sum Fee for Survey, Design and Bidding Services	\$ 12,900
NTE Fee for On-Site Residential Review (based on 120 hours)	\$ 11,400
NTE Fee for Administration Services (based on 40 hours)	\$ 3,500
<u>Total (Rounded)</u>	\$ 27,800

*The fees and compensation are estimates based on a general scope of work and broad project extents. The final fees will be negotiated after a detailed scope of work is agreed upon.

WHKS & Co. identified a general scope of work for the project and based the fees and expenses upon this scope. Fee negotiations could then take place based on this detailed scope.

We are committed to this project and have adequate staff to meet your schedule. We appreciate the opportunity to respond to your inquiry and we appreciate this opportunity to again offer our skills and experience on this project.

If you have any questions or require additional information regarding our submittal, please contact Scott at 641.423.8271 or by email at ssweet@whks.com.

Sincerely,

WHKS & co.

Fouad K. Daoud, P.E., S.E.
President and CEO

BID TABULATION

PROJECT: 2017 14th Ave N Street Improvement Project – Engineering Services

BID DATE: July 28, 2016 @ 4 p.m.

Engineering Firm	Engineering Fees	Bid
1. SEH	Design & Bidding Services Lump Sum	\$13,600
	Special Assessment Phase Lump Sum	\$ 4,500
	Onsite Residential Review Hourly, NTE (Based on 120 hrs.)	\$13,100
	Administrative Services Hourly, NTE (Based on 40 hrs.)	
	TOTAL PROJECT SERVICES	\$31,200
2. WHKS	Design & Bidding Services Lump Sum	\$12,900
	Onsite Residential Review Hourly, NTE (Based on 120 hrs.)	\$11,400
	Administrative Services Hourly, NTE (Based on 40 hrs.)	\$ 3,500
	TOTAL PROJECT SERVICES	\$27,800
3. Veenstra & Kimm	Design & Bidding Services Lump Sum	\$10,900
	Special Assessment Phase Lump Sum	\$ 6,850
	Onsite Residential Review Hourly, NTE (Based on 120 hrs.)	\$ 8,280
	Administrative Services Hourly, NTE (Based on 40 hrs.)	\$ 3,600
	Expenses	\$ 488
	TOTAL PROJECT SERVICES	\$30,118



VEENSTRA & KIMM, INC.

2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

July 28, 2016

Mr. Scott Flory
City Administrator
City of Clear Lake
15 North Sixth Street
P.O. Box 185
Clear Lake, IA 50428

FACILITY PLAN
SOUTHEAST AREA WASTEWATER COLLECTION SYSTEM FACILITY PLAN
CLEAR LAKE, IA
383149

Dear Scott:

Enclosed find one (1) original copy of the Facility Plan for the Sanitary Sewer Collection System Improvement Project. A second copy of the Facility Plan is being provided to Joe Weigel with his copy of this letter and an electronic copy will be emailed to Joe for the City's electronic records.

Feedback from the City was requested with the transmittal of the draft copy of this report on June 30, 2016. The specific questions were in regards to type of industrial development the City plans to attract for the South 24th Street Industrial Park Expansion and the timeline for implementing the improvements identified within the report, specifically the South 24th Street trunkline extension and the South 20th Street trunkline replacement.

As you recall the Draft copy of the Facility Plan was presented to the City Council at your July 5, 2016 City Council Meeting. The undersigned also met with yourself as well as Public Works Director Joe Weigel on July 22, 2016 to review the questions we had regarding the Facility Plan. It is understood based on feedback received from you that the City will plan to attract more dry types of industries than wet for their South 24th Street Industrial Park Expansion. As such, the design flows associated with the dry industry have been updated in the Facility Plan and the existing 12" and 10" sanitary sewer mains that serve this South 24th Street Industrial Park Extension have adequate capacity to meet these future needs. The size of the proposed extension will be dependant upon the slope that the new pipe can be designed at. It is anticipated that the future extension will be either a 10" or 12" sewer main.

We also discussed the schedule for implementing the improvements identified herein, specifically the South 20th Street trunkline replacement identified as Project A and Project B in the Facility Plan and the South 24th Street trunk line extension for the Industrial Park Expansion. You indicated that the projects for these two trunklines would likely be constructed

Mr. Scott Flory
June 30, 2016
Page 2

in the next 5 years. As such, the report has been modified to read accordingly. Note we did not address a timeline for the South 15th Street Trunkline as the final design criteria for that line will not be finalized until such time that the City updates their comprehensive plan with proposed land uses for the area this trunk line would serve. As previously presented, the report does indicate the future service area of this trunkline which will be useful for the City's future land use planning efforts.

Please include approval of this Facility Plan on your agenda for your August 1, 2016 City Council meeting. After the City Council approves the report it will be submitted to the IDNR for their review and approval.

Please feel free to call if you have any questions or should need anything.

Sincerely,

VEENSTRA & KIMM, INC.



Jason A. Petersburg, P.E.
Project Engineer

Enclosures:

Joe Weigel, Public Works Director, w/encl.

RESOLUTION NO. _____

A RESOLUTION APPROVING RE-PLAT OF P & J 1ST SUBDIVISION;
CERRO GORDO COUNTY, IOWA

WHEREAS, Gary L. and Linette K. Heydt , (“Owners”) are owners of a parcel of real estate located in Clear Lake Township, Cerro Gordo County, Iowa, which lies within two (2) miles of the City limits of Clear Lake, Iowa;

WHEREAS, said Owners desire to file a re-plat of P & J 1st Subdivision with Cerro Gordo County, pursuant to the provisions of Chapter 354 of the Code of Iowa, which requires the approval or waiver of the right to review by the City of Clear Lake, Iowa, according to the provisions of Chapter 354.8 and 354.9 of the Code of Iowa;

WHEREAS, the owners submitted a request to the Planning & Zoning Commission of the City of Clear Lake, Iowa, to review their proposed subdivision, pursuant to the provisions of Chapter 354.8 of the Code of Iowa;

WHEREAS, on July 26, 2016, the Planning & Zoning Commission of the City of Clear Lake, Iowa, considered the request and has recommended approval of the proposed re-plat.

NOW, THEREFORE, Be It Resolved by the City Council of the City of Clear Lake, Iowa:

Section 1. That the City of Clear Lake, Iowa, hereby approves the re-plat of P & J 1st Subdivision, Cerro Gordo County, Iowa.

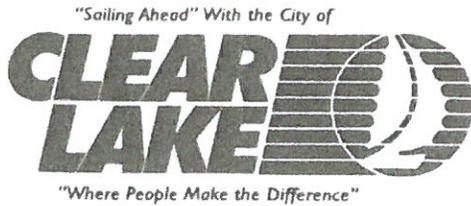
Section 2. That the City Clerk is hereby directed to certify a copy of this Resolution of approval for attachment to the subdivision plat, as required by the provisions of Chapter 354.11 of the Code of Iowa.

PASSED and APPROVED this 1st day of August, 2016.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk



CITY OF CLEAR LAKE
PUBLIC WORKS DEPARTMENT
1419 2nd Avenue South • P.O. Box 185 • Clear Lake, IA 50428
Phone (641) 357-6135 • FAX (641) 357-6150
www.cityofclearlake.com

July 28, 2016

Dear City Council Members,

The P & J First Subdivision is a small, minor subdivision that outside of our city limits but is within a 2 mile radius. The resolution has been reviewed and approved by both the City of Ventura and Cerro Gordo County. At our last meeting on July 26th, the Planning and Zoning Commission voted to accept this subdivision. The P & Z Commission now asks that the City Council also approve the acceptance of the Final Plat Replat of Lot 1 of the P & J First Subdivision.

Sincerely,

Mike Ritter

Zoning Authority

Honorable Mayor and City Council:

The Planning and Zoning Commission at its meeting of July 26, 2016 acted on a request of an Extra-territorial Review of a two-lot Subdivision outside of, but within two miles of our city limits. This was reviewed and passed. The Planning and Zoning Commission now recommends that the City Council accept the Replat of Lot 1 P & J First Subdivision, Cerro Gordo County.

Sincerely,



Arnold F. Prohaska, Chairman Pro Tem

Council Member _____ introduced the following Resolution entitled "PRELIMINARY RESOLUTION FOR THE CONSTRUCTION OF SIDEWALK, WATER SERVICE CURB STOP AND BOXES, AND RELATED ROADWAY AND DRIVEWAY IMPROVEMENTS IN THE CITY OF CLEAR LAKE, STATE OF IOWA", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

PRELIMINARY RESOLUTION FOR THE CONSTRUCTION
OF SIDEWALK, WATER SERVICE CURB STOP AND
BOXES, AND RELATED ROADWAY AND DRIVEWAY
IMPROVEMENTS IN THE CITY OF CLEAR LAKE, STATE
OF IOWA

WHEREAS, this Council, after a study of the requirements, is of the opinion that it is necessary and desirable that sidewalk, water service curb stop and boxes, and related roadway and driveway improvements be constructed within the City of Clear Lake, State of Iowa, as hereinafter described; and

WHEREAS, it is proposed that the project be constructed as a single improvement under the authority granted by Division IV of Chapter 384 of the City Code of Iowa:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, STATE OF IOWA:

Subdivision A. That the City of Clear Lake, State of Iowa, construct sidewalk, water service curb stop and boxes, and related roadway and driveway improvements, as hereinafter described.

Subdivision B. The beginning and terminal points of the improvements shall be as follows:

A. General Description

The Main Avenue Sidewalk Replacement Project includes the following improvements:

- Pavement Removal
- Aggregate Base Course
- Sidewalk Improvements Including ADA Ramps
- Brick Paver Sidewalks
- PCC Edge Restraint and Paver Base
- Water Service Curb Stop and Boxes
- Subdrain
- PCC Roadway Pavement
- PCC Driveway Pavement
- Miscellaneous Associated work

B. Description by Street Segment

Main Avenue: North Lakeview Drive to North 8th Street

- Width varies along the Project
- Brick Paver Sidewalk
- 2,500 Linear foot (LF) Long +/- (Both Sides)
- 14,000 Square Foot (SF) +/-

C. Location

The location of the assessed improvements are as follows:

Main Avenue from North Lakeview Drive to North 8th Street

Subdivision C. That Jason Petersburg, P.E. of Mason City, Iowa, having been employed as Engineer to prepare plats, schedules, estimates, plans and specifications and otherwise to act in the capacity with respect to the project is hereby ordered to prepare and file with the Clerk preliminary plans and specifications and estimates of the total cost of the work and the plat and schedule of special assessments against benefited properties.

Subdivision D. That this Council hereby determines that all property within the area hereinafter described will be specially benefited by the improvements, to-wit:

An area in Section 13, Township 96 North, Range 22 West of the 5th Principal Meridian located in the City of Clear Lake, Cerro Gordo County, Iowa. All property abutting the sidewalk to be improved are considered specially benefited and are included in the Area of Assessment. The description of the benefited area is as follows:

Subdivision	Block	Lots
• Clear Lake	13	1-3
• Clear Lake	12	1-4
• Clear Lake	10	5-8
• Clear Lake	11	1-4
• Boeyers Add	2	1-2
• Swanzy's Add		1-6
• Richardson's Add		1-11
• Boeyes Add	1	8 and 9
• Tuttlles Add	23	1

Including all platted alleys adjacent to the above lots.

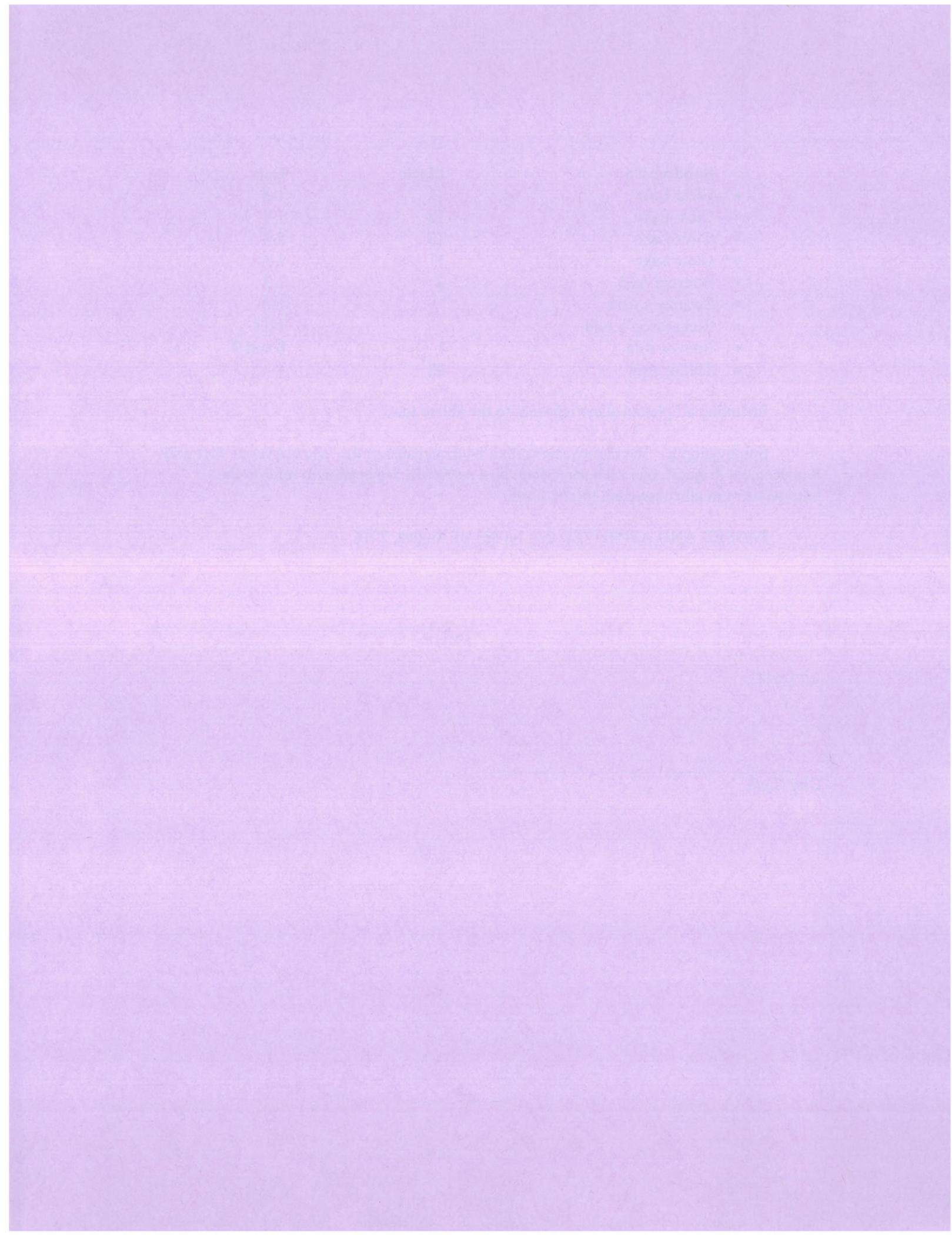
Subdivision E. The improvement shall be designated as the "Main Avenue Sidewalk Replacement Project", and such name shall be a sufficient designation to refer to the improvement in all subsequent proceedings.

PASSED AND APPROVED this 1st day of August, 2016.

Mayor

ATTEST:

City Clerk



Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING VALUES OF LOTS" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION FIXING VALUES OF LOTS

WHEREAS, this Council after full investigation, has arrived at a determination of the value of each lot located within the Main Avenue Sidewalk Replacement Project, the valuation being set forth in a preliminary schedule entitled "Preliminary Assessments Main Avenue Sidewalk Replacement Project, Clear Lake, Iowa", under the column therein headed "Valuation Fixed by Council":

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, STATE OF IOWA:

That the schedule of values, hereinabove referred to, be and the same is adopted as the valuations of the lots, with the proposed public improvements completed, within the boundaries of the improvements and the Clerk is hereby directed to forthwith deliver the same to Jason Petersburg, P.E., the Engineer, for the project, the Engineer to insert the values in the schedule of assessments which is to be prepared and filed with this Council.

PASSED AND APPROVED this 1st day of August, 2016.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PRELIMINARY ASSESSMENT PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE MAIN AVENUE SIDEWALK REPLACEMENT PROJECT" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION ADOPTING PRELIMINARY ASSESSMENT PLAT
AND SCHEDULE, ESTIMATE OF COST AND PROPOSED
PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF
THE MAIN AVENUE SIDEWALK REPLACEMENT PROJECT

WHEREAS, this Council has caused to be prepared preliminary assessment plat, schedule and estimate of cost, together with plans and specifications, for the construction of the Main Avenue Sidewalk Replacement Project, and this Council has fixed the valuations of the property proposed to be assessed as shown therein; and

WHEREAS, the Council finds that each lot separately assessed in the schedule of assessments meets the definition of a lot as described in Iowa Code Section 384.37(10) or in the case of lots consisting of multiple parcels that the parcels have been assembled into a single unit for the purpose of use or development; and

WHEREAS, the plat and schedule, estimate of cost and plans and specifications appear to be proper for the purpose intended:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, STATE OF IOWA:

That the plat and schedule, estimate of cost and plans and specifications be and the same are hereby adopted as the proposed plat, schedule, estimate of cost and plans and specifications for the improvements and are hereby ordered placed on file with the Clerk for public inspection.

BE IT FURTHER RESOLVED, that the boundaries of the District for the making of the improvements, as shown in the Engineer's plat, be and the same are hereby fixed as the boundaries for the Main Avenue Sidewalk Replacement Project.

PASSED AND APPROVED this 1st day of August, 2016.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION OF NECESSITY (PROPOSED)", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION OF NECESSITY (PROPOSED)

WHEREAS, preliminary plans and specifications and plat and schedule and estimate of cost are now on file in the office of the Clerk showing the boundaries of the District, containing the properties and lots to be assessed, locations of the improvements, each lot proposed to be assessed, together with a valuation of each lot as fixed by the Council, an estimate of the cost of the entire proposed improvements, stating the cost of each type of construction and kind of materials to be used, and an estimate of the amount proposed to be assessed against each lot, for the construction of the Main Avenue Sidewalk Replacement Project, as hereinafter described, in the City of Clear Lake, State of Iowa:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, STATE OF IOWA:

That it is deemed desirable, advisable and necessary to construct as a single improvement the Main Avenue Sidewalk Replacement Project, in the City of Clear Lake, State of Iowa.

The District containing the properties to be assessed is set out and described in the following "Notice to Property Owners", set out in this Resolution.

The improvements within the District are located and described in the following "Notice to Property Owners", set out in this Resolution.

The method of construction shall be by contract.

Costs of the improvements will be assessed to the properties within the boundaries of the District. No property shall be assessed more than it is benefited by the improvements nor more

than 25% of its value on the date of its assessment. The assessment may include a ten percent Default and Deficiency Fund, as authorized by Section 384.44, City Code of Iowa.

A plat and schedule and estimate of costs are now on file in the office of the Clerk as required by law.

Any difference between the amount which is derived from cash payments made by property owners during the thirty day collection period and the sale of Improvement Bonds issued against assessments on benefited properties and the total cost of the improvements, shall be paid for from the proceeds derived from the issuance and sale of bonds as authorized by Section 384.25, City Code of Iowa, and/or from such other funds of the Municipality as may be legally used for such purpose.

BE IT FURTHER RESOLVED, that this Council meet at 6:30 o'clock P.M., on the 22nd day of August, 2016, in the Council Chambers, City Hall, 15 North 6th Street, Clear Lake, Iowa, for the purpose of hearing property owners subject to assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the District. Unless a property owner files objections with the Clerk at the time of the hearing on this Resolution, he shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using special assessment procedure.

BE IT FURTHER RESOLVED, that the Clerk is hereby instructed to cause notice to be published and mailed as required by law of the pendency of this Resolution and of the time and place of hearing objections thereto, and to the preliminary plans and specifications, estimate of costs and to the making of the improvements; the Notice to be in substantially the following form:

(Two publications required)

NOTICE TO PROPERTY OWNERS

Notice is hereby given that there is now on file for public inspection in the office of the Council of the City of Clear Lake, State of Iowa, a proposed Resolution of Necessity, an estimate of costs and plat and schedule showing the amounts proposed to be assessed against each lot and the valuation thereof within District as approved by the Council of the City of Clear Lake, State of Iowa, for sidewalk, water service curb stop and boxes, and related roadway and driveway improvements, designated as the Main Avenue Sidewalk Replacement Project, of the types and in the location as follows:

A. General Description

The Main Avenue Sidewalk Replacement Project includes the following improvements:

- Pavement Removal
- Aggregate Base Course
- Sidewalk Improvements Including ADA Ramps
- Brick Paver Sidewalks
- PCC Edge Restraint and Paver Base
- Water Service Curb Stop and Boxes
- Subdrain
- PCC Roadway Pavement
- PCC Driveway Pavement
- Miscellaneous Associated work

B. Description by Street Segment

Main Avenue: North Lakeview Drive to North 8th Street

- Width varies along the Project
- Brick Paver Sidewalk
- 2,500 Linear foot (LF) Long +/- (Both Sides)
- 14,000 Square Foot (SF) +/-

C. Location

The location of the assessed improvements are as follows:

Main Avenue from North Lakeview Drive to North 8th Street

That the proposed District to be benefited and subject to assessment for the cost of such improvements is described as follows:

An area in Section 13, Township 96 North, Range 22 West of the 5th Principal Meridian located in the City of Clear Lake, Cerro Gordo County, Iowa. All property abutting the sidewalk to be improved are considered specially benefitted and are included in the Area of Assessment. The description of the benefitted area is as follows:

Subdivision	Block	Lots
• Clear Lake	13	1-3
• Clear Lake	12	1-4
• Clear Lake	10	5-8
• Clear Lake	11	1-4
• Boeyers Add	2	1-2
• Swanzy's Add		1-6
• Richardson's Add		1-11
• Boeyes Add	1	8 and 9
• Tuttle's Add	23	1

Including all platted alleys adjacent to the above lots.

The Council will meet at 6:30 o'clock P.M., on the 22nd day of August, 2016, at the Council Chambers, City Hall, 15 North 6th Street, Clear Lake, Iowa, at which time the owners of property subject to assessment for the proposed improvements, or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the District, the cost, the assessment against any lot, tract or parcel of land, or the final adoption of a Resolution of Necessity. A property owner will be deemed to have waived all objections unless at the time of Hearing he has filed objections with the Clerk.

This Notice is given by authority of the Council of the City of Clear Lake, State of Iowa.

City Clerk, City of Clear Lake, State of Iowa

(End of Notice)

INTRODUCED AND APPROVED at a meeting held on the 1st day of August, 2016.

Mayor

ATTEST:

City Clerk

ENGINEER'S OPINION OF PROBABLE COST

Project: MAIN AVENUE SIDEWALK REPLACEMENT
 Owner: CITY OF CLEAR LAKE, IOWA
 Location: CLEAR LAKE, IOWA

Job No.: 383-151
 Date: 7/26/2016
 Estimated By: CALLEN
 Reviewed By: JP

ESTIMATE OF QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	EXTENDED PRICE
DIVISION 1 - GENERAL					
1.01	MOBILIZATION	LS	\$20,000.00	1	\$20,000.00
1.02	TRAFFIC CONTROL	LS	\$12,000.00	1	\$12,000.00
1.03	EXCAVATION	CY	\$13.00	510	\$6,630.00
SUB TOTAL GENERAL BID =					\$38,630.00
DIVISION 2 - STORM SEWER					
2.01	STORM INTAKE REMOVAL	EA	\$500.00	7	\$3,500.00
2.02	STORM INTAKE, 6010.501	EA	\$3,700.00	7	\$25,900.00
2.03	STORM SEWER, 15"	LF	\$50.00	64	\$3,200.00
2.04	STORM SEWER PC CONNECTION, 15"	EA	\$600.00	8	\$4,800.00
2.05	SUBDRAIN, 6"	LF	\$13.00	1,776	\$23,088.00
2.06	SUBDRAIN, 8"	LF	\$16.00	170	\$2,720.00
2.07	SUBDRAIN, 8" DIRECTIONALLY DRILLED	LF	\$80.00	68	\$5,440.00
2.08	SUBDRAIN, CONNECTION TO STORM INTAKE	EA	\$500.00	13	\$6,500.00
2.09	SUBDRAIN, CLEAN-OUT	EA	\$500.00	7	\$3,500.00
2.10	SUBDRAIN, AREA INTAKE	EA	\$500.00	1	\$500.00
2.11	SUBDRAIN, ROOF DRAIN CONNECTION	EA	\$500.00	1	\$500.00
2.12	SUBDRAIN, SUMP PUMP CONNECTION	EA	\$500.00	1	\$500.00
SUB TOTAL STORM SEWER BID =					\$80,148.00
DIVISION 3 - WATER					
3.01	CURB STOP AND BOX, 3/4"	EA	\$1,200.00	12	\$14,400.00
3.02	CURB BOX REPLACEMENT	EA	\$800.00	12	\$9,600.00
3.03	CURB BOX REPAIR	EA	\$300.00	12	\$3,600.00
SUB TOTAL WATER BID =					\$27,600.00
DIVISION 4 - PAVING/SIDEWALK					
4.01	PAVEMENT REMOVAL	SY	\$12.00	2,844	\$34,128.00
4.02	BRICK REMOVAL AND DISPOSAL	SF	\$1.00	17,130	\$17,130.00
4.03	ENGRAVED BRICK INVENTORY, REMOVAL, SALVAGE, AND RE-INSTALLATION	EA	\$5.00	4,000	\$20,000.00
4.04	AGGREGATE BASE COURSE	TON	\$18.00	930	\$16,740.00
4.05	PCC ROADWAY PAVEMENT, 7"	SY	\$75.00	151	\$11,325.00
4.06	PCC CURB AND GUTTER, 2.5' WIDTH	LF	\$35.00	356	\$12,460.00
4.07	PCC DRIVEWAY PAVEMENT, 7"	SY	\$50.00	285	\$14,250.00
4.08	PCC PAVER BASE	SF	\$5.00	13,817	\$69,085.00
4.09	PCC PAVER EDGE RESTRAINT	SF	\$20.00	4,103	\$82,060.00
4.10	PCC SIDEWALK, 6"	SF	\$7.00	2,985	\$20,895.00
4.11	DETECTABLE WARNINGS	SF	\$55.00	220	\$12,100.00
4.12	BRICK PAVER SIDEWALK	SF	\$8.00	13,817	\$110,536.00
4.13	TESTING	LS	\$5,000.00	1	\$5,000.00
SUB TOTAL PAVING BID =					\$425,709.00
DIVISION 5 - AMENITIES					
5.01	LIGHT FOUNDATION ADJUSTMENT	EA	\$600.00	14	\$8,400.00
5.02	TRASH RECEPTACLES	EA	\$525.00	20	\$10,500.00
5.03	FLAG POLE BASES	EA	\$450.00	20	\$9,000.00
SUB TOTAL AMENITIES BID =					\$27,900.00
TOTAL ESTIMATED CONSTRUCTION COST =					\$599,987.00

**PRELIMINARY ASSESSMENTS
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

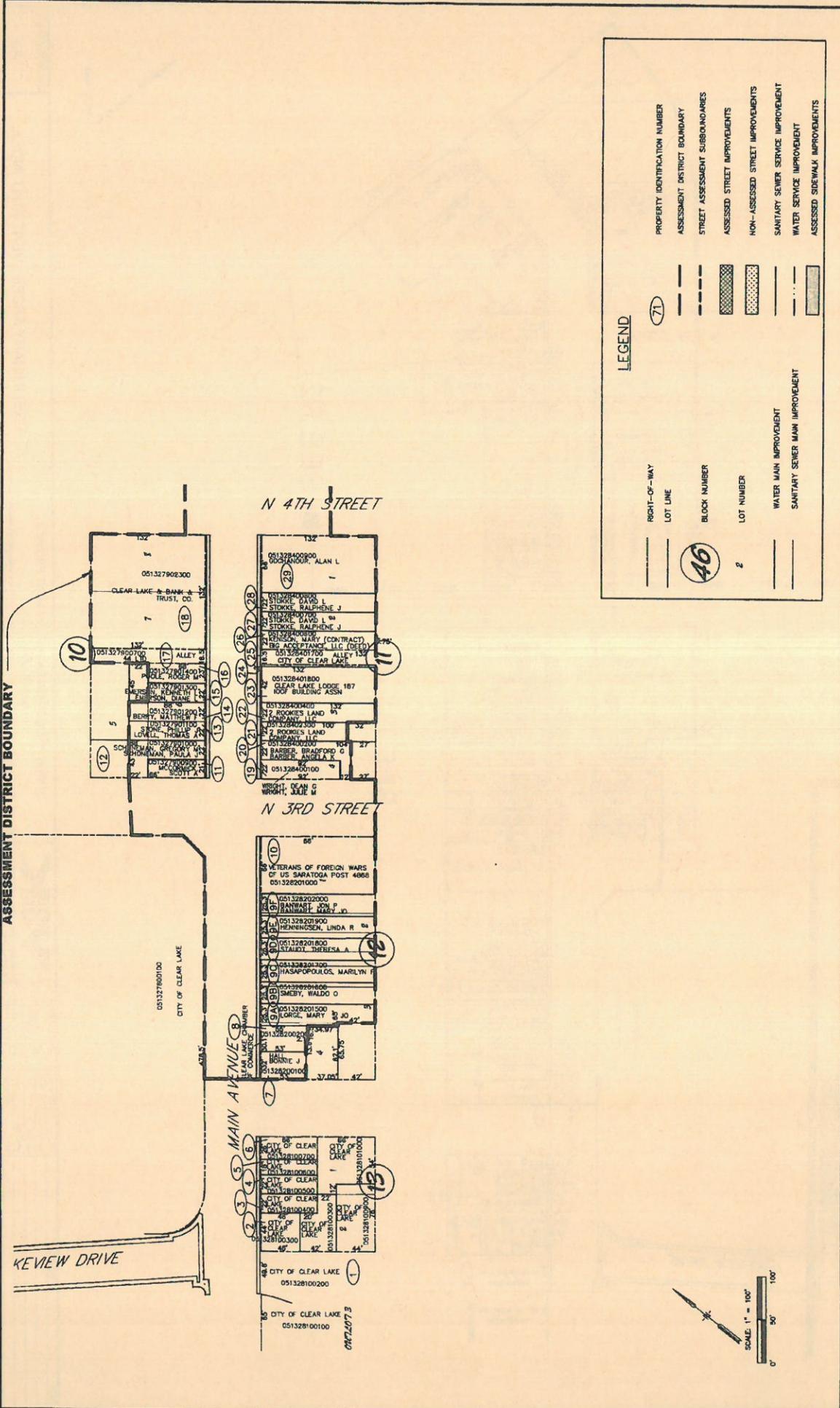
(1) PROPERTY ID NO.	(2) PARCEL ID NO.	(3) OWNER NAME MAILING ADDRESS	(4) PROPERTY DESCRIPTION PROPERTY ADDRESS	(5) STREET	(6) FRONTAGE FEET	(7) TYPE OF DIRECT ASSESSMENT	(8) QUANTITY FOR DIRECT ASSESSMENT	(9) DIRECT ASSESSMENT	(10) TOTAL TRIAL ASSESSMENT	(11) VALUATION FIXED BY COUNCIL	(12) CONDITIONAL DEFICIENCY	(13) TOTAL PRELIMINARY ASSESSMENT	(14) PERCENT OF TOTAL ASSESSED COST	(15) PERCENT OF TOTAL PROJECT COST
1	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.1 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	43.00	Sidewalk Water Service	0.00 0.00	\$1,416.81 0.00	\$1,416.81	\$71,166.61	\$0.00	\$1,416.81	1.231%	0.195%
2	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.3 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	44.00	Sidewalk Water Service	0.00 0.00	\$1,351.80 0.00	\$1,351.80	\$11,371.40	\$0.00	\$1,351.80	1.206%	0.176%
3	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.4 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	22.00	Sidewalk Water Service	0.00 0.00	\$625.90 0.00	\$625.90	\$7,865.90	\$0.00	\$625.90	0.510%	0.080%
4	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.1 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	22.00	Sidewalk Water Service	0.00 0.00	\$625.90 0.00	\$625.90	\$7,865.90	\$0.00	\$625.90	0.510%	0.080%
5	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.3 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	18.00	Sidewalk Water Service	0.00 0.00	\$512.10 0.00	\$512.10	\$6,451.10	\$0.00	\$512.10	0.461%	0.070%
6	05-13-201-000-00	CITY OF CLEAR LAKE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.1 A 20 P L S 1.4 B 2 B L 13 CLEAR LAKE	Main Avenue	20.00	Sidewalk Water Service	0.00 0.00	\$739.70 0.00	\$739.70	\$9,319.70	\$0.00	\$739.70	0.644%	0.100%
7	05-13-201-000-00	CHAMBER OF COMMERCE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.1 20 P L 4 B L 13 CLEAR LAKE 307 Main Avenue	Main Avenue	32.00	Sidewalk Water Service	0.00 0.00	\$516.40 0.00	\$516.40	\$17,466.41	\$1.00	\$516.40	0.291%	0.130%
8	05-13-201-000-00	CHAMBER OF COMMERCE 11 N PARK ST PO BOX 195 CLEAR LAKE, IA 50628	1.1 20 P L 4 B L 13 CLEAR LAKE 307 Main Avenue	Main Avenue	32.00	Sidewalk Water Service	0.00 0.00	\$606.35 0.00	\$606.35	\$17,914.35	\$1.00	\$606.35	0.340%	0.134%
9A	05-13-201-000-00	ORCE, MARY JO 307 MAIN AVE CLEAR LAKE, IA 50628	UNIT 207 PARK CENTER TOWNSHIPS 307 MAIN AVE	Main Avenue	25.00	Sidewalk Water Service	0.00 1.00	\$710.70 \$1,422.60	\$2,142.29	\$175,023.19	\$1.00	\$2,142.29	1.264%	0.301%
9B	05-13-201-000-00	SABRY, WALDO O 2315 COUNTRY CLUB DR WASH CITY, IA 50681	UNIT 208 PARK CENTER TOWNSHIPS 307 MAIN AVE	Main Avenue	25.00	Sidewalk Water Service	0.00 1.00	\$719.70 \$1,422.60	\$2,142.29	\$333,512.39	\$0.00	\$2,142.29	1.664%	0.301%

**PRELIMINARY ASSESSMENTS
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
PROPERTY ID/NO.	PARCEL ID/NO.	OWNER NAME /BUS. ADDRESS	PROPERTY DESCRIPTION /PROJECT ADDRESS	STREET	FRONTAGE (FEET)	TYPE OF DIRECT ASSESSMENT	QUANTITY FOR DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSMENT	PERCENT OF TOTAL PROJECT COST
18	05-13-278-023-00	CLEAR LAKE BANK & TRUST CO PO BOX 8 CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	122.00	Sidewalk Water Service	122.00 1.00	\$3,225.00 \$1,422.00	\$4,647.00	\$1,574,200.00	\$0.00	\$5,178.00	4.319%	0.280%
19	05-13-284-001-00	WRIGHT, DEAN G & LOUISE M 413 N 980 ST CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$113,148.50	\$0.00	\$2,048.50	1.784%	0.280%
20	05-13-284-002-00	BARBER, BRADY D O G, ANGELA K 406 NORTH HOBBS DR CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	27.00	Sidewalk Water Service	27.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$124,913.50	\$0.00	\$2,048.50	1.784%	0.280%
21	05-13-284-023-00	2 RODIGUES LAND COMPANY, LLC 307 MAIN AVE CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 307 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$173,641.50	\$0.00	\$2,048.50	1.784%	0.280%
22	05-13-284-002-00	2 RODIGUES LAND COMPANY, LLC 307 MAIN AVE CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 307 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$153,538.50	\$0.00	\$2,048.50	1.784%	0.280%
23	05-13-284-018-00	CLEAR LAKE LODGE 187 BOOB BUILDING ALLEN PO BOX 181 CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 308 MAIN AVE	Main Avenue	42.50	Sidewalk Water Service	42.50 1.00	\$1,144.50 \$1,422.00	\$1,817.50	\$193,207.50	\$0.00	\$2,017.50	2.200%	0.500%
24	05-13-284-017-00	CITY OF CLEAR LAKE 13 N 810 ST PO BOX 181 CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 308 MAIN AVE	Main Avenue	2.00	Sidewalk Water Service	2.00 0.00	\$50.00 \$0.00	\$50.00	\$1,376.50	\$0.00	\$50.00	0.146%	0.000%
25		CITY OF CLEAR LAKE 13 N 810 ST PO BOX 181 CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 311 1/2 MAIN AVE	Main Avenue	18.50	Sidewalk Water Service	18.50 1.00	\$448.43 \$1,422.00	\$1,891.00	\$12,287.51	\$0.00	\$1,892.03	1.641%	0.260%
26	05-13-284-006-00	BIG ACCEPTANCE, LLC (DEID) PO BOX 87 TEMPERANCE, IA 50571 LEWIS, MARY PO BOX 87 CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$155,338.50	\$0.00	\$2,048.50	1.784%	0.280%
27	05-13-284-007-00	LEWIS, DANIEL L & SAUNDRE J 201 MAIN ST 304 MAIN ST CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$145,820.50	\$0.00	\$2,048.50	1.784%	0.280%
28	05-13-284-008-00	LEWIS, DANIEL L & SAUNDRE J 304 MAIN ST 304 MAIN ST CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	22.00	Sidewalk Water Service	22.00 1.00	\$425.00 \$1,422.00	\$2,048.00	\$85,410.50	\$0.00	\$2,048.50	1.784%	0.280%
29	05-13-284-009-00	ESCHMOLZ, ALAN L 271 MAIN AVE CLEAR LAKE, IA 50519	COMMERCIAL, DUAL CLASS 312 MAIN AVE	Main Avenue	66.00	Sidewalk Water Service	66.00 1.00	\$1,877.00 \$1,422.00	\$3,300.00	\$279,602.50	\$0.00	\$3,300.50	2.857%	0.640%

**PRELIMINARY ASSESSMENTS
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

(1) PROPERTY ID NO.	(2) PARCEL NO.	(3) OWNER NAME MAILING ADDRESS	(4) PROPERTY DESCRIPTION PROPERTY ADDRESS	(5) STREET	(6) FRONTAGE FEET	(7) TYPE OF DIRECT ASSESSMENT	(8) QUANTITY FOR DIRECT ASSESSMENT	(9) DIRECT ASSESSMENT AMOUNT	(10) TOTAL ASSESSMENT AMOUNT	(11) VALUATION BY CONDITIONAL EFFICIENCY COUNCIL	(12) CONDITIONAL EFFICIENCY ASSESSMENT	(13) TOTAL ASSESSMENT AMOUNT	(14) PERCENT OF TOTAL ASSESSMENT	(15) PERCENT OF TOTAL PROJECT COST
48	05-13-201-001-00	CITY OF CLEAR LAKE 11 NORTH 4TH STREET P.O. BOX 105 CLEAR LAKE, IA 50424	SECTION 16 MAIN AVENUE CLEAR LAKE IOWA INTERSECTION WITH S.W. 1/4 MAIN AVENUE NORTH SIDE TO DAILY HOME NORTH FOR FAMILY OWNERS HOME W/DRIVE TO DUNE STATE PARK FROM DUNE STATE PARK OPEN SPACE OUTSIDE AND TO DAILY PLACE RESIDENT	MAIN AVENUE	99.70	SEWER WATER SEWER	99.70 0.00	\$2,836.47 0.00	\$2,836.47	\$107,746.17	\$0.00	\$2,836.47	2.417%	0.398%
									\$114,279.55	\$114,279.55	\$0.00	\$114,279.55	100.00%	16.14%
									Total Assessable Cost:	\$114,279.55				
									Total Project Cost:	\$114,279.55				



FILE PATH: V:\ENSTRUP & KIMM\Clients\Municipal\CLEAR LAKE\PROJECT FILES\MAIN AVENUE SIDEWALK REPLACEMENT PROJECT\36150-36154\SPEC\ASSESSMENT\PLAT\PRELIMINARY ASSESSMENT PLAT\15071718.DWG

PRELIMINARY ASSESSMENT PLAT

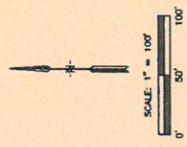
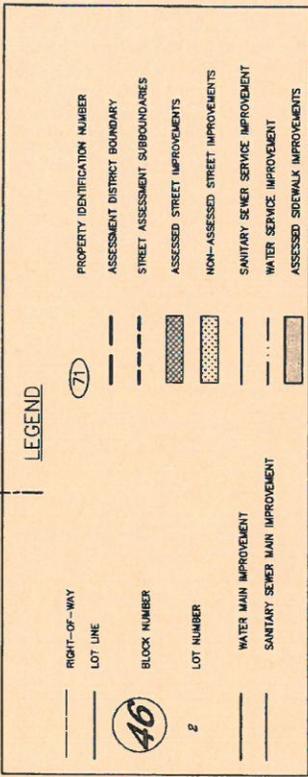
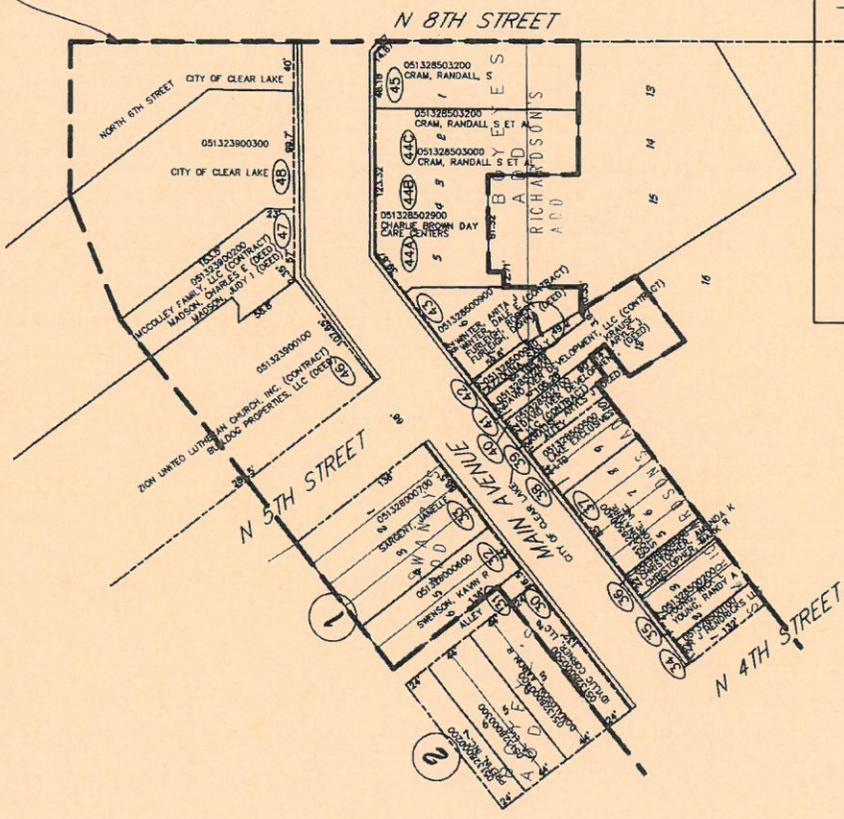
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA

2800 Fourth Street SW • Suite 9 • Ankeny City, Iowa 50014-1536
 641-421-8008 • 641-380-0135 FAX • 641-421-8008 (WATS)

DWG. NO. **P1**

PROJECT **36153**

ASSESSMENT DISTRICT BOUNDARY



DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	DATE	PROJECT	DWG. NO.
				1" = 100'		MAIN AVENUE SIDEWALK REPLACEMENT PROJECT CLEAR LAKE, IOWA	P2
						28007 Fourth Street SW • Suite 2 • Mason City, Iowa 50401-1596 641-421-8008 • 641-580-0338 FAX • 877-241-8080 (WATS)	301153



VENSTRA & KOMAR, INC.

28007 Fourth Street SW • Suite 2 • Mason City, Iowa 50401-1596
641-421-8008 • 641-580-0338 FAX • 877-241-8080 (WATS)

PRELIMINARY ASSESSMENT PLAT

**PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

DRAFT



VEENSTRA & KIMM, INC.

PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA

DATE OF FILING: _____

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed

Date

Jason Petersburg, P.E.
Iowa License No. 19517
My license renewal date is December 31, 2016



Pages covered by this seal:
All Parts

Prepared by
VEENSTRA & KIMM, INC.
Mason City, Iowa

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B. Assessment Schedule	Sheets S-1 thru S-6
SECTION 8. ASSESSMENT PLAT	Drawing No. 383153 – P0 thru No. 383153 – P2

MAIN AVENUE SIDEWALK REPLACEMENT PROJECT CLEAR LAKE, IOWA

SECTION 1. DESCRIPTION OF IMPROVEMENTS

A. General Description

The Main Avenue Sidewalk Replacement Project includes the following improvements:

- Pavement Removal
- Aggregate Base Course
- Sidewalk Improvements Including ADA Ramps
- Brick Paver Sidewalk
- PCC Edge Restraint & Paver Base
- Water Service Curb Stop & Boxes
- Subdrain
- PCC Roadway Pavement
- PCC Driveway Pavement
- Miscellaneous Associated Work

B. Description by Street Segment

Main Avenue: North Lakeview Drive to North 8th Street

- Width Varies along the Project
- Brick Paver Sidewalk
- 2,500 Linear Foot (LF) Long +/- (Both Sides)
- 14,000 Square Foot (SF) +/-

SECTION 2. LOCATION OF ASSESSED IMPROVEMENTS

A. Location

The location of the assessed improvements are as follows:

1. Main Avenue from North Lakeview Drive to North 8th Street.

SECTION 3. AREA OF ASSESSMENT – ASSESSMENT DISTRICT BOUNDARY

A. Assessment Area

An area in Section 13, Township 96 North, Range 22 West of the 5th Principal Meridian located in the City of Clear Lake, Cerro Gordo County, Iowa. All property abutting the sidewalk to be improved are considered specially benefitted and are included in the Area of Assessment. The description of the benefitted area is as follows:

	<u>SUBDIVISION</u>	<u>BLOCK</u>	<u>LOTS</u>
•	Clear Lake	13	1 - 3
•	Clear Lake	12	1 - 4
•	Clear Lake	10	5 - 8
•	Clear Lake	11	1 - 4
•	Boeyes Add	2	1 - 2
•	Swanzy's Add		1 - 6
•	Richardson's Add		1 - 11
•	Boeyes Add	1	8 & 9
•	Tuttles Add	23	1

Notes:

- 1) Includes all platted alleys adjacent to the above lots.
- 2) See Drawing No. 383153 – P0 thru Drawing No. 383153 - P2 for the area of assessment as defined by the Assessment District Boundaries.

SECTION 4. BASIS OF ASSESSMENT

A. Methodology

The following summarizes the methods used to determine the portions of the project costs, which are to be assessed to the individual properties benefitted by the project. The Assessment Schedule and Plat have been prepared in accordance with Chapter 384 of the Code of Iowa and further prepared in accordance with past and present policies of the City of Clear Lake City Council. This Basis of Assessment does not however illustrate the entire Assessment Policy of the City of Clear Lake. Chapter 384 only outlines specific procedures and requirements for levying special assessments as required by State Code.

The costs associated with this public improvement project, which are to be assessed, are defined by Section 384.37 of the Code of Iowa and may include construction and engineering costs.

Assessable costs as defined by the City of Clear Lake's Assessment Policy are as follows:

<u>Assessable Cost</u>	<u>Non-Assessable Cost</u>
<ul style="list-style-type: none">• Sanitary Sewer Main Improvements• Sanitary Sewer Service Improvements• Water Main Improvements• Water Service Improvements• Storm Sewer Service Improvements• Sidewalk Improvements• Driveway Improvements• Street Improvements• Legal Costs (Associated with Assessable Improvements)• Engineering Costs (Associated with Assessable Improvements)• Administrative Costs (Associated with Assessable Improvements)	<ul style="list-style-type: none">• Street Improvements in excess of 6" thick PCC (or equivalent HMA)• Street Improvements in excess of 31' wide• Aggregate Base Course• Driveway Replacements• Sidewalk within Intersections• Compliant Sidewalk Replacement• Existing Pavement Removal• Street Improvements within Intersections• Storm Sewer Improvements• Subdrain Improvements• Sanitary Sewer Main Replacements• Water Main Replacements• Seeding / Sodding• Temporary Roadway Surfacing• Sidewalk Improvements in excess of 4' wide and 4" thick (or equivalent)

It is the City of Clear Lake's policy to assess 100% of all eligible assessable costs.

In accordance with Section 384.44 of the Code of Iowa a default fund amounting to not more than 10 percent of the assessable project costs may be included in the estimated total cost. The City of Clear Lake has chosen **NOT** to include a default fund in the estimated total assessable cost for this project.

In accordance with Section 384.64 of the Code of Iowa, assessments shall be made against any railway or street railway company whose tracks, station grounds or right of way are located on any such street, avenue or alley so improved, and in proportion of the benefits conferred on such property and not in excess thereof.

The Direct Assessments include Driveway Upgrades, Sidewalk Improvements, Water Service Improvements, Sanitary Sewer Service Improvements, Water Main Improvements, and Sanitary Sewer Main Improvements. The Direct Assessments have been calculated based on the actual cost each property owner would incur based on the type and size of improvement. The Direct Assessment improvements are generally "private" improvements that are required to comply with City Ordinance.

B. Lot Valuations and Limits

Section 384.46 of the Code of Iowa provides that valuations of each lot within the Assessment District must be determined and must represent the fair market value of the property with all improvements included. As directed by the City of Clear Lake City Council, the valuations shown on the Assessment Schedule for each property reflect the current assessed valuation on record in the Cerro Gordo County Assessor's office and include the total estimated cost of the improvement being assessed to each property. Certain other properties are valued for less than the City feels they are worth. These properties include the Empty Buildable lots. For purposes of establishing a valuation, \$5.00 / SF of the lot was used and the estimated cost of the improvements was added to that.

Certain properties being assessed are tax exempt and therefore an assessor's valuation was not available. An estimated valuation was assigned to each of the parcels using the following method:

- For tax exempt properties (standalone building), the land valuation was estimated at \$5.00 / SF and the building valuation was estimated at \$45.00 / SF.
- For tax exempt properties (condominiums / townhomes), the land valuation was estimated at \$5.00 / SF and the building valuation was estimated at \$20.00 / SF.
- The properties where the valuations were estimated are as follows:
 - Property ID No. 10 (VFW)
 - Property ID No. 44A (Charlie Brown Daycare)
 - Property ID No. 46 (Zion Church)

In accordance with Section 384.62, assessments are limited to 25 percent of the valuation as shown on the Assessment Schedule. If the total assessable cost exceeds the 25 percent limit, the deficient amount is initially absorbed by the City. In accordance with Section 384.63, if a private improvement is constructed on the lot during the period of amortization the Council may assess a pro rata portion of the deficiency to the lot.

Section 384.62 also provides that special assessments against land assessed as agricultural property may not become payable upon filing of a request for deferment by the owner. Certain other limitations apply and are further defined in Section 384.62 of the Code of Iowa.

SECTION 5. FINAL PROJECT COST SUMMARY

A. General

The estimated construction costs for this project are presented in the Engineer's Preliminary Opinion of Probable Construction Cost which can be found at the end of this section. The Engineer's Preliminary Opinion of Probable Construction Cost for this project is **\$599,987**. Indirect Project Costs for engineering, legal, and administration are estimated to be **\$111,300**. The Total Project Costs are estimated to be **\$711,287**.

B. General Construction Cost Summary

	Preliminary Assessment Schedule Estimate <u>Main Avenue</u>
General Miscellaneous Work	\$38,630
Water Distribution Improvements	\$27,600
Storm Sewer Improvements	\$80,148
Street, Sidewalk & Related Work	\$425,709
Amenities	<u>\$27,900</u>
Total Construction Cost	\$599,987

C. Indirect Cost Summary

	Preliminary Assessment Schedule Estimate <u>Main Avenue</u>
1. Engineering (Per Engineering Agreement)	
a. Engineering Design Services	\$41,900
b. Assessment Services	\$9,500
c. ROW & Easement Acquisition Services	\$2,500
d. Construction Services	<u>\$45,000</u>
	\$98,900
2. Legal	
a. Bond Counsel	\$8,000
b. City Attorney	<u>\$2,000</u>
	\$10,000
3. Administrative	
a. City Staff	\$2,000
b. Permits	\$0
c. Publications	\$200
d. Postage	<u>\$200</u>
	\$2,400
Total Indirect Cost	\$111,300

D. Total Project Cost

	Preliminary Assessment Schedule Estimate <u>Main Avenue</u>
Construction Costs	\$599,987
Indirect Project Costs	<u>\$111,300</u>
Total Project Costs	\$711,287

E. Indirect Cost Allocation

Indirect Cost will be allocated to the various improvements proportional to the total Indirect Costs as a percentage of Total Construction Costs.

$$\frac{\$111,300}{\$599,987.00} = 18.55\%$$

Indirect Costs have been allocated at 18.55% of Construction Cost.

SECTION 6. DETERMINATION OF ASSESSABLE COSTS

A. General

The estimated construction costs for this project are presented in the Engineer's Opinion of Probable Construction Cost in Section 5. The Engineer's Opinion of Probable Construction cost for this project is **\$599,987**. The engineering, legal, and administration costs are estimated to be **\$111,300**. The Total Project Costs are estimated to be **\$711,287**.

As indicated in Section 4, not all projects costs are to be assessed to the benefitted properties. Project Costs to be assessed are summarized below in Part B of this section. The Total Eligible Assessment Costs are identified in more detail in the Assessed Cost Summary found at the end of this section. The Indirect Costs which are eligible for assessment have been determined on a pro rated basis to the construction cost and are included in the Assessed Cost Summary.

B. Total Project Costs and Assessable Costs

Total Project Costs and Assessable costs are itemized as follows:

1. Sidewalk Improvements Assessable Costs (Direct Assessment)

4" PCC Sidewalk

The City of Clear Lake Code of Ordinances states that the City may order repair or construction of sidewalks. It also states that the City may specially assess the cost of such improvement to abutting property owners.

The City of Clear Lake is constructing a brick paver sidewalk as part of this project. However, the basis of assessment is a 4' wide PCC sidewalk, 4" thick. All additional costs associated with the brick paver sidewalk are considered a non-assessable cost.

<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
Sidewalk, PCC, 4"	SF	4	\$ 6.00	<u>\$24.00 / LF</u>
Construct Cost - Subtotal Per LF 4" PCC Sidewalk				\$24.00
Indirect Cost Per LF	(18.55%)			<u>\$4.45</u>
Assessed Cost Per LF 4" PCC Sidewalk				\$28.45
Default Fund (0%)				<u>\$0.00</u>
Total Assessed Cost per LF 4" PCC Sidewalk				\$28.45
Total Linear Footage of 4" PCC Sidewalk Improvements				2,184.64 LF
Total Assessable Costs for 4" PCC Sidewalk				\$62,153.01

2. Water Services Improvements Assessable Costs (Direct Assessment)

The City of Clear Lake's Assessment Policy states that any water service that is not copper will be replaced and the actual costs will be assessed to the property owner. Furthermore, if an existing curb stop and box are not operable they may be replaced and the cost will be assessed to the property owner. If the existing service is determined to be copper and the curb stop and box are in good operable condition then the property owner will **NOT** receive a Direct Assessment for Water Service Improvements. These determinations will be made during construction by the Engineer and City staff. Since many of the water shutoff problems appear to be the curb box itself, an attempt will be made at cleaning out the curb box and repairing them, with that lesser cost being finally assessed to the benefitted property owners.

For residential properties where no record of the existing service exists, the basis of assessment is a ¾" water service. For commercial properties, the basis of assessment is a 1" water service unless City records indicate there is a larger service and in that situation the larger size service is used for the preliminary assessment.

<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Estimated Unit Price</u>	<u>Total Cost</u>
Curb Stop and Box (¾")	EA	1	\$1,200.00	<u>\$1,200.00</u>
Construction Cost - Subtotal per ¾" Water Service				\$1,200.00
Indirect Costs per Connection	(18.55%)	<u>\$222.60</u>
Assessed Cost Per ¾" Water Service Connection - Subtotal				\$1,422.60
Default Fund (0%)				<u>\$0.00</u>
Total Assessed Cost per ¾" Water Service				\$1,422.60
Total Number of ¾" Water Services				37 EA
Total Assessable Cost for ¾" Water Services				\$52,636.20

C. Assessed Costs Summary

1 Sidewalk Improvements	\$62,153.01
2 Water Services	<u>\$52,636.20</u>

Total Assessed Costs Including Default Fund \$114,789.21

D. Project Cost – City Share

	PRELIMINARY ASSESSMENT SCHEDULE	
Total Project Cost	\$711,287.00	100.0%
Direct Assessments (1)	\$114,789.55	16.1%
-Less Deficiencies	\$0.00	0.0%
- Less City Owned Property	\$10,768.44	-1.5%
Less Net Assessments	\$104,021.11	14.6%
Total City Cost	\$607,265.89	85.4%

Footnote:

(1) Discrepancy due to rounding.

**PRELIMINARY ASSESSMENT SCHEDULE
COLUMN DEFINITIONS**

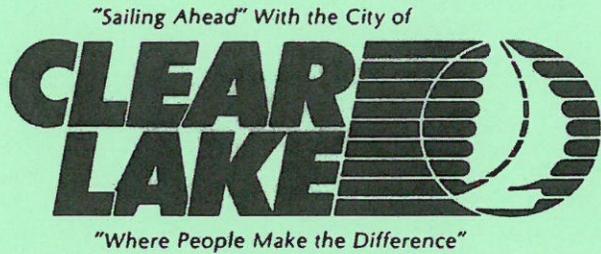
**MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

Definition of column headings (by column number) used in the Schedule are:

1. Property ID No.: Property Identification Number assigned to each property benefitted by this project. See attached assessment plat.
2. Parcel No.: Parcel number for the property obtained from County Auditor's Office.
3. Owner Name / Mailing Address: Name of owner and mailing address as obtained from County Auditor's Office.
4. Property Description / Property Address: The legal description of the portion, or complete lot or block within the assessment limits. Also includes property address.
5. Street: Some properties may be subject to assessments resulting from street improvements to more than one street. This column identifies which street the assessment listed applies to.
6. Frontage: The lot width measured at the Right-of-Way line parallel to the street being improved.
7. Type of Direct Assessment: Identification of the type of improvement to the specific properties receiving improvements which directly benefit said property. The direct assessment items include driveway upgrades, sidewalk improvements, water services, sanitary sewer services, water main improvements and sanitary sewer main improvements.
8. Quantity for Direct Assessment: Identification of the amount of the direct improvement to the specific properties receiving improvements which directly benefit said property.
9. Direct Assessments: The total portion of the direct assessed costs to specific properties receiving improvements which directly benefit said property.
10. Total Trial Assessment: That portion of the total cost of the improvements levied against the property (Street Assessment plus Direct Assessments).
11. Valuation Fixed by Council: The fair market value of the property being assessed with the public improvement completed. These valuations pertain to this project only.
12. Conditional Deficiency: That portion of the Total Trial Assessment which exceeds 25% of the valuation.
13. Total Preliminary Assessment: The Total Trial Assessment levied against the property less the Conditional Deficiency.

14. Percent of Total Assessed Cost: Owner's portion of the Total Assessed Cost, expressed as a percentage, of the total costs being assessed to the benefitted properties for all zones.
15. Percent of Total Project Cost: Owner's portion of the estimated total cost of the public improvements, expressed as a percentage, which is allocated to each parcel.

SECTION 8. PRELIMINARY ASSESSMENT PLAT



CITY OF CLEAR LAKE

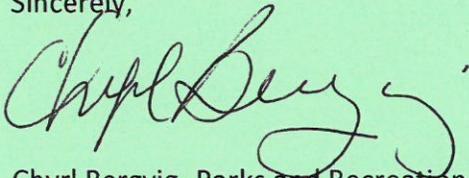
PARKS & RECREATION DEPARTMENT

800 1ST AVE SOUTH • PO BOX 185 • CLEAR LAKE, IA 50428
Phone (641) 357-7010 • Fax (641) 357-4879
www.cityofclearlake.com email: clpr@netins.net

At the July 27th, 2016 Parks and Recreation Board meeting, a motion was made by Hogg, seconded by Raber, to reduce the number of Parks and Recreation Board members from 7 to 5. The motion was unanimously approved (4-0).

The Clear Lake Parks and Recreation Board is recommending to City Council to approve this vote and allow the reduction of board members from 7 to 5.

Sincerely,



Chyrl Bergvig- Parks and Recreation Board Chairman

July 25, 2016

City of Clear Lake
Attn: Scott Flory, City Administrator
15 N 6th Street
Clear Lake, IA 50428

RE: Clear Lake 2015 East Main Payment Assessment (certified March 15, 2005)

Dear Mr. Flory:

As you know, we own real estate effected by the above deferred assessment which real estate is more particularly described as:

ALL THE PART OF THE SW¹/₄ OF THE NW¹/₄ LYING WEST OF THE INTERSTATE NO. 35, EXCEPT RAILROAD AND EXCEPT REAL ESTATE DESCRIBED IN SURVEY RECORDED IN BOOK 108, PAGE 418, AND EXCEPT THE REAL ESTATE DESCRIBED IN WARRANTY DEED DATED OCTOBER 3, 1985, AND FILED OCTOBER 15, 1985, IN BOOK 257 AT PAGE 255, ALL IN SECTION 17, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M. AND EXCEPT PARCEL "C" IN THAT PART OF THE SOUTHWEST QUARTER (SW¹/₄) OF THE NORTHWEST QUARTER (NW¹/₄) SECTION SEVENTEEN (17), TOWNSHIP NINETY-SIX (96) NORTH RANGE TWENTY-ONE (21) WEST OF THE 5TH P.M., CITY OF CLEAR LAKE, CERRO GORDO COUNTY, IOWA, AS DESCRIBED AND DEPICTED ON THE PLAT OF SURVEY DATED JUNE 27, 2016, AND FILED JUNE 28, 2016, AS DOCUMENT NO. 2016-3833 IN THE OFFICE OF THE CERRO GORDO COUNTY RECORDER

Recently, a portion of the premises described as Parcel "C" in the above description was conveyed to Oakdale Investments LLC, an Iowa Limited Liability Company who we understand will devoting that Parcel to commercial endeavors. It is, therefore, our request that the assessment certified March 15, 2005 above noted should be eliminated, in part, to reflect the anticipated change in classification of the real estate.

We are given to understand that The City is receptive to a "pro rata" elimination of the deferment and that the percentage of the property whose character has now changed be used. We further understand that the percentage can and will be based upon the part that the newly classified property bears to the entire tract or, alternatively and perhaps simpler, based upon the East Main Street frontage.

Formal request is therefore made by the undersigned owners of the entire tract which was deferred as outlined above. Thank you for your consideration.

Jack Kennedy
C. Jack Kennedy, Owner

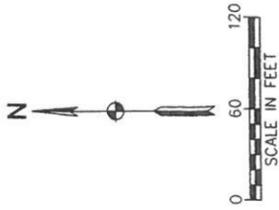
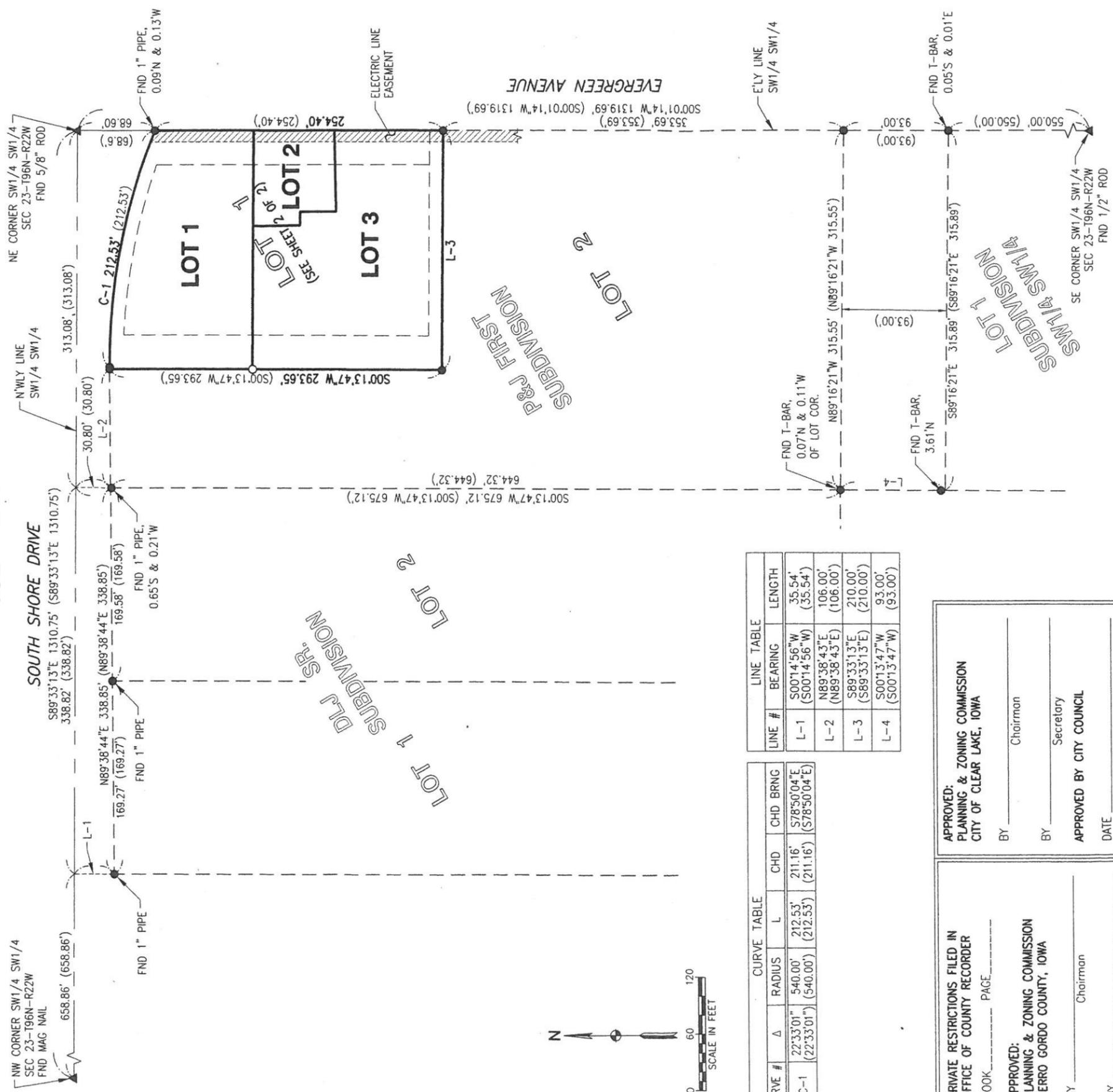
Scott Kennedy
Scott Kennedy, Owner

Wanda Joan Kennedy
Wanda Joan Kennedy, Owner

**FINAL PLAT
REPLAT OF LOT 1
P & J FIRST SUBDIVISION
CERRO GORDO COUNTY, IOWA**

PLATTERS: GARY L. HEYDT & LINETTE K. HEYDT
8 CLEARVIEW DRIVE
VENTURA, IOWA 50482

JULY 2016



CURVE #	Δ	RADIUS	L	CHD	BRNG
C-1	22°33'01" (22°33'01")	540.00' (540.00')	212.53' (212.53')	211.16' (211.16')	S78°50'04"E (S78°50'04"E)

LINE #	BEARING	LENGTH
L-1	S00°14'56"W (S00°14'56"W)	35.54' (35.54')
L-2	N89°38'43"E (N89°38'43"E)	106.00' (106.00')
L-3	S89°33'13"E (S89°33'13"E)	210.00' (210.00')
L-4	S00°13'47"W (S00°13'47"W)	93.00' (93.00')

PRIVATE RESTRICTIONS FILED IN
OFFICE OF COUNTY RECORDER
BOOK _____ PAGE _____

APPROVED:
PLANNING & ZONING COMMISSION
CERRO GORDO COUNTY, IOWA

BY _____ Chairman
BY _____ Secretary

APPROVED BY BOARD OF SUPERVISORS

DATE _____

BY _____ Chairman
BY _____ Auditor

APPROVED BY COUNTY ENGINEER

DATE _____

BY _____ Engineer

APPROVED:
PLANNING & ZONING COMMISSION
CITY OF CLEAR LAKE, IOWA

BY _____ Chairman
BY _____ Secretary

APPROVED BY CITY COUNCIL

DATE _____

BY _____ MAYOR

APPROVED:
PLANNING & ZONING COMMISSION
CITY OF VENTURA, IOWA

BY _____ Chairman
BY _____ Secretary

APPROVED BY CITY COUNCIL

DATE _____

BY _____ MAYOR

BRIAN J. DIEHL, P.L.S.
LAND SURVEYING SERVICES
10 SUMAC
MASON CITY, IA 50401
641-512-8004
brianjdiehlppls@gmail.com

LEGEND

SET 5/8" ROD WITH BLUE
L.S. CAP NO. 13644

FOUND 5/8" ROD WITH BLUE
L.S. CAP NO. 13644 UNLESS
NOTED OTHERWISE

FOUND SECTION CORNER
AS NOTED

FENCE

RECORD

PROFESSIONAL LAND SURVEYOR
BRIAN J. DIEHL
13644
IOWA

DESCRIPTION

LOT ONE (1) IN P & J FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA

NOTES

- 1) THIS SUBDIVISION IS LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 23-196N-R22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA.
- 2) THE E'LY LINE OF THE SW1/4 SW1/4 WAS ASSUMED TO BEAR S00°01'14"W USING GPS.
- 3) TOTAL AREA OF SUBDIVISION 1.35 ACRES
- 4) EASEMENTS AS SHOWN
- 5) ZONING: R-3 SINGLE FAMILY RESIDENTIAL
BUILDING LINES:
FRONT YARD 30 FEET
SIDE YARD 12 FEET
REAR YARD 30 FEET
- 6) THE UNADJUSTED ERROR OF CLOSURE, AS PER SECTION 355.8(15) OF THE CODE OF IOWA, MEETS 1:10,000 FOR THE SUBDIVISION BOUNDARY AND 1:5,000 FOR THE BOUNDARIES OF THE INDIVIDUAL LOTS.

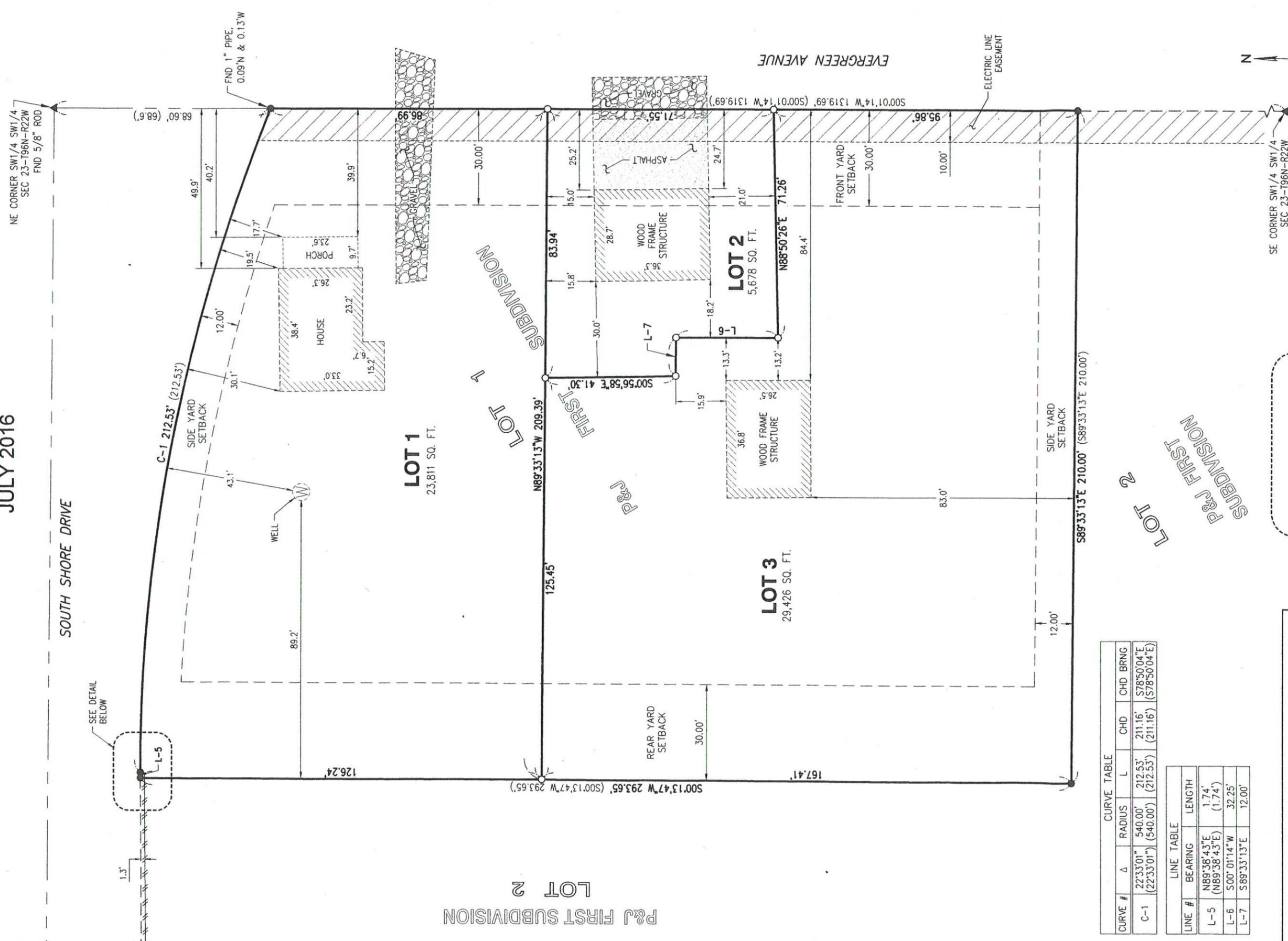
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, that all monuments are set or will be set prior to August 1, 2016, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brian J. Diehl
Brian J. Diehl
License number 13644
My license renewal date is December 31, 2017
Sheets covered by this seal: 2

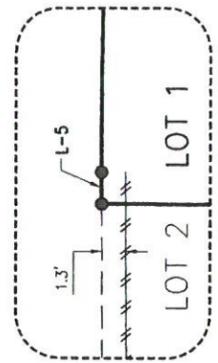
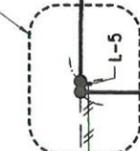
Date
June 9, 2016

**FINAL PLAT
REPLAT OF LOT 1
P & J FIRST SUBDIVISION
CERRO GORDO COUNTY, IOWA
JULY 2016**

SOUTH SHORE DRIVE



SEE DETAIL BELOW



P&J FIRST SUBDIVISION
LOT 2

CURVE TABLE				
CURVE #	Δ	RADIUS	L	CHD BRNG
C-1	22°33'01" (22°33'01")	540.00' (540.00')	212.53' (212.53')	211.16' (211.16') S78°50'04"E (S78°50'04"E)

LINE TABLE	
LINE #	BEARING LENGTH
L-5	N89°38'43"E (N89°38'43"E) 1.74' (1.74')
L-6	S00°01'14"W 32.25'
L-7	S89°33'13"E 12.00'

BRIAN J. DIEHL, P.L.S.
LAND SURVEYING SERVICES
10 SUMAC
MASON CITY, IA 50401
641-512-8004
brianjdiehlpls@gmail.com

SUBDIVISION
P&J FIRST

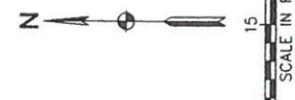
LOT 2

SUBDIVISION
LOT 1

LOT 2
5,678 SQ. FT.

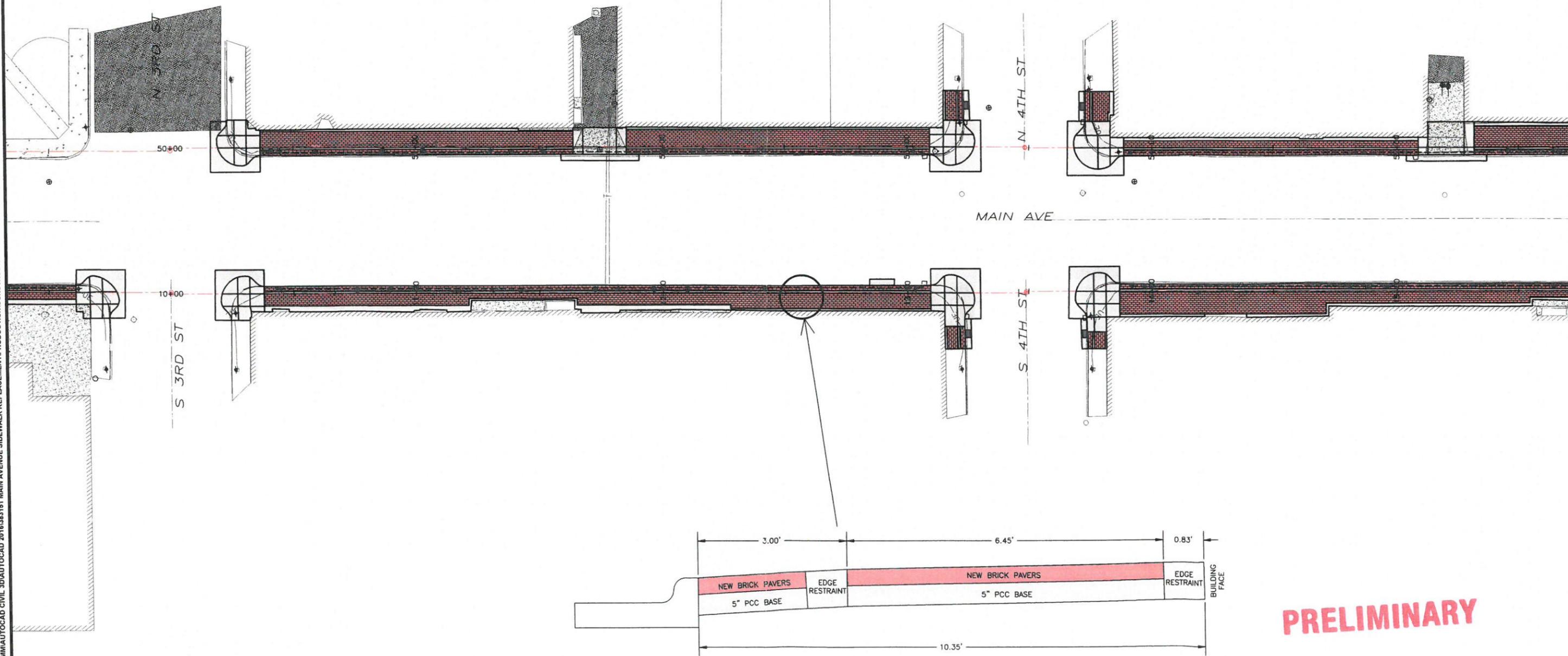
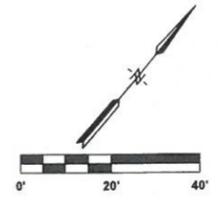
LOT 3
29,426 SQ. FT.

LOT 1
23,811 SQ. FT.



PLOTTED: Thursday, July 28, 2016 10:13:35 AM

X-REFS: Base Drawing
 FILE PATH: V:\VEENSTRA & KIMM\AUTOCAD CIVIL 3D\AUTOCAD 2016\383151 MAIN AVENUE SIDEWALK REPLACEMENT\PRODUCTION\CONSTRUCTION PLANS\R.01 - AMENITIES



PRELIMINARY

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CALLAN
		CHECKED	XXX
		APPROVED	XXX
		DATE	7/14/2016
		ISSUED FOR	PRELIMINARY

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



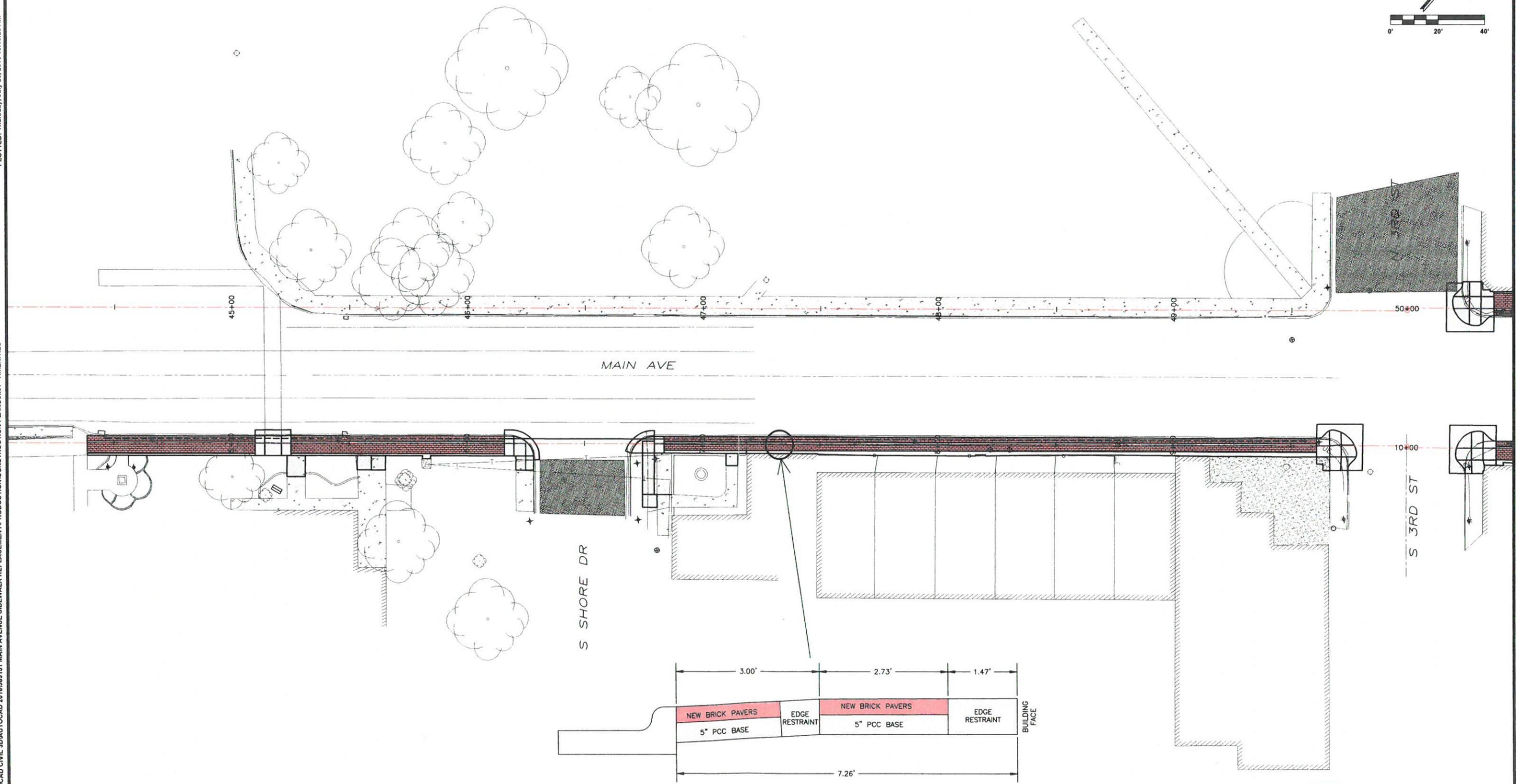
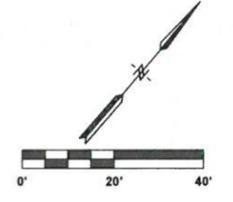
MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
 CLEAR LAKE, IOWA
 2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

PROJECT OVERVIEW

DWG. NO.	R.02
PROJECT	383-151

PLOTTED: Thursday, July 28, 2016 10:13:29 AM

X-REFS: Base Drawing
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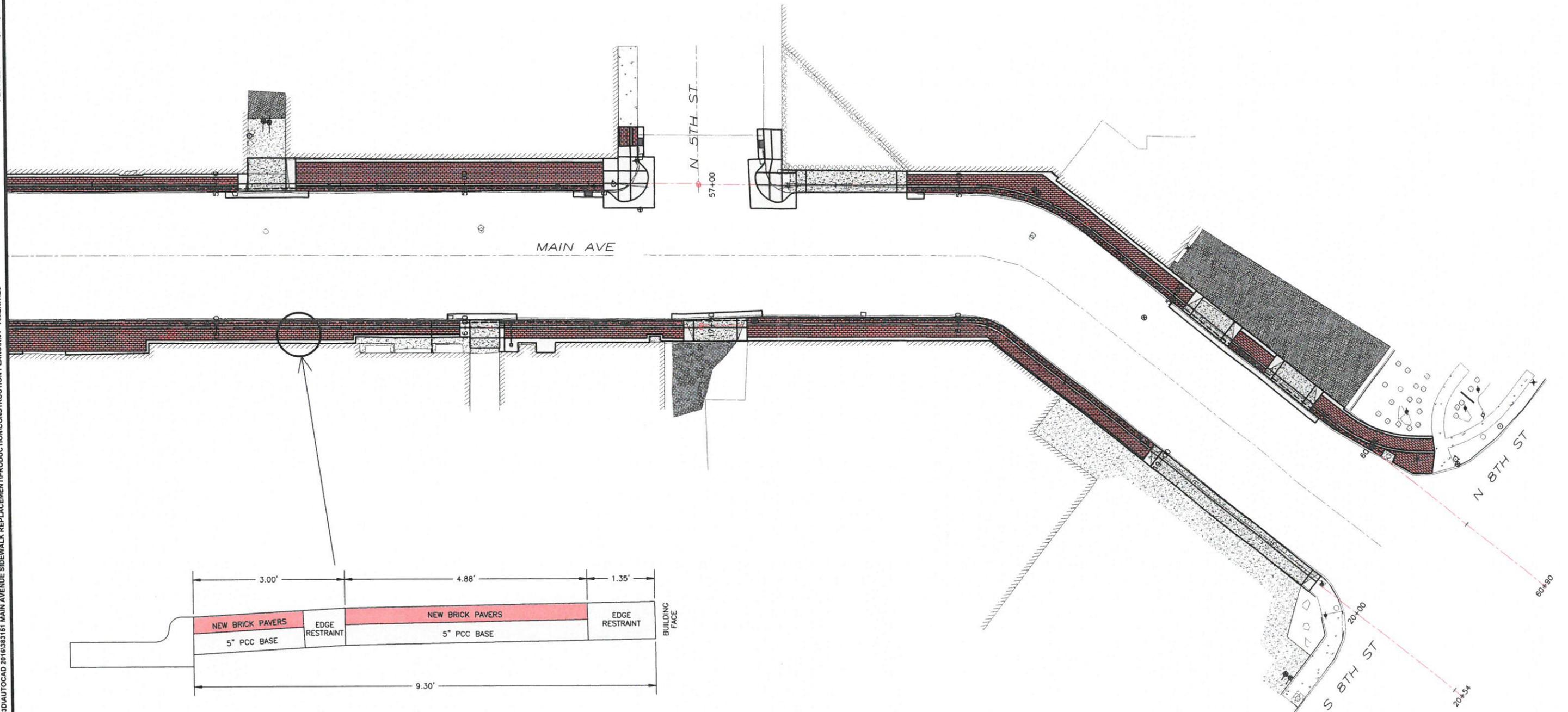
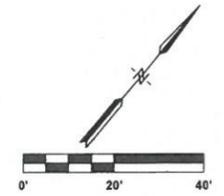


PRELIMINARY

DATE	REVISIONS	SCALE AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC. 2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)	MAIN AVENUE SIDEWALK REPLACEMENT PROJECT CLEAR LAKE, IOWA	PROJECT OVERVIEW	DWG. NO.
		DRAWN CALLEN					R.01
		CHECKED XXX	BAR IS ONE INCH ON ORIGINAL DRAWING.				
		APPROVED XXX	0 1"				
		DATE 7/14/2016	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.				
		ISSUED FOR PRELIMINARY			PROJECT	383-151	

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		APPROVED	XXX
		DATE	7/14/2016
		ISSUED FOR	PRELIMINARY

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VEENSTRA & KIMM, INC.

MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
 CLEAR LAKE, IOWA

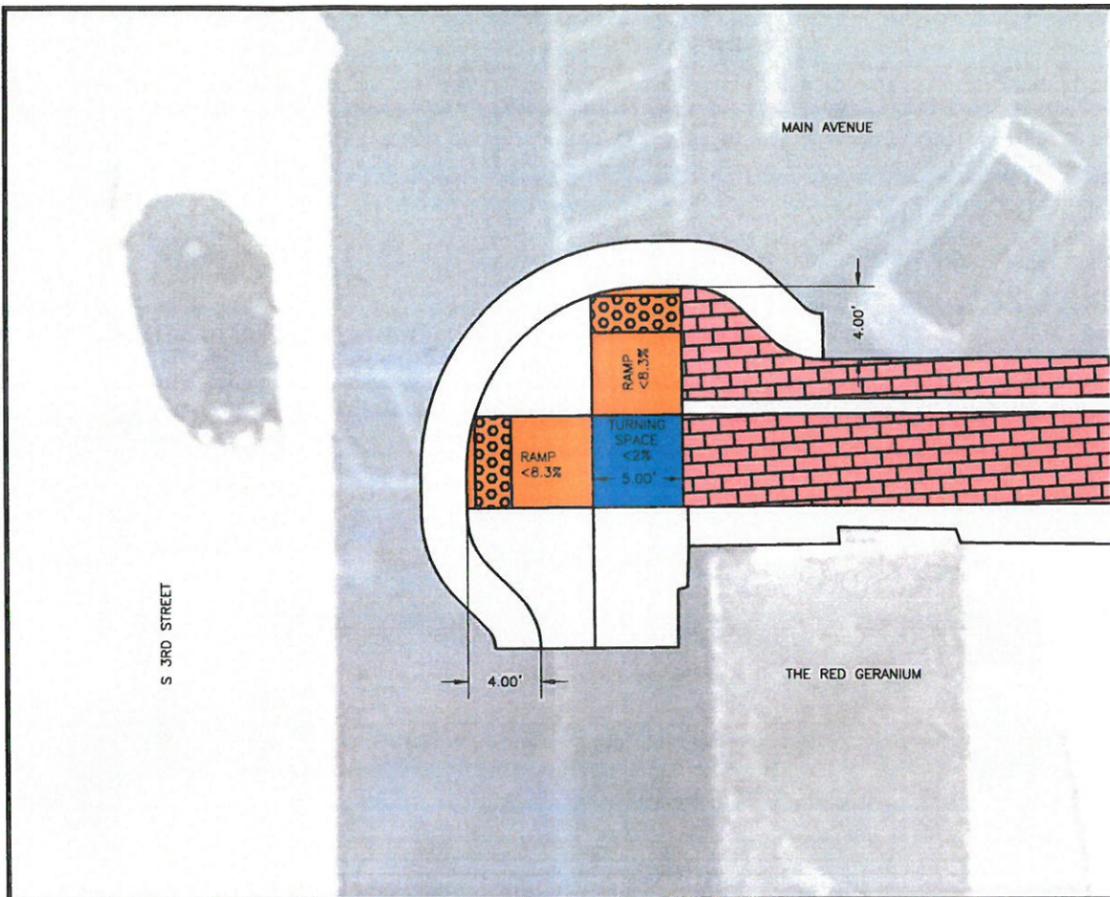
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PROJECT OVERVIEW

DWG. NO.
R.03
PROJECT 383-151

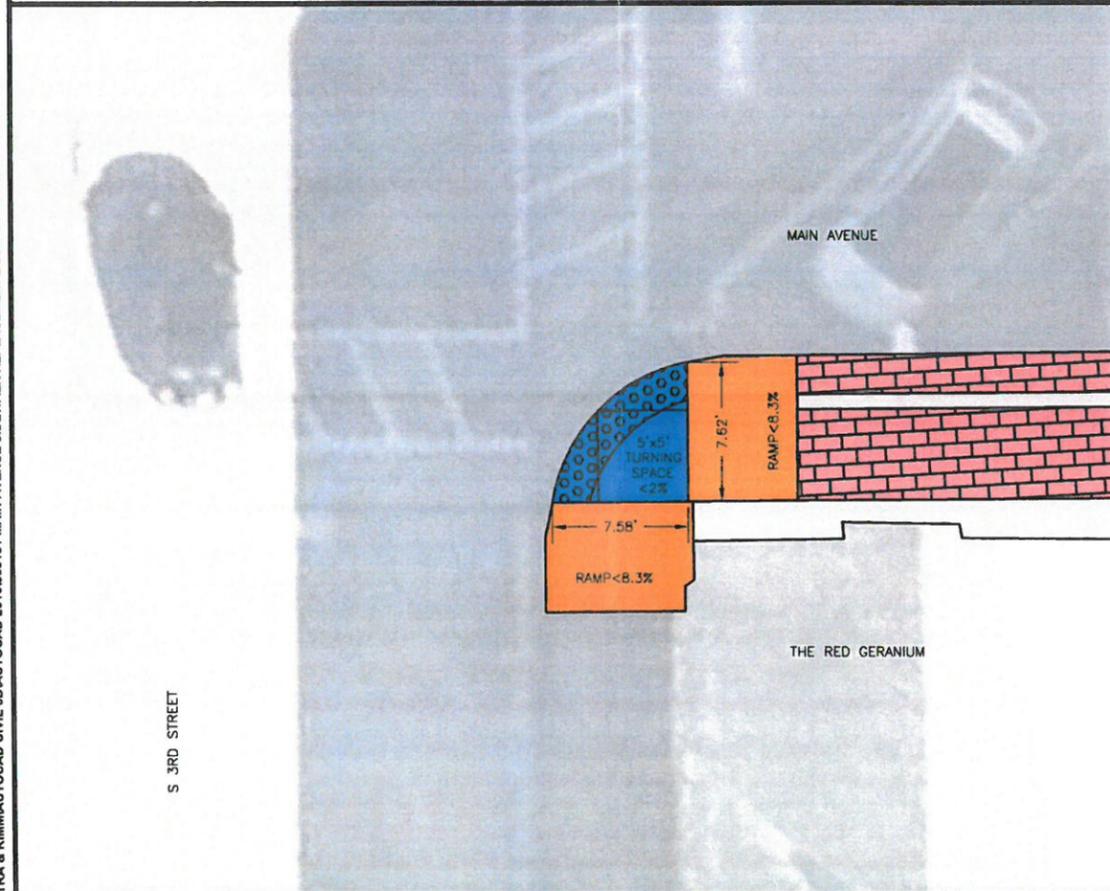
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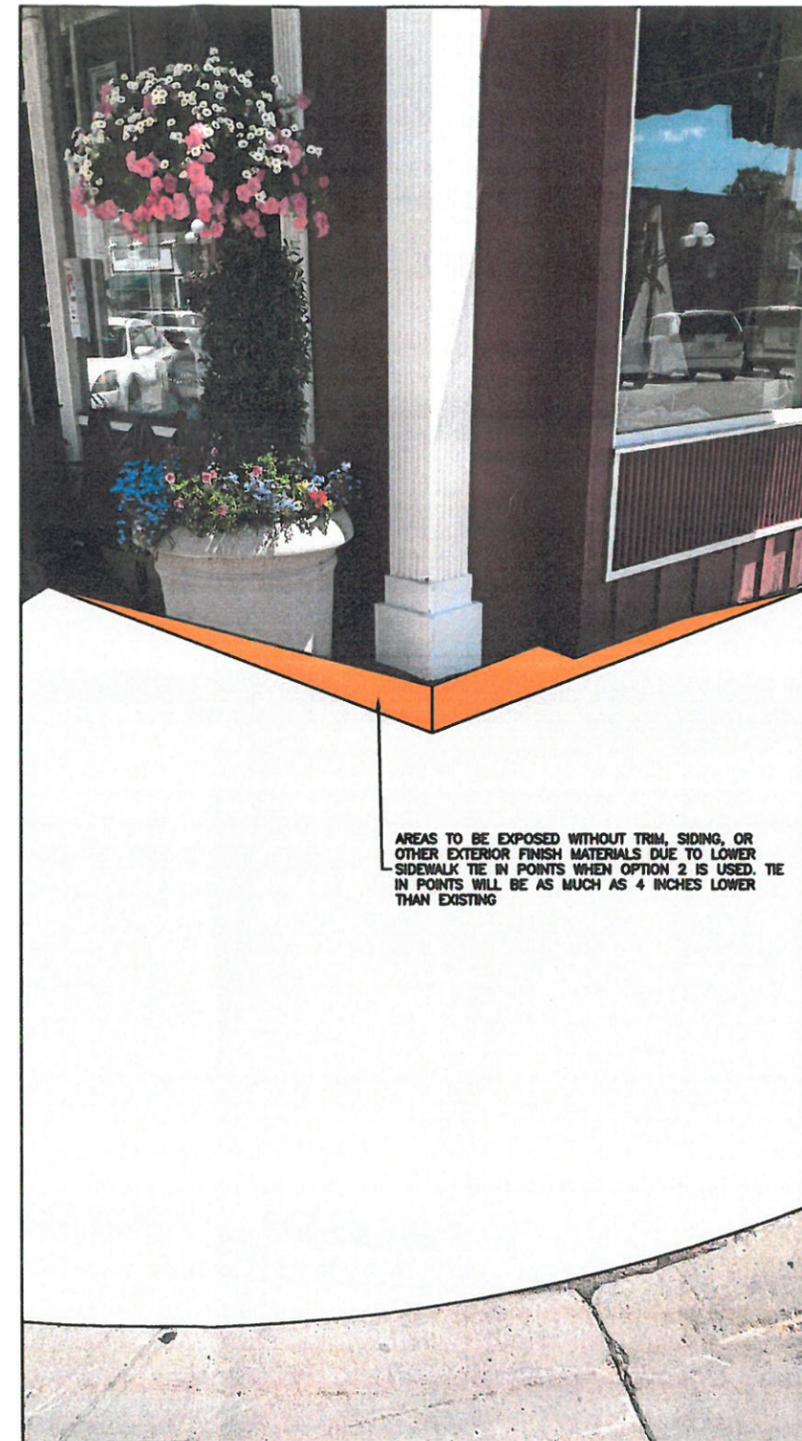
OPTION 1 - CURB EXTENSIONS FOR ADA RAMPS

ISLANDS WILL BE CREATED TO CONSTRUCT ADA COMPLIANT SIDEWALK RAMPS. THE ISLANDS ALLOW FOR COMPLIANT GRADING WHILE MAINTAINING THE EXISTING TIE IN POINTS TO ADJACENT BUILDINGS. ISLANDS EXTEND INTO THE ONE-WAY ROADWAY FOUR FEET. TRAFFIC AND PARKING CIRCULATION WILL NOT BE INTERFERED WITH. THIS OPTION ALSO ALLOWS FOR THE CONVENIENT PLACEMENT OF NEW TRASH RECEPTACLES AND SIGNAGE OUT OF THE TRAVELED WAY OF PEDESTRIANS.



OPTION 2 - IN-LINE ADA RAMP

THIS OPTION UTILIZES THE CONVENTIONAL METHOD OF CONSTRUCTING THE RAMPS IN THE ROADWAY RADIUS. THIS METHOD WILL PROVE TO PRODUCE UNDESIRABLE GRADES AND GRADE CHANGES TO ENSURE ADA TRAVELED WAY REQUIREMENTS ARE MET. BUILDING TIE IN ELEVATIONS WILL NEED TO BE LOWERD DRASTICALLY IN MOST INTERSECTION CORNERS. DUE TO THE TIE IN ELEVATIONS CHANGING, BUILDING OWNERS WILL NEED TO ALTER THEIR CURRENT BUILDING FACADE TO ACCOMMODATE THE SIDEWALK BEING MUCH LOWER ADJACENT TO THE BUILDING. SEE PHOTO ON RIGHT FOR A VISUAL OF AREA IN QUESTION.



AREAS TO BE EXPOSED WITHOUT TRIM, SIDING, OR OTHER EXTERIOR FINISH MATERIALS DUE TO LOWER SIDEWALK TIE IN POINTS WHEN OPTION 2 IS USED. TIE IN POINTS WILL BE AS MUCH AS 4 INCHES LOWER THAN EXISTING

PRELIMINARY

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		CHECKED	XXX
		APPROVED	XXX
		DATE	7/18/2016
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MAIN AVENUE SIDEWALK REPLACEMENT PROJECT
 CLEAR LAKE, IOWA

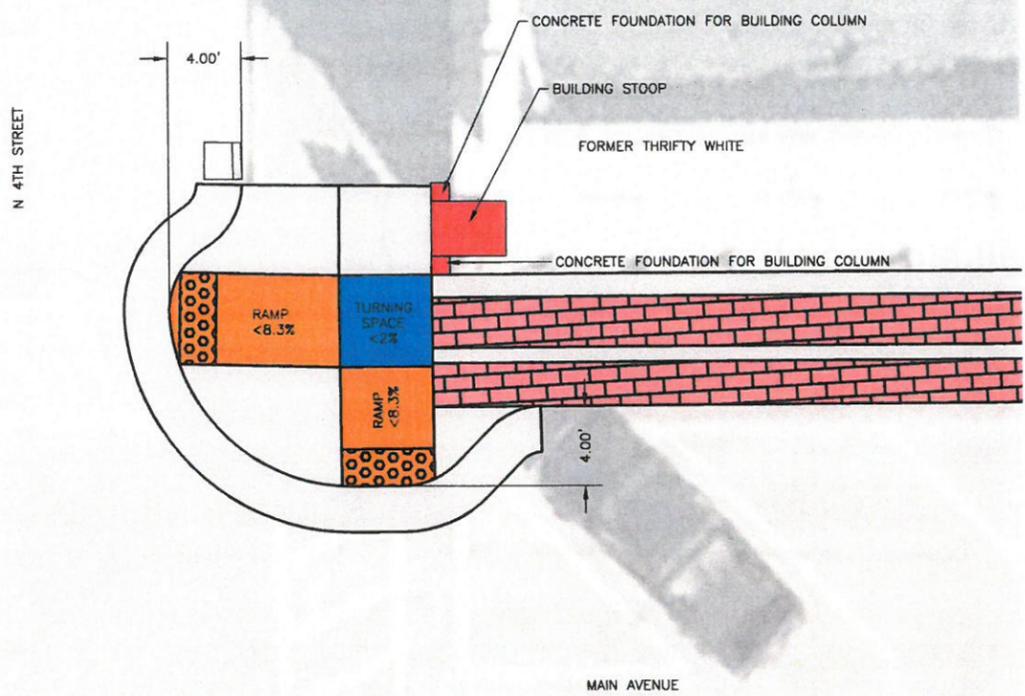
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ADA RAMP OPTIONS

DWG. NO.
1 OF 2
PROJECT 383-151

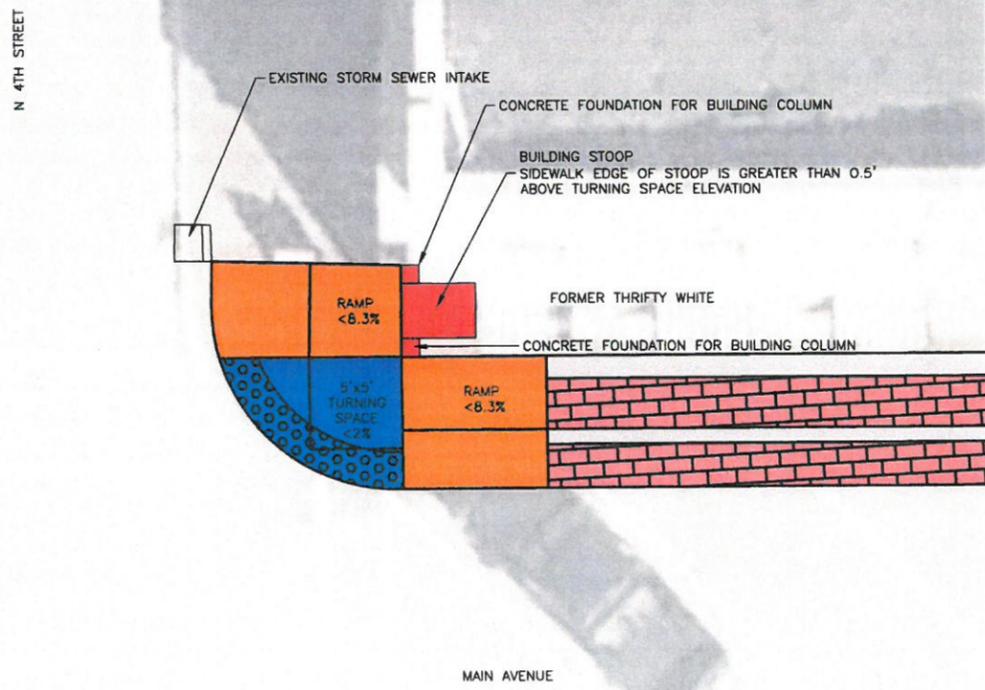
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NOTE:
TURNING SPACE ELEVATION
TO BE SAME AS BUILDING
STOOP AND FOUNDATIONS



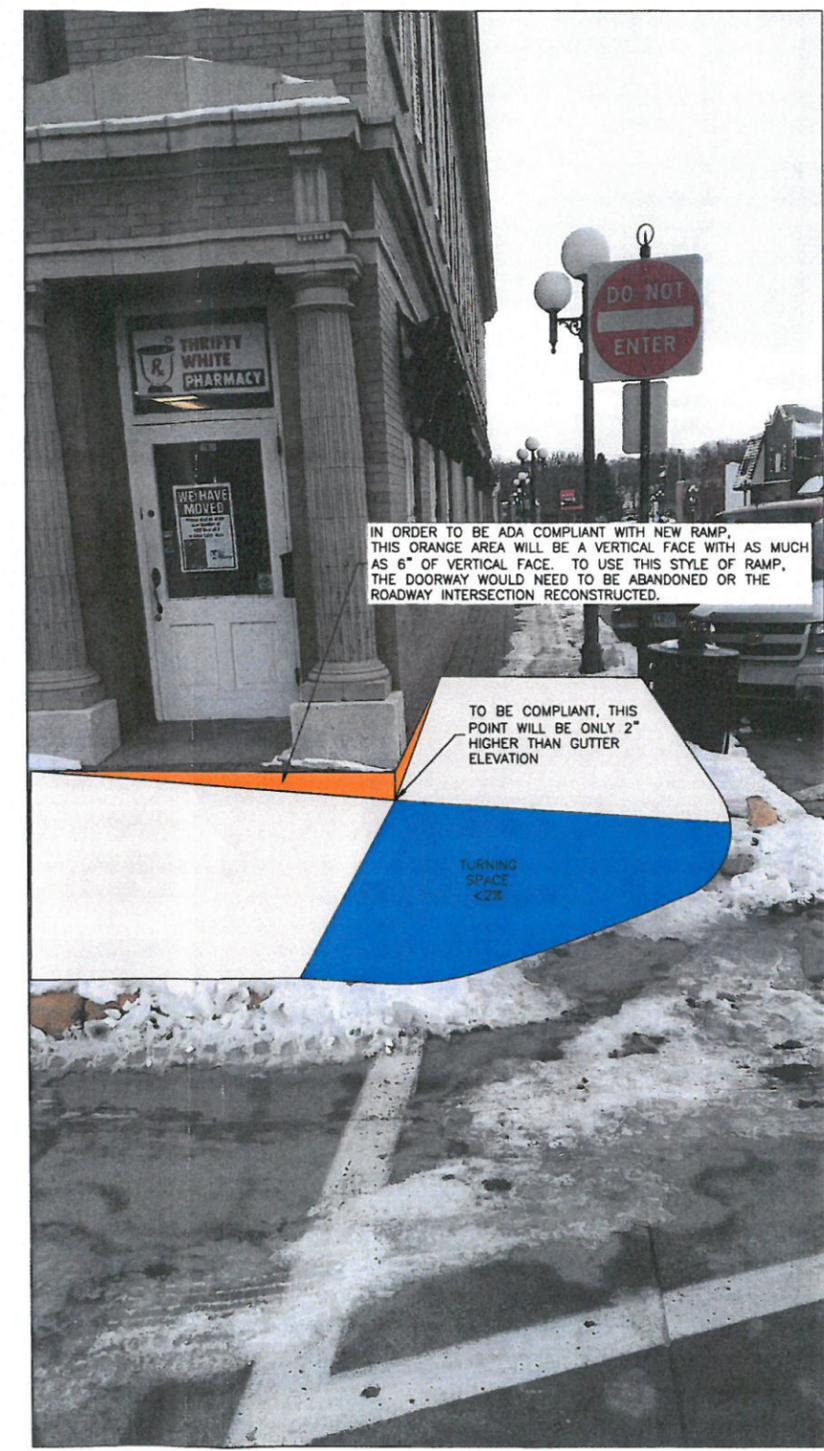
OPTION 1 - CURB EXTENSIONS FOR ADA RAMP

ISLANDS WILL BE CREATED TO CONSTRUCT ADA COMPLIANT SIDEWALK RAMP. THE ISLANDS ALLOW FOR COMPLIANT GRADING WHILE MAINTAINING THE EXISTING TIE IN POINTS TO ADJACENT BUILDINGS. ISLANDS EXTEND INTO THE ONE-WAY ROADWAY FOUR FEET. TRAFFIC AND PARKING CIRCULATION WILL NOT BE INTERFERED WITH. THIS OPTION ALSO ALLOWS FOR THE CONVENIENT PLACEMENT OF NEW TRASH RECEPTACLES AND SIGNAGE OUT OF THE TRAVELED WAY OF PEDESTRIANS.



OPTION 2 - IN-LINE ADA RAMP

THIS OPTION UTILIZES THE CONVENTIONAL METHOD OF CONSTRUCTING THE RAMP IN THE ROADWAY RADIUS. THIS METHOD WILL PROVE TO PRODUCE UNDESIRABLE GRADES AND GRADE CHANGES TO ENSURE ADA TRAVELED WAY REQUIREMENTS ARE MET. BUILDING TIE IN ELEVATIONS WILL NEED TO BE LOWERD DRASTICALLY IN MOST INTERSECTION CORNERS. DUE TO THE TIE IN ELEVATIONS CHANGING, BUILDING OWNERS WILL NEED TO ALTER THEIR CURRENT BUILDING FACADE TO ACCOMMODATE THE SIDEWALK BEING MUCH LOWER ADJACENT TO THE BUILDING. SEE PHOTO ON RIGHT FOR A VISUAL OF AREA IN QUESTION.



PRELIMINARY

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DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC.	MAIN AVENUE SIDEWALK REPLACEMENT PROJECT CLEAR LAKE, IOWA	2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)	ADA RAMP OPTIONS	DWG. NO.
		DRAWN	CALLEN	BAR IS ONE INCH ON ORIGINAL DRAWING.					2 OF 2
		CHECKED	XXX	0 1"	PROJECT				
		APPROVED	XXX	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	383-151				
		DATE	7/18/2016						
		ISSUED FOR	PRELIMINARY						

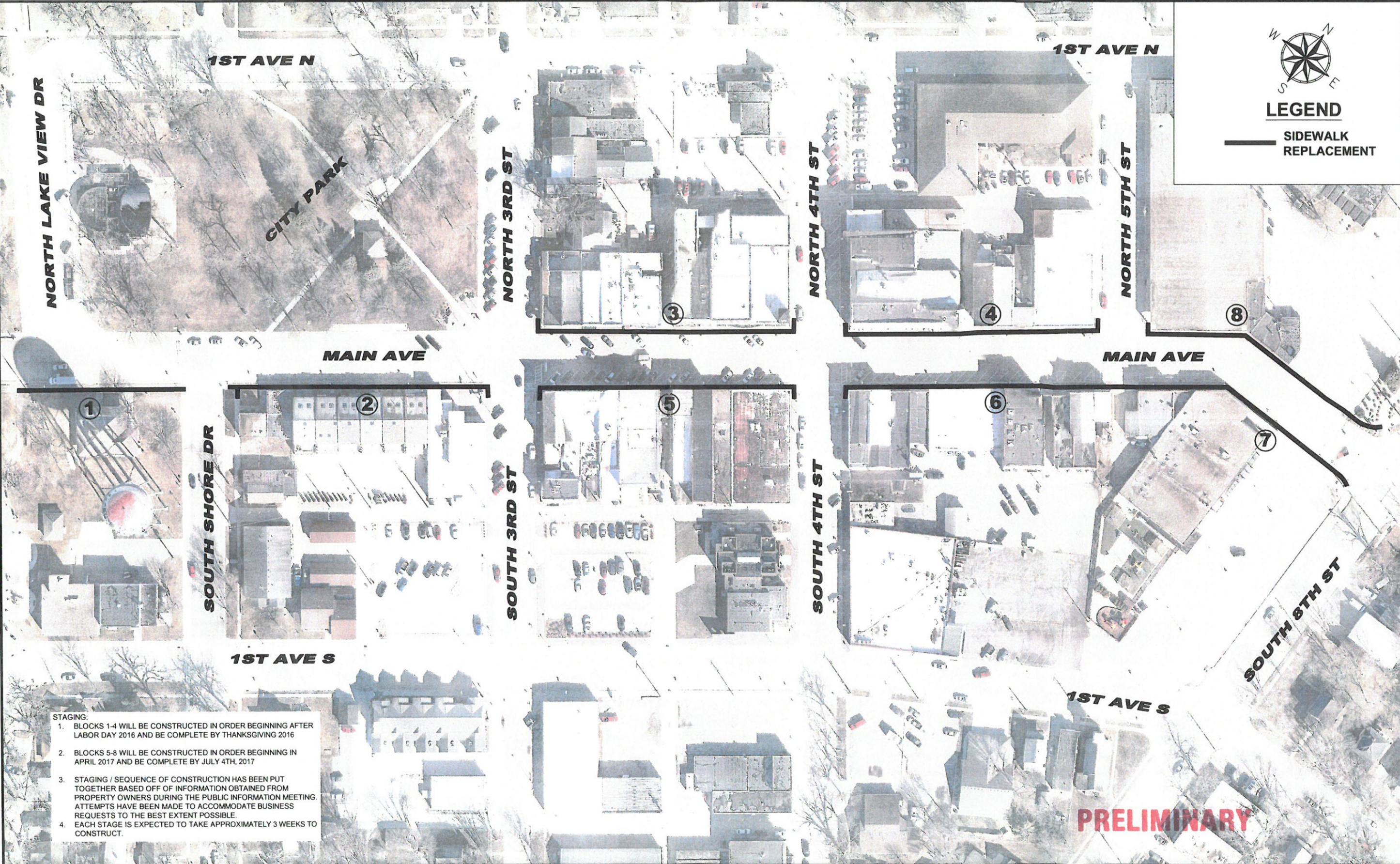
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LEGEND

SIDEWALK REPLACEMENT



STAGING:
 1. BLOCKS 1-4 WILL BE CONSTRUCTED IN ORDER BEGINNING AFTER LABOR DAY 2016 AND BE COMPLETE BY THANKSGIVING 2016
 2. BLOCKS 5-8 WILL BE CONSTRUCTED IN ORDER BEGINNING IN APRIL 2017 AND BE COMPLETE BY JULY 4TH, 2017
 3. STAGING / SEQUENCE OF CONSTRUCTION HAS BEEN PUT TOGETHER BASED OFF OF INFORMATION OBTAINED FROM PROPERTY OWNERS DURING THE PUBLIC INFORMATION MEETING. ATTEMPTS HAVE BEEN MADE TO ACCOMMODATE BUSINESS REQUESTS TO THE BEST EXTENT POSSIBLE.
 4. EACH STAGE IS EXPECTED TO TAKE APPROXIMATELY 3 WEEKS TO CONSTRUCT.

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PROJECT STAGING

FIGURE
J.01
PROJECT 383-151