



# CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428  
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www.cityofclearlake.com

Mayor  
NELSON P.  
CRABB

August 12, 2016

City  
Administrator  
SCOTT  
FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS

The next regular meeting of the Clear Lake City Council is scheduled for Monday, August 15, 2016, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

COUNCIL MEMBERS

MARK  
EBELING  
*Ward 1*

ITEM #6A. **Parks & Recreation Advisory Board**. The City's Parks & Recreation Advisory Board currently is comprised of seven (7) members, each of who are appointed by the City Council. As of June 30, 2016, two (2) seats remain vacant. The Advisory Board discussed reducing the membership of the Board from seven (7) members to five (5) at its July 27<sup>th</sup> meeting and has forwarded a recommendation to the Council to approve an Ordinance to effect such a change.

TONY J.  
NELSON  
*Ward 2*

ITEM #6B. **Bridge Inspection Report**. Back in February, 2016, the City approved a proposal from Veenstra & Kimm, on behalf of Calhoun-Burns & Associates, to conduct a bridge rating and inspection evaluation. The City has utilized Calhoun-Burns & Associates over the past several years to conduct the biennial bridge inspections necessary to meet the requirements of the FHWA and Iowa DOT. These inspections primarily consist of observations and measurements to determine the physical and functional condition of the bridge in order to identify any changes from the previously recorded conditions and to ensure the structure continues to satisfy present service requirements. Inspections are from the deck, ground, and water level.

JIM  
BOEHNKE  
*Ward 3*

MIKE  
CALLANAN  
*At Large*

GARY  
HUGI  
*At Large*

In accordance with the National Bridge Inspection Standards, inspections were conducted on the City's four (4) bridges, as well as two (2) culvert structures, which are not required but were requested by the City. Inspections must be conducted every 24 months. Inspection reports, once completed, are submitted to the Iowa DOT via the Structure Inventory & Management System.

ITEM #6C. **East Main Ave Street Reconstruction Project (2003)**. One of the property owners who had previously received an "Agricultural Deferment" for a certain parcel of property that was affected by the 2003 East Main Avenue Street Reconstruction project has requested the removal of a portion of the "Agricultural Deferment". In order to effect the removal of the "Agricultural Deferment", the Council is required to approve a Resolution Amending the Final Plat & Schedule of Assessments.



The current property owner intends to sell 192.39 feet of the parcel's 637 feet of frontage along East Main Avenue, which equals .3020%. The total amount of the special assessment to be removed from the deferment is \$9,292.29. The original amount of the special assessment was \$30,766.61. The assessed classification of the property is anticipated to change from agricultural to commercial or light-industrial.

**Smart Quote:** "*There is no education like adversity.*" -- Benjamin Disraeli, political leader & writer

Scott Flory  
City Administrator

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

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, AUGUST 15, 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 – August 1, 2016.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - Liquor License: Class C Beer Permit, Class B Wine Permit with Sunday Sales, *Kwik Trip, Inc.* (renewal); Class C Liquor License (LC) (Commercial) with Outdoor Service & Sunday Sales, *Bottle of Red Inc. dba GeJo's by the Lake*, (new).
    - Tree Trimmer's License: Westaby Tree Service, Alexander, (new).
    - Street Closing Request: Opportunity Village Annual Benefit Walk, Saturday, September 10<sup>th</sup>.
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. Parks & Recreation Advisory Board Membership reduction:
    - Review of request and recommendation from Parks & Recreation Advisory Board, Scott Flory, City Administrator.
    - **Motion** to approve "An Ordinance of the City of Clear Lake amending Section 25.02 of the Code of ordinances of the City of Clear Lake, Iowa, 2003, by reducing the number of members on the Parks & Recreation Advisory Board from seven to five" by City Council. (1<sup>st</sup> reading)

- Discussion and consideration of **Motion** by City Council.

B. 2016 Bridge Inspection & Rating Report:

- Review of report, Jason Petersburg, P.E., Veenstra & Kimm.
- Discussion by City Council.

C. East Main Avenue Street Reconstruction Project (2003):

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #16-31**, "A Resolution adopting and levying an amendment to the final schedule of assessments and providing for the payment thereof."
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police's Report:

- Officer Swearing-in Ceremony: Ashley Lopez.

8. Mayor's Report:

- Approve changing City Council meeting date from September 5<sup>th</sup> to September 6<sup>th</sup> - due to Labor Day holiday.
- Reminder of special City Council meeting August 22<sup>nd</sup> at 6:30 p.m.

9. Public Works Director's Report:

10. City Administrator's Report:

- Veterans Memorial Golf Course Storm Water Quality project.

11. Other Business:

12. Adjournment.

NEXT REGULAR MEETING – SEPTEMBER 6, 2016

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

ORDINANCE # \_\_\_\_\_

AN ORDINANCE OF THE CITY OF CLEAR LAKE AMENDING SECTION 25.02 OF THE CODE OF ORDINANCES OF THE CITY OF CLEAR LAKE, IOWA, 2003, BY REDUCING THE NUMBER OF MEMBERS ON THE PARKS & RECREATION ADVISORY BOARD FROM SEVEN TO FIVE

WHEREAS, the City of Clear Lake has by Ordinance created a Parks & Recreation Advisory Board, and provides for the method of appointment of its members, the term of office of its members, and that the board is to consist of seven (7) members; and

WHEREAS, the City now wishes to reduce the number of members of the Parks & Recreation Advisory Board from seven (7) to five (5) members.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AS THE GOVERNING BODY OF THE CITY OF CLEAR LAKE, IOWA, that:

Section 1. Section 25.02 of the Code of Ordinance of the City of Clear Lake, Iowa, 2003, is hereby amended to read as follows:

The number of Board members shall be five (5). All other provisions of the City Code relating to the Board shall remain unchanged

Section 2. Repealer. All ordinances or parts of ordinances in conflict or inconsistent herewith are hereby repealed to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance or part of any ordinance heretofore repealed.

Section 3. Severability. If any section, paragraph, clause or provisions of this ordinance for any reason shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any other part of this ordinance.

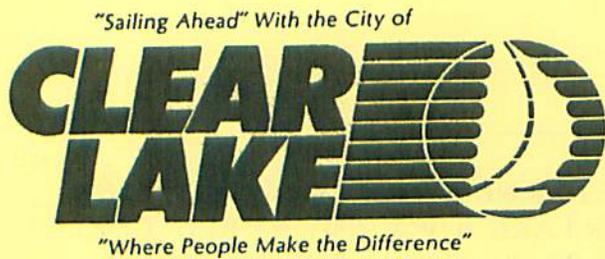
Section 4. Effective date. This ordinance shall be effective following its passage, approval, and publication as required by law.

PASSED and APPROVED the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Nelson P. Crabb, Mayor

Attest:

\_\_\_\_\_  
Jennifer Larsen, City Clerk



## CITY OF CLEAR LAKE

**PARKS & RECREATION DEPARTMENT**  
800 1<sup>ST</sup> AVE SOUTH • PO BOX 185 • CLEAR LAKE, IA 50428  
Phone (641) 357-7010 • Fax (641) 357-4879  
[www.cityofclearlake.com](http://www.cityofclearlake.com) email: [clpr@netins.net](mailto:clpr@netins.net)

At the July 27<sup>th</sup>, 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



# CALHOUN-BURNS AND ASSOCIATES, INC.

BRIDGES ♦ STRUCTURES ♦ TRANSPORTATION

## CITY OF CLEAR LAKE BRIDGE INSPECTION AND RATING 2016

The following bridges were inspected and the completed reports submitted:

<u>BRIDGE NO.</u>	<u>Location</u>
F-9-B-26	N. 40 <sup>th</sup> Street Drive over Willow Creek
F-9-C-49	E-W 7 <sup>th</sup> Avenue North over Willow Creek
E-15-CD	N. Shore Drive over Stream
504270	N. 20 <sup>th</sup> Street over Willow Creek



I hereby certify that this plan, specifications, or report 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.

Michael A. Vander Wert  
Signature

July 12, 2016  
Date

My Registration expires December 31, 2017



Bridge No. FHWA No.	L/ FM	T-R-Sec	Len. Wid.	Bridge Type	ADT	Year Built	Condition Ratings				Current Postings		SR	Est Rem Life	Yr Fq	Remarks	
							Deck	Sup	Sub	Cul	OL	N					Load
F-9-B-26 106320	L	96-21-09	80 44	CONTINUOUS CONCRETE SLAB	890	1970	6	6	7	N	<input type="checkbox"/>	<input type="checkbox"/>	NONE	97	18	16 24	
F-9-C-49 106330	L	92-21-09	46 15.4	CONCRETE ARCH	30	1900	5	5	5	N	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE	62	8	16 24	MONITOR CONCRETE CRACKING.
E-15-CD 362655	FM	96-22-15	55 29.8	CONTINUOUS CONCRETE SLAB	1620	1972	6	6	6	N	<input type="checkbox"/>	<input type="checkbox"/>	NONE	87	20	16 24	
17-504270 504270	FM	96-21-07	172 29.8	CONTINUOUS CONCRETE SLAB	1380	1994	6	6	7	N	<input type="checkbox"/>	<input type="checkbox"/>	NONE	93	25	16 24	REPAIR FILL SETTLEMENT AT SIDEWALK ENDS.

\* Do Not Change

Note: S.E.COR.SEC.9-96-21

IDENTIFICATION COUNTY ENGR.

\* COUNTY/CITY **Clear Lake**

COUNTY ID **F-9-C-49**

\*<sub>8</sub> STRUCTURE NO **106330**

\*<sub>5</sub> INVENTORY ROUTE **1 5 1 00 00**

2 STATE AREA NO **0**

6 FEATURES CROSSED **WILLOW CREEK**

7 FACILITY CARRIED **E-W 7TH AVE N**

9 LOCATION **092210900**

11 MILE POINT **0.000**

98 BORDER BRIDGE CODE **SHARE 0 %**

\*<sub>99</sub> BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE **3/25/2016**

91 FREQUENCY **24** MO

92 CRITICAL FEATURE INSPECTION Y/N

93 CFI DATE

A FRACTURE CRIT DETAIL **N** MO A MO YR

B UNDERWATER INSP **N** MO B MO YR

C OTHER SPECIAL INS **N** MO C MO YR

Inspected By: **EDWARD M. SOWDER**

Consulting Firm Name: **CALHOUN-BURNS & ASSOCIATES, INC.**

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE **111**

44 APPROACH TYPE **NEAR 0 FAR 0**

45 NO OF SPANS - MAIN **1**

46 NO OF APPR SPANS **NEAR 0 FAR 0**

107 DECK TYPE **N**

108 WEARING SURFACE/PROTECTIVE SYSTEM **N N N**

CONDITION RATING (9-0)

58 DECK **1" ROCK, CRACKS, ROUGH, WORN, BROKEN RAIL** **5**

59 SUPER SPALLS WITH EXPOSED REBAR, CRACKS **5**

60 SUB **BROKEN WING, CRACKS, EROSION** **5**

61 CHAN & PROT **SCOUR, EROSION** **6**

62 CULV **N**

AGE AND SERVICE

27 YEAR BUILT **1900**

106 YEAR RECONST **0000**

42 TYPE OF SERVICE **15**

28 LANES: **ON 1 UNDER 0**

\*<sub>29</sub> EST AVE DAILY TRAFFIC **30**

\*<sub>30</sub> YEAR ADT **2009**

\*<sub>109</sub> TRUCK ADT **00** % (PRIMARY ONLY)

19 BYPASS, DETOUR LENGTH **1.000**

LOAD RATING AND POSTING

31 DESIGN LOAD **0** 64 OPERATING RATING **37.6** 66 INVENTORY RATING **26.7**

63 METHOD USED - OPERATING RATING **0** 65 METHOD USED - INVENTORY RATING **0**

70 BRIDGE POSTING **5** 41 STRUCTURE OPEN, POSTED OR CLOSED **R**

POSTED

CALC OPER	<b>428</b>	<b>540</b>	<b>640</b>	<b>"ONE LANE"</b>
CALC INV	<b>420</b>	<b>530</b>	<b>630</b>	

GEOMETRIC DATA

48 LONGEST SPAN **45** 112 NBIS BR **Y**

49 STRUCTURE LENGTH **46**

50 CURB OR SIDEWALK: **RT 0, LT 0,**

51 BR RDWY WIDTH C-C **15.4**

52 DECK WIDTH O-O **19.0**

32 APPR RDWY WIDTH (W/ SHOULDERS) **20**

33 BRIDGE MEDIAN **No Median**

34 SKEW **0**

35 STRUCTURE FLARED **No**

10 MIN VERT CLEAR 3m LANE **99 99**

47 TOTAL HORIZ CLEAR **RT 15 06 LT**

53 VERT CLEAR OVER BR RDWY **RT 99 99 LT**

54 VERT UNDERCLEAR **RT N 0 0**

55 LAT UNDERCLEAR **RT N 0 0**

56 LAT UNDERCLEAR **LT 00**

APPRAISAL RATING (9-0)

67 STRUC EVAL **LEGAL** **5**

68 DECK GEO **7**

69 UNDERCLEAR, VERT & HORI **N**

71 WATER ADQ **6**

72 APP RDWY ALIGON **CREST** **7**

36 TRAFFIC SAFETY FEATURES **0 0 0 0** 113 SCOUR CRIT BR **8**

NAVIGATION DATA

38 NAVIGATION CONTROL **0**

111 PIER PROTECTION

39 NAV VERT CLEARANCE **0**

116 VERT-LIFT BR NAV MIN VERT CLEAR **00.0**

40 NAVIGATION HORIZ CLEAR **0 0**

PROPOSED IMPROVEMENTS

75 TYPE OF WORK **31 1** 76 LENGTH OF STRUCT. IMP **70**

94 BRIDGE IMP. COST (1000's) **252** 95 RDWY. IMPROVE COST (1000's) **25**

96 TOTAL PROJ. COST (1000's) **378** 97 YEAR IMPROVE ESTIMATE MADE **2014**

CLASSIFICATION

101 PARALLEL HIGHWAY **N** 103 TEMPORARY STRUCTURE

102 DIRECTION OF TRAFFIC **3** \*<sub>26</sub> FUNC. CL **19**

20 TOLL **3** 21 MAINTAIN **04** 22 OWNER **04**

**NO LOAD POSTING REQUIRED. KEEP "ONE LANE".**  
**MONITOR CONCRETE CRACKING AND DETERIORATION.**

Date Printed: 6/28/2016

\* Sufficiency Rating 97

\* Do Not Change

Note:

IDENTIFICATION COUNTY ENGR.

\* COUNTY/CITY **Clear Lake**

COUNTY ID **F-9-B-26**

\* STRUCTURE NO **106320**

\* INVENTORY ROUTE **1 5 1 00 00**

2 STATE AREA NO **0**

6 FEATURES CROSSED **WILLOW CREEK**

7 FACILITY CARRIED **N 40TH ST**

9 LOCATION **096210900**

11 MILE POINT **0.000**

98 BORDER BRIDGE CODE

\* 99 BORDER BRIDGE NO

SHARE **0** %

INSPECTIONS

90 INSPECTION DATE **3/25/2016**

91 FREQUENCY **24** MO

92 CRITICAL FEATURE INSPECTION Y/N

93 CFI DATE

A FRACTURE CRIT DETAIL **N** MO A MO YR

B UNDERWATER INSP **N** MO B MO YR

C OTHER SPECIAL INS **N** MO C MO YR

Inspected By: **EDWARD M. SOWDER**

Consulting Firm Name: **CALHOUN-BURNS & ASSOCIATES, INC.**

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE **201**

44 APPROACH TYPE NEAR **0** FAR **0**

45 NO OF SPANS - MAIN **3**

46 NO OF APPR SPANS NEAR **0** FAR **0**

107 DECK TYPE **1**

108 WEARING SURFACE/PROTECTIVE SYSTEM **1 0 0**

CONDITION RATING (9-0)

58 DECK **PCC OVERLAY, SAND IN GUTTERS** **6**

59 SUPER **CRACKS, SPALLS, LEACHING** **6**

60 SUB **EROSION** **7**

61 CHAN & PROT **TREES, CHANNEL SHIFTING** **6**

62 CULV **N**

AGE AND SERVICE

27 YEAR BUILT **1970**

106 YEAR RECONST **0000**

42 TYPE OF SERVICE **15**

28 LANES: ON **2** UNDER **0**

\* 29 EST AVE DAILY TRAFFIC **890**

\* 30 YEAR ADT **1997**

109 TRUCK ADT **00** % (PRIMARY ONLY)

19 BYPASS, DETOUR LENGTH **3.000**

LOAD RATING AND POSTING

31 DESIGN LOAD **5** 64 OPERATING RATING **72.3** 66 INVENTORY RATING **43.3**

63 METHOD USED - OPERATING RATING **1** 65 METHOD USED - INVENTORY RATING **1**

70 BRIDGE POSTING **5** 41 STRUCTURE OPEN, POSTED OR CLOSED **A**

POSTED

CALC OPER	<b>458</b>	<b>582</b>	<b>694</b>
CALC INV	<b>435</b>	<b>549</b>	<b>657</b>

GEOMETRIC DATA

48 LONGEST SPAN **31** 112 NBIS BR **Y**

49 STRUCTURE LENGTH **80**

50 CURB OR SIDEWALK: RT **0.** LT **0.**

51 BR RDWY WIDTH C-C **44.0**

52 DECK WIDTH O-O **47.2**

32 APPR RDWY WIDTH (W/ SHOULDERS) **34**

33 BRIDGE MEDIAN **No Median**

34 SKEW **0**

35 STRUCTURE FLARED **No**

10 MIN VERT CLEAR 3m LANE **99 99**

47 TOTAL HORIZ CLEAR RT **43 00** LT

53 VERT CLEAR OVER BR RDWY RT **99 99** LT

54 VERT UNDERCLEAR RT **N 0 0**

55 LAT UNDERCLEAR RT **N 0 0**

56 LAT UNDERCLEAR LT **00**

APPRAISAL RATING (9-0)

67 STRUC EVAL **LEGAL** **6**

68 DECK GEO **9**

69 UNDERCLEAR, VERT & HORI **N**

71 WATER ADQ **8**

72 APP RDWY ALIG **INTERSECTION** **7**

36 TRAFFIC SAFETY FEATURES **0 0 0 0** 113 SCOUR CRIT BR **8**

NAVIGATION DATA

38 NAVIGATION CONTROL **0**

111 PIER PROTECTION

39 NAV VERT CLEARANCE **0**

116 VERT-LIFT BR NAV MIN VERT CLEAR **00.0**

40 NAVIGATION HORIZ CLEAR **0 0**

PROPOSED IMPROVEMENTS

75 TYPE OF WORK

76 LENGTH OF STRUCT. IMP **80**

94 BRIDGE IMP. COST (1000's) **15** 95 RDWY. IMPROVE COST (1000's) **2**

96 TOTAL PROJ. COST (1000's) **25** 97 YEAR IMPROVE ESTIMATE MADE **2014**

CLASSIFICATION

101 PARALLEL HIGHWAY **N** 103 TEMPORARY STRUCTURE

102 DIRECTION OF TRAFFIC **2** \*26 FUNC. CL **19**

20 TOLL **3** 21 MAINTAIN **04** 22 OWNER **04**

**NO POSTING REQUIRED. CUT TREES.**

Date Printed: 6/28/2016

\* Sufficiency Rating **93**

\* Do Not Change

Note: **PROPOSED ST EXT!**

**IDENTIFICATION COUNTY ENGR.**

\* COUNTY/CITY **Clear Lake**

COUNTY ID **17-504270**

\*<sub>8</sub> STRUCTURE NO **504270**

\*<sub>5</sub> INVENTORY ROUTE **1 5 1 00 00**

2 STATE AREA NO **0**

6 FEATURES CROSSED **WILLOW CREEK**

7 FACILITY CARRIED **N 20TH ST (PROP)**

9 LOCATION **096210700**

11 MILE POINT **0.000**

98 BORDER BRIDGE CODE **SHARE 0 %**

\*<sub>99</sub> BORDER BRIDGE NO

**INSPECTIONS**

90 INSPECTION DATE **3/25/2016**

91 FREQUENCY **24** MO

92 CRITICAL FEATURE INSPECTION Y/N

93 CFI DATE

A FRACTURE CRIT DETAIL **N** MO A MO YR

B UNDERWATER INSP **N** MO B MO YR

C OTHER SPECIAL INS **N** MO C MO YR

Inspected By: **EDWARD M. SOWDER**

Consulting Firm Name: **CALHOUN-BURNS & ASSOCIATES, INC.**

**STRUCTURE TYPE AND MATERIAL**

43 MAIN STRUCTURE TYPE **201**

44 APPROACH TYPE **NEAR 0 FAR 0**

45 NO OF SPANS - MAIN **3**

46 NO OF APPR SPANS **NEAR 0 FAR 0**

107 DECK TYPE **1**

108 WEARING SURFACE/PROTECTIVE SYSTEM **1 0 0**

**CONDITION**

58 DECK **CRACKS, SIDEWALK FILL SETTLED** RATING (9-0) **6**

59 SUPER **CRACKS** **6**

60 SUB **EROSION UNDER DRAINS** **7**

61 CHAN & PROT **TREES** **7**

62 CULV **N**

**AGE AND SERVICE**

27 YEAR BUILT **1994**

106 YEAR RECONST **0000**

42 TYPE OF SERVICE **15**

28 LANES: **ON 2 UNDER 0**

\*<sub>29</sub> EST AVE DAILY TRAFFIC **1380**

\*<sub>30</sub> YEAR ADT **2009**

\*<sub>109</sub> TRUCK ADT **00** % (PRIMARY ONLY)

19 BYPASS, DETOUR LENGTH **1.000**

**LOAD RATING AND POSTING**

31 DESIGN LOAD **5** 64 OPERATING RATING **65.6** 66 INVENTORY RATING **39.3**

63 METHOD USED - OPERATING RATING **1** 65 METHOD USED - INVENTORY RATING **1**

70 BRIDGE POSTING **5** 41 STRUCTURE OPEN, POSTED OR CLOSED **A**

POSTED

CALC OPER **459 591 688**

CALC INV **435 554 653**

**GEOMETRIC DATA**

48 LONGEST SPAN **66** 112 NBIS BR **Y**

49 STRUCTURE LENGTH **172**

50 CURB OR SIDEWALK: **RT 0. LT 0.**

51 BR RDWY WIDTH C-C **29.8**

52 DECK WIDTH O-O **39.0**

32 APPR RDWY WIDTH (W/ SHOULDERS) **24**

33 BRIDGE MEDIAN **No Median**

34 SKEW **45**

35 STRUCTURE FLARED **NO**

10 MIN VERT CLEAR 3m LANE **99 99**

47 TOTAL HORIZ CLEAR **RT 29 08 LT**

53 VERT CLEAR OVER BR RDWY **RT 99 99 LT**

54 VERT UNDERCLEAR **RT N 0 0**

55 LAT UNDERCLEAR **RT N 0 0**

56 LAT UNDERCLEAR **LT 00**

**APPRAISAL**

67 STRUC EVAL **LEGAL** RATING (9-0) **6**

68 DECK GEO **5**

69 UNDERCLEAR, VERT & HORI **N**

71 WATER ADQ **8**

72 APP RDWY ALIG **CRACKS** **8**

36 TRAFFIC SAFETY FEATURES **1 0 0 0** 113 SCOUR CRIT BR **8**

**NAVIGATION DATA**

38 NAVIGATION CONTROL **0**

111 PIER PROTECTION

39 NAV VERT CLEARANCE **0**

116 VERT-LIFT BR NAV MIN VERT CLEAR **00.0**

40 NAVIGATION HORIZ CLEAR **0 0**

**PROPOSED IMPROVEMENTS**

75 TYPE OF WORK **38 1** 76 LENGTH OF STRUCT. IMP **175**

94 BRIDGE IMP. COST (1000's) **15** 95 RDWY. IMPROVE COST (1000's) **2**

96 TOTAL PROJ. COST (1000's) **22** 97 YEAR IMPROVE ESTIMATE MADE **2014**

**CLASSIFICATION**

101 PARALLEL HIGHWAY **N** 103 TEMPORARY STRUCTURE

102 DIRECTION OF TRAFFIC **2** \*<sub>26</sub> FUNC. CL **17**

20 TOLL **3** 21 MAINTAIN **04** 22 OWNER **04**

**NO POSTING REQUIRED. REPAIR FILL SETTLEMENT AT SIDEWALK  
ENDS. MONITOR CRACKING AND EROSION.**

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 6/28/2016

\* Sufficiency Rating 87

\* Do Not Change

Note: WEST OF ORCHARD DR

IDENTIFICATION COUNTY ENGR.  
 COUNTY/CITY **Clear Lake**  
 COUNTY ID **E-15-CD**  
 STRUCTURE NO **362655**  
 INVENTORY ROUTE **1 5 1 00 00**  
 STATE AREA NO **0**  
 FEATURES CROSSED **STREAM**  
 FACILITY CARRIED **NO.SHORE DR.**  
 LOCATION **096221500**  
 MILE POINT **0.000**  
 BORDER BRIDGE CODE \_\_\_\_\_ SHARE **0** %  
 BORDER BRIDGE NO \_\_\_\_\_

INSPECTIONS  
 90 INSPECTION DATE **3/25/2016**  
 91 FREQUENCY **24** MO  
 92 CRITICAL FEATURE INSPECTION \_\_\_\_\_ Y/N  
 93 CFI DATE \_\_\_\_\_  
 A FRACTURE CRIT DETAIL **N** MO A MO \_\_\_\_\_ YR \_\_\_\_\_  
 B UNDERWATER INSP **N** MO B MO \_\_\_\_\_ YR \_\_\_\_\_  
 C OTHER SPECIAL INS **N** MO C MO \_\_\_\_\_ YR \_\_\_\_\_  
 Inspected By: **EDWARD M. SOWDER**  
 Consulting Firm Name: **CALHOUN-BURNS & ASSOCIATES, INC.**

STRUCTURE TYPE AND MATERIAL  
 43 MAIN STRUCTURE TYPE **201**  
 44 APPROACH TYPE **NEAR 0 FAR 0**  
 45 NO OF SPANS - MAIN **3**  
 46 NO OF APPR SPANS **NEAR 0 FAR 0**  
 107 DECK TYPE **1**  
 108 WEARING SURFACE/PROTECTIVE SYSTEM **6 0 0**

CONDITION RATING (9-0)  
 58 DECK **SURFACE CRACKS, SIDEWALKS UNDERMINED** **6**  
 59 SUPER \_\_\_\_\_ **6**  
 60 SUB **FOOTINGS UNDERMINING, EROSION, MINOR CRACKING** **6**  
 61 CHAN & PROT **CRACKED FENDER WALLS** **7**  
 62 CULV \_\_\_\_\_ **N**

AGE AND SERVICE  
 27 YEAR BUILT **1972**  
 106 YEAR RECONST **0000**  
 42 TYPE OF SERVICE **15**  
 28 LANES: ON **2** UNDER **0**  
 29 EST AVE DAILY TRAFFIC **1620**  
 30 YEAR ADT **1997**  
 109 TRUCK ADT **00** % (PRIMARY ONLY)  
 19 BYPASS, DETOUR LENGTH **1.000**

LOAD RATING AND POSTING  
 31 DESIGN LOAD **5** 64 OPERATING RATING **70.3** 66 INVENTORY RATING **42.1**  
 63 METHOD USED - OPERATING RATING **1** 65 METHOD USED - INVENTORY RATING **1**  
 70 BRIDGE POSTING **5** 41 STRUCTURE OPEN, POSTED OR CLOSED **A**  
 POSTED \_\_\_\_\_  
 CALC OPER **463** **593** **699**  
 CALC INV **438** **556** **669**

GEOMETRIC DATA  
 48 LONGEST SPAN **19** 112 NBIS BR **Y**  
 49 STRUCTURE LENGTH **55**  
 50 CURB OR SIDEWALK: **RT 4. LT 4.**  
 51 BR RDWY WIDTH C-C **29.8**  
 52 DECK WIDTH O-O **38.4**  
 32 APPR RDWY WIDTH (W/ SHOULDERS) **36**  
 33 BRIDGE MEDIAN **No Median**  
 34 SKEW **0**  
 35 STRUCTURE FLARED **NO**  
 10 MIN VERT CLEAR 3m LANE **99 99**  
 47 TOTAL HORIZ CLEAR **RT 29 00 LT**  
 53 VERT CLEAR OVER BR RDWY **RT 99 99 LT**  
 54 VERT UNDERCLEAR **RT N 0 0**  
 55 LAT UNDERCLEAR **RT N 0 0**  
 56 LAT UNDERCLEAR **LT 00**

APPRAISAL RATING (9-0)  
 67 STRUC EVAL **LEGAL** **6**  
 68 DECK GEO \_\_\_\_\_ **5**  
 69 UNDERCLEAR, VERT & HORI \_\_\_\_\_ **N**  
 71 WATER ADQ \_\_\_\_\_ **7**  
 72 APP RDWY ALIG **SLIGHT CURVE** **8**  
 36 TRAFFIC SAFETY FEATURES **0 0 0 0** 113 SCOUR CRIT BR **8**

NAVIGATION DATA  
 38 NAVIGATION CONTROL **0**  
 111 PIER PROTECTION \_\_\_\_\_  
 39 NAV VERT CLEARANCE **0**  
 116 VERT-LIFT BR NAV MIN VERT CLEAR **00.0**  
 40 NAVIGATION HORIZ CLEAR **0 0**

PROPOSED IMPROVEMENTS  
 75 TYPE OF WORK **38 1** 76 LENGTH OF STRUCT. IMP **55**  
 94 BRIDGE IMP. COST (1000's) **15** 95 RDWY. IMPROVE COST (1000's) **2**  
 96 TOTAL PROJ. COST (1000's) **22** 97 YEAR IMPROVE ESTIMATE MADE **2014**

CLASSIFICATION  
 101 PARALLEL HIGHWAY **N** 103 TEMPORARY STRUCTURE \_\_\_\_\_  
 102 DIRECTION OF TRAFFIC **2** \*26 FUNC. CL **16**  
 20 TOLL **3** 21 MAINTAIN **04** 22 OWNER **04**

**NO POSTING REQUIRED. MONITOR CRACKING.**

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 SW<sup>1</sup>/<sub>4</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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 5<sup>TH</sup> P.M. AND EXCEPT PARCEL "C" IN THAT PART OF THE SOUTHWEST QUARTER (SW<sup>1</sup>/<sub>4</sub>) OF THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) SECTION SEVENTEEN (17), TOWNSHIP NINETY-SIX (96) NORTH RANGE TWENTY-ONE (21) WEST OF THE 5<sup>TH</sup> 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.

*C. Jack Kennedy*  
C. Jack Kennedy, Owner

*Scott Kennedy*  
Scott Kennedy, Owner

*Wanda Joan Kennedy*  
Wanda Joan Kennedy, Owner

# Cerro Gordo County online

## Property Information

No picture2 available

Parcel
061715100100
Property Address

Tax District: 02007      Acres - Gross: 11.3500  
 Tif District: 02079      Row: 2.6700  
 Avg Depth: 0      Waste: 0.0000  
 Actual Front Width: 0      Net: 8.6800

Owner(s):	Book	Page	
Deed KENNEDY, C JACK	2310 MAIN AVE CLEAR LAKE, IA 50428	1997	481 image (pdf)
Deed KENNEDY, WANDA JOAN		1997	481 image (pdf)
Deed KENNEDY, SCOTT W		1997	481 image (pdf)

**Legal Description (used for tax administration purposes only)**

SW NW 17-96-21 LYG W I-35 EXC RR & EXC STATE OF IOWA & EXC COM AT A PT WHERE N R/W LINE OF HWY 106 INTERSEC E LINE 24TH STR IN CLEAR LAKE TH N 40 RDS ON E LINE 24TH STR TH E TO W BOUND LINE I-35 TH S TO N BOUND LINE HWY 106 TH W ALG HWY TO POB & EXC BEG 40 RDS N OF S PT WHERE N R/W LINE HWY 106 INTERSEC E LINE 24TH STR TH ELY 90' ALG SAID 24TH STR TH N 140' WLY 90.00' PARA WITH SAID STR TO ELY R/W 24TH STR TH S 26.92' S 113.08' TO POB (ALSO AG DWELLING)

**Assessment Year 2015 (for Taxes Payable 2016-2017)**

Figures are as certified on the Assessment Year 2015 tax list and do not include subsequent tax list corrections.

	46,940	<b>100% Actual Value</b>	100% Actual Value (or 100% Assessed Value) is determined by the Assessor as of January 1, 2015, except that values for all Utility and Railroad property are determined by the Iowa Department of Revenue.
X	46.1068 %	<b>Rollback Rate by Property Class</b>	Rollback Rates are statewide rates determined annually by the Iowa Department of Revenue. Assessment Year 2015 rollback rates by class are: Residential = 55.6259%, Multi-Residential = 86.2500%, Agricultural = 46.1068%, Commercial = 90.0000%, Industrial = 90.0000%, Railroads = 90.0000% and Utilities = 100.0000%
=	21,642	<b>Gross Taxable Value</b>	Gross Taxable Value equals the 100% Actual Value multiplied by the Rollback Rate.
-	0.00	<b>Military Exemption</b>	Men and women who served in the military may qualify and sign for a Military Exemption with the Assessor. An exemption reduces the property value from which taxes are calculated.
=	21,642	<b>Net Taxable Value</b>	Net Taxable Value equals Gross Taxable Value minus Military Exemption, if any. It is the value on which real estate taxes are calculated, and on which the budgets for each Levy Authority are based
X	21.42382	<b>Consolidated Tax Levy Rate</b>	The Consolidated Tax Levy Rate is the total of the Levy Rates for all Levy Authorities within a specific Tax District.
=	463.65	<b>Gross Taxes</b>	Gross Taxes equal the Net Taxable Value divided by 1,000 and multiplied by the Consolidated Tax Levy Rate.
-	0.00	<b>Business Property Tax Credit</b>	Qualifying Commercial, Industrial and Railroad classed parcels are eligible for this credit. The Credit is calculated by the Iowa Department of Revenue using a state-wide formula.
-	0.00	<b>Homestead Credit</b>	Homeowners may qualify and sign for a Homestead Credit or Disabled Veteran Homestead Credit with the Assessor and must qualify according to standards set by the State of Iowa.
-	4.19	<b>Agland Credit</b>	Parcels with an Agricultural Class of at least 10 acres or greater in size qualify for the Agland Credit. Smaller Agricultural Class parcels may qualify if they are contiguous to a qualifying parcel and under the same ownership.
-	0.00	<b>Family Farm Credit</b>	Parcels which qualify for the Agland Credit may qualify for the Family Farm Credit. Property owners must sign with the Assessor and qualify under standards set by the State of Iowa.
-	0.00	<b>Elderly, Disabled, Low-Income Credit</b>	Property owners may sign for the Elderly, Disabled, Low-Income Credit with the County Treasurer, and must qualify under standards set by the State of Iowa.
=	460	<b>Net Taxes</b>	Net Taxes equal Gross Taxes minus Business Property Tax Credit, Homestead Credit, Agland Credit, Family Farm Credit and Elderly/Disabled/Low Income Credit. By law, the value is rounded to the nearest even whole dollar.

Parcel	Property Address		
061715100100			
Owner(s):			
Deed	KENNEDY, C JACK	2310 MAIN AVE CLEAR LAKE, IA 50428	Owner Type: UNKNOWN
Deed	KENNEDY, WANDA JOAN		
Deed	KENNEDY, SCOTT W		

Legal Description (used for tax administration purposes only)
SW NW 17-96-21 LYG W I-35 EXC RR & EXC STATE OF IOWA & EXC COM AT A PT WHERE N R/W LINE OF HWY 106 INTERSEC E LINE 24TH STR IN CLEAR LAKE TH N 40 RDS ON E LINE 24TH STR TH E TO W BOUND LINE I-35 TH S TO N BOUND LINE HWY 106 TH W ALG HWY TO POB & EXC BEG 40 RDS N OF S PT WHERE N R/W LINE HWY 106 INTERSEC E LINE 24TH STR TH ELY 90' ALG SAID 24TH STR TH N 140' WLY 90.00' PARA WITH SAID STR TO ELY R/W 24TH STR TH S 26.92' S 113.08' TO POB (ALSO AG DWELLING)

Current Tax 061715100100	
2015	Receipt: 810079.0
Real Estate Tax	Amount
Installment 1 Delinquent 10/01/2016	230.00
Installment 2 Delinquent 04/01/2017	230.00
<b>Total Amount Due</b>	<b>460.00</b>

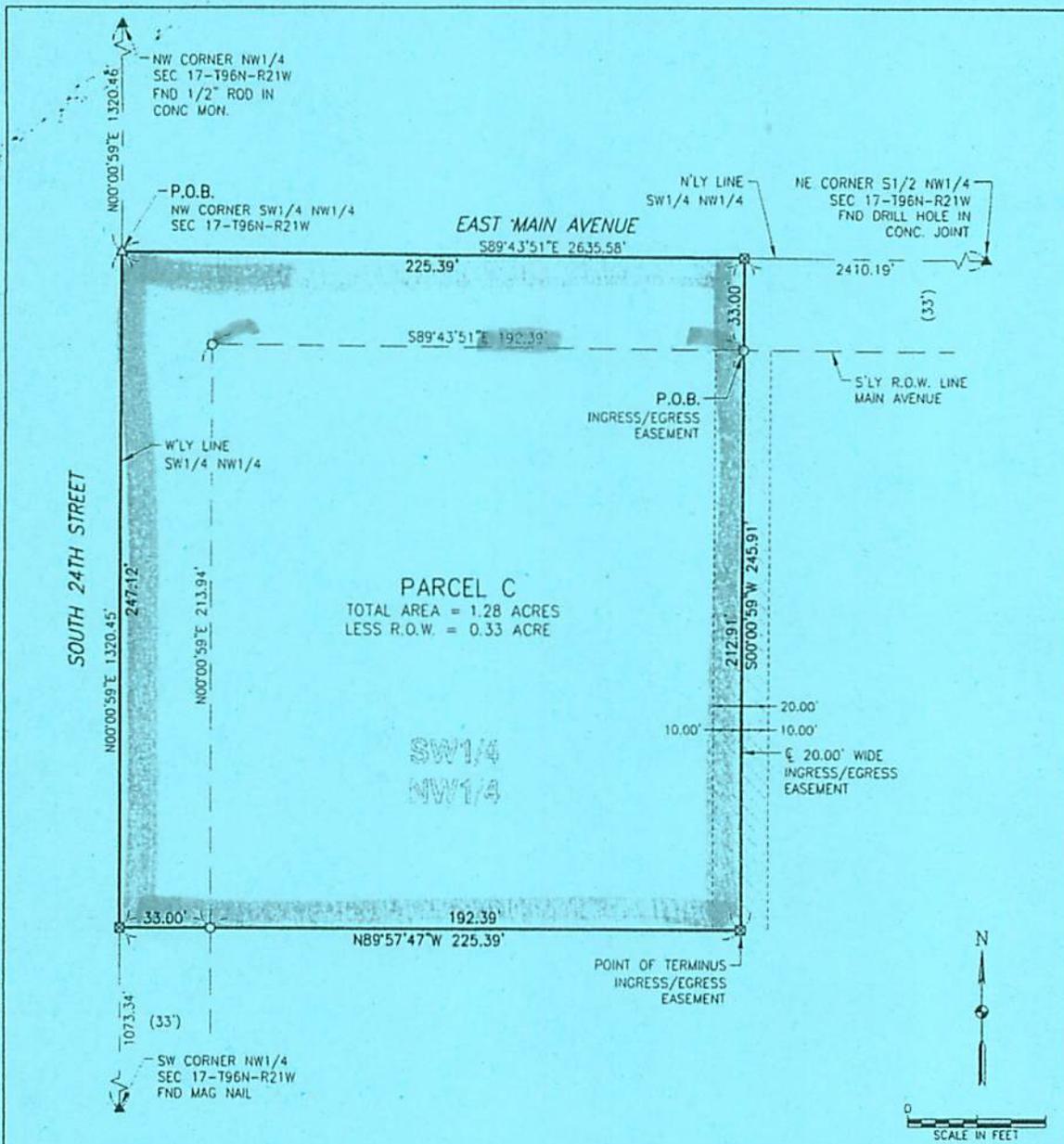
Special Assessment Project	Special Assessment	Deficiency	Schedule	Payoff
CL 2005 East Main Paving	30,766.61		Schedule	30,766.61
*Call or visit the Treasurers office for the payoff amount.				

\*Total taxes remaining may not reflect current payment made. For most up-to-date information call the Treasurers at 641-421-3127.

Total Outstanding for Parcel	
Real Estate	460.00
Special Assessments	30,766.61
<b>Total</b>	<b>31,226.61</b>

Online Property Tax Payments

08/10/2016 10:47 AM



#### DESCRIPTION OF PARCEL C

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 96 North, Range 21 West of the 5th P.M., City of Clear Lake, Cerro Gordo County, Iowa, described as follows: Beginning at the Northwest Corner of said Southwest Quarter of the Northwest Quarter; thence S 89° 43' 51" E, 225.39 feet along the Northerly line of said Southwest Quarter of the Northwest Quarter; thence S 00° 00' 59" W, 245.91 feet along a line parallel with the Westerly line of said Southwest Quarter of the Northwest Quarter; thence N 89° 57' 47" W, 225.39 feet to a point on said Westerly line; thence N 00° 00' 59" E, 247.12 feet along said Westerly line to the Point of Beginning, said Parcel C containing 1.28 acres subject to an existing public road right of way across the Northerly 33.00 feet, subject to an existing public road right of way across the Westerly 33.00 feet, and also subject to any other easements of record.

#### DESCRIPTION OF INGRESS/EGRESS EASEMENT

A 20.00 foot wide continuous strip of land in the Southwest Quarter of the Northwest Quarter of Section 17, Township 96 North, Range 21 West of the 5th P.M., City of Clear Lake, Cerro Gordo County, Iowa, described as follows: Commencing at the Northwest Corner of said Southwest Quarter of the Northwest Quarter; thence S 89° 43' 51" E, 225.39 feet along the Northerly line of said Southwest Quarter of the Northwest Quarter; thence S 00° 00' 59" W, 33.00 feet along a line parallel with the Westerly line of said Southwest Quarter of the Northwest Quarter to a point on the Southerly right of way line of Main Avenue in said City of Clear Lake, said point also being the Point of Beginning; thence continuing S 00° 00' 59" W, 212.91 feet along said parallel line to the Point of Terminus, said Ingress/Egress Easement containing 4258 square feet.



**BRIAN J. DIEHL, P.L.S.**

LAND SURVEYING SERVICES

10 SUMAC  
MASON CITY, IA 50401

641-512-8004

brianjdiehlpls@gmail.com

East Main Avenue Reconstruction  
Clear Lake, Iowa

Name/Description	Front Footage	Units Of Benefit	Item Description	Improvement Cost	Council Value	Preliminary Assessment	Deficiency	Final Assessment	Deficiency	Non-Assess. Cost	Percent Total Assessment	
<b>AUDITORS PLAT LOTS 1,2 &amp; 4</b>												
<b>NE1/4 NE1/4 SECTION 18-98-21</b>												
1. Kennedy Farms, Inc. 2500 Main Avenue Clear Lake, IA 50428 (06-18-228-018) E 33' of S 1320' of Lot 1	Final CBP =	0.160997	33.0	9,900.00	Street	\$1,593.87	\$2,184	\$683.87	\$1,401.82	\$545.97	\$1,047.90	0.95%
<b>NW1/4 SECTION 17-98-21</b>												
2. Kennedy Farms, Inc. 2500 Main Avenue Clear Lake, IA 50428 (06-17-101-001) NW NW Exc E 10 Rods & Exc State of Iowa ROW	Final CBP =	0.160997	670.0	201,000.00	Street Drive Approach Total	\$32,380.48 \$12,029.55 \$44,390.03	\$173,120 (NOT SUBJECT TO AGRICULTURAL DEFERMENT)	\$50,815.72	\$0.00	\$43,280.12	\$1,109.91	26.48%
3. Kennedy, C. Jack & Wanda & Scott 2310 Main Avenue Clear Lake, IA 50428 (06-17-151-001) SW NW lying W of I-35 Exc RR ROW & Exc State of Iowa ROW & Exc. Begin at a Pt where N ROW line of Hwy 108 Intersects E line of 24th St., thence N 40 Rods on E line, thence E to W ROW line of I-35, thence S to N ROW line of Hwy 108, thence W along Said ROW line to POB & also Exc. Begin 40 Rods N of where N ROW line of Hwy 108 intersects E line of 24th St., thence E by 90', thence N 140', thence W by 90' to E ROW line of 24th St., thence S 140' to POB	Final CBP =	0.160997	637.0+	191,100.00	Street Drive Approach Total	\$30,768.61 \$1,701.00 \$32,467.61	\$141,397 (NOT SUBJECT TO AGRICULTURAL DEFERMENT)	\$37,825.08	\$5,925.18	\$32,467.61	\$0.00	19.35%

~~30766.61~~  
 Pro Rated @ ~~192397~~ / 637' =  
 .3020%  
 .3020% x 30766.61 =  
 \$9292.29

