



CITY OF CLEAR LAKE

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

Mayor
 NELSON P.
 CRABB

November 18, 2016

City
 Administrator
 SCOTT
 FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS

The next regular meeting of the Clear Lake City Council is scheduled for Monday, November 21, 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. **Annual Financial Report - 2016.** The Code of Iowa, Chapter 384.22, requires the submission of an annual financial report to the Office of the State Auditor by December 1st of each year. Enclosed in your packet is a copy of the Financial Report for the 2016 Fiscal Year. A summary of the Report is required by law to be published in the newspaper.

TONY J.
 NELSON
 Ward 2

Prior year comparisons, excluding transfers:

JIM
 BOEHNKE
 Ward 3

MIKE
 CALLANAN
 At Large

GARY
 HUGI
 At Large

Fiscal Year	Revenues	Expenditures	Transfers
2006	\$11,100,029	\$10,118,595	\$2,087,931
2007	\$12,023,419	\$10,795,658	\$2,767,917
2008	\$10,386,922	\$ 8,199,617	\$1,441,934
2009	\$11,129,009	\$10,283,052	\$2,416,504
2010	\$12,926,665	\$11,666,213	\$2,175,461
2011	\$13,965,182	\$11,053,334	\$2,943,995
2012	\$13,072,088	\$11,165,416	\$3,227,636
2013	\$13,831,926	\$12,368,810	\$3,499,313
2014	\$12,560,785	\$11,978,820	\$2,577,020
2015	\$13,264,137	\$11,841,735	\$5,078,511
2016	\$14,392,577	\$11,362,074	\$2,218,887

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



A draft Development Agreement is proposed for the Council's consideration that would extend the property tax rebate payments until June 1, 2021. Cumulative property tax rebate payments would be capped at a not to exceed \$50,000. At the previous City Council meeting, the Council set the date for a public hearing on the proposal. Notice of the hearing was published in the newspaper, as required by law.

ITEM #6C. Annual TIF Report - 2016. The state of Iowa requires cities to report their tax-increment financing (TIF) activity through the Urban Renewal Reporting System. This system is an "on-line" system for reporting the yearly activity within each Urban Renewal Area. By December 1st of each year, each levy authority within an Urban renewal Area in effect at any point during the preceding fiscal year must complete a report. Completion of the Report is mandatory and any entity that fails to comply with this requirement will not be able to publish or adopt its annual budget until the requirement has been satisfied.

The purpose of the Report is to provide information to the Department of management on all activities taking place within the City's various tax-increment financing districts. The Report encompasses activities within the following Urban Renewal/Tax-Increment Financing Areas/Districts: Area "A"; Arlington Place; and the Consolidated Urban renewal Area. For FY 16, the only "active" UR Area – the Clear Lake Consolidated Urban renewal Area – saw \$2,571,080 in revenues and \$2,602,267 in expenditures. The TIF Special Revenue Fund had a July 1, 2015, beginning fund balance of \$53,392 and a June 30, 2016 ending balance of \$22,205.

Total outstanding TIF debt for the year ending June 30, 2016 was \$11,258,138. It should be noted that the outstanding balance includes the entire unpaid balance of all rebate agreements, including those that contain an "annual appropriation" clause. Total outstanding TIF debt for the year ending on June 30, 2015 was \$13,017,417.

ITEM #6D. Purchase of aerial lift (bucket) truck for PWD. The City Council allocated funds in the FY 17 municipal budget for replacement of the public works department's 1997 Dodge 3500 (2-wheel drive) aerial (bucket) lift truck, with A-38 Arm-lift. The City has owned that vehicle since 2003 and it has 53,000 miles on it. While the vehicle has served the City well, it is now 20 years old and it is limited compared to newer equipment in terms of size and versatility.

Bid proposals were solicited from vendors and opened at the Public Works office on Monday, November 14, 2016. Two responses to the City's solicitation were submitted for consideration. It is recommended to purchase the 2016 ABM VST-47-I (demo) unit, which has 12,000 miles. The City public works staff got hands on experience with this unit through the evaluation process. The bid price for the unit is \$129,750. The vehicle's warranty begins for the full term, once it is sold to a private party. The City will also receive a minimum trade value of \$4,500 for its existing bucket truck, unless it sells privately prior to the time of execution of the purchase proposal from ABM Equipment & Supply. Consequently, the net purchase price to the City will not exceed \$125,250.

One of the advantages of purchasing the "demo unit" is that it will be available to the City within 10 days following approval of the purchase. Current lead time to purchase a brand new unit is up to 210 days. Obviously, one of the primary functions of the vehicle is for tree trimming operations, which occurs during the winter months. Purchasing a new unit would not only be more costly, but the City would not take delivery until nearly the end of June, 2017.

ITEM #6F. E. Main Ave Street Reconstruction & Bike Lane Extension. One of the major capital improvement projects the City Council budgeted for in FY 17 is the reconstruction of East Main Avenue, between S. 20th Street and S. 24th street. Proposed construction work entails: pavement removals; excavation; water main; sanitary sewer; storm sewer; 6" longitudinal sub-drain; storm sewer intakes; aggregate base; 6' thick PCC driveways; 4" thick PCC sidewalk & ADA compliant ramps; and new PCC paving, with curb & gutter. The 43' wide, 0.25 mile, stretch of street will include two (2) 5' wide bike lanes; two (2) 12' wide travel lanes; and on-street parking on one side of the street. The bike lanes are a continuation of the 2003 E. Main Avenue Street Improvement Project, which included bike lanes and connected to the bike trail system known locally as the "Trolley Trail" that extends to Mason City.

The Project will be partially-funded by special assessments against the benefited properties. Special assessments will be used to defray costs associated with street paving (6" PCC paving x 31' back of curb-to-back-of-curb street); driveway approaches; defective sidewalk replacement; and any necessary sanitary and water service laterals.

The engineer's opinion of the probable cost of construction is \$859,873. Indirect project costs are estimated at an additional \$120,400 (14% of the construction estimate). Therefore, the total estimated cost of the project is \$980,273.

At its meeting on October 17th, the Project consultant reviewed the proposed construction plans and schedule with the Council. The consultant has now filed the preliminary plans & specifications with the City Clerk. The Council may now consider initiating the special assessment process. The anticipated date for the hearing on the proposed Resolution of Necessity is December 19th. The target date for the project bid letting, which because of the federal funding, will be administered by the Iowa DOT in Ames is anticipated for January 18, 2017. Construction is set to commence in May, 2017.

Smart Quote: "There are no secrets to success. It is the result of preparation, hard work, and learning from failure." - - Colin Powell, Statesman

Scott Flory
City Administrator

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

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, NOVEMBER 21, 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 –November 7, 2016.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License**: Class C Liquor License (LC) (Commercial) Best Western Holiday Motor Lodge for Festival of Trees event at Opportunity Village, (new).
 - **Excavator's License**: American Backhoe, Crescent, IA, (new); Country Landscapes, Clear Lake (renewal).
 - **Street Closing Request**: Clear Lake Area Chamber of Commerce, Christmas by the Lake, December 3 & 4.
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. Annual City Financial Report – 2016 Fiscal Year:
 - Review by Scott Flory, City Administrator.
 - **Motion** to approve the "FY 2016 Financial Report" by City Council.
 - Discussion and consideration of **Motion** by City Council.

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

- Introduction by Scott Flory, City Administrator.
- Open public hearing by Mayor Nelson P. Crabb.
- **Motion** to close the public hearing by City Council.
- **Motion** to approve **Resolution #16-56**, “A Resolution approving a Development Agreement with the North Iowa Cultural Center & Museum, authorizing annual appropriation tax-increment payments and pledging certain tax-increment revenues to the payment of the Agreement.”
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-57**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Tax Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall become due in the next succeeding fiscal year.”
- Discussion and consideration of **Motion** by City Council.

C. Annual Urban Renewal Tax-Increment Financing Report – FY 16:

- Review by Scott Flory, City Administrator.
- **Motion** to approve the “FY 2016 Urban Renewal Tax-Increment Financing Report” by City Council.
- Discussion and consideration of **Motion** by City Council.

D. Consideration of bids for purchase of a replacement aerial lift (bucket) truck for the Public Works Department:

- Introduction by Scott Flory, City Administrator.
- Review of bid proposals and recommendation, Joe Weigel, Public Works Director.
- **Motion** to authorize purchase of aerial lift (bucket) truck by City Council.
- Discussion and consideration of **Motion** by City Council.

E. Industrial Property Tax Exemption Requests:

- Introduction by Scott Flory, City Administrator.
- Open Public Hearing by Mayor Nelson P. Crabb.
- **Motion** to close public hearing by City Council.
- Discussion and consideration of **Motion** by City Council.

F. East Main Avenue Street Reconstruction and Bike Lane Extension Project:

- Introduction by Scott Flory, City Administrator.
- Review of preliminary plans and specifications and preliminary plat & schedule, Jason Petersburg, P.E., Veenstra & Kimm.
- **Motion** to approve **Resolution #16-58**, "A preliminary Resolution for the construction of street, water, sanitary sewer, storm sewer, sidewalk, driveway, and other public improvements in the City of Clear Lake, Iowa" by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-59**, "A Resolution fixing lot values" by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-60**, "A Resolution adopting preliminary plat & schedule, estimate of cost, and proposed plans and specifications for the construction of the East Main Avenue Street Reconstruction and Bike Lane Extension Project" by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #16-61**, "A Resolution of Necessity (proposed) by City Council.
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

9. Watershed Coordinator Report:

- Project update: Veterans Memorial Golf Course Storm Water & Parking Lot improvement Project.

10. Public Works Director's Report:

11. City Administrator's Report:

- 2016 Audit Report: 12/5/16 presentation.
- Surf District & City Wayfinding Signs Project update.
- Municipal Water Distribution System Feasibility & Analysis – S. Shore Drive.

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – DECEMBER 5, 2016

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

October 26, 2016

To: Scott Flory, City Administrator

From: Linda Nelson, Finance Officer

Re: FY 2016 Annual Financial Report

Attached is the State of Iowa 2016 Financial Report which the City must complete each year and submit to the State Auditor by December 1, 2016. Please place on the an upcoming agenda for council approval.

Significant budgeted to actual variances are as follows:

Revenues

- 1) Other city taxes – Anticipated collection and disbursement of HMT over estimate by \$24,700; LOST over estimate by \$49,200; Utility Franchise fees over estimate by \$6,200.
- 2) Licenses and permits – Building Permits over estimate by \$14,000.
- 3) Use of money and property – CD and Savings interest over estimate by \$10,500.
- 4) Intergovernmental – RUT allocations over estimate \$18,500.
- 5) Charges for services – Ambulance fees under estimate by \$42,300; Pool and Park & Rec fee over estimate by \$10,200 (new P&R summer program, good weather for the pool); Cemetery revenue over estimate by \$11,000; Public works services over estimate by \$8,700.
- 6) Special Assessments – N Shore Dr assessments over estimate. Received \$224,100 or 63%.
- 7) Miscellaneous – Law Trust Forfeiture not budgeted \$3,750; Public Works sales over estimate by \$9,250 (Loader tire, Ventura salt/sand mix); \$13,777 misc. revenue for N Shore Dr Project costs under 6/30/15 recorded costs; Contributions for the Watershed Coordinator not in the budget \$13,700;
- 8) Other financing sources – \$373,000 Water bond refunding proceeds recorded as balance sheet item, thus not recorded as revenue. Transfers of \$244,500 under estimate due to timing or actual costs of capital projects, specifically, N Shore Dr Special assessments \$25,600, Water Plant Chlorine room \$23,000, Sidewalk Project \$50,000, 12th Ave S Bridge \$20,000, City Hall Project \$15,900, E Main Project \$42,000; US Hwy 18 Resurfacing \$60,000, NW Water tower \$8,000. Transfers of \$1,528,900,000 between TIF and general were repayment of internal loans, thus it was recorded on the balance sheet, instead of a revenue item.

\$35,000 of the S 3rd S lot was a balance sheet item and not recorded as revenue.

Expenditures

- (1) Public Safety – Police under budget by \$76,000 mainly due to the following areas under budget: \$15,300 group insurance; \$10,000 legal fees; \$4,300 state computer; \$28,200 vehicle gas, repair & supplies; \$10,600 in Law Trust Equipment. Fire under budget by \$40,700 mainly due to the following areas under budget: utilities (\$2,500), vehicle maintenance, repair and operations(\$9,000), misc equipment purchases (\$7,800), SCBA equipment purchase (\$10,000), retirement incentive (\$7,000). Ambulance under budget by \$38,000 mainly due to the following items under budget: Personnel services, including training \$17,000; billing service \$5,200; and vehicle gas, repair and supplies \$9,600.
- (2) Public Works – The following areas were under budget: Personnel services \$30,500; Vehicle supplies & gas \$24,800; Street signs \$10,500; Street Sweeper purchase \$9,600; US Hwy 18 Overlay \$60,000; Subdivisions \$77,500; Misc Alley and sidewalk improvement \$18,400; Tree removals \$4,100; Snow removal (including reserve) \$38,800; Street Maintenance \$21,200; St Light Utilities \$15,000; Traffic Signal repairs \$5,300; Misc engineering services \$10,000; 4th & 27th Ave S Engineering report not done \$6,500, Clark Road RR Crossing \$10,000 bill not yet received.
- (3) Culture and Recreation – The following areas were under budget: Library wages and taxes \$10,600; Library books, AV & Electronic media \$18,700; Library Equipment repair \$3,500; Library Foundation \$15,200; Park & Rec building and equipment repair \$6,600; Park & Rec Contracted services \$10,200, Tree Programs not done \$4,100; Operating, program, vehicle supplies \$9,500, Park & Rec capital projects under budget \$14,100; Pool personnel services \$6,900; Utilities \$4,700; Pool reserve not needed \$12,000; Municipal Band \$3,800.
- (4) Community and Economic Development – Snyder tax rebate partial payment \$12,100; Economic Development Misc. legal services not used \$5,000; Iowa Great Places Project not started \$85,000; P&Z contracted services \$5,000.
- (5) General Government – The following areas under budget: Personnel services \$17,100; Audit & Legal fees \$4,000; City Hall Misc. improvements \$10,000, Property & Work comp insurance \$6,000; Newsletter printing \$4,000; Utilities \$5,000.
- (6) Capital Projects – Final project costs under budget: City Hall \$10,000; 12th Ave S Bridge \$5,500; N Shore Dr \$30,000; Projects under budget: E Main \$50,000 Main Ave Sidewalk \$36,500.
- (7) Business type/Enterprise

- a. Operating items under budget: Personnel services \$40,300; Storm and sanitary sewer televising inspection fee \$10,300; Water plant utilities and repairs \$8,700; Water distribution contracted services and supplies \$19,500; Garbage removal contract/recycling dumpster \$15,000.
- b. Watershed Coordinator over budget \$8,500. Received offsetting revenue. See Miscellaneous revenue above.
- c. Principal payments of debt are liquidating a liability, thus they are not shown as an expenditure \$592,000.
- d. Capital asset purchases and construction of infrastructure are recorded as an asset of the fund and depreciated over the life of the project. For this fiscal year capital purchases and construction exceeded depreciation by \$34,000.
- e. Capital project final costs under estimate: W 7th Ave N \$29,000.
- f. Capital projects not completed or started: Water plant chlorine room \$38,700; Subdivisions \$149,700.

Prior year comparisons, excluding transfers:

Fiscal Year	Revenues	Expenditures	Transfers
2006	\$11,100,029	\$10,118,595	\$ 2,087,931
2007	\$12,023,419	\$10,795,658	\$ 2,767,917
2008	\$10,386,922	\$ 8,199,617	\$ 1,441,934
2009	\$11,129,009	\$10,283,052	\$ 2,416,504
2010	\$12,926,665	\$11,666,213	\$ 2,175,461
2011	\$13,965,182	\$11,053,334	\$ 2,943,995
2012	\$13,072,088	\$11,165,416	\$ 3,227,636
2013	\$13,831,926	\$12,368,810	\$ 3,499,313
2014	\$12,560,785	\$11,978,820	\$ 2,577,020
2015	\$13,264,137	\$11,841,735	\$ 5,078,511
2016	\$14,392,577	\$11,362,074	\$ 2,218,887

If you have any questions, please let me know.

STATE OF IOWA
2016
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2016
CLEAR LAKE

16201700100000
City of Clear Lake
PO Box 185
Clear Lake, IA 50428

CITY OF CLEAR LAKE, IOWA
DUE: December 1, 2016

(Please correct any error in name, address, and ZIP Code)

WHEN COMPLETED, PLEASE RETURN TO
Mary Mosiman, CPA
Office of Auditor of State
Lucas State Office Building
321 E. 12th Street, 2nd Floor
Des Moines, IA 50319

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes levied on property	4,497,138		4,497,138	4,497,138
Less: Uncollected property taxes-levy year	0		0	
Net current property taxes	4,497,138		4,497,138	4,497,138
Delinquent property taxes	9,873		9,873	
TIF revenues	2,538,641		2,538,641	2,537,960
Other city taxes	1,760,336	0	1,760,336	1,679,472
Licenses and permits	110,021	0	110,021	94,350
Use of money and property	55,373	6,257	61,630	44,805
Intergovernmental	1,396,684	0	1,396,684	1,376,923
Charges for fees and service	404,827	1,801,570	2,206,397	2,211,600
Special assessments	358,500	0	358,500	262,000
Miscellaneous	196,618	15,264	211,882	152,900
Other financing sources	2,660,106	800,256	3,460,362	5,647,688
Total revenues and other sources	13,988,117	2,623,347	16,611,464	18,504,836
Expenditures and Other Financing Uses				
Public safety	2,727,373	0	2,727,373	2,888,343
Public works	1,678,194	0	1,678,194	2,039,402
Health and social services	6,564	0	6,564	8,836
Culture and recreation	1,013,568	0	1,013,568	1,154,369
Community and economic development	356,385	0	356,385	477,211
General government	800,190	0	800,190	860,991
Debt service	2,097,597	0	2,097,597	2,099,219
Capital projects	716,063	0	716,063	848,700
Total governmental activities expenditures	9,395,934	0	9,395,934	10,377,071
Business type activities	0	1,966,140	1,966,140	2,927,898
Total ALL expenditures	9,395,934	1,966,140	11,362,074	13,304,969
Other financing uses, including transfers out	1,994,887	224,000	2,218,887	3,992,288
Total ALL expenditures/And other financing uses	11,390,821	2,190,140	13,580,961	17,297,257
Excess revenues and other sources over (Under) Expenditures/And other financing uses	2,597,296	433,207	3,030,503	1,207,579
Beginning fund balance July 1, 2015	5,536,665	24,450,080	29,986,745	29,986,745
Ending fund balance June 30, 2016	8,133,961	24,883,287	33,017,248	31,194,324

Note - These balances do not include \$ _____ held in non-budgeted internal service funds; \$ _____ held in Pension Trust Funds; \$ _____ held in Private Purpose Trust funds and \$ _____ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2016	Amount - Omit cents	Indebtedness at June 30, 2016	Amount - Omit cents
General obligation debt	\$ 3,635,500	Other long-term debt	\$ 0
Revenue debt	\$ 0	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 42,743,678

CERTIFICATION

THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of city clerk		Date Published/Posted	Mark (x) one <input checked="" type="checkbox"/> Date Published <input type="checkbox"/> Date Posted
Printed name of city clerk Jennifer Larsen	Telephone →	Area Code 641	Number 357-5267 Extension
Signature of Mayor or other City official (Name and Title)		Date signed	

PLEASE PUBLISH THIS PAGE ONLY

STATE OF IOWA
2015
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2015

Last Year Report

16201700100000
City of Clear Lake
PO Box 185
Clear Lake, IA 50428

Clear Lake
CITY OF Clear Lake, IOWA
DUE: December 1, 2015

(Please correct any error in name, address, and ZIP Code)

WHEN COMPLETED, PLEASE RETURN TO
Mary Mosiman, CPA
Auditor of State
State Capitol Building
Des Moines, IA 50319-0004

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes levied on property	4,348,272		4,348,272	4,348,272
Less: Uncollected property taxes-levy year	0		0	0
Net current property taxes	4,348,272		4,348,272	4,348,272
Delinquent property taxes	9,268		9,268	0
TIF revenues	2,464,640		2,464,640	2,464,253
Other city taxes	1,694,311	0	1,694,311	1,625,125
Licenses and permits	104,496	0	104,496	93,175
Use of money and property	37,501	4,938	42,439	42,585
Intergovernmental	1,724,756	0	1,724,756	1,682,013
Charges for fees and service	414,522	1,796,600	2,211,122	2,239,300
Special assessments	139,431	0	139,431	140,000
Miscellaneous	118,342	36,682	155,024	110,473
Other financing sources	2,424,150	3,024,739	5,448,889	5,424,980
Total revenues and other sources	13,479,689	4,862,959	18,342,648	18,170,176
Expenditures and Other Financing Uses				
Public safety	2,549,986	0	2,549,986	2,712,449
Public works	1,687,252	0	1,687,252	1,940,933
Health and social services	6,142	0	6,142	8,836
Culture and recreation	1,012,687	0	1,012,687	1,165,221
Community and economic development	429,973	0	429,973	560,495
General government	946,664	0	946,664	1,129,040
Debt service	904,797	0	904,797	904,798
Capital projects	2,419,925	0	2,419,925	2,670,000
Total governmental activities expenditures	9,957,426	0	9,957,426	11,091,772
Business type activities	0	1,884,309	1,884,309	4,855,050
Total ALL expenditures	9,957,426	1,884,309	11,841,735	15,946,822
Other financing uses, including transfers out	5,064,511	14,000	5,078,511	5,357,907
Total ALL expenditures/And other financing uses	15,021,937	1,898,309	16,920,246	21,304,729
Excess revenues and other sources over (Under) Expenditures/And other financing uses	-1,542,248	2,964,650	1,422,402	-3,134,553
Beginning fund balance July 1, 2014	7,078,913	21,485,430	28,564,343	28,787,918
Ending fund balance June 30, 2015	5,536,665	24,450,080	29,986,745	25,653,365

Note - These balances do not include \$ _____ held in non-budgeted internal service funds; \$ _____ held in Pension Trust Funds; \$ _____ held in Private Purpose Trust funds and \$ _____ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2015		Indebtedness at June 30, 2015	
Amount - Omit cents		Amount - Omit cents	
General obligation debt	\$ 4,630,500	Other long-term debt	\$ 0
Revenue debt	\$ 0	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 41,280,401

CERTIFICATION

THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of city clerk <i>Jennifer Larsen</i>		Date Published/Posted 11/18/15	Mark (x) one <input checked="" type="checkbox"/> Date Published <input type="checkbox"/> Date Posted
Printed name of city clerk Jennifer Larsen	Telephone →	Area Code 641	Number 357-5267 Extension
Signature of Mayor or other City official (Name and Title) <i>Lord Nelson - Finance Officer</i>		Date signed 11-16-15	

PLEASE PUBLISH THIS PAGE ONLY

Part III INTERGOVERNMENTAL EXPENDITURES CITY OF CLEAR LAKE
 Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount, omit cents.

Purpose	Amount paid to other local governments
Correction.....	M05 \$ 0
Health.....	M32 0
Highways.....	M44 0
Transit subsidies.....	M94 0
Libraries.....	M52 0
Police protection.....	M62 0
Sewerage.....	M80 0
Sanitation.....	M81 0
All other.....	M89 \$ 0

Purpose	Amount paid to State
Highways.....	L44 \$ 0
All other.....	L89 \$ 0

Part IV SALARIES AND WAGES
 Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total salaries and wages paid.....	Amount - Omit cents	
	200 \$	3,101,045

Part V DEBT OUTSTANDING, ISSUED, AND RETIRED

A. Long-term debt	Debt outstanding JULY 1, 2015 (a)	Debt during the fiscal year		Debt Outstanding JUNE 30, 2016				Interest paid this year (h)
		Issued (b)	Retired (c)	General obligation (d)	TIF revenue (e)	Revenue (f)	Other (g)	
1. Water utility	19U \$ 592,000	29U \$	39U \$ 219,000	49U \$ 373,000	49U \$	49U \$	49U \$	191 \$ 16,472
2. Sewer utility	19U	29U	39U	49U	49U	49U	49U	189
3. Electric utility	19U	29U	39U	49U	49U	49U		192
4. Gas utility	19U	29U	39U	49U	49U	49U		193
5. Transit-bus	19U	29U	39U	49U	49U	49U		194
6. Industrial Revenue	19T	24T	34T		44T	44T		189
7. Mortgage revenue	19T	24T	34T		44T	44T		189
8. TIF revenue	19U	29U	39U	49U	49U	49U	49U	189
Other-Specify	19U	29U	39U	49U	49U	49U	49U	189
9. Capital Projects	475,000		350,000	125,000				3,625
Lake	19U	29U	39U	49U	49U	49U	49U	189
10. Restoration	638,500		48,000	592,500				7,981
Fire Station	19U	29U	39U	49U	49U	49U	49U	189
11. Economic	1,445,000	1,215,000	1,445,000	1,215,000				44,849
12. Development	1,480,000		150,000	1,330,000				37,393
13.	19U	29U	39U	49U	49U	49U	49U	189
14.	19U	29U	39U	49U	49U	49U	49U	189
Total long-term debt	4,630,500	1,215,000	2,210,000	3,635,500	0	0	0	110,320

B. Short-term debt	Amount - Omit cents	
Outstanding as of JULY 1, 2015	61V \$	
Outstanding as of JUNE 30, 2016	64V \$	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATION BONDS
 Assessed Valuations by Levy Authority and County, AY2014/FY2016
 Actual valuation - January 1, 2014

Amount - Omit cents	
\$	854,873,561 x .05 = \$ 42,743,678

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2016

Type of asset	Amount - Omit cents				Total (e)
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	all other funds (d)	
Cash and Investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	W01 \$	W31 \$	W61		
	33,975			10,269,461	10,303,436
REMARKS					V98



November 2, 2016

Mr. Scott Flory, Administrator
The Honorable Nelson Crabb, Mayor
City of Clear Lake
P.O. Box 185
Clear Lake, IA 50428

Dear Scott & Nelson:

On behalf of the North Iowa Cultural Center and Museum (NICCM), we would like to thank you for both your past and continued support of the Surf Ballroom & Museum. The unique partnerships and synergy between the City of Clear Lake, Dean Snyder Family and the North Iowa Cultural Center and Museum have made a multitude of improvements to the Surf Ballroom and the Surf District possible.

Because of the City's support, and with the help of donations and grant funding, a number of significant renovation projects have been completed since our inception, including the resurfacing of the Surf Ballroom parking lot; replacement of the original swamp coolers; electrical upgrades to the majority of the building; new period carpet and pineapple murals installed in the lobby; lighting and audio/video upgrades; repair of the aging marquee canopy; and expansion of our museum displays. These projects would not be feasible without the financial and in-kind support that our organization receives from donors and our partners. This on-going support is vital to the venue's existence and continued operations!

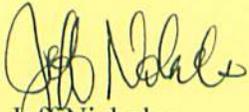
We are writing today to request the City of Clear Lake's continued assistance to help us make the implementation of the RDG concept plan a reality. The expenses allocated to NICCM for the Surf Ballroom/Surf District area landscaping and improvement projects (as outlined in the Iowa Great Places application) total \$42,150. We are supportive of these improvements and believe that the entire community and especially the businesses and visitors of the Surf District will benefit from them greatly. Although we are moving swiftly to implement the plan, we have not budgeted for the unexpected expense. Our operational budget is dedicated to the day to day operation and ever-increasing overhead costs associated with keeping the ballroom open to visitors. Our limited reserves are needed to support our on-going non-profit mission and to fund needed building maintenance projects that arise frequently. As a mechanism to fund the implementation of the City of Clear Lakes Surf District Improvement Project, we request a five year extension of the Property Tax Rebate agreement that is nearing expiration.

We are so pleased with the enhancements that have already been made to the Surf District. The aesthetics of the entire area have improved, with a number of business owners investing in their

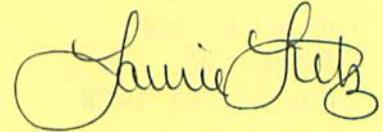
businesses privately. It is clear that our community will continue to benefit tremendously from the dollars spent by the visitors attracted to the Surf and the area surrounding it. With the City of Clear Lake's assistance via a renewed property tax rebate agreement, our non-profit organization will be able to continue our programming and investments into the Surf Ballroom, so that it can continue to be a National treasure for generations of fans and visitors to our community.

Thank you for your thoughtful consideration.

Respectfully,



Jeff Nicholas
President, NICCM



Laurie Lietz
Executive Director, NICCM

RESOLUTION No. _____

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH NORTH IOWA CULTURAL CENTER & MUSEUM, AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, an agreement between the City and North Iowa Cultural Center & Museum has been prepared (the "Agreement"), pursuant to which the City has agreed to provide annual appropriation tax increment payments in a total amount not exceeding \$50,000 in connection with the Corporation's management of the Surf Ballroom (the "Surf Ballroom Project"); and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on November 21, 2015, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds that:

- (a) The Surf Ballroom Project will add diversity and generate new opportunities for the Clear Lake and Iowa economies;

(b) The Surf Ballroom Project will generate public gains and benefits, particularly in the creation of new jobs and in maintenance of existing jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the property tax payments to North Iowa Cultural Center & Museum.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from the income and proceeds of the Urban Renewal Tax Revenue Fund.

Section 5. The City hereby pledges to the payment of the Agreement the Urban Renewal Tax Revenue Fund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Fund, provided, however, that no payment will be made under the Agreement unless and until monies from the Fund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Cerro Gordo County to evidence the continuing pledging of the Urban Renewal Tax Revenue Fund and the portion of taxes to be paid into such Fund and, pursuant to the direction of Section 493.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble thereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

PASSED AND APPROVED this 21st day of November, 2016.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Clear Lake, Iowa (the "City") and North Iowa Cultural Center & Museum (the "Managing Operator") as of the 21st day of November, 2016.

WHEREAS, the City has established the Clear Lake Consolidated Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Managing Operator has entered into an agreement (the "Operating Agreement") with the owners of the Surf Ballroom (the "Property") to be the Managing Operator of the Property, located in the Urban Renewal Area (the "Project"); and

WHEREAS, the Managing Operator has requested that the City provide reimbursement of certain property tax payments in order to reduce the Managing Operator's costs; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. **Managing Operator's Covenants**

1. The Managing Operator agrees to perform all duties required under the Operating Agreement, to file a copy of the Operating Agreement with the City Clerk prior to receipt of any Payments under this Agreement and to file an annual report of its activities with the City Council prior to December 1 of each year during the term of this Agreement.
2. The Managing Operator agrees to make timely payment of all property taxes with respect to the Property as they come due and to submit a receipt or cancelled check to the City Clerk in evidence of each such payment.
3. The Managing Operator agrees to maintain not less than one full time equivalent job on the Property, to be known as the "Executive Director".
4. The Managing Operator covenants to maintain its status during the term of this Agreement as an entity eligible for exemption from taxation and designated under Section 501(c)(3) of the Internal Revenue Code.

B. City's Obligations

1. In recognition of the Managing Operator's obligations set out above, and subject to the Managing Operator being in compliance with each of such obligations, the City agrees to make economic development payments (the "Payments") to the Managing Operator, pursuant to Chapters 15A and 403 of the Code of Iowa, in a total amount not exceeding \$50,000, and all Payments under this Agreement shall be subject to annual appropriation by the City Council.

The Payments will be made on June 1 and December 1 of each fiscal year, beginning on June 1, 2017, and continuing to and including June 1, 2021, or until such earlier date on which total Payments in the amount of \$50,000 have been made.

Each Payment shall be in an amount which represents the Incremental Property Tax Revenues received by the City with respect to the Property during the six months immediately preceding each Payment date. Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical play and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues generated within the Urban Renewal Area.

Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of Incremental Property Tax Revenues to be collected in the following fiscal year equal to the amount of Incremental Property Tax Revenues that the City received from the Property in the preceding fiscal year (the "Appropriated Amount").

C. Administrative Provisions

1. This Agreement may not be amended without the express agreement of both parties. Further, the managing Operator's obligations and covenants set out in Section A hereof may not be assigned without the consent of the City, except that the City hereby gives its permission that the Managing operator's rights to

receive the Payments hereunder may be assigned by the Managing Operator to a lender, as security for a loan, without further action of the City.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Managing Operator have caused this Agreement to be signed, in their names and on behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF CLEAR LAKE

BY _____
Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

NORTH IOWA CULTURAL CENTER &
MUSEUM

BY _____
Jeff Nicholas

ATTEST:

Laurie Lietz, Manager

RESOLUTION _____

Obligating funds from the Clear Lake Consolidated Urban Renewal Tax Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area: and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$9,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2017 with respect to the City's Development Agreement with North Iowa Cultural Center & Museum dated November 2016; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2017;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$9,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2017.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2016 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved _____.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

September 16, 2016

To: Scott Flory, City Administrator

From: Linda Nelson, Finance Officer

Re: FY 2016 TIF Report

Attached is the annual TIF Report the City must complete each year and submit to the State of Iowa by December 1. Please place the report on an upcoming council agenda for approval.

The Year-End TIF Obligations, net of Special Revenue Fund Balance as of June 30, 2015 was \$13,017,417. The July 1, 2015 balance is \$13,882,610. The variance is due to the following: June 30, 2015 Cash balance of \$53,392 is included in the 7/1/15 balance; new projects added during the fiscal year (see the detailed list below); and rebate amounts adjusted during the fiscal year (see the detailed list below).

The new TIF obligations added to the report were:

Kwik Star Development Agreement	\$253,800
Water Plant Pump Project Cost Adjustment	\$ 30,000
12 th Ave S Bridge	\$436,000
S 3 rd St Parking Lot	\$ 20,000
NW Water Tower Cost Adjustment	\$ 72,000

The Year-End Outstanding TIF Obligations, net of TIF Special Revenue Fund Balance of \$11,258,138 includes any TIF related debt the council acted on prior to June 30, 2016. The balance includes any reimbursement resolutions, rebate agreements, and development agreements. The outstanding TIF balance includes the entire unpaid balance of rebate agreements even if there is an annual appropriation clause. The amount included in the report that the council has not approved as an annual appropriation is \$7,839,758.

If you have any questions, please let me know.

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CLEAR LAKE
 Local Government Number: 17G143

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CLEAR LAKE AREA A URBAN RENEWAL	17013	2
CLEAR LAKE ARLINGTON PL URBAN RENEWAL	17020	2
CLEAR LAKE CONSOLIDATED URBAN RENEWAL	17022	28

TIF Debt Outstanding: 13,882,610

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2015 Cash Balance
as of 07-01-2015:	53,392	0	Restricted for LMI

TIF Revenue:	2,569,962
TIF Sp. Revenue Fund Interest:	1,118
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,571,080

Rebate Expenditures:	146,935
Non-Rebate Expenditures:	2,455,332
Returned to County Treasurer:	0
Total Expenditures:	2,602,267

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2016 Cash Balance
as of 06-30-2016:	22,205	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 11,258,138

Urban Renewal Area Data Collection

Local Government Name: CLEAR LAKE (17G143)
 Urban Renewal Area: CLEAR LAKE AREA A URBAN RENEWAL
 UR Area Number: 17013

UR Area Creation Date: 08/1994

UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLEAR LAKE CITY/CLEAR LAKE SCH/CL SEWER/AREA A INCREM	17112	17138	0
CLEAR LAKE CITY AG/CLEAR LAKE SCH/CL SEWER/AREA A INCREM	17114	17140	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric/Utility	Total
Assessed	22,380	510,090	1,265,050	0	0	0	1,797,520	0	1,797,520
Taxable	10,004	284,290	1,138,545	0	0	0	1,432,839	0	1,432,839
Homestead Credits									

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Asset Sales & Loan Repayments:	0
Total Revenue:	2,571,080
Rebate Expenditures:	146,935
Non-Rebate Expenditures:	2,455,332
Returned to County Treasurer:	0
Total Expenditures:	2,602,267

DD Sp Rvw Fund Cash Balance			Amount of 06-30-2016 Cash Balance
As of 06-30-2016:	22,203	0	Restricted for JLM

Projects For CLEAR LAKE CONSOLIDATED URBAN RENEWAL

Willow Creek Court

Description: Construct Willow Creek Court
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

4th Ave S

Description: 4th Ave S. Road Resurfacing (S 20th St to S 40th St)
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

1st Ave N

Description: Reconstruct 1st Ave N - N 3rd St to N 8th St
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Central Gardens Streetscape & Parking

Description: Construct angled on-street parking on N 9th St and streetscape improvements
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

East Water Tower

Description: Construct East Park Water Tower
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

City Beach - Phase 2

Description: Construct sidewalks and splash pad
Recreational facilities (lake development, parks, ball fields, trails)
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

1st Ave S

Description: Reconstruct 1st Ave S - S Shore to S 8th St
Classification: Roads, Bridges & Utilities

Physically Complete: Yes
Payments Complete: No

Industrial Park

Description: Industrial Park 3rd Addition Construction
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

2010 Water Distribution system

Description: Extend and loop municipal water system (west & south)
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Promote Economic Development

Description: Construct Industrial Facility
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

NICC&M

Description: Promote Economic Development & Tourism
Classification: Commercial - retail
Physically Complete: Yes
Payments Complete: No

Retail Incentive Program

Description: Promote retail expansion/retention downtown
Classification: Commercial - retail
Physically Complete: No
Payments Complete: No

12th Ave S Recreation Property

Description: Purchase & develop recreation land
Recreational facilities (lake development, parks, ball fields,
trails)
Classification: trails)
Physically Complete: No
Payments Complete: No

Hwy 18 Water Main Improvement Project

Description: Replace water main along hwy 18
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Main Ave Water tower demo

Description: Remove the main ave water tower
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Northwest Water Tower

Description: Construct Northwest Water Tower
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

N Shore Dr STP

Description: Reconstruct N Shore Dr
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Water Plant High Service Pumps

Description: Water Plant Pump, instrumentation & other improvements
Classification: Water treatment plants, waste treatment plants & lagoons
Physically Complete: No
Payments Complete: No

12th Ave S Bridge

Description: Replace bridge on 12th Ave S
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

KwikStar

Description: Project contribution for Hwy 122 Improvments
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

S 3rd St Parking lot

Description: Replace bricks with porous concrete
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For CLEAR LAKE CONSOLIDATED URBAN RENEWAL

2013 Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	370,500
Interest:	2,963
Total:	373,463
Annual Appropriation?:	No
Date Incurred:	02/18/2013
FY of Last Payment:	2017

NICC&M

Debt/Obligation Type:	Rebates
Principal:	26,619
Interest:	0
Total:	26,619
Annual Appropriation?:	Yes
Date Incurred:	02/05/2011
FY of Last Payment:	2016

Titan Pro SCI

Debt/Obligation Type:	Rebates
Principal:	786,267
Interest:	0
Total:	786,267
Annual Appropriation?:	Yes
Date Incurred:	02/27/2010
FY of Last Payment:	2022

Snyder Construction Partnership

Debt/Obligation Type:	Rebates
Principal:	129,839
Interest:	0
Total:	129,839
Annual Appropriation?:	Yes
Date Incurred:	12/05/2009
FY of Last Payment:	2017

Wess Inc

Debt/Obligation Type:	Rebates
Principal:	50,840
Interest:	0
Total:	50,840
Annual Appropriation?:	Yes

Date Incurred: 01/01/2011
FY of Last Payment: 2018

Emersons by the Lake

Debt/Obligation Type: Rebates
Principal: 10,095
Interest: 0
Total: 10,095
Annual Appropriation?: No
Date Incurred: 12/03/2011
FY of Last Payment: 2017

East Water Tower Bonds

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 307,500
Interest: 23,400
Total: 330,900
Annual Appropriation?: No
Date Incurred: 05/30/2008
FY of Last Payment: 2018

Water Distribution System

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 87,360
Interest: 4,579
Total: 91,939
Annual Appropriation?: No
Date Incurred: 05/30/2010
FY of Last Payment: 2017

Hwy 18 Water main Impr

Debt/Obligation Type: Internal Loans
Principal: 328,000
Interest: 0
Total: 328,000
Annual Appropriation?: No
Date Incurred: 03/16/2013
FY of Last Payment: 2016

Water tower demo

Debt/Obligation Type: Internal Loans
Principal: 24,628
Interest: 0
Total: 24,628
Annual Appropriation?: No
Date Incurred: 03/16/2013
FY of Last Payment: 2016

Lake Theater

Debt/Obligation Type: Rebates
Principal: 10,027
Interest: 0
Total: 10,027
Annual Appropriation?: No
Date Incurred: 06/15/2013
FY of Last Payment: 2018

Northwest Water Tower

Debt/Obligation Type: Internal Loans
Principal: 766,000
Interest: 0
Total: 766,000
Annual Appropriation?: No
Date Incurred: 08/08/2013
FY of Last Payment: 2017

Windmill Internal Loan

Debt/Obligation Type: Internal Loans
Principal: 50,000
Interest: 0
Total: 50,000
Annual Appropriation?: No
Date Incurred: 03/10/2014
FY of Last Payment: 2016

2014 Economic Development Bonds

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 1,480,000
Interest: 211,193
Total: 1,691,193
Annual Appropriation?: No
Date Incurred: 03/10/2014
FY of Last Payment: 2024

Windmill Development Agreement

Debt/Obligation Type: Rebates
Principal: 7,300,000
Interest: 0
Total: 7,300,000
Annual Appropriation?: Yes
Date Incurred: 02/17/2014
FY of Last Payment: 2032

N Shore Dr STP Project

Debt/Obligation Type: Internal Loans
Principal: 778,000
Interest: 0
Total: 778,000

Annual Appropriation?: No
Date Incurred: 10/24/2014
FY of Last Payment: 2018

Water Plant High Service Pumps

Debt/Obligation Type: Internal Loans
Principal: 425,000
Interest: 0
Total: 425,000
Annual Appropriation?: No
Date Incurred: 12/01/2014
FY of Last Payment: 2018

Kwik Star

Debt/Obligation Type: Internal Loans
Principal: 253,800
Interest: 0
Total: 253,800
Annual Appropriation?: No
Date Incurred: 05/18/2015
FY of Last Payment: 2017

S 12th St Bridge

Debt/Obligation Type: Internal Loans
Principal: 436,000
Interest: 0
Total: 436,000
Annual Appropriation?: No
Date Incurred: 09/21/2015
FY of Last Payment: 2018

S 3rd St Parking Lot

Debt/Obligation Type: Internal Loans
Principal: 20,000
Interest: 0
Total: 20,000
Annual Appropriation?: No
Date Incurred: 10/19/2015
FY of Last Payment: 2017

Non-Rebates For CLEAR LAKE CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	108,889
Tied To Debt:	East Water Tower Bonds
Tied To Project:	East Water Tower
TIF Expenditure Amount:	45,694
Tied To Debt:	Water Distribution System
Tied To Project:	2010 Water Distribution system
TIF Expenditure Amount:	37,237
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	1st Ave S
TIF Expenditure Amount:	100,401
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	Industrial Park
TIF Expenditure Amount:	22,618
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	City Beach - Phase 2
TIF Expenditure Amount:	18,480
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	Willow Creek Court
TIF Expenditure Amount:	60,131
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	4th Ave S
TIF Expenditure Amount:	26,755
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	1st Ave N
TIF Expenditure Amount:	10,206
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	Central Gardens Streetscape & Parking
TIF Expenditure Amount:	328,000
Tied To Debt:	Hwy 18 Water main Impr
Tied To Project:	Hwy 18 Water Main Improvement Project
TIF Expenditure Amount:	656,900
Tied To Debt:	Northwest Water Tower
Tied To Project:	Northwest Water Tower
TIF Expenditure Amount:	187,393
Tied To Debt:	2014 Economic Development Bonds
Tied To Project:	Promote Economic Development

TIF Expenditure Amount: 24,628
Tied To Debt: Water tower demo
Tied To Project: Main Ave Water tower demo

TIF Expenditure Amount: 50,000
Tied To Debt: Windmill Internal Loan
Tied To Project: Promote Economic Development

TIF Expenditure Amount: 778,000
Tied To Debt: N Shore Dr STP Project
Tied To Project: N Shore Dr STP

Rebates For CLEAR LAKE CONSOLIDATED URBAN RENEWAL

460 N Shore Dr

TIF Expenditure Amount: 8,143
Rebate Paid To: NICC&M
Tied To Debt: NICC&M
Tied To Project: NICC&M
Projected Final FY of Rebate: 2017

1301 S 24th St

TIF Expenditure Amount: 106,561
Rebate Paid To: Titan Pro Sci
Tied To Debt: Titan Pro SCI
Tied To Project: Promote Economic Development
Projected Final FY of Rebate: 2022

Lot 2 Larry Luker Memorial Industrial Park 1st Add

TIF Expenditure Amount: 12,138
Rebate Paid To: Snyder Construction Partnership
Tied To Debt: Snyder Construction Partnership
Tied To Project: Promote Economic Development
Projected Final FY of Rebate: 2017

308 Main Ave

TIF Expenditure Amount: 4,554
Rebate Paid To: Emerson's by the Lake
Tied To Debt: Emersons by the Lake
Tied To Project: Retail Incentive Program
Projected Final FY of Rebate: 2017

4 N 4th St

TIF Expenditure Amount: 2,668
Rebate Paid To: Lake Theater
Tied To Debt: Lake Theater
Tied To Project: Retail Incentive Program
Projected Final FY of Rebate: 2018

1300 S 24th St

TIF Expenditure Amount: 12,871
Rebate Paid To: Wess Inc
Tied To Debt: Wess Inc
Tied To Project: Promote Economic Development
Projected Final FY of Rebate: 2018

Jobs For CLEAR LAKE CONSOLIDATED URBAN RENEWAL

Project: Promote Economic Development
Company Name: Titan Pro SCI
Date Agreement Began: 03/01/2010
Date Agreement Ends: 06/01/2022
Number of Jobs Created or Retained: 20
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 0
Total Estimated Cost of Public Infrastructure: 0

Project: Promote Economic Development
Company Name: Snyder Development Partnership
Date Agreement Began: 12/07/2009
Date Agreement Ends: 06/01/2017
Number of Jobs Created or Retained: 12
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 0
Total Estimated Cost of Public Infrastructure: 0

Project: Promote Economic Development
Company Name: Windmill
Date Agreement Began: 02/17/2014
Date Agreement Ends: 06/01/2032
Number of Jobs Created or Retained: 75
Total Annual Wages of Required Jobs: 39,000
Total Estimated Private Capital Investment: 0
Total Estimated Cost of Public Infrastructure: 0

**Bid Summary
2017 Aerial Bucket Truck**

	ABM Equipment & Supply Hopkins, MN	Truck Equipment, Inc. Des Moines, IA
Single Axle Truck Chassis	\$46,244.00	\$46,920.00
Aerial Unit – body & install	\$87,436.00	\$91,622.00
Total:	\$133,680.00	\$138,542.00
Options:		
Five (5) drawer Tool Box	\$900.00	\$1,105.00
Overhead Cab Protector	\$2,200.00	\$2,841.00
Dodge Chassis in lieu of Ford	(\$2,100.00)	Bid Dodge
1-year Extend Warranty (2 year warranty)	\$2,000.00	2 year warranty standard
Trade in credit – 1997 Dodge	(\$4,500.00)	(\$4,000.00)
2016 ABM Demo Unit w/12,000 miles	\$129,750.00	

After reviewing the bids, City staff believes that the best bid is the 2016 Demo Unit with adding the five drawer toolbox from AMB Equipment and Supply of Hopkins, MN, at a total net cost after trade in of \$126,150.00. The biggest reason we are recommending the Demo unit over new is because of the long lead time (210 days) to receive the new truck. One of the main operations performed with the aerial truck is the trimming of trees which we try to do during the winter months. Expected delivery time of the Demo truck is 10 days after award. The City has advertised the 1997 Dodge Aerial truck on Craigslist and we have the option to sell our truck outright if we get a bid more acceptable prior to delivery of the truck.

The City has budgeted \$100,000 for the purchase of an aerial bucket unit and truck chassis. If approved the FY-17 budget will be amended.



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

Request For Proposal

Nov. 7, 2016

The City of Clear Lake, Iowa is accepting bids for a replacement aerial bucket truck. Per attached list of specifications.

The City of Clear Lake, Iowa reserves the right to reject any or all bids. Please list any deviations from the specifications. List delivery date with FOB to City of Clear Lake, Iowa.

The City of Clear Lake may be trading a 1997 Dodge 3500 2 wheel drive dually bucket truck, it has a A-38 Armlift. This unit can be seen at the City garage, the city reserves the right to sell, or keep truck before delivery of new bucket truck. It has approximately 53,000 miles on it. We need a price on trade value of this unit.

An equivalent Dodge 5500 chassis with a Cummings diesel and 4 wheel drive may be substituted.

We ask that a list of of end users be supplied with bids.

We are asking for options listed to be priced separately.

Options:

Cab protector, must cover full length of cab.

Tool box to be mounted in right side front compartment. With minimum of 5 drawers.

Please list and provide literature for any warranties or extended warranties beyond factory warranty and any cost associated with them.

Bids must be in at Clear Lake Public Works building, 1419 2nd Ave South, Clear Lake, Iowa no later than 2:00 pm Monday Nov. 14, 2016. Bids must be received in a sealed envelope.

Any questions please contact Rodney Haag at Clear Lake Public Works, 641-357-6135

The City will also consider a new demo truck that meets specifications.

Dave Whitehurst, Foreman

Rodney Haag, Mechanic

PROPOSAL FORM FOR 47' COMBINATION
TELESCOPING/ARTICULATING AERIAL BUCKET, FIBERGLASS
BODY & CHASSIS FOR THE CITY OF CLEAR LAKE, IA

We hereby submit our bid to The City for one 47' Combination Telescoping/Articulating Aerial Bucket and Fiberglass Body in accordance with attached minimum specifications:

- 1) Make Versalift Model VST-47-I.
- 2) Delivery Date 190-210 Days ARO.
- 3) Net Bid Price-Aerial unit, body & installation \$87,436.00
Net Bid Price – Chassis \$ 46,244.00 *

Above prices do not include any applicable taxes.

OPTIONS:

- Overhead cab protector to cover full length cab ADD \$ 2,200.00
- Five (5) drawer tool box (location TBD) ADD \$ 900.00
- Dodge 5500 chassis in lieu of Ford F-550 DEDUCT <\$ 2,100.00>
- One (1) year extended warranty (2 years of total coverage) ADD \$ 2,000.00
- Trade-in credit for your 1997 Dodge 3500 with Arm-Lift A-38 DEDUCT <\$ 4,500.00>
- 2016 ABM VST-47-I demo. This unit is built to meet your specifications and currently has approximately 12,000 miles \$ 129,750.00

***NOTE:** WHEN PURCHASING A NEW CHASSIS THROUGH ABM EQUIPMENT & SUPPLY, YOU AGREE TO ACCEPT ONE OF THE FOLLOWING OPTIONS:

- 1) TO PAY FOR THE CHASSIS IN FULL AS SOON AS IT ARRIVES AT THE DEALER.

OR

- 2) YOU AGREE TO PAY A FEE EQUAL TO 1% OF THE CHASSIS PRICE PER MONTH TO COVER FLOOR PLANNING, WHILE THE CHASSIS IS IN OUR POSSESSION, AND FURTHER AGREE TO PAY THE CHASSIS PURCHASE PRICE IN FULL BEFORE THE CHASSIS LEAVES OUR FACILITY.





Council Member _____ introduced the following Resolution entitled "PRELIMINARY RESOLUTION FOR THE CONSTRUCTION OF STREET, WATER, SANITARY SEWER, STORM SEWER, SIDEWALK, DRIVEWAY AND OTHER PUBLIC 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 STREET, WATER, SANITARY SEWER, STORM SEWER,
SIDEWALK, DRIVEWAY AND OTHER PUBLIC
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 street, water, sanitary sewer, storm sewer, sidewalk, driveway and other public 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 street, water, sanitary sewer, storm sewer, sidewalk, driveway and other public improvements, as hereinafter described.

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

A. General Description

The East Main Avenue Street Reconstruction & Bike Lane Extension Project includes the following improvements:

- Pavement Removal
- Sanitary Sewer Mains and Manhole Improvements
- Sanitary Sewer Service Improvements
- Water Main Improvements
- Water Service Improvements
- Storm Sewer Main, Intake, and Manhole Improvements
- Subdrain Improvements
- Temporary Aggregate Surfacing
- New PCC 43' Wide (PCC – Portland Cement Concrete)
- Sidewalk Improvements including ADA Ramps
- Driveway improvements
- Miscellaneous associated work including seeding and sodding

B. Description by Street Segment

East Main Avenue: 20th Street to 24th Street

- 43' Wide
- 7" Thick PCC Pavement
- 1,340 LF Long +/-
- 6,950 SY +/-

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 18, Township 96 North, Range 22 West of the 5th Principal Meridian located in the City of Clear Lake, Cerro Gordo County, Iowa. The Assessment Plat is based on information provided from the Cerro Gordo County Auditor's Office on October 24, 2016. All property abutting and/or situated within 300' of the street to be improved are considered specifically benefited and included in the Area of Assessment. The description of the benefited area is as follows:

	<u>SUBDIVISION</u>	<u>BLOCK</u>	<u>LOTS</u>
•	Devco Add		19-20
•	East Lake Place Add	1	1-8
•	East Lake Place Add	2	1-8
•	East Lake Place Add	3	1-8
•	East Lake Place Add	4	1-8
•	NW NE 18-96-21		9
•	NE NE 18-96-21		1 & 5

Subdivision E. The improvement shall be designated as the "East Main Avenue Street Reconstruction & Bike Lane Extension Project", and such name shall be a sufficient designation to refer to the improvement in all subsequent proceedings.

PASSED AND APPROVED this 21st day of November, 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 East Main Avenue Street Reconstruction & Bike Lane Extension Project, the valuation being set forth in a preliminary schedule entitled "East Main Avenue Reconstruction Project & Bike Lane Extension 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 21st day of November, 2016.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE EAST MAIN AVENUE STREET RECONSTRUCTION & BIKE LANE EXTENSION 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 PLAT AND
SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS
AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE
EAST MAIN AVENUE STREET RECONSTRUCTION & BIKE
LANE EXTENSION PROJECT

WHEREAS, this Council has caused to be prepared preliminary plat, schedule and estimate of cost, together with plans and specifications, for the construction of the East Main Avenue Street Reconstruction & Bike Lane Extension 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 East Main Avenue Street Reconstruction & Bike Lane Extension Project.

PASSED AND APPROVED this 21st day of November, 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 East Main Avenue Street Reconstruction & Bike Lane Extension 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 East Main Avenue Street Reconstruction & Bike Lane Extension 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 19th day of December, 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:

INTRODUCED AND APPROVED at a meeting held on the 21st day of November,
2016.

Mayor

ATTEST:

City Clerk



EAST MAIN AVENUE SPECIAL ASSESSMENTS SUMMARY
CLEAR LAKE, IA

By: Jason Petersburg, P.E.
Project No.:383157

Items Being Assessed

- 1 – Street Paving, 31’ wide and 6” thick, no intersections
- 2 – Driveways that do not currently meet code – 2 each
- 3 – Deficient Sidewalk – 52 linear feet
- 4 – Water Service – 1 each
- 5 – Sewer Service – 4 each

Valuation

- 1 - Valuations of each property must represent fair market value of the property with all improvements included. Valuations are established by City Council
- 2 – Assessments are limited to 25% of the valuation shown on the assessment schedule
- 3 – Valuations received from County Assessor for 3 properties appeared to be much lower than fair market value. Property ID 5, 29, & 31.
- 4 – Revised valuations for these 3 parcels based on \$300 per front foot.
- 5 – For comparison purposes, Property ID 29 & 31 were reviewed as if they were split into 3 lots and developed.
 - The valuation of the 3 hypothetical lots for Property ID 29 is \$35,400 making Property ID 29 valued at \$106,200.
(Assessors valuation is \$9,400)
 - The valuation of the 3 hypothetical lots for Property ID 31 is \$25,800 making Property ID 31 valued at \$77,400.
(Assessors valuation is \$23,400)

Ag Deferments

- 1 - Property ID 29 is classified by the County as Agricultural, and as such is eligible for an Ag Deferment if the property owner requests. If deferment is requested, assessment does not become payable until such time that the property is developed so the classification changes.
- 2 – Property ID 31 is also classified by the County as agricultural; however since it includes a dwelling it is not eligible for an Ag Deferment.

On past special assessment projects the City of Clear Lake has looked at individual properties that are classified as residential, are owner – occupied, and have had a Street Assessment within the last 2 years and considered not assessing the same parcel again for the street improvements. The 20th Street project in 2013 did not include any assessments for street paving. As such, there are no adjustments to Street Assessments that will be made on this project.

The Direct Assessments include Driveway Upgrades, Sidewalk Improvements, Water Service Improvements and Sanitary Sewer Service 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

EXCERPT

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 typically 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 as received from the County Auditor’s Office on October 24, 2016. However, there are a few lots where the City is of the opinion that the Assessor’s Valuation does not reflect the market value. These properties are parcels that could potentially have smaller lots separated out from the main parcel or are vacant lots that have yet to be developed. The City used \$300 per front foot of a typical lot to determine more appropriate valuations. Note this is still less than market value for developed lots as the lots in question still need water and sewer services. The water and sewer service are both available without removing and replacing street pavement.

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 the land valuation was estimated at \$5.00 / SF and the building valuation was estimated at \$75.00 / SF.

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.

D. Project Cost – City Share

Total Project Cost	\$980,273.64	100.0%
Street Assessments	\$166,047.84	16.9%
Direct Assessments	\$10,243.36	1.0%
- Less Deficiencies	\$578.63	0.1%
- Less City Owned Property	\$1,492.63	0.2%
Less Net (Trial) Assessments	\$174,219.94	17.8%
Total City Cost	\$806,053.70	82.2%

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1) PROPERTY ID NO.	(2) PARCEL NO.	(3) OWNER NAME MAILING ADDRESS	(4) PROPERTY DESCRIPTION PROPERTY ADDRESS	(5) FRONT LOT LINE DEPTH (d) (FEET)	(6) REAR LOT LINE DEPTH (d) (FEET)	(7) BENEFIT FACTOR	(8) FRONTAGE (FEET)	(9) BENEFIT UNITS	(10) STREET ASSESSMENT	(11) TYPE OF DIRECT ASSESSMENT	(12) DIRECT ASSESSMENT	(13) TOTAL TRIAL ASSESSMENT	(14) VALUATION FIXED BY COUNCIL	(15) CONDITIONAL DEFICIENCY	(16) TOTAL PRELIMINARY ASSESSMENT	(17) PERCENT OF TOTAL ASSESSED COST	(18) PERCENT OF TOTAL PROJECT COST
East Main Avenue																	
1	06-18-254-011-00	ROBINSON, DAWN L 1909 MAIN AVENUE CLEAR LAKE, IA 50428	L 19 LAKE DEVCO ADD 1909 MAIN AVENUE	0.00	70.00	0.83	19.0	15.77	\$1,114.52			\$1,114.52	\$122,594.52	\$0.00	\$1,114.52	0.6343%	0.1137%
2	06-18-254-012-00	GARMAN, LAURA ANN 111 LAKEVIEW MEADOWS CT CLEAR LAKE, IA 50428	L 20 LAKE DEVCO ADD 5 S 20TH ST	70.00	132.00	0.17	19.0	3.23	\$228.28			\$228.28	\$90,908.28	\$0.00	\$228.28	0.1299%	0.0233%
3	06-18-276-001-00	VARNER, TESSA R 2001 MAIN AVE CLEAR LAKE, IA 50428	L'S 1-2 BLK 1 EAST LAKE PLACE ADD 2001 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$93,561.17	\$0.00	\$4,571.17	2.6015%	0.4663%
4	06-18-276-002-00	CHRISTIAN, KYLA M 2009 MAIN AVE CLEAR LAKE, IA 50428	L'S 3-4 BLK 1 EAST LAKE PLACE ADD 2009 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$118,701.17	\$0.00	\$4,571.17	2.6015%	0.4663%
5	06-18-276-013-00	SCHILLER, MATTHEW J & NORMA C MCGUIRE 24600 GROUSE AVE FERTILE, IA 50434	L'S 5 & 6 BLK 1 EAST LAKE PLACE ADD	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$19,800.00 (1)	\$0.00	\$4,571.17	2.6015%	0.4663%
6	06-18-276-014-00	HUMBURG, CRAIG E & LINDA E 2015 MAIN AVE CLEAR LAKE, IA 50428	L'S 7 & 8 BLK 1 EAST LAKE PLACE ADD 2015 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$121,671.17	\$0.00	\$4,571.17	2.6015%	0.4663%
7		CITY OF CLEAR LAKE 15 NORTH 6TH STREET P.O. BOX 185 CLEAR LAKE, IA 50428	ALLEY	124.00	132.00	0.02	264.0	5.28	\$373.16			\$373.16	\$10,933.16	\$0.00	\$373.16	0.2124%	0.0381%
8	06-18-277-001-00	FRERICHS, SCOTT A & SHAWN E 2101 MAIN AVE CLEAR LAKE, IA 50428	L'S 1-2 BLK 2 EAST LAKE PLACE ADD 2101 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17	8 LF Sidewalk	\$182.40	\$4,753.57	\$96,413.57	\$0.00	\$4,753.57	2.7053%	0.4849%

Footnotes:
(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
PROPERTY ID NO.	PARCEL NO.	OWNER NAME MAILING ADDRESS	PROPERTY DESCRIPTION PROPERTY ADDRESS	FRONT LOT LINE DEPTH (d) (FEET)	REAR LOT LINE DEPTH (d) (FEET)	BENEFIT FACTOR	FRONTAGE (FEET)	BENEFIT UNITS	STREET ASSESSMENT	TYPE OF DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL TRIAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSED COST	PERCENT OF TOTAL PROJECT COST
9	06-18-277-002-00	FRERICHS, SCOTT 2101 MAIN AVE CLEAR LAKE, IA 50428	L 3 BLK 2 EAST LAKE PLACE 2105 MAIN AVE	0.00	124.00	0.98	33.0	32.34	\$2,285.59			\$2,285.59	\$39,385.59	\$0.00	\$2,285.59	1.3008%	0.2332%
10	06-18-277-003-00	FRERICHS, SCOTT 2101 MAIN AVE CLEAR LAKE, IA 50428	L 4 BLK 2 EAST LAKE PLACE 2107 MAIN AVE	0.00	124.00	0.98	33.0	32.34	\$2,285.59	12 LF Sidewalk	\$273.60	\$2,559.19	\$55,529.19	\$0.00	\$2,559.19	1.4565%	0.2611%
11	06-18-277-004-00	KRUGER, DANIEL C 2111 MAIN AVE CLEAR LAKE, IA 50428	L'S 5-6 BLK 2 EAST LAKE PLACE ADD 2111 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$121,781.17	\$0.00	\$4,571.17	2.6015%	0.4663%
12	06-18-277-005-00	GANSEN, RICHARD E 2115 E MAIN CLEAR LAKE, IA 50428	L'S 7-8 BLK 2 EAST LAKE PLACE ADD 2115 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17	32 LF Sidewalk	\$729.60	\$5,300.77	\$98,420.77	\$0.00	\$5,300.77	3.0167%	0.5407%
13		CITY OF CLEAR LAKE 15 NORTH 6TH STREET P.O. BOX 185 CLEAR LAKE, IA 50428	ALLEY	124.00	132.00	0.02	264.0	5.28	\$373.16			\$373.16	\$10,933.16	\$0.00	\$373.16	0.2124%	0.0381%
14	06-18-278-002-00	APPLEGATE, TODD E & JODY L 2201 MAIN AVE CLEAR LAKE, IA 50428	L'S 1-2-3-4 BLK 3 EAST LAKE PLACE ADD 2201 MAIN AVE	0.00	124.00	0.98	132.0	129.36	\$9,142.35			\$9,142.35	\$201,322.35	\$0.00	\$9,142.35	5.2030%	0.9326%
15	06-18-278-003-00	BEARD, TREVOR S & KAMMRAD-BEARD, EMILY P 2209 MAIN AVE CLEAR LAKE, IA 50428	L'S 5-6 BLK 3 EAST LAKE PLACE ADD 2209 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$115,851.17	\$0.00	\$4,571.17	2.6015%	0.4663%
16	06-18-278-004-00	NUEHRING, LOWELL E 2215 MAIN AVE CLEAR LAKE, IA 50428	L'S 7-8 BLK 3 EAST LAKE PLACE ADD 2215 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$124,411.17	\$0.00	\$4,571.17	2.6015%	0.4663%
17		CITY OF CLEAR LAKE 15 NORTH 6TH STREET P.O. BOX 185 CLEAR LAKE, IA 50428	ALLEY	124.00	132.00	0.02	264.0	5.28	\$373.16			\$373.16	\$10,933.16	\$0.00	\$373.16	0.2124%	0.0381%

Footnotes:
(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
PROPERTY ID NO.	PARCEL NO.	OWNER NAME MAILING ADDRESS	PROPERTY DESCRIPTION PROPERTY ADDRESS	FRONT LOT LINE DEPTH (d) (FEET)	REAR LOT LINE DEPTH (d) (FEET)	BENEFIT FACTOR	FRONTAGE (FEET)	BENEFIT UNITS	STREET ASSESSMENT	TYPE OF DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL TRIAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSED COST	PERCENT OF TOTAL PROJECT COST
18	06-18-279-001-00	LEWIS, STANLEY J & KELLY M 2301 MAIN AVE CLEAR LAKE, IA 50428	L'S 1-2 & W1/2 L 3 BLK 4 EAST LAKE PLACE ADD 2301 MAIN AVE	0.00	124.00	0.98	82.5	80.85	\$5,713.97			\$5,713.97	\$79,663.97	\$0.00	\$5,713.97	3.2519%	0.5829%
19	06-18-279-002-00	GOOD, MARK T 2307 MAIN AVE CLEAR LAKE, IA 50428	E1/2 L 3 & ALL L 4 BLK 4 EAST LAKE PLACE ADD 2307 MAIN AVE	0.00	124.00	0.98	49.5	48.51	\$3,428.38	17.5 SY PCC Driveway	\$917.70	\$4,346.08	\$62,596.08	\$0.00	\$4,346.08	2.4734%	0.4434%
20	06-18-279-003-00	KENNEDY, SCOTT W 2309 MAIN AVE CLEAR LAKE, IA 50428	L'S 5-6 BLK 4 EAST LAKE PLACE ADD 2309 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$139,241.17	\$0.00	\$4,571.17	2.6015%	0.4663%
21	06-18-279-004-00	KENNEDY, SCOTT W 2309 MAIN AVE CLEAR LAKE, IA 50428	L'S 7-8 BLK 4 EAST LAKE PLACE ADD 2313 MAIN AVE	0.00	124.00	0.98	66.0	64.68	\$4,571.17			\$4,571.17	\$60,141.17	\$0.00	\$4,571.17	2.6015%	0.4663%
22		CITY OF CLEAR LAKE 15 NORTH 6TH STREET P.O. BOX 185 CLEAR LAKE, IA 50428	ALLEY	124.00	132.00	0.02	264.0	5.28	\$373.16			\$373.16	\$10,933.16	\$0.00	\$373.16	0.2124%	0.0381%
23	06-18-203-031-00	HARTMAN, TIMOTHY W & DONNA M 1910 MAIN AVE CLEAR LAKE, IA 50428	BEG AT SE COR L 9 SUB NW NE 18-96-21 N ON ELY LINE L 9 132' W 66' S 132' E 66' TO POB 1910 MAIN AVE	0.00	132.00	1.00	53.5	53.50	\$3,781.04	6" Sewer Service 3/4" Water Service	\$1,915.20 \$1,482.00	\$7,178.24	\$100,298.24	\$0.00	\$7,178.24	4.0852%	0.7323%
24	06-18-226-007-00	TRELOAR, LARRY L & SUSAN K 2004 MAIN AVE CLEAR LAKE, IA 50428	S 150' W 93' L 5 SUB NE NE 18-96-21 2004 MAIN AVE	0.00	150.00	0.85	93.0	79.05	\$5,586.76	6" Sewer Service	\$1,276.80	\$6,863.56	\$155,883.56	\$0.00	\$6,863.56	3.9061%	0.7002%
25	06-18-226-008-00	SEARS, KAREN J 2008 MAIN AVE CLEAR LAKE, IA 50428	S 150' W 165' EXC W 93' L 5 SUB NE NE 18-96- 21 2008 MAIN AVE	0.00	150.00	0.85	72.0	61.20	\$4,325.23	6" Sewer Service	\$1,276.80	\$5,602.03	\$155,982.03	\$0.00	\$5,602.03	3.1882%	0.5715%
26	06-18-226-009-00	HANNA, JUNE L 2014 MAIN AVE CLEAR LAKE, IA 50428	COM SE COR L 5 W 99' N 150' E 99' S 150' TO POB NE NE 18-96-21 2014 MAIN AVE	0.00	150.00	0.85	99.0	84.15	\$5,947.19	6" Sewer Service	\$1,276.80	\$7,223.99	\$116,343.99	\$0.00	\$7,223.99	4.1113%	0.7369%

Footnotes:
(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
PROPERTY ID NO.	PARCEL NO.	OWNER NAME MAILING ADDRESS	PROPERTY DESCRIPTION PROPERTY ADDRESS	FRONT LOT LINE DEPTH (d) (FEET)	REAR LOT LINE DEPTH (d) (FEET)	BENEFIT FACTOR	FRONTAGE (FEET)	BENEFIT UNITS	STREET ASSESSMENT	TYPE OF DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL TRIAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSED COST	PERCENT OF TOTAL PROJECT COST
27	06-18-226-006-00	MEINTS, JORDAN N 14 N 20TH ST CLEAR LAKE, IA 50428	COM P1 150' N SW COR L 5 SUB NE1/4 NE1/4 18-96-21 TH E TO E LINE OF SAID L 5 263.74' 1H N ON E LINE L 5 78' 1H W 10 W LINE L 5 264' TH S ALG W LINE L 5 78' TO POB 14 N 20TH ST	150.00	228.00	0.09	264.0	23.76	\$1,679.21			\$1,679.21	\$154,399.21	\$0.00	\$1,679.21	0.9557%	0.1713%
28	06-18-226-005-00	MONAHAN, TROY D & SANDEE S 110 N 20TH ST CLEAR LAKE, IA 50428	COM PT 316' S NE COR L 5 TH W TOW LINE L 5 SUB NE NE 264.69' TH S ON W LINE 83' 1H E 10 E LINE L 5 264.71' 1H N ON E LINE L 5 83' TO POB 18-96-21 110 N 20TH ST	228.00	300.00	0.06	264.0	15.84	\$1,119.47			\$1,119.47	\$201,669.47	\$0.00	\$1,119.47	0.6371%	0.1142%
29	06-18-226-015-00	KENNEDY, NANCY 2300 MAIN AVE CLEAR LAKE, IA 50428	W 330' L 1 AUD PL NE NE 18-96-21 & BEG 33' N & 555' W SE COR SAID L 1; TH W 105'; N 264'; E 105'; S 264' 10' POB EXC. BEG A1 SE COR NE NE SEC 18; TH W ALG S LINE 560.82'; 1H N 33' 10' POB; 1H CON1 N 132'; W 80'; S 132'; E 80' TO BEG 5.144 AC	0.00	300.00	1.00	118.0	118.00	\$25,884.24			\$25,884.24	\$106,200.00	(1)	\$25,884.24	14.7310%	2.6405%
29A	06-18-226-015-00	KENNEDY, NANCY 2300 MAIN AVE CLEAR LAKE, IA 50428	W 330' L 1 AUD PL NE NE 18-96-21 & BEG 33' N & 555' W SE COR SAID L 1; TH W 105'; N 264'; E 105'; S 264' 10' POB EXC. BEG A1 SE COR NE NE SEC 18; TH W ALG S LINE 560.82'; 1H N 33' 10' POB; 1H CON1 N 132'; W 80'; S 132'; E 80' TO BEG 5.144 AC	0.00	300.00	1.00	118.0	118.00	\$8,339.50			\$8,339.50	\$35,400.00	(1)	\$8,339.50	4.7461%	0.8507%
29B	06-18-226-015-00	KENNEDY, NANCY 2300 MAIN AVE CLEAR LAKE, IA 50428	W 330' L 1 AUD PL NE NE 18-96-21 & BEG 33' N & 555' W SE COR SAID L 1; TH W 105'; N 264'; E 105'; S 264' 10' POB EXC. BEG A1 SE COR NE NE SEC 18; TH W ALG S LINE 560.82'; 1H N 33' 10' POB; 1H CON1 N 132'; W 80'; S 132'; E 80' TO BEG 5.144 AC	0.00	300.00	1.00	118.0	118.00	\$8,339.50			\$8,339.50	\$35,400.00	(1)	\$8,339.50	4.7461%	0.8507%
29C	06-18-226-015-00	KENNEDY, NANCY 2300 MAIN AVE CLEAR LAKE, IA 50428	W 330' L 1 AUD PL NE NE 18-96-21 & BEG 33' N & 555' W SE COR SAID L 1; TH W 105'; N 264'; E 105'; S 264' 10' POB EXC. BEG A1 SE COR NE NE SEC 18; TH W ALG S LINE 560.82'; 1H N 33' 10' POB; 1H CON1 N 132'; W 80'; S 132'; E 80' TO BEG 5.144 AC	0.00	300.00	1.00	94.0	94.00	\$9,205.25			\$9,205.25	\$35,400.00	(1)	\$8,850.00	5.0366%	0.9028%

FOR VALUATION DISCUSSIONS ONLY

Footnotes:
(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)			
PROPERTY ID NO.	PARCEL NO.	OWNER NAME MAILING ADDRESS	PROPERTY DESCRIPTION PROPERTY ADDRESS	FRONT LOT LINE DEPTH (d) (FEET)	REAR LOT LINE DEPTH (d) (FEET)	BENEFIT FACTOR	FRONTAGE (FEET)	BENEFIT UNITS	STREET ASSESSMENT	TYPE OF DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL TRIAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSED COST	PERCENT OF TOTAL PROJECT COST			
30	06-18-226-016-00	WILHELM, JILL J 2202 MAIN AVE CLEAR LAKE, IA 50428	BEG SE COR NE NE 18-96-21; 1H W ALG S LINE 560.82'; TH N 33' TO POB; TH CONT N 132'; W 80'; S 132' TO POB .242 AC 2202 MAIN AVE	0.00	132.00	0.82	80.0	65.60	\$4,636.19			\$4,636.19	\$131,096.19	\$0.00	\$4,636.19	2.6385%	0.4729%			
31	06-18-226-017-00	NJM CORP 2300 MAIN AVE CLEAR LAKE, IA 50428	L 1 ADJ PL NE NE 18-96-21 EXC CUM A1 P1 33' W & 33' N SE COR L 1; TH N 264'; W 264'; S 264'; E 264' TO BEG & EXL BEG A1 P1 33' N & 555' W SE COR NE NE; TH W 105'; N 264'; E 105'; S 264' TO POB & EXL W 330' & EXL E 33' S 1320' L 1 (ALSO AG DWELLING) 2204 MAIN AVE	0.00	300.00	1.00	86.0	86.00	\$19,016.17			\$19,928.63	\$77,400.00	(1)	\$578.63	\$19,350.00	11.0123%	1.9739%		
				264.00	300.00	0.03	105.0	3.15				17.5 SY PCC Driveway	\$912.46							
				0.00	300.00	1.00	86.0	86.00												
				0.00	300.00	1.00	86.0	86.00												
				264.00	300.00	0.03	264.0	7.92												
31A	06-18-226-017-00	NJM CORP 2300 MAIN AVE CLEAR LAKE, IA 50428	L 1 ADJ PL NE NE 18-96-21 EXC CUM A1 P1 33' W & 33' N SE COR L 1; TH N 264'; W 264'; S 264'; E 264' TO BEG & EXL BEG A1 P1 33' N & 555' W SE COR NE NE; TH W 105'; N 264'; E 105'; S 264' TO POB & EXL W 330' & EXL E 33' S 1320' L 1 (ALSO AG DWELLING) 2204 MAIN AVE	0.00	300.00	1.00	86.0	86.00	\$6,300.56			\$7,213.02	\$25,800.00	(1)	\$763.02	\$6,450.00	3.6708%	0.6580%		
				264.00	300.00	0.03	105.0	3.15				17.5 SY PCC Driveway	\$912.46							
31B	06-18-226-017-00	NJM CORP 2300 MAIN AVE CLEAR LAKE, IA 50428	L 1 ADJ PL NE NE 18-96-21 EXC CUM A1 P1 33' W & 33' N SE COR L 1; TH N 264'; W 264'; S 264'; E 264' TO BEG & EXL BEG A1 P1 33' N & 555' W SE COR NE NE; TH W 105'; N 264'; E 105'; S 264' TO POB & EXL W 330' & EXL E 33' S 1320' L 1 (ALSO AG DWELLING) 2204 MAIN AVE	0.00	300.00	1.00	86.0	86.00	\$6,077.94			\$6,077.94	\$25,800.00	(1)	\$0.00	\$6,077.94	3.4590%	0.6200%		
31C	06-18-226-017-00	NJM CORP 2300 MAIN AVE CLEAR LAKE, IA 50428	L 1 ADJ PL NE NE 18-96-21 EXC CUM A1 P1 33' W & 33' N SE COR L 1; TH N 264'; W 264'; S 264'; E 264' TO BEG & EXL BEG A1 P1 33' N & 555' W SE COR NE NE; TH W 105'; N 264'; E 105'; S 264' TO POB & EXL W 330' & EXL E 33' S 1320' L 1 (ALSO AG DWELLING) 2204 MAIN AVE	0.00	300.00	1.00	86.0	86.00	\$6,637.67			\$6,637.67	\$25,800.00	(1)	\$187.67	\$6,450.00	3.6708%	0.6580%		

FOR VALUATION DISCUSSIONS ONLY

Footnotes:
(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.

**PRELIMINARY ASSESSMENTS
EAST MAIN AVENUE RECONSTRUCTION PROJECT & BIKE LANE EXTENSION PROJECT
CLEAR LAKE, IOWA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
PROPERTY ID NO.	PARCEL NO.	OWNER NAME MAILING ADDRESS	PROPERTY DESCRIPTION PROPERTY ADDRESS	FRONT LOT LINE DEPTH (d) (FEET)	REAR LOT LINE DEPTH (d) (FEET)	BENEFIT FACTOR	FRONTAGE (FEET)	BENEFIT UNITS	STREET ASSESSMENT	TYPE OF DIRECT ASSESSMENT	DIRECT ASSESSMENT	TOTAL TRIAL ASSESSMENT	VALUATION FIXED BY COUNCIL	CONDITIONAL DEFICIENCY	TOTAL PRELIMINARY ASSESSMENT	PERCENT OF TOTAL ASSESSED COST	PERCENT OF TOTAL PROJECT COST	
32	06-18-226-013-00	KENNEDY, NANCY 2300 MAIN AVE CLEAR LAKE, IA 50428	BEG A1 P1 33' N & 165' W SE COR NE NE 18-96-21; TH W 132'; N 264'; E 132'; S 264' TO POB 2300 MAIN AVE	0.00	264.00	0.97	132.0	128.04	\$9,049.06			\$9,049.06	\$261,519.06	\$0.00	\$9,049.06	5.1499%	0.9231%	
33	06-18-226-014-00	KENNEDY, C JACK 2310 MAIN AVE CLEAR LAKE, IA 50428	BEG A1 P1 33' N & 33' W SE COR NE NE 18-96-21; TH W 132'; N 264'; E 132'; S 264' TO POB 2310 MAIN AVE	0.00	264.00	0.97	132.0	128.04	\$9,049.06			\$9,049.06	\$251,639.06	\$0.00	\$9,049.06	5.1499%	0.9231%	
								\$2,349.50	\$166,047.84			\$10,243.36	\$176,291.20		\$578.63	\$175,712.57	100.00%	17.92%

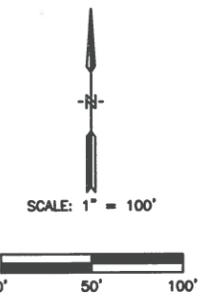
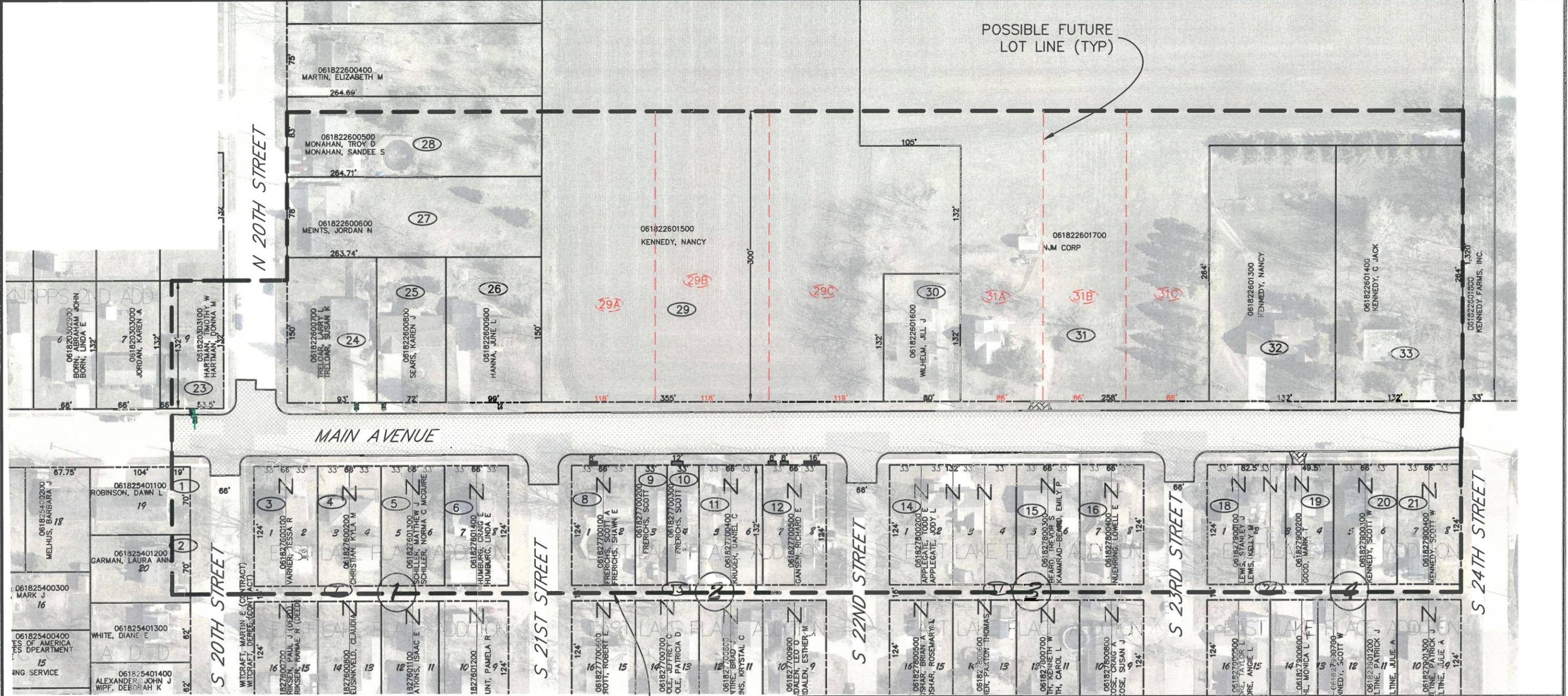
Street Assessments: \$166,047.84
 Default Fund: \$0.00
 Direct Sewer Service, Water Service & Sidewalk Assessments: \$10,243.36
 Assessment Total: \$176,291.20

Total Assessable Street Costs: \$166,047.84
 Total Benefit Units: 2349.50
 Cost per Benefit Unit: \$70.67369

Total Project Cost: \$980,273.64

Footnotes:

(1) Valuation differs from County Valuation and has been adjusted to reflect fair market value as determined by City Council.



ASSESSMENT DISTRICT BOUNDARY

LEGEND

- RIGHT-OF-WAY
- LOT LINE
- BLOCK NUMBER
- LOT NUMBER
- ASSESSED DRIVEWAY IMPROVEMENTS
- PROPERTY IDENTIFICATION NUMBER
- ASSESSMENT DISTRICT BOUNDARY
- ASSESSMENT SUBBOUNDARIES
- ASSESSED STREET IMPROVEMENTS
- NON-ASSESSED STREET IMPROVEMENTS
- ASSESSED SIDEWALK IMPROVEMENTS
- ASSESSED WATER SERVICE IMPROVEMENTS
- ASSESSED SANITARY SEWER SERVICE IMPROVEMENTS
- ASSESSED STORM SEWER IMPROVEMENTS

DATE	REVISIONS	AS NOTED	VERIFY SCALE
		SCALE	BAR IS ONE INCH ON ORIGINAL DRAWING.
		DRAWN	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
		CHECKED	
		APPROVED	
		DATE	11/07/16
		ISSUED FOR	

VEENSTRA & KIMM, INC.

E MAIN AVE STREET RECONSTRUCTION & BIKE LANE EXT. 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)

PRELIMINARY ASSESSMENT PLAT
 WITH REVISED VALUATIONS

DWG. NO. **P1**

PROJECT **383157**



By: Jason Petersburg, P.E.
Updated: October 12, 2016
Project No. 383156

Project Schedule
East Main Avenue STP Street Reconstruction Project
City of Clear Lake

<u>Task</u>	<u>Date</u>
Review Project Scope with City Council	October 17, 2016
Review Preliminary Assessments with City Council	November 21, 2016
Adopt Preliminary Resolution & Set Date for Public Hearing on Resolution of Necessity	November 21, 2016
1st Publication in Newspaper	November 30, 2016
Mail Notices to Property Owners	By December 2, 2016
2nd Publication in Newspaper	December 7, 2016
Public Hearing on Resolution of Necessity	December 19, 2016
Set Date for Public Hearing on Plans, Specifications, Form of Contract, & Estimate of Cost	December 19, 2016
Publish Notice of Public Hearing	December 20 – December 29, 2016
Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Cost	January 2, 2017
Bid Letting (By IDOT)	January 18, 2017
Contract Award	February 6, 2017
Approve Contract & Bond	February 20, 2017
Construction*	
Alliant Energy Gas & Electric Relocate	April 3 – May 5, 2017
Construction Start (except 20 th Street Intersection)	May 8 – July 10, 2017
20 th Street Intersection Underground & Paving, Sidewalks, and Seeding	After July 10, 2017

* Footnotes

East Main to be open for week of July 4, 2017. Temporary aggregate surfacing to be used to open roadway.

Contract to be let by IDOT. IDOT to calculate number of allowable working days. V&K estimate of working days is 75 working days – approximately 3 – 4 month duration with favorable weather conditions.

SIGN STANDARDS - HIGHWAY SIGNS (6)

Arrow Size: 6"

Text Height Size: 4" (Capital letter "M")

Maximum # of Characters Per Line: 13

Preferred # of Lines Per Destination: 1

Maximum # of Destinations Per Sign: 2

Font:

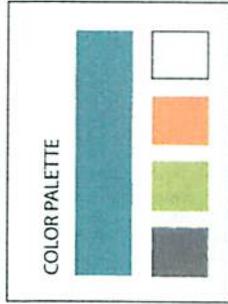
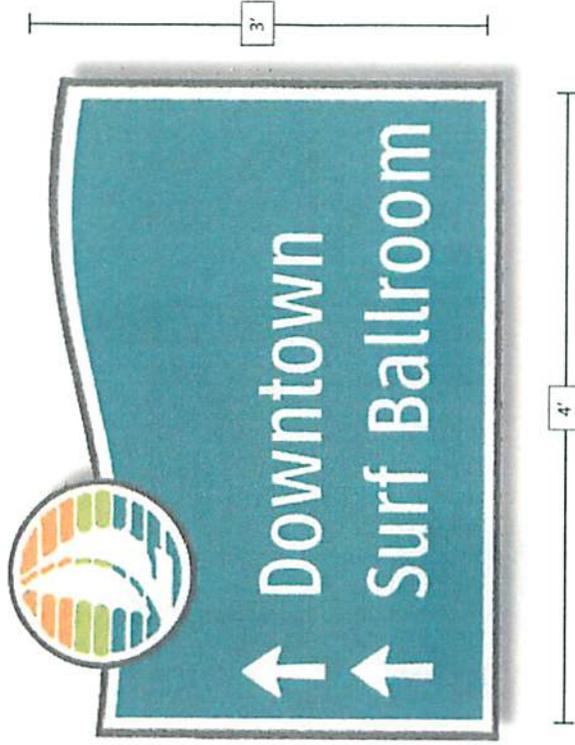
ClearviewHwy 2-W

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

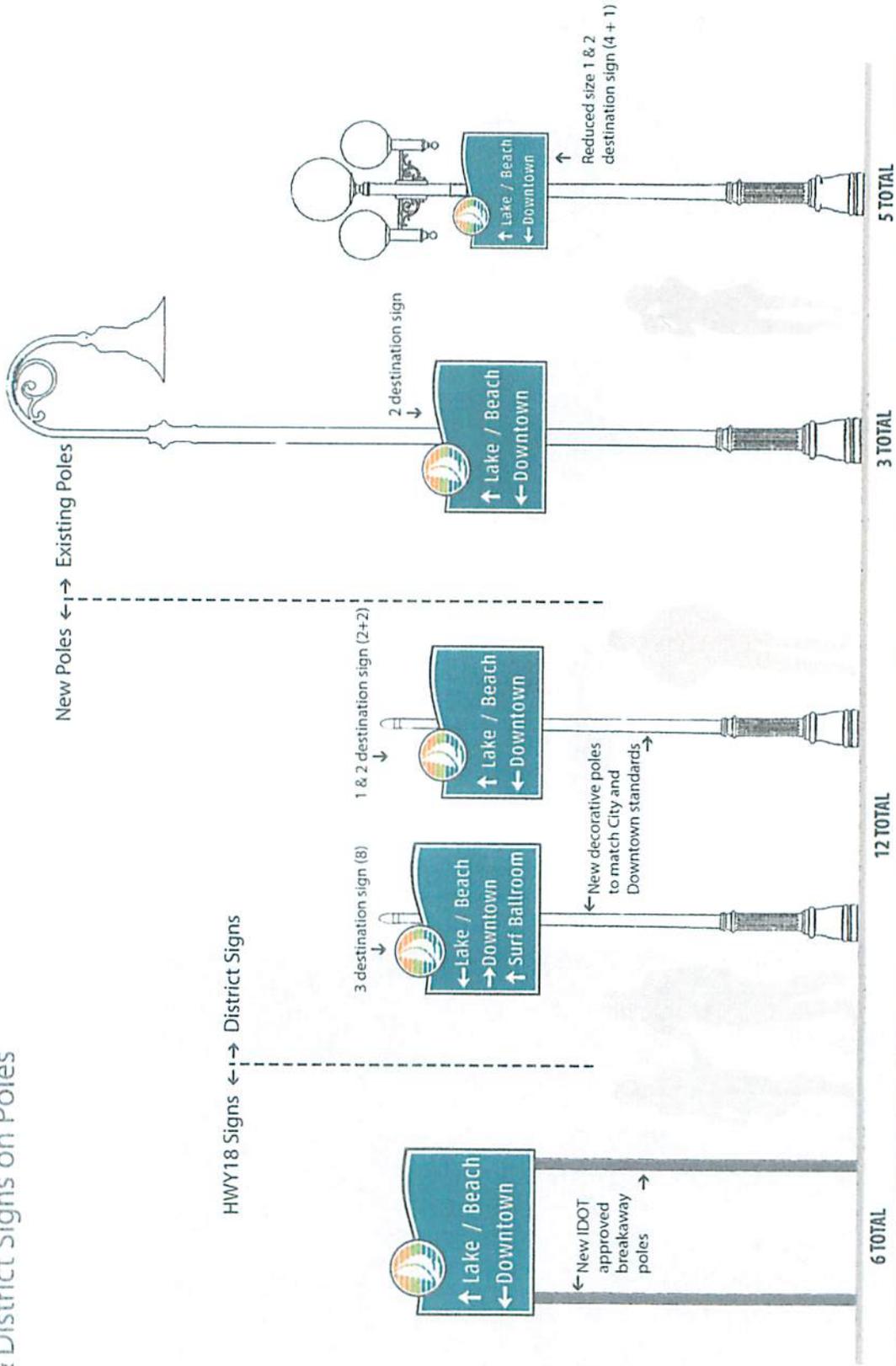
KERNING -50



Final sign design and approval needs to be coordinated with City and Iowa DOT to minimize the overall sign size while integrating current standards and best practices. The standards within this document illustrate the maximum sign sizes. It is anticipated that these sizes will be reduced as a part of the final design process.



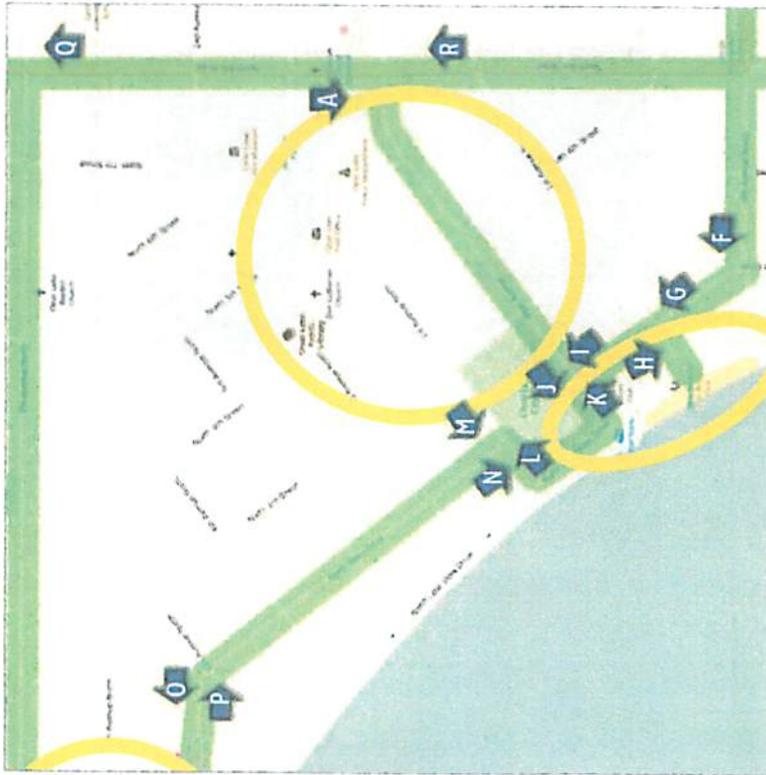
Highway & District Signs on Poles

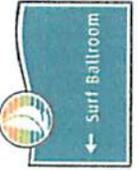


DRAFT



District Sign Locations & Destination Listings

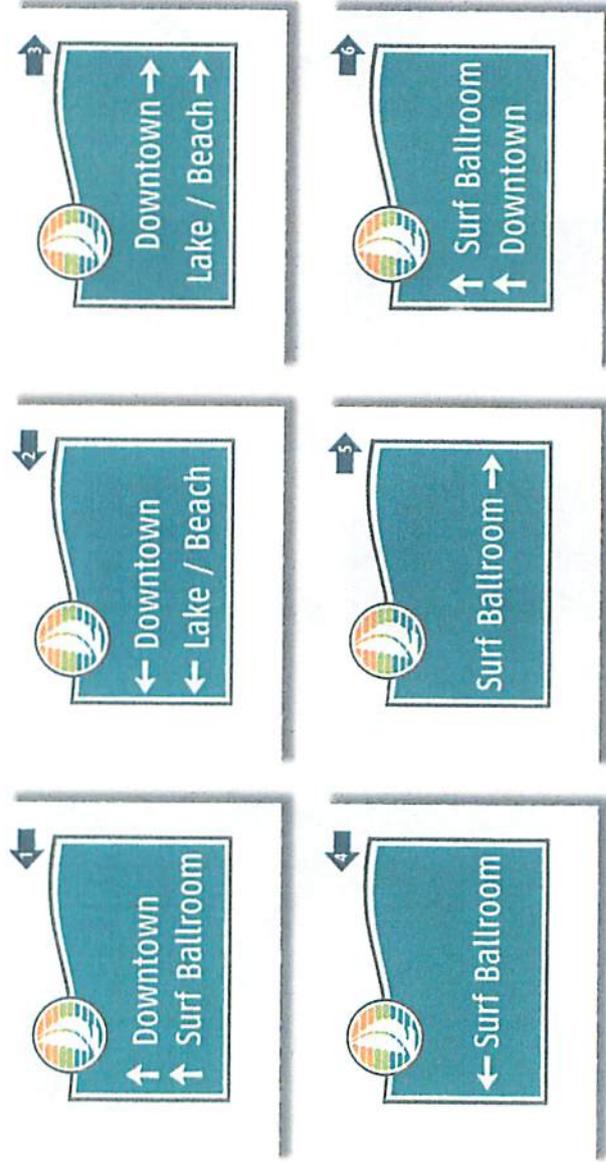


 A	 I	 M	 Q
 F	 J	 N	 R
 G	 K	 O	
 H	 L	 P	

DRAFT



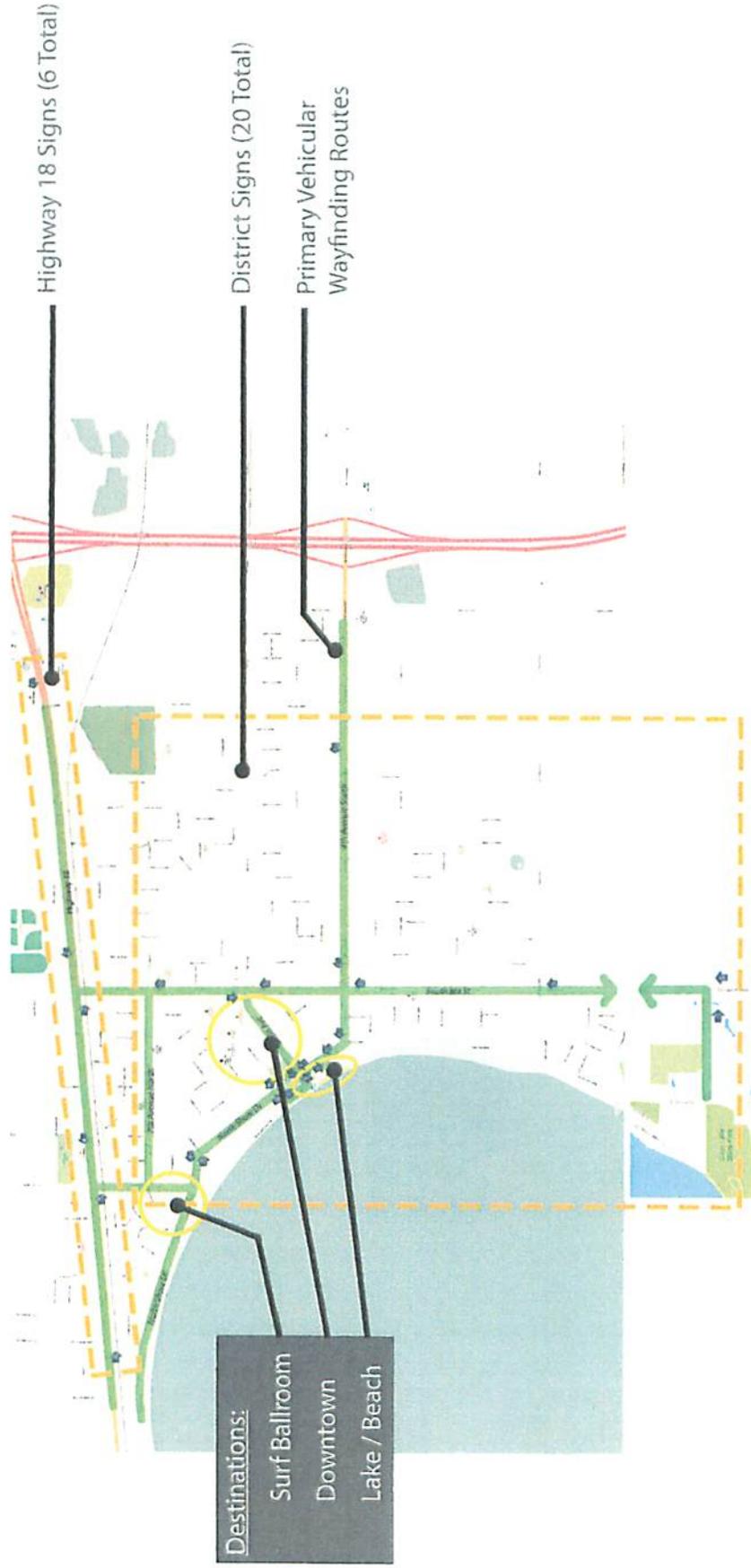
Highway 18 Sign Locations & Destination Listings



DRAFT

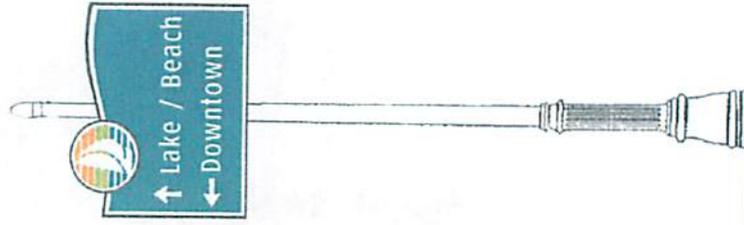


Overall Wayfinding System



DRAFT





Surf District & Clear Lake Wayfinding

November 2016

DRAFT

PROFESSIONAL SERVICES AGREEMENT

THIS IS AN AGREEMENT, made as of _____, 2016, between City of Clear Lake, (CLIENT) and Veenstra & Kimm, Inc., (CONSULTANT).

CLIENT requires consulting services for the **South Unincorporated Area Municipal Water System Study** as defined in **EXHIBIT 1**.

CLIENT and CONSULTANT agree:

1. **Scope of Services.** CONSULTANT shall perform professional services as stated in **EXHIBIT 2**.
2. **Compensation.** CLIENT shall compensate CONSULTANT for CONSULTANT's services as stated in **EXHIBIT 3**.
3. **General Considerations.** General considerations to this Agreement are as stated in **EXHIBIT 4**.
4. **Terms and Conditions.** CONSULTANT shall provide professional services in accordance with the terms and conditions stated in **EXHIBIT 5**. If CLIENT issues a purchase order or other document to initiate the commencement of services hereunder, it is agreed that any terms and conditions appearing thereon shall have no application and only the provisions of this Agreement shall automatically apply
5. **Special Provisions.** Special provisions to this Agreement, if any, are stated in **EXHIBIT 6**.
6. CLIENT has provided or shall provide for payment from one or more lawful sources of all sums to be paid to CONSULTANT.
7. Following **EXHIBITS** are attached to and made part of this Agreement.
 - a. **EXHIBIT 1** - Project Scope
 - b. **EXHIBIT 2** - Scope of Services.
 - c. **EXHIBIT 3** - Compensation.
 - d. **EXHIBIT 4** - General Considerations
 - e. **EXHIBIT 5** - Standard Agreement Terms and Conditions
 - f. **EXHIBIT 6** - Special Provisions

IN WITNESS WHEREOF, the parties below have executed this **Agreement** as of the day and year first above written.

CITY OF CLEAR LAKE

By: _____
Nelson Crabb – Mayor
Or
Scott Flory – City Administrator

Date: _____

Attest:

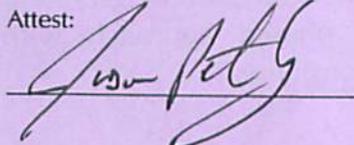
Address for giving notices:

15 North Sixth Street
P.O. Box 185
Clear Lake, Iowa 50428

VEENSTRA & KIMM, INC.

By: _____
Timothy A. Moreau, P.E.
Office Manager

Date: 11/11/16

Attest: _____


Address for giving notices:

2800 Fourth Street SW
Suite 9
Mason City, Iowa 50401

**EXHIBIT 1
PROJECT SCOPE**

SCOPE OF PROJECT

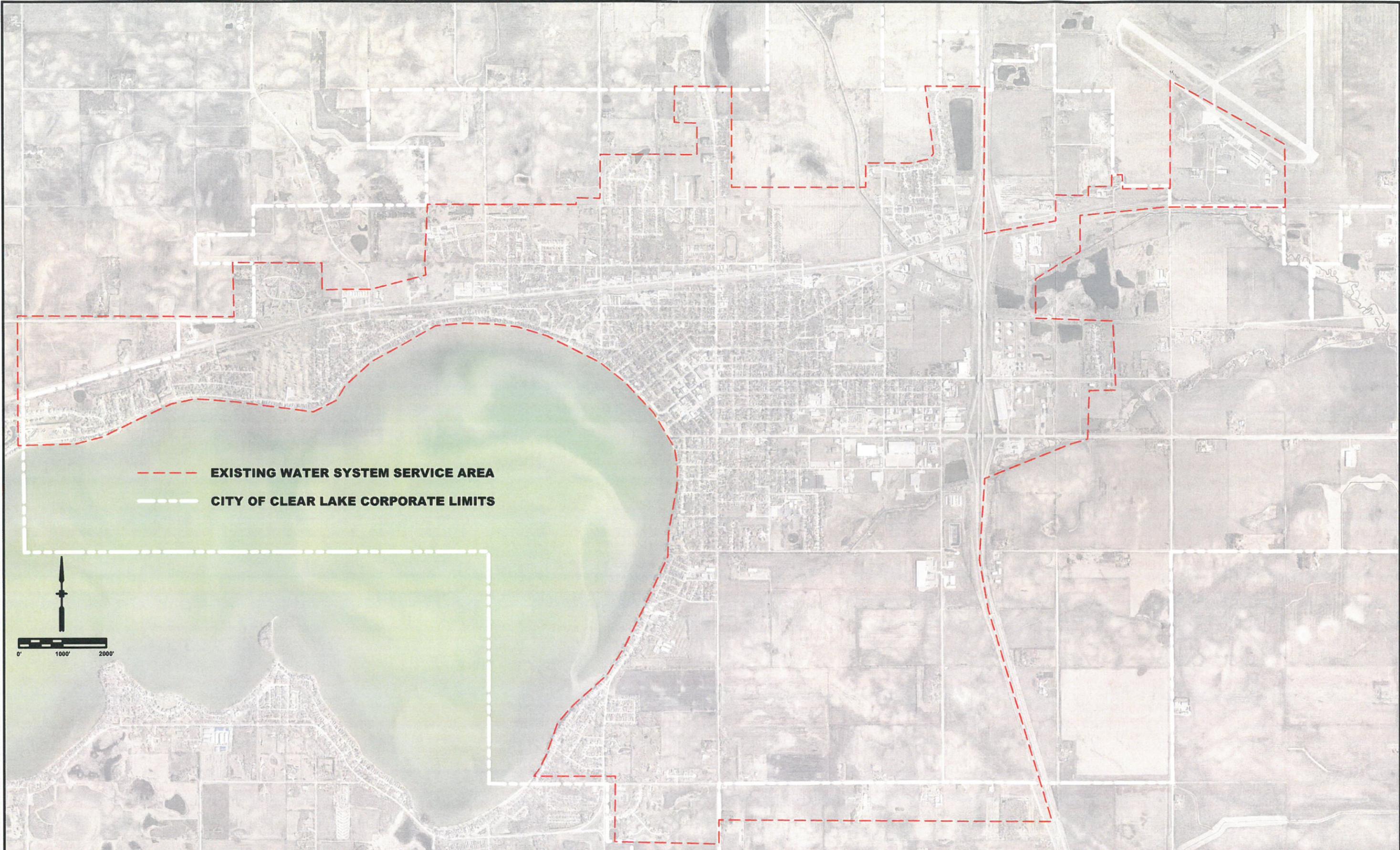
It is understood and agreed the Project has the following background and that the Project shall include the following improvements:

A. Project Background

1. The City of Clear Lake currently provides municipal water to the service area as shown on Figure 1-1 found at the end of this exhibit.
2. The unincorporated areas located along the south side of Clear Lake are currently served with individual private wells. It is understood there are water quality issues and concerns with the private wells with the presence of arsenic in the water supplied by the private wells being of foremost concern.
3. The study area is as shown on Figure 1-2 found at the end of this exhibit.

B. Project Scope Defined

1. Perform a comprehensive study to determine the feasibility of serving the unincorporated areas along the south side of the lake by extending the City of Clear Lake's municipal water distribution system
2. The study will evaluate the capability of the City's existing water source, water treatment, water storage and water distribution systems to provide service to the unincorporated areas identified.
3. The study will determine the feasibility of serving the area in question based on a phased approach with both short term and long term improvements considered.



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CALLEN
CHECKED	JAP
APPROVED	JAP
DATE	11/11/16
ISSUED FOR	

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



**SOUTH UNINCORPORATED AREA MUNICIPAL WATER SYSTEM STUDY
 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)

EXISTING WATER DISTRIBUTION SERVICE AREA

FIG. NO.
1-1
PROJECT 600-03

EXHIBIT 2
SCOPE OF SERVICES

Professional Services

CONSULTANT agrees to perform professional services in connection with the project as herein described. The CONSULTANT will serve as the CLIENT'S professional representative in those phases of the project to which this Agreement applies, and will give consultation and advice to the CLIENT during the performance of services as required.

A. Study / Report Services

1. Authorization to Proceed

- a. Upon approval and execution of this contract the CONSULTANT shall provide the services described below.

2. Scope of Work

- a. Consult with CLIENT to clarify and define CLIENT'S requirements for the project and review available data.
- b. Advise the CLIENT as to the necessity of CLIENT'S providing or obtaining from others data or services of the types herein described and assist CLIENT in obtaining such data and services.
- c. Identify and analyze requirements of governmental authorities having jurisdiction to approve the design of the project and participate in consultations with such authorities.
- d. Field Reconnaissance (Topo Survey / Boundary Survey) will not be performed / included in the scope of this work. Topographic data (elevations) will be obtained utilizing LIDAR and County GIS resources. Any fees charged by the country will be billed directly to the CLIENT.
- e. Prepare a Report in the CONSULTANT's customary and usual format containing schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate clearly the considerations involved (including applicable requirements of governmental authorities having jurisdiction as aforesaid) and the alternative solutions available to CLIENT and setting forth CONSULTANT'S findings and recommendations. This Report will be accompanied by CONSULTANT'S Opinion of Probable Costs prepared in accordance with Terms and Conditions of this Contract for the Project.
- f. Content of Report shall generally be as listed below unless agreed to otherwise by CLIENT and CONSULTANT.

EXECUTIVE SUMMARY

SECTION 1 - INTRODUCTION

INTRODUCTION

SCOPE

DESCRIPTION OF EXISTING SERVICE AREA

UNINCORPORATED STUDY AREA

POPULATION

PLANNING PERIOD

FUTURE LAND USE

TOPOGRAPHY

COST ESTIMATES AND PRESENT WORTH ANALYSIS

SECTION 2 – EXISTING WATER STORAGE SYSTEM AND DISTRIBUTION SYSTEM

GENERAL BACKGROUND

EXISTING WATER STORAGE

East (24th Street) Water Tower

North (Highway 18) Water Tower

South Water Tower

EXISTING DISTRIBUTION SYSTEM

EXISTING DISTRIBUTION SYSTEM DEFICIENCIES

SECTION 3 – WATER SYSTEM DEMAND

PRESENT DAY DEMAND

Average Daily Water Demand – Existing Service Area

Average Daily Water Demand – Phase I South Unincorporated Area

Peak Day Water Demand – Existing Service Area

Peak Day Water Demand – Phase I South Unincorporated Area

FUTURE WATER DEMANDS

Average Daily Water Demand – Existing Service Area

Average Daily Water Demand – Entire South Unincorporated Area

Peak Day Water Demand – Existing Service Area

Peak Day Water Demand – Entire South Unincorporated Area

ISO RATING ANALYSIS

Storage

Distribution

REQUIREMENTS / RECOMMENDATIONS

Storage

Distribution

Treatment

Source

SECTION 4 – WATER QUALITY ANALYSIS

REVIEW CURRENT WATER SOURCES OF UNINCORPORATED AREA

ANALYZE CURRENT WATER QUALITY ISSUES OF UNINCORPORATED AREA

Raw Water Analysis of Existing Water Sources in Unincorporated Area

ANALYZE CURRENT WATER TREATMENT FOR UNINCORPORATED AREA

Finished Water Analysis of Existing Water Sources in Unincorporated Area

SECTION 5 – DISTRIBUTION SYSTEM ANALYSIS

GENERAL ANALYSIS OF EXISTING DISTRIBUTION SYSTEM

UPGRADING UNDERSIZED 4" WATER MAINS

MISCELLANEOUS DISTRIBUTION DEFICIENCIES

City of Clear Lake
Cerro Gordo County, Iowa
South Unincorporated Area Municipal Water System Study

SECTION 6 – WATER STORAGE AND DISTRIBUTION SYSTEM IMPROVEMENTS

MODELING PROCEDURE

POTENTIAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS

Improvement 1 – Phase I Water Main Extension

Improvement 2 – Phase II Water Main Extension

Improvement 3 – Phase III Water Main Extension

CHLORINE RESIDUAL ANALYSIS FOR UNINCORPORATED AREA

POTENTIAL WATER STORAGE IMPROVEMENTS

**SECTION 7 - ANALYSIS OF FUTURE WATER TOWER SITES TO SERVE
UNINCORPORATED AREA**

GENERAL SITING RECOMMENDATIONS

CRITERIA

POTENTIAL ALTERNATE SITES

SITE DATA AND EVALUATION

POTENTIAL FUTURE WATER TOWER SITE

SECTION 8 – PRELIMINARY DESIGN CONSIDERATIONS

TOPOGRAPHY

SOILS CONDITIONS

CONSTRUCTION METHODS

CONSTRUCTION SCHEDULING

USE OF EXISTING ROW / EASEMENTS REQUIRED

IMPLEMENTATION PROCESS

PERMITTING

County

IDNR Water Supply

NPDES

Joint Application

EXISTING UTILITIES

SECTION 9 – ESTIMATED COST AND PRESENT WORTH ANALYSIS

COST ESTIMATES

PRESENT WORTH ANALYSIS

POTENTIAL FUNDING SOURCES

SUMMARY

SECTION 10 – CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

RECOMMENDATIONS

- g. Study will be limited to analyzing service to areas identified by means sizing and general alignment of proposed water mains of trunk lines. Analysis will not include detailed study for connecting each home or neighborhood to new trunk lines / water mains. This analysis would likely be performed at a later date on behalf of existing homeowners associations, neighborhoods or individual property owners.
- h. CONSULTANT to present Final Report to City Council at meeting of CLIENT'S choice.

3. Deliverables

- a. CONSULTANT to provide 2 copies of Preliminary Report to CLIENT for review.
- b. CONSULTANT to provide three (3) original signed copies of final draft of report to CLIENT. CONSULTANT to also provide one (1) electronic copy of final draft of report in pdf format on DVD, CD or flash drive for CLIENT'S electronic storage purposes.
- c. Final copy of report to be signed by a licensed engineer under the laws of the State of Iowa.

B. Additional Services

1. CONSULTANT shall assist CLIENT with other services pertinent to the report defined above, but not currently included in the Scope of Work, as requested and upon receipt of written authorization.

**EXHIBIT 3
COMPENSATION**

The CLIENT shall compensate the CONSULTANTS for their services by payment of the following fees:

- A. Study / Report Services.** For Study / Report Services defined under this Agreement as set forth in **EXHIBIT 2**, Paragraph A:
1. CLIENT shall pay CONSULTANTS a Lump Sum fee of Nineteen Thousand Six Hundred Dollars (**\$19,600**).
 2. Any fees charged by the County for GIS information / data will be billed directly to CLIENT.
- B. Additional Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph F.
1. A fee on the basis of the standard hourly fees for the time the CONSULTANT'S personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work, plus direct costs incurred by the CONSULTANT for work associated with the Project. Standard hourly fees shall be as set forth in CONSULTANT'S current Labor and Billing Rate Schedule.
- C. Labor and Billing Rate Schedule.** Copy of CONSULTANT'S Labor and Billing Rate Schedule effective July 2016 attached. CONSULTANT'S Labor and Billing Rate Schedule is adjusted / updated annually in July.