



CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

December 17, 2010

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City
Administrator
SCOTT
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, December 20, 2010, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the enclosed agenda for the items discussed below.

COUNCIL
MEMBERS

ITEM #6A. Fire Station Building Project G.O. bond issuance. On December 6th, the City Council approved a Bond Purchase Agreement with Ruan Securities and proposed to enter into a Loan Agreement and issue \$2.3 million in General Obligation bonds for the Fire Station Building Improvement Project. Enclosed in your packet is a Resolution authorizing the issuance of the Bonds and providing for the levy of taxes to pay the same.

SHANE W.
COONEY
Ward 1

The additional annual property tax debt service requirement will be approximately \$0.67/\$1,000 of "taxable" valuation over the 10-year bond. As an illustration, a residential property with a taxable value of \$150,000 will require an additional \$100 in annual property taxes to service the debt from this bond issuance.

TONY
NELSON
Ward 2

The Bonds are "callable" on or after June 1, 2016. The date of closing and receipt of proceeds is set for June 11, 2011.

BEN
FURLEIGH
Ward 3

ITEM #6C. WESS Inc Economic Development Project. At its regular meeting on November 1st, the Council approved a Letter of Intent (LOI) with WESS Inc., which outlined in general terms the various incentives proposed to be provided by the City to the Company, regarding the construction of a new 9,600 sq. ft. building in Clear Lake. The LOI provided the Owner and Builder with the necessary reasonable assurance that enabled them to proceed with certain site development planning costs and to negotiate with the Project lender. The Project's site plan has recently received approval from the City's Planning & Zoning Commission.

MIKE
CALLANAN
At Large

TERRY
UNSWORTH
At Large

The proposed building will be located on Lot #1 in the "Larry Luker Memorial" Industrial Park. The Company will employ, initially, not less than three (3) full-time employees, along with numerous part-time employees and drivers.

The Owner and Developer have requested that the City finalize the Development Agreement, based on the terms and conditions of the LOI. Enclosed in your packet is a Resolution enabling the Council to set the date for a public hearing on the proposal to enter



into an Economic Incentive Development Agreement for January 3, 2011. Notice of hearing will be published in the newspaper, as required by law, on December 22nd.

Please feel free to contact me if you have questions about any of the agenda items.

Scott Flory
City Administrator

Cc: Jennifer Larsen, City Clerk (with attachments)
Joe Weigel, Public Works Director (with attachments)
Linda Nelson, Finance Officer (with attachments)
Greg Peterson, Chief of Police (with attachments)
Charlie Biebesheimer, City Attorney (with attachments)
Gary Bright, Director, CL Chamber (C/A only – via e-mail)

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, DECEMBER 20, 2010
CITY HALL – COUNCIL CHAMBERS
6:30 P.M.

1. Call To Order by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes – December 6th & 10th (strategic planning & goal setting workshop), 2010.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License:** Class C Liquor License (LC) (Commercial) with Outdoor Service and Sunday Sales, *The Other Place*; Class C Liquor License (LC) (Commercial) with Sunday Sales, *Surf Ballroom*, (renewals).
 - **Tree Trimmer's License:** *Keeling Tree Service, Inc.*, Mason City; *Blanchard Tree Service*, Mason City; *Clapper Tree Service*, Clear Lake; *Cutting Edge Tree Service*, Mason City; *Jim's Tree Service*, Ventura; (renewals).

- **Amusement License:** *Fort Custer Maze; The Other Place; Best Western Holiday Lodge; (renewals).*
- **Solid Waste Hauler's License:** *Waste Management, Mason City (renewal).*
- **Sign Erector's License:** *Precision Signs, LLC (new).*

4. Citizen's 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. 2010 Fire Station Building Project - General Obligation Bond Issuance.

- Review of proposal, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #10-84**, "A Resolution authorizing the issuance of General Obligation Fire Station Bonds, Series 2011 and providing for the levy of taxes to pay the same."
- Discussion and consideration of **Motion** by City Council.
- Update regarding construction of the building improvement project, Doug Meyers, Fire Chief.

B. 2010 Water Distribution System Improvement Project:

- Review of Pay Estimate #8, Joe Weigel, Public Works Director.
- **Motion** to approve Pay Estimate #8 by City Council.
- Discussion and consideration of **Motion** by City Council.

C. WESS Inc. Economic Development Project:

- Review of proposal, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #10-85**, "A Resolution to fix a date of meeting at which it is proposed to approve a Development Agreement with WESS Inc,

including annual appropriation tax increment payments in an amount not to exceed \$175,000.”

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

D. Presentation from the Dept. of Public Health – Countywide arsenic in private well water grant:

- Presentation by Sophia Walsh, Environmental Health Specialist.
- Discussion by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

9. Public Works Director’s Report:

10. City Administrator’s Report:

- CLSD “EQ” Basin Expansion Project – 12th Avenue S. Outdoor Recreation Area.
- Review of “draft” of proposed Development Agreement with VFW for Parking Lot Project at 19 S. 3rd Street.

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – JANUARY 3, 2011