



# CITY OF CLEAR LAKE

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Mayor  
NELSON P.  
CRABB

February 5, 2010

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City  
Administrator  
SCOTT  
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, February 8, 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

SHANE W.  
COONEY  
Ward 1

ITEM #6A. Titan Pro SCI Project. On August 31, 2009, the Council approved a Letter of Intent with Titan Pro SCI, which outlined, in general terms, the various incentives proposed to be provided by the City to the Company, regarding the construction of a new 70,000 sq. ft. building in Clear Lake. The Letter of Intent also served to provide the Company with reasonable assurances that would enable it to proceed in working with its general contractor and lender(s). The Project is located on lots 4 & 5 in the "Larry Luker Memorial Industrial Park". The Company will initially employ 25 FTE positions, with additional part-time and seasonal. It is anticipated that the Company would add more positions over time. The total cost of the project is roughly \$3.2 million.

TONY  
NELSON  
Ward 2

The Company has now completed its financing arrangements with its various lender(s). Therefore, the City may now proceed in finalizing the Development Agreement, based on the Letter of Intent, with the Company. The incentives include the following: 10-year property tax rebate; land contribution; main line gas & electric utility extensions; and water & sanitary sewer service lateral extensions.

BEN  
FURLEIGH  
Ward 3

Enclosed in your is a Resolution setting the date for a public hearing on the proposed Development Agreement for March 1st. Notice of hearing will be published in the newspaper, as required by law.

MIKE  
CALLANAN  
At Large

ITEM #6B. 2011 Fiscal Year Budget proposal. The proposed City tax rate for the FY 2011 municipal budget, which begins July 1, 2010, is \$10.04/\$1,000 of taxable valuation. This marks the 5th consecutive year that the City of Clear Lake will maintain that rate. For FY 10, for cities with populations of 5,000 or more, Clear Lake had the 5th lowest tax rate in Iowa; trailing only: Altoona, Urbandale, Clive, and Dubuque.

JON  
MONSON  
At Large

The "taxable" valuation for FY 11 (January 1st 2009) continues the positive trend of growth in the Community. The "taxable valuation" for FY 11 budgeting purposes is roughly \$423 million. The proposed budget reflect total expenditures among the various programs of roughly \$12.4 million; of which, \$6.5 million is directed towards operations; \$4.9 million towards capital; and \$1 million to debt service.



The remaining schedule for budget consideration is as follows:

February 15th Council to adopt a “preliminary” budget and set public hearing date for March 1, 2010.

February 17th Publish notice of public hearing in newspaper.

March 1st Conduct public hearing and adopt final budget.

March 15th Deadline for Finance Officer to certify budget to the County Auditor.

ITEM #6C. Kluever’s 1st Residential Subdivision. On May 7, 2007, the Council approved the preliminary and final plats for Kluever’s 1st Residential Subdivision. The subdivision is located in the vicinity of Fieldstone Addition, at the end of N. 24th street. The subdivision contains 4 lots and is situated on approximately 3 acres. The lots are zoned RS-5 (low-density single-family) residential. The necessary public infrastructure improvement extensions have now been completed. There does remain a single sanitary sewer service lateral, however, which has an estimated construction value of less than \$5,000, that does need to be replaced and it is anticipated that this will be finished this spring. It is recommended that the City accept the subdivision improvements and release all the improvement security except for \$5,000 until such time as the sewer service lateral is replaced this spring.

ITEM #6E. 2010 Water Distribution System Project – Bond Reimbursement. Enclosed in your packet is a Resolution establishing compliance with Bond reimbursement regulations under the Internal Revenue Code. These regulations generally require that the City make a declaration of its intent to reimburse itself for certain project expenditures out of the proceeds of a subsequently issued borrowing. The City will be internally financing some of the Project costs until such time as the borrowing occurs and the City has received the funds. It is anticipated that the overall general obligation borrowing will not exceed \$500,000.

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

Scott Flory  
City Administrator of Clear Lake

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)  
Gregg Gillman, Director NCIGP (C/A only – via e-mail)  
Gary Bright, Director CL Chamber (C/A only – via e-mail)

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, FEBRUARY 8, 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 – January 18, 2010.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - Tree Trimmer's License: Wilson Custom Tree, Cresco; Keeling Tree Service, Mason City; Cutting Edge Tree Service, Mason City; Clapper Tree Service, Clear Lake (renewals).
    - Excavator's License: Brian Nettleton Excavating, Joice (renewal).
    - Solid Waste Hauler's License: Waste Management, Mason City (renewal).
    - Liquor License: Class B Native Wine Permit (WBN) with Sunday Sales, Lake Coffee & Ice Cream, Clear Lake, (renewal).
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. Titan Pro SCI Economic Development Project:

- Review of proposal, Scott Flory, City Administrator.
- **Resolution #10-09**, “To fix a date of meeting at which it is proposed to approve a Development Agreement with Titan Pro SCI, including annual appropriation tax increment payments in an amount not to exceed \$800,000

B. Proposed 2011 Fiscal Year Municipal Budget:

- Review of proposal, Scott Flory, City Administrator.
- Discussion by City Council.

C. Kluever's 1<sup>st</sup> Residential Subdivision:

- Introduction to proposal, Scott Flory, City Administrator.
- **Resolution #10-10**, "A Resolution of the City Council of the City of Clear Lake, accepting the offer of dedication for street right-of-way and easements for public use as shown on the final plat, accepting the public improvements and street for maintenance for Kluever's 1<sup>st</sup> Residential Subdivision."

D. Proposed Zoning Regulation Amendments:

- Introduction to proposal, John Marino, Building Official.
- Recommendation from Planning & Zoning Commission.
- Opportunity for public comment.
- **Ordinance #791**, "An Ordinance amending an Ordinance of the City of Clear Lake, Iowa, now known as 'Zoning Regulations', Chapter 165.32 (E) and 165.32 (F) to change certain maximum rear yard coverage and by changing the provisions of Section 165.35 (Q) by changing the definition of electronic sign." (1<sup>st</sup> reading)

E. 2010 Water Distribution System Improvement Project:

- Review of proposal, Scott Flory, City Administrator.
- **Resolution #10-11**, "A Resolution relating to the financing of the '2010 Water Distribution System Project' by the City of Clear Lake; establishing compliance with reimbursement bond regulations under the Internal Revenue Code."

7. Chief of Police's Report:

- Governor's Traffic Safety Program – "Seat Belt Honor Roll".

8. Mayor's Report:

- Clear Lake/Mason City Advocacy Trip to Washington D.C.

9. Public Works Director's Report:

- Update on demolition of 109 N. 8<sup>th</sup> Street.

10. City Administrator's Report:

- Interviews for Water Department Superintendent.
- CDBG Disaster Recovery Grant – Interviews of engineering firms

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – FEBRUARY 15, 2010