

## REGULAR COUNCIL MEETING

The Clear Lake City Council met in regular session on Monday, January 16, 2012, at 6:30 p.m., in the Council Chambers, at City Hall, with Mayor Nelson P. Crabb presiding. All Council Members present.

Boehnke moved the agenda be approved, seconded by Callanan. Passed Unanimously.

Unsworth, moved to approve the consent agenda, seconded by Boehnke:

- A. Minutes – January 2, 2012.
- B. Approval of the bills & claims.
- C. Licenses & Permits:
  - Liquor License: Class C Beer Permit (BC) with Carryout wine & Sunday Sales, Back Alley Wine of Clear Lake; Class B Native Wine Permit (WBN) with Sunday Sales, Lake Coffee & Ice Cream, (renewals).
  - Excavator's License: Charlson Excavating, Clear Lake, (renewal).

Roll Call: All Ayes.

Mayor Crabb announced that it was the time and place for the citizen's forum. There was no citizen comment.

Scott Flory, City Administrator, reviewed the CDBG Sanitary Sewer Collection System Improvement Project (Phase 2) and stated that this is the final phase of the overall project. He reminded the Council that Phase 1 included all of the underground improvements and that Phase 2 would involve sidewalk upgrades, driveway upgrades, and street paving improvements. The street segments involved in the project are as follows: Buddy Holly Place, North Shore Drive to 8<sup>th</sup> Avenue N.; 8<sup>th</sup> Avenue N. from Buddy Holly Place to 5<sup>th</sup> Place N.; 5<sup>th</sup> Place N., from 8<sup>th</sup> Avenue N. to 10<sup>th</sup> Avenue N.; and 10<sup>th</sup> Avenue N., from 5<sup>th</sup> Place N. to N. 8<sup>th</sup> Street. He indicated that a majority of the street paving is being funded from the CDBG grant and that only 3 blocks would receive a special assessment for street paving. He further noted that the total estimated cost of construction is \$1.7 million and that approximately \$165,000 or 7 ½% would be assessed to the benefited property owners.

Jason Petersburg, Veenstra & Kimm, reviewed the preliminary plat & schedule and stated that notices to the affected property owners will be mailed by January 23<sup>rd</sup> and the project bid letting would be held on March 7<sup>th</sup> with the award of contract proposed for the March 12<sup>th</sup> meeting.

Unsworth introduced the following **Resolution** and moved its adoption, seconded by Callanan. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 12-01

#### A PRELIMINARY RESOLUTION FOR THE CONSTRUCTION OF STREET IMPROVEMENTS IN THE CITY OF CLEAR LAKE, STATE OF IOWA

Nelson introduced he following **Resolution** and moved its adoption, seconded by Callanan. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 12-02

#### A RESOLUTION FIXING VALUES OF LOTS

Callanan introduced the following **Resolution** and moved its adoption, seconded by Unsworth. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 12-03

#### A RESOLUTION ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS AS SPECIFICATIONS FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM IMPROVEMENT PROJECT – CONTRACT 2 STREET PAVING IMPROVEMENTS

Boehnke introduced the following **Resolution** and moved its adoption, seconded by Nelson. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

RESOLUTION No. 12-04

A RESOLUTION OF NECESSITY (PROPOSED)

Flory reviewed a proposal for the purchase of a 2012 ¾ ton pickup for the Public Works Department and stated that the Council allocated \$30,000 in the FY 12 budget to purchase and equip a new ¾ ton 4x4 pickup for the department. He noted this truck will allow the department to rotate out of its fleet a much older and heavily used smaller pickup and that its primary functions will be hauling of small hand and power tools, including miscellaneous equipment and materials; and pulling equipment trailers.

Joe Weigel, Public Works Director, stated that the Public Works staff solicited competitive quotes from four vendors and that the least costly quote was submitted by Stivers Ford of Waukee, Iowa, for a 2012 Ford F-250 XL 4WD at a cost of \$22,144. He noted the anticipated cost to equip the new pickup with necessary accessories such as bed liner; tool boxes; running boards; cab rack; lift gate; work lights; and a 120 V inverter is \$4,395. He further noted that the total cost of the pickup with accessories is \$26,539 and that the anticipated delivery time is 8-10 weeks. Unsworth moved authorize the purchase of the 2012 Ford F-250 XL 4WD from Stivers Ford of Waukee, Iowa, seconded by Callanan. Passed Unanimously.

Mayor Crabb requested that the regular meeting scheduled for March 5, 2012 be rescheduled to March 12, 2012 at 6:30 p.m. due to the fact that both he and Mayor pro-tem Callanan will not be able to attend the meeting on March 5<sup>th</sup>. Boehnke moved to reschedule the March 5<sup>th</sup> meeting to March 12<sup>th</sup> at 6:30 p.m., seconded by Nelson. Passed Unanimously.

Flory reviewed a proposal to issue a Request for Proposals (RFP) for an aerial ladder truck for the Fire Department and stated that the City has been allocating funding for several years to a fire department vehicle reserve fund and that the account currently has a fund balance of \$425,000. He stated that as part of the FY 13 budget proposal the Fire Chief is requesting authorization to issue a RFP to purchase a new 75' aerial ladder truck. He noted that there is currently a balance of \$200,000 remaining from the original \$2.3 million general obligation fire station bond issue that was approved by the electorate in August of 2010 and that the bond issue language would enable these funds to be used to assist with the purchase.

Doug Meyers, Fire Chief, reviewed the specifications of the RFP that will be sent out to a total of ten (10) prospective bidders and stated that the anticipated that the cost of the proposed aerial ladder truck would be \$660,000. He noted that bids would be due by the end of February and the department would review the bids and make a recommendation to the Council. He further noted that the new vehicle would have an anticipated delivery date of November of 2012. Unsworth asked that the language pertaining to the Manufacturer's Experience be reduced to 10 years instead of 25 years and that the single ownership language be removed. Meyers stated that he is comfortable with those changes. Unsworth moved to authorize the issuance of the RFP for the aerial ladder truck with the recommended changes, seconded by Callanan. Passed Unanimously.

Flory reviewed a proposed redevelopment project for the property located at 209 1<sup>st</sup> Avenue S. the former Fredriksen welding property and stated that the developer is requesting assistance, via a property tax rebate, in defraying some of the actual expenses associated with certain environmental work necessary on the site. He noted that he has prepared a draft agreement for a 5-year property tax rebate for a not to exceed amount of \$60,000.

Tim Stenberg, Developer, reviewed the project plans and stated that he would like to modify his initial request for the 5 year property tax rebate in an amount not to exceed \$60,000 and reduce that to an amount not to exceed \$25,000. He stated that he would also request that the City commit the remaining \$35,000 he initially requested to improve the public alleys surrounding the property. After general discussion, Nelson introduced the following **Resolution** in an amount not to exceed \$25,000, seconded by Unsworth. Roll Call: Ayes: Brant, Unsworth, Nelson; Nays: Boehnke, Callanan. Whereupon, the Mayor declared the following duly adopted:

RESOLUTION No. 12-05

A RESOLUTION TO FIX A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH JOSHSON LLC, INCLUDING PROPERTY TAX REBATE PAYMENTS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$25,000

Mayor Crabb requested that the re-appointment of Cerise Sissel (2902 N. Shore Drive) and Fred Muth (206 N. 35<sup>th</sup> Street) to the Board of Adjustment for terms ending December 31, 2016 be approved. Callanan moved to approve the appointments to the Board of Adjustment, seconded by Nelson. Passed Unanimously.

Mayor Crabb requested that the re-appointment of Alan Duea (481 N. Shore Drive) and Al Penfold (1809 S. Shore Drive) to the Planning & Zoning Commission for terms ending December 31, 2016 be approved. Unsworth moved to approve the appointments to the Planning & Zoning Commission, seconded by Callanan. Passed Unanimously.

Mayor Crabb requested that the appointment of Tom Arndorfer (12 East Gate Court) to the Library Board of Trustees for the term ending June 30, 2016 be approved. Callanan moved to approve the appointment to the Library Board of Trustees, seconded by Nelson. Passed Unanimously.

Flory suggested that the Council schedule a budget workshop on Friday, January 20<sup>th</sup> at 7:30 a.m. The Council concurred.

Nelson moved to go into Closed Session at 7:59 p.m. pursuant to Iowa Code Chapter 20.17(3) to conduct a strategy meeting concerning collective bargaining, seconded by Callanan. Roll Call: Passed Unanimously.

Callanan moved to return to regular session at 8:35 p.m. with no final action taken on any matter in closed session, seconded by Nelson. Passed Unanimously.

There being no further business before the Council, Unsworth moved to adjourn at 8:40 p.m., seconded by Nelson. Passed Unanimously.

NEXT REGULAR MEETING – MONDAY, FEBRUARY 6, 2012

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Nelson P. Crabb, Mayor

ATTEST:

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Jennifer Larsen, City Clerk