



CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

December 30, 2010

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City
Administrator
SCOTT
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, January 3, 2011, 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. Sump Pump Investigation Program Report. In March of 2009, the City partnered with the City of Ventura and the CL Sanitary District to fund a "Sump Pump Investigation Program". The entities selected the consulting firm of WHKS & Co., based on their experience doing similar projects in other communities, to lead the Project. The purpose of the Project was, of course, primarily to help reduce the amount of inflow of freshwater (groundwater) into the sanitary sewer collection and waste water treatment system(s).

SHANE W.
COONEY
Ward 1

The Project inspections began in May of 2009 and continued until December of 2010. Through extensive joint efforts, the consultant was able to inspect virtually every property in the City limits. It was discovered that there were 108 "actual" freshwater (groundwater) discharges into the City's collection system.

TONY
NELSON
Ward 2

The Project consultant will review the final report with the Council. A copy of the report is included herein and will be posted to the City's web site.

BEN
FURLEIGH
Ward 3

ITEM #6C. WESS Inc. Economic Development Project. The City previously established the date, time, & place for a public hearing on the proposal to enter into a Development Agreement with WESS Inc. regarding the construction of a new, roughly 10,000 sq ft. building on Lot #1 in the "Larry Luker Memorial" Industrial Park. Pursuant to the terms and conditions of the Letter of Intent previously entered into by the City and WESS Inc., the Development Agreement provides for a 5-year property tax rebate (exclusive of PPEL and debt service levies); reimbursement for the cost of the sanitary sewer and water service lateral extensions to serve the building; and a \$75,000 loan that is forgivable over a 10-year period based on continued maintenance of the performance standards memorialized in the Development Agreement.

MIKE
CALLANAN
At Large

TERRY
UNSWORTH
At Large

The projected "payback" to the City for its actual costs is estimated at 5 years. The general contractor for the Project is Dean Snyder Construction of Clear Lake.

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, JANUARY 3, 2011
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 17, 2010.
 - 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, (renewal).
 - Excavator's License: Groves Contracting, Forest City, (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. Sump Pump Inspection Program Project – Final Report:

- Introduction by Scott Flory, City Administrator.
- Presentation of final report summary, Bill Angerman, P.E., WHKS & Co.
- Discussion of findings and conclusions by City Council.

B. 2010 Fire Station Building Improvement Project:

- Update regarding construction of the building improvements and review of Pay Application #2, Sam Bontrager, Project architect.
- **Motion** to approve Pay Application #2 by City Council.
- Discussion and consideration of **Motion** by City Council.

C. WESS Inc. Economic Development Project:

- Review of proposal, Scott Flory, City Administrator.
- Public Hearing.
- **Motion** to approve **Resolution #11-01**, “A Resolution approving a Development Agreement with WESS Inc, 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.

D. Project(s) Update - CDBG Sanitary Sewer Collection System Improvement Project; 10th Ave N. Street Reconstruction Project; & North Shore Drive Streetscape Improvement Project:

- Introduction by Scott Flory, City Administrator.
- Review of preliminary project plans and tentative time schedule, Jason Petersburg, P.E., Veenstra & Kimm.
- Discussion by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

- Reappointment of Council Member "At-Large" Mike Callanan as Mayor Pro-tem for the period January 1, 2011 – December 31, 2011. (Mayoral appointment).
- Motion to appointment of Michael Ritter (114 Fairway Drive) to the Board of Adjustment for the period of January 1, 2011 – December 31, 2015 (Council appointment).

9. Public Works Director's Report:

10. City Administrator's Report:

- Set date for City Council budget workshops.

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – JANUARY 17, 2011