



# CITY OF CLEAR LAKE

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Mayor  
NELSON P.  
CRABB

February 26, 2010

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City  
Administrator  
SCOTT  
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, March 1, 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. 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.

SHANE W.  
COONEY  
Ward 1

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.

TONY  
NELSON  
Ward 2

The remaining schedule for budget consideration is as follows:

BEN  
FURLEIGH  
Ward 3

March 1st Conduct public hearing and adopt final budget.

MIKE  
CALLANAN  
At Large

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

JON  
MONSON  
At Large

ITEM #6B. 2010 Water Distribution System Project. The Project bid letting was held at 11:00 a.m., in the Council Chambers, at City Hall, on Wednesday, February 24, 2010. There were 27 general contractors holding plans and bids were received from 15 of them; although one bid was not opened and was disqualified due to a failure to meet the bid bond requirement. The bid from McKiness Excavating, of Mason City, Iowa, has been determined to be the lowest responsive responsible bid. The total base bid for Division #1 (south-end water main loop) was \$293,428; the base bid for Division #2 (west-end water main loop) was \$402,994.50; and Division #3 (alternate water main improvements – HWY 18) was \$272,271. The total consolidated base bid for all three divisions of work is \$968,693.50. There was also an alternate bid item for directional boring, in lieu of open cut trenching (which was included in the base bid), for each division of work as follows:



Division #1: \$11,000; Division #2: \$9,000; and Division #3: \$39,000. Once the base bids are adjusted with the alternates, the final bid amount is reduced to \$949,171.50.

The engineer's estimate of the probable cost of construction, with alternates, for all three divisions was \$1,137,580. Twelve (12) bids were under the engineer's estimate.

The Council will hold the public hearing regarding the project plans & specifications, form of contract, and estimate of cost. Notice of the hearing & letting was published in the newspaper as required by law. Following the hearing, the Council may then act upon awarding the contract.

The Project budget, including construction, engineering, legal, & contingency is \$1,125,000. The Project will be funded from water utility revenues, TIF revenues, and a \$500,000 G.O. bond to be issued around April of this year.

ITEM #6C. Titan Pro SCI 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 Titan Pro SCI regarding the construction of a new roughly 70,000 sq. ft. facility here in Clear Lake, on Lots 4 & 5 in the "Larry Luker Memorial" Industrial Park. The Development Agreement provides for a 10-year property tax rebate (exc. PPEL and debt service levies); reimbursement for the cost of sanitary sewer and water service lateral extensions, and a \$300,000 loan that is forgivable over a 10-year period based on continued maintenance of certain performance standards. The general contractor for the project was Dean Snyder Construction of Clear Lake.

ITEM #6D. Water Department Treatment Plant Supt.. The interview & selection committee conducted in-person interviews with three (3) candidates for the position of Water Department Treatment Plant Supt. The position vacancy is the result of the pending retirement of current Supt. Bob Powell, after 34 years with the City, which will occur on May 1st. The selection committee recommends that the Administrator's appointment of Greg Farwell, of Eagle Grove, IA, be confirmed by the Council. Mr. Farwell is a Grade 3 licensed operator and has been with the Water Department in the City of Eagle Grove for the past nearly 14 years. Mr. Farwell's start date with the City of Clear Lake would be March 15th. His initial salary is proposed at \$45,000, with a step increase after 6 months to \$48,000.

ITEM #6E. EECBG – Traffic Signal Intersection Street Lighting Retrofit. The Energy Efficiency and Conservation Block Grant (EECBG) was authorized by the Energy Independence and Security Act (EISA), which was signed into law on December 19, 2007.

This block grant program is modeled after the Community Development Block Grant (CDBG) program. On February 17, 2009, President Obama signed into law the American Recovery and Reinvestment Act (Recovery Act) of 2009. This Federal Economic Stimulus program allocated funding to the EECBG.

City staff is proposing to submit a “Traffic Signal Intersection Street Lighting Retrofit” Project. The City may utilize EECBG funds to replace street lighting with energy-efficient technology. This project would replace approximately 15 existing 250 watt high pressure sodium street lights, located at the intersections that have traffic signals, with LED lighting. Additionally, outdoor lighting at various City facilities will be retrofitted with energy efficient technology.

A few years ago, the City replaced the R, Y, & G bulbs in all its traffic signal heads with more energy efficient technology and has realized a tremendous reduction in energy usage at those locations. The new traffic signal at S. 12th Street & 4th Ave S. was constructed with energy efficient LED intersection street intersection lighting. It has been performing very well since it become operational roughly 8 months ago.

The EECBG requires a 50% local match. The application package must be submitted by March 5, 2010. All of the proposed projects are subject to approval by the United States Department of Energy.

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)  
Doug Meyers, Fire Chief (C/A only – via e-mail)  
Tim Moreau, Veenstra & Kimm (C/A only – via e-mail)  
Mike Danburg, Yaggy Colby Associates (C/A only – via e-mail)

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, MARCH 1, 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 – February 15, 2010.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - Liquor License: Class B Liquor License (LB) (Hotel/Motel) with Catering Privilege and Sunday Sales, Best Western Holiday Motor Lodge; Class C Liquor License (LC) (Commercial) with Sunday Sales, Rookies, (renewals).
    - Tree Trimmers License: Blanchard Tree Service, Mason City (renewal).
    - Excavator's License: McKiness Excavating, Mason City and A-1 Septic Solutions, Mason City (renewals).
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:
  - A. **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." (final reading).

- B. **Ordinance #792**, “An Ordinance amending an Ordinance of the City of Clear Lake, Iowa, known as Solid Waste Control, Chapter 105 f the Code of Ordinances of the City of Clear Lake, by changing the provisions of Section 105.05 (9) to change certain requirements for open burning variances.” (2<sup>nd</sup> reading).

6. New Business:

A. Proposed 2011 Fiscal Year Municipal Budget:

- Review of proposal, Scott Flory, City Administrator.
- Public Hearing.
- **Resolution #10-16**, “A Resolution amending the current budget for the fiscal year ending on June 30, 2010 and adopting a budget for the year ending on June 30, 2011.”

B. 2010 Water Distribution System Improvement Project:

- Introduction by Scott Flory, City Administrator.
- Review of bid letting by Tim Moreau, P.E., Veenstra & Kimm.
- Public Hearing.
- **Resolution #10-17**, “A Resolution approving plans, specifications, form of contract, & estimate of cost.”
- **Resolution #10-18**, “A Resolution Making an Award of Contract.”

C. Titan Pro SCI Economic Development Project:

- Review of proposal, Scott Flory, City Administrator.
- Public Hearing.
- **Resolution #10-19**, “A Resolution Approving Development Agreement with Titan Pro SCI, Authorizing Annual Appropriation Tax Increment Payments and pledging certain tax increment revenues to the payment of the Agreement and authorizing a forgivable loan.”

D. Water Department Treatment Plant Superintendent position:

- Review of request by Scott Flory, City Administrator.
- **Motion** to approve the selection committee’s recommendation to appoint Greg Farwell as Water Department Treatment Plant Superintendent at a beginning salary of \$45,000.

E. Energy Efficiency & Conservation Block Grant Program – LED Traffic Signal Intersection Luminaire Retrofit Project:

- Review of request, Scott Flory, City Administrator.
- Review of proposal, Mike Danburg, P.E., Yaggy Colby Associates.
- **Resolution #10-20**, “A Resolution of support authorizing the filing of an application an Energy Efficiency & Conservation Block Grant for the LED Traffic Signal Intersection Luminaire Retrofit Project.”

F. TeamQuest Economic Development Expansion Project:

- Review of request, Greg Gillman.
- Discussion by City Council.

G. Request from the Clear Lake Fire Department regarding funding for the construction of a new fire station:

- Review of request, Doug Meyers, Fire Chief.
- Discussion by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

- RAGBRAI planning committee update.

9. Public Works Director's Report:

- Update on demolition of 109 N. 8<sup>th</sup> Street (former Moffet's garage)..

10. City Administrator's Report:

- iCash electronic processing of municipal payment transactions.

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – MARCH 15, 2010