

## REGULAR COUNCIL MEETING

The Clear Lake City Council met in regular session on Monday, November 1, 2010, at 6:00 p.m., in the Council Chambers, at City Hall, with Mayor Nelson P. Crabb presiding. All Council Members present.

Mayor Crabb noted that the first two items on the agenda are Workshop items, therefore no official action may be taken at this time by the Council.

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

Scott Flory, City Administrator, reviewed a proposed Letter of Intent to enter into a future Economic Development Agreement between the City and WessInc outlining the various incentives proposed to be provided by the City to the Company, regarding the construction of a new approximately 9,600 sq. ft. building. He noted that as proposed in the letter of intent the City would rebate back to the Company eligible annual property taxes paid on the Project for a period not to exceed five years. He further noted that the City would provide a forgivable loan to purchase, from Dean Snyder Construction Company, Lot #1 in the "Larry Luker Memorial Industrial Park" for purposes of the Wess Inc. project and that after a period of ten years, providing that the Company has met all mutually agreed upon performance standards, the cost of the property acquisition would be forgivable to the Company.

Nate Carney, Dean Snyder Construction Company, reviewed the proposed building plans & specifications and stated that the building will be approximately 9,600 sq. ft. and that it is anticipated that construction would begin in the Spring of 2011.

Chris Wessels, WessInc., stated that his business is currently located in Mason City and was formed in December of 2003 with one transport truck and he currently is operating with 18 transport trucks. He noted that he currently has two employees in the shop, one full time and one part time, and three full time employees in the office.

After general discussion, it was a consensus of the Council to proceed with the Letter of Intent between the City and WessInc.

Flory stated that he and Mayor Crabb have met previously with Tom Lovell, General Manager, CLTel regarding prospective future Elevated Water Storage Tower improvement projects and the impact on the existing cellular telephone transmitting equipment and that they requested that Lovell make a presentation to the Council.

Lovell stated that currently CLTel has cellular equipment placed on three of the City's existing Water Towers and that if any of the towers are taken out of service or relocated that it would have an impact on the wireless coverage their company could provide. He reviewed several options that could be explored if any of the water towers were no longer in place, including the placement of a monopole at or near the current water tower locations or placement of the equipment on top of a building. After general discussion, it was a consensus of the Council to continue discussions with Lovell regarding possibilities pertaining to their cellular telephone equipment.

Mayor Crabb asked for a motion to approve the Consent Agenda. Unsworth moved to approve the consent agenda, seconded by Unsworth:

- A. Minutes – October 19, 2010.
- B. Approval of the bills & claims.
- C. Licenses & Permits:
  - **Fire Works Permit:** Clear Lake Area Chamber of Commerce, Christmas by the Lake, December 4, 2010.
  - **Street Closing Request:** Clear Lake Area Chamber of Commerce, Christmas by the Lake Parade, December 4, 2010.

Roll Call: Passed Unanimously.

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

Gregg Gillman, Executive Director, North Iowa Corridor Economic Development Corporation, gave the Council an update on recent economic development activities in the region.

Joe Weigel, Public Works Director, gave an update on the 2010 Tennis Court Resurfacing & Rehabilitation Project and reviewed Pay Estimate #1 in the amount of \$78,752.15 to Heartland Asphalt of Mason City. Furleigh moved to approve Pay Estimate #1, seconded by Unsworth. Passed Unanimously.

Flory gave an update on the Surf District "Record Park Plaza" & Parking Area Improvement Project and stated that construction on the Project was now complete and that the Council could now act on a Resolution accepting the Project. Cooney 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. 10-76

A RESOLUTION ACCEPTING COMPLETED WORK FOR THE SURF DISTRICT RECORD PLAZA AND PARKING AREA PROJECT

Weigel gave an update on the 2<sup>nd</sup> Avenue N. Improvement Project.

Flory stated that he would schedule a workshop meeting on November 15<sup>th</sup> with the Clear Lake VFW to discuss the property located at 19 S. 3<sup>rd</sup> Street, which they recently have acquired.

There being no further business before the Council, Furleigh moved to adjourn at 7:15 p.m., seconded by Callanan. Passed Unanimously.

NEXT REGULAR MEETING – MONDAY, NOVEMBER 15, 2010

/S/ Nelson P. Crabb  
Nelson P. Crabb, Mayor

ATTEST:

/S/ Jennifer Larsen  
Jennifer Larsen, City Clerk