



CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
 Phone (641) 357-5267 • Fax (641) 357-8711
www.cityofclearlake.com

Mayor
 NELSON P.
 CRABB

November 18, 2011

City
 Administrator
 SCOTT
 FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next meeting of the Clear Lake City Council is scheduled for Monday, **November 21, 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

SHANE W.
 COONEY
 Ward 1

TONY J.
 NELSON
 Ward 2

BEN
 FURLIGH
 Ward 3

MIKE
 CALLANAN
 At Large

TERRY
 UNSWORTH
 At Large

ITEM #6B **Annual Financial Report (FY 11)**. By December 1st of each year, all cities in Iowa are required to submit an annual financial report to the Iowa Department of management and State Auditor's office. Enclosed herewith is a copy of the financial report for the 2011 fiscal year, which the City is required to publish in the newspaper.

Prior year comparisons:

Fiscal Year	Revenues	Expenditures
2002	\$11,065,787	\$10,604,432
2003	\$ 8,791,567	\$ 8,214,433
2004	\$ 9,420,524	\$ 8,493,544
2005	\$ 8,800,782	\$ 8,337,912
2006	\$13,187,960	\$12,206,526
2007	\$14,791,336	\$13,563,575
2008	\$11,828,856	\$ 9,641,551
2009	\$13,545,513	\$12,699,556
2010	\$15,102,126	\$13,841,674
2011	\$16,937,927	\$14,026,079

The Iowa Constitution limits the amount of General Obligation debt a city may incur. The City's current General Obligation debt limit is \$37,367,465. As of June 30, 2011, the City has roughly \$7.2 million in general obligation indebtedness. Typically, most cities in Iowa will hover around a general obligation indebtedness level of between 65%-70%. Clear Lake is at 15.7%, currently.

ITEM #6D. **19 S. 3rd Street Parking Lot Improvement Project**. At its meeting on August 29th, the Council awarded the construction contract for the project to Dean Snyder Construction of Clear Lake. The amount of the contract was \$139,236.25. There was one Change Order for a PCC patch in the alley to alleviate some pre-existing surface water drainage issues. Additionally, some of



the project's contract quantities had some slight increases. As a result, the total amount of work completed was \$142,654.48, which is about a 2.4% increase.

As a reminder, a portion of the Project related to water quality improvements is being reimbursed to the City by the CLEAR Project. The water quality items included in this Project were the pervious PCC paving and rain garden components. In total, those items cost \$33,718.34 to construct. Two-thirds (2/3's) of that will be reimbursed to the City by the CLEAR Project.

The project consulting engineer has now filed a "Certificate of Completion" with the City indicating that all the work has been completed in accordance with the contract documents previously approved by the Council. Enclosed in your packet is "Pay Request #3", which serves as the final for the Project. In accordance with the Code of Iowa, payment of the 5% retainage amount (\$7,132.37) cannot occur prior to 30 days having elapsed following Council's acceptance of the work.

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)
Jim Boehnke, 3rd Ward City Council Member-elect (with attachments)
Dana Brant, 1st Ward City Council Member-elect (with attachments)

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, NOVEMBER 21, 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 – November 7, 2011.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - Street Closing Request: Clear Lake Area Chamber of Commerce, Christmas by the Lake Celebration, December 3rd and 4th.
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. CDBG Sanitary Sewer Collection System Improvement Project (Phase 1):
 - Update concerning the construction of the improvements and review of Pay Request #7, Jason Petersburg, P.E., Veenstra & Kimm.
 - **Motion** to approve Pay Request #7 by City Council.
 - Discussion and consideration of **Motion** by City Council.
 - B. City Annual Financial Report 2011 Fiscal Year:
 - Review of request, Scott Flory, City Administrator.
 - **Motion** to approve **Resolution #11-85**, "A Resolution approving the 2011 Fiscal Year Financial Report for the City of Clear Lake, Iowa."
 - Discussion and consideration of **Motion** by City Council.

C. 10th Avenue N. (5th Place N.-Buddy Holly Place) Street Reconstruction Project:

- Update concerning the construction of the improvements and review of Pay Request #2, Jason Petersburg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Request #2 by City Council.
- Discussion and consideration of **Motion** by City Council.

D. 19 S. 3rd Street Parking Lot Improvement Project:

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve Pay Estimate #3 (final) by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #11-86**, "A Resolution accepting the work."
- Discussion and consideration of **Motion** by City Council.

E. Annual Appropriation Development Agreements – Snyder Construction Partnership (MossBuster), North Iowa Cultural Center & Museum, and Titan Pro SCI:

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #11-87**, "A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Tax Increment Fund for appropriation to the payment of annual appropriation tax increment financed obligations, which shall become due in the succeeding fiscal year." [Snyder Construction Partnership (MossBuster)].
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #11-88**, "A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Tax Increment Fund for appropriation to the payment of annual appropriation tax increment financed obligations, which shall become due in the succeeding fiscal year." (North Iowa Cultural Center & Museum)
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #11-89**, "A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Tax Increment Fund for appropriation to the payment of annual appropriation tax increment financed obligations, which shall become due in the succeeding fiscal year." (Titan Pro SCI)
- Discussion and consideration of **Motion** by City Council.

F. Retail Recruitment Incentive Program – Emerson’s-by-the-Lake (308 Main Avenue):

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #11-90**, “A Resolution to fix a date for a meeting at which it is proposed to approve a Development Agreement with Emerson’s-by-the-Lake, including annual appropriation tax increment payments in an amount not to exceed \$25,000.”
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

- Review of Clear Lake municipal election (11/8) results.
- Chamber Director search committee.

9. Public Works Director’s Report:

- 12th Ave S. Bridge Rating Analysis Report.

10. City Administrator’s Report:

- USGS Iowa Water Science Center Lake Gaging Station Relocation.

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – December 5, 2011



VEENSTRA & KIMM, INC.

2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

**SANITARY SEWER COLLECTION SYSTEM IMPROVEMENT PROJECT - CONTRACT 1
UNDERGROUND INFRASTRUCTURE IMPROVEMENTS
CITY OF CLEAR LAKE**

MONTHLY CONSTRUCTION PROGRESS REPORT

Reporting Period: October 1 - October 29, 2011

Report #7
October 2011
#38379 / 38380
#38381 / 38382

A. Project Status

	Share of Contract		Approximate % Complete	Weighted % Complete
	Approximate Dollar Value	Percent		
General	\$ 141,226.68	6.0%	99.8%	6.0%
Water System Improvements	\$ 465,949.55	19.9%	91.9%	18.3%
Sanitary Sewer System Improvements	\$ 1,053,349.36	45.0%	68.9%	31.0%
Storm Sewer System Improvements	\$ 255,591.92	10.9%	94.6%	10.3%
Street & Related Improvements	\$ 255,959.86	10.9%	75.7%	8.3%
Landscaping	\$ 25,904.09	1.1%	62.0%	0.7%
Change Order No. 1	\$ 512.00	0.0%	100%	0.0%
Change Order No. 2	\$ 13,250.69	0.6%	(A)	(A)
Change Order No. 3	\$ 30,481.75	1.3%	100%	1.3%
Change Order No. 4	\$ 96,644.30	4.1%	0%	
TOTAL:	\$ 2,339,072.20			76.0%

Approximate Contract Work Complete: 76.0%
Stored Materials: 2.8%

(A) - percentage complete included in water system improvements

B. Project Payment Status

	Amount Paid This Period	Amount Cumulative Paid to Date	% Paid To Date	Approximate Amount of Contract Remaining
1. Pay Estimate No. 7 (Copy Enclosed)	\$304,331.07	\$1,750,323.31	76.6%	\$ 588,748.89

* Note: Amount paid and percent paid to date includes approximately \$62,700 in stored materials.

C. Key Work Activities Completed This Reporting Period

1. Stage 9 - 13 Watermain
2. Stage 9 - 11 Storm Sewer
3. Stage 11 & 12 Sanitary Sewer
4. Stage 8 - 12 Subdrain
5. Stage 8 - 12 Temporary Surfacing
6. Stage 14 Sanitary Sewer Main Construction partially completed.

D. Conflicts Addressed This Reporting Period

1. Change Order No. 4 Negotiated - Highway 18 Casing Pipe Repair Extra Work

E. Key Work Activities for Next Reporting Period

1. Complete North Shore Drive
2. Complete Highway 18 Casing Pipe Repair
3. Complete Stage 14 - Construction Substantial Completion

F. Issues Needing City Council Attention / Action

1. None

Note: See Staging Map / Schedule on Back.



VEENSTRA & KIMM, INC.
 2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

PAY ESTIMATE NO. 7

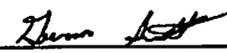
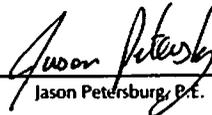
Project Info		Contractor		Pay Period					
Order: November 15, 2011 Sanitary Sewer Collection System Improvement Project - Contract 1 Underground Infrastructure Improvement		R E F Engineering, Inc. 1149 Highway 27 South Hudson, WI 53130		October 1 - October 29, 2011					
Original Contract Amount & Date		2,197,981.46		April 4, 2011					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Estimated Price	CDMG Eligible Quantity Complete	CDMG Eligible Value Complete	CDMG Non-Eligible Quantity Complete	CDMG Non-Eligible Value Complete
1.	General								
1.1	Mobilization	LS	1	\$ 81,040.78	\$ 81,040.78	100%	\$ 81,040.78	0	\$ -
1.2	Dismobilization	LS	1	\$ 47,433.64	\$ 47,433.64	100%	\$ 47,433.64	0	\$ -
1.3	Traffic Control	LS	1	\$ 11,872.72	\$ 11,872.72	100%	\$ 11,872.72	0	\$ -
1.4	Expansive (for erosion (assumed stability))	HR	6	\$ 148.59	\$ 891.54	4	\$ 594.36	0	\$ -
					\$ 147,378.68		\$ 146,931.89	Subtotal	\$ -
2.	Water								
2.1	Gate Valve with Valve Box	EA	4	\$ 3,379.01	\$ 13,516.04	0	\$ -	4	\$ 13,516.04
	a. 12"	EA	6	\$ 2,007.71	\$ 12,046.26	0	\$ -	6	\$ 12,046.26
	b. 10"	EA	11	\$ 1,982.34	\$ 21,805.74	0	\$ -	14	\$ 27,755.56
	c. 8"	EA	11	\$ 1,256.28	\$ 13,819.08	0	\$ -	11	\$ 13,819.30
	d. 6"	EA	7	\$ 1,194.43	\$ 8,361.01	0	\$ -	1	\$ 1,194.43
	e. 4"	EA	3,433	\$ 134	\$ 459,942	0	\$ -	2,000	\$ 268,000
2.2	Water Main Fittings								
2.3	Connect to Existing Water Main	EA	1	\$ 278.87	\$ 278.87	0	\$ -	1	\$ 278.87
	a. 10"	EA	4	\$ 162.39	\$ 649.56	0	\$ -	4	\$ 650.36
	b. 8"	EA	1	\$ 188.43	\$ 188.43	0	\$ -	1	\$ -
	c. 6"	EA	6	\$ 145.26	\$ 871.56	0	\$ -	5	\$ 726.90
2.4.	Water Main Pipe, PVC								
	a. 12"	LF	440	\$ 39.24	\$ 17,285.60	0	\$ -	440	\$ 17,485.60
	b. 10"	LF	876	\$ 35.21	\$ 30,850.72	0	\$ -	874	\$ 29,790.48
	c. 8"	LF	4,002	\$ 31.57	\$ 126,343.14	0	\$ -	4,230	\$ 133,541.10
	d. 6"	LF	110	\$ 48.59	\$ 5,344.90	0	\$ -	35	\$ 2,672.45
	e. 4"	LF	110	\$ 27.00	\$ 2,970.00	0	\$ -	88	\$ 2,383.84
2.5	Water Main Pipe, DI with Nitrile Gaskets								
	a. 12"	LF	211	\$ 57.20	\$ 12,169.20	0	\$ -	216	\$ 12,499.20
	b. 10"	LF	250	\$ 49.06	\$ 12,265.00	0	\$ -	273	\$ 13,491.90
	c. 8"	LF	94	\$ 45.76	\$ 4,301.44	0	\$ -	101	\$ 4,671.76
	d. 6"	LF	4	\$ 69.37	\$ 277.48	0	\$ -	4	\$ -
	e. 4"	LF	10	\$ 50.27	\$ 502.70	0	\$ -	2	\$ 101.54
2.6	Fire Hydrant Assembly	EA	11	\$ 2,701.66	\$ 29,718.26	0	\$ -	11	\$ 29,716.06
2.7	Granular Backfill Material (assumed quantity)	TON	200	\$ 11.29	\$ 2,258.00	0	\$ -	0	\$ -
2.8	Copper Water Service								
	a. 3/4"	LF	713	\$ 4.90	\$ 3,503.70	0	\$ -	994	\$ 4,870.60
	b. 1"	LF	928	\$ 6.16	\$ 5,716.48	0	\$ -	927	\$ 3,492.72
	c. 1-1/2"	LF	10	\$ 59.76	\$ 597.60	0	\$ -	0	\$ -
	d. 2"	LF	8	\$ 66.55	\$ 532.40	0	\$ -	5	\$ 432.73
2.9	Construction								
	a. 24"	EA	37	\$ 792.19	\$ 29,311.03	0	\$ -	48	\$ 38,075.12
	b. 18"	EA	35	\$ 799.97	\$ 27,998.95	0	\$ -	18	\$ 14,399.46
	c. 1-1/2"	EA	1	\$ 856.60	\$ 856.60	0	\$ -	1	\$ 856.60
	d. 2"	EA	1	\$ 947.88	\$ 947.88	0	\$ -	2	\$ 1,895.16

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price	CDMG Eligible Quantity Complete	CDMG Non-Eligible Quantity Complete	CDMG Eligible Value Complete	CDMG Non-Eligible Value Complete
2.10	Curb Sign and Post	EA	37	\$ 794.15	\$ 29,383.55	0	37	\$ -	\$ 29,383.55
	b. 16"	EA	33	\$ 617.04	\$ 20,362.32	0	33	\$ -	\$ 20,362.32
	c. 14"	EA	1	\$ 979.82	\$ 979.82	0	1	\$ -	\$ 979.82
	d. 12"	EA	1	\$ 587.96	\$ 587.96	0	1	\$ -	\$ 587.96
2.11	Fit Vertical Borehole	EA	5	\$ 179.16	\$ 895.80	0	5	\$ -	\$ 895.80
2.12	Water Box Removal	EA	10	\$ 708.00	\$ 7,080.00	0	10	\$ -	\$ 7,080.00
2.13	Water System Testing	LS	1	\$ 13,218.31	\$ 13,218.31	0	1	\$ -	\$ 13,218.31
				\$ 463,949.55			Subtotal	\$ -	\$ 463,949.55
3.	Sanitary Sewer								
3.1	Sewer Flow Control	LS	1	\$ 27,466.26	\$ 27,466.26	50%	0	\$ 13,733.13	\$ 13,733.13
3.2	Sanitary Sewer Manhole Removal	EA	24	\$ 293.01	\$ 7,032.24	17	0	\$ 4,091.17	\$ -
3.3	Sanitary Sewer Main Abandonment in Place								
	a. 24"	LF	64	\$ 24.02	\$ 1,541.28	0	0	\$ -	\$ 1,541.28
	b. 18"	LF	233	\$ 6.15	\$ 1,432.95	0	0	\$ -	\$ 1,432.95
	c. 15"	LF	866	\$ 2.71	\$ 2,347.86	0	0	\$ -	\$ 2,347.86
	d. 12"	LF	1,314	\$ 5.96	\$ 7,851.44	150	0	\$ 2,415.00	\$ -
	e. 8"	LF	792	\$ 3.20	\$ 2,534.40	0	0	\$ -	\$ 2,534.40
	f. 6"	EA	1	\$ 207.27	\$ 207.27	0	0	\$ -	\$ 207.27
3.4	Connect to Existing Sanitary Sewer Manhole								
3.5	Clear Sanitary Sewer Manhole								
	a. 27" Diameter	EA	7	\$ 3,723.67	\$ 26,065.69	0	0	\$ -	\$ 26,065.69
	b. 48" Diameter	EA	1	\$ 4,068.23	\$ 4,068.23	0	0	\$ -	\$ 4,068.23
	c. 48" Diameter	EA	24	\$ 2,091.14	\$ 49,827.36	19	0	\$ 39,541.64	\$ -
3.6	Sanitary Sewer Drop								
	a. 8" DI	EA	7	\$ 1,492.79	\$ 10,449.53	4	0	\$ 5,971.16	\$ -
	b. 6" DI	EA	1	\$ 1,009.09	\$ 1,009.09	1	0	\$ 1,009.09	\$ -
3.7	Sanitary Sewer Lambhole, 8"								
	a. 30'	LF	1,746	\$ 115.73	\$ 200,812.58	76	0	\$ 8,775.48	\$ -
	b. 24'	LF	2,191	\$ 81.46	\$ 178,478.86	270	0	\$ 22,116.30	\$ -
	c. 21'	LF	2,602	\$ 55.65	\$ 144,679.53	240	0	\$ 13,357.56	\$ -
	d. 18'	LF	3,76	\$ 54.29	\$ 204,154.84	314	0	\$ 17,112.84	\$ -
	e. 15'	LF	60	\$ 61.32	\$ 3,679.20	21	0	\$ 1,287.72	\$ -
	f. 12'	LF	40	\$ 64.24	\$ 2,569.60	20	0	\$ 1,284.80	\$ -
	g. 10'	LF	457	\$ 33.87	\$ 15,488.19	211	0	\$ 7,151.16	\$ -
	h. 8'	LF	167	\$ 177.63	\$ 29,664.11	0	0	\$ -	\$ 29,664.11
3.8	Sanitary Sewer Main, PVC								
	a. 24"	LF	371	\$ 59.90	\$ 22,122.90	211	0	\$ 12,660.90	\$ -
	b. 21"	LF	270	\$ 317.04	\$ 85,600.80	270	0	\$ 85,600.80	\$ -
3.9	Sanitary Sewer Main - 30" DI in Existing 48" Caisson								
3.10	Sanitary Sewer Main - 20" DI in Caisson Pipe								
3.11	Jack and Bore 10" Borehole in Caisson								
3.12	Submittal Material (assumed quantity)								
3.13	Granular Backfill (assumed quantity)								
3.14	Sanitary Sewer Pipe								
	a. 24" (assumed quantity)	EA	1	\$ 1,278.64	\$ 1,278.64	0	0	\$ -	\$ 1,278.64
	b. 21"	EA	34	\$ 1,841.71	\$ 62,218.14	0	31	\$ -	\$ 56,997.14
	c. 18"	EA	33	\$ 1,080.56	\$ 35,658.48	0	35	\$ -	\$ 37,816.80
	d. 16"	EA	11	\$ 863.93	\$ 9,503.22	0	0	\$ -	\$ 9,503.22
3.15	Sanitary Sewer Service Pipe								
	a. 6"	LF	2,260	\$ 21.64	\$ 48,907.20	0	1,922	\$ -	\$ 41,822.40
	b. 8"	LF	164	\$ 19.11	\$ 3,134.04	0	63	\$ -	\$ 1,203.93
	c. 10"	EA	1	\$ 160.46	\$ 160.46	0	1	\$ -	\$ 160.46
3.16	Sanitary Sewer Service Cleanout (assumed quantity)								
3.17	Teledrop Inspection	LF	5,016	\$ 1.10	\$ 5,517.60	0	0	\$ -	\$ 5,517.60
3.18	Sanitary Sewer Systems Testing	LS	1	\$ 6,238.78	\$ 6,238.78	50%	0	\$ 3,119.39	\$ -
				\$ 1,052,949.56			Subtotal	\$ 577,548.07	\$ 175,619.59

Item No.	Description	Unit	Estimated Quantity	Unit Price	Estimated Price	CDMG Eligible Quantity Complete	CDMG Non-Eligible Quantity Complete	CDMG Eligible Value Complete	CDMG Non-Eligible Value Complete
4	Storm Street								
4.1	Storm Street Structure Removal	EA	26	135.16	3,524.16	0	26	3,524.16	3,524.16
4.2	Storm Street Pipe Removal	LF	639	7.31	4,694.74	0	639	4,694.74	4,694.74
4.3	Connect an Existing Storm Sewer Structure	EA	9	137.34	1,236.06	0	12	1,648.08	1,648.08
4.4	Circular Storm Sewer Manhole								
	a. 72" Diameter	EA	1	3,050.42	3,050.42	0	0	3,050.42	3,050.42
	b. 60" Diameter	EA	4	2,037.19	8,148.76	0	4	8,148.76	8,148.76
	c. 48" Diameter	EA	4	2,112.19	8,448.76	0	4	8,448.76	8,448.76
4.5	Storm Sewer Pipe (PCP)								
	a. 72" Diameter	LF	226	46.65	10,542.90	0	341	15,907.65	15,907.65
	b. 60" Diameter	LF	215	42.66	9,181.90	0	213	9,066.58	9,066.58
	c. 48" Diameter	LF	311	41.25	12,828.75	0	319	13,183.75	13,183.75
	d. 18" Diameter	LF	1,537	39.13	60,142.81	0	1,652	64,707.56	64,707.56
	e. 15" Diameter	LF	30	37.14	1,114.20	0	20	742.80	742.80
	f. 12" Diameter (assumed quantity)	LF	120	36.92	4,430.40	0	49	1,809.08	1,809.08
	g. 10" Diameter	LF	9,000	7.31	65,790.00	0	7,377	53,935.67	53,935.67
4.6	Subdrain 6"	EA	64	17.77	1,137.28	0	64	1,137.28	1,137.28
4.7	Subdrain Outlet	EA	3	193.81	581.43	0	19	3,682.33	3,682.33
4.8	Stabilize Material (assumed quantity)	TON	100	12.71	1,271.00	0	0	0	0
4.9	Granular Bedfill Material (assumed quantity)	TON	200	11.79	2,358.00	0	0	0	0
4.10	Granular Bedfill Material (assumed quantity)	LF	35	57.63	2,017.05	0	0	0	0
4.11	Culvert - 18" C/P	EA	2	68.70	137.40	0	0	0	0
4.12	Flared End Section - 18"	EA	7	55.49	388.43	0	8	443.92	443.92
4.13	C-Type Connection								
	a. 10" Diameter	EA	2	1,187.68	2,375.36	0	1	1,187.68	1,187.68
	b. 8" Diameter	EA	1	2,369.35	2,369.35	0	2	4,738.70	4,738.70
	c. 60" Diameter	EA	37	1,166.94	43,176.78	0	35	40,842.90	40,842.90
4.15	Single Crisp Inlet	EA	4	5,414.56	21,658.24	0	4	21,658.24	21,658.24
4.16	Double Crisp Inlet	EA	2	437.73	875.46	0	2	875.46	875.46
4.17	Circular Area Inlet - 24" Diameter	EA	4	136.75	547.00	0	0	0	0
4.18	Drain Tile Inlet - 4" to 10" (assumed quantity)	EA	3	53.64	160.92	0	0	0	0
4.19	Storm Sewer Pipe (PCP)	EA	1	0.01	0.01	0%	0%	0	0
4.20	Storm Sewer System Testing	EA	1	315,593.92	315,593.92	0	0	0	315,593.92
5	Street & Related Work								
5.1	Pavement Removal & Disposal	SY	2,153	6.22	13,408.11	7500	0	61,033.00	61,033.00
5.2	Pavement Removal by Scalligation	SY	11,820	3.15	37,233.00	11,820	0	37,233.00	37,233.00
5.3	Subgrade Preparation	SY	1,602	3.12	5,007.60	0	0	0	0
5.4	Remove, Shovel & Respread Aggregate Base Course	TON	200	6.93	1,386.00	170	0	1,179.00	1,179.00
5.5	Aggregate Base Course, Furnish & Install	TON	3,350	15.14	50,719.00	3,313.46	0	50,719.00	50,719.00
5.6	PCP Pavement Patch	SY	330	61.41	20,265.30	0	0	0	0
5.7	4" Thick	SY	218	50.22	10,947.96	0	0	0	0
5.8	Temporary HMA Pavement, 2" Thick	SY	1,415	35.09	50,000.00	0	0	0	0
5.9	PCP Subgrade, 4" Thick (assumed quantity)	SY	200	9.35	1,870.00	0	0	0	0
5.10	Aggregate Surface Course	TON	1,270	5.78	7,356.60	640.76	0	6,715.84	6,715.84
5.11	Temporary RAP Surface Course, Shovel & RSP	TON	1,830	14.04	25,891.80	1,830.43	0	25,891.80	25,891.80
5.12	Temporary RAP Surface Course, Furnish & Install	TON	250	21.51	5,377.50	1,090.55	0	4,286.95	4,286.95
5.13	Overlaid RAP Aggregate Base Course (Change Order No. 1)	TON	0	6.00	0.00	1.24	0	7.44.00	7.44.00
6	Landscaping								
6.1	Inlet Protection	EA	82	78.79	6,460.78	82	0	6,460.78	6,460.78
6.2	Site Work	LF	1,153	1.84	2,121.52	645	0	1,554.80	1,554.80
6.3	Stump Removal	EA	7	162.83	1,139.74	2	0	325.64	325.64
6.4	Seeding & Mulch/Grass	ACRE	3	1,361.69	4,085.07	2	0	6,713.76	6,713.76
	a. Urban	ACRE	2.5	1,525.88	3,814.70	0	0	1,001.08	1,001.08
	b. Rural	CV	100	21.51	2,151.00	46.39	0	16,068.08	16,068.08
6.5	Tripod (assumed quantity)								
	TOTAL				2,197,933.46			449,303.68	2,647,237.14

SUMMARY					
		Contract Price	CDBG Eligible Value Completed	Non-CDBG Eligible Value Completed	Total Value Completed
Original Contract Price		\$ 2,197,983.46	\$ 948,303.65	\$ 798,664.59	\$ 1,746,968.24
Approved Change Orders (list each)	Change Order 1	\$ 512.00		\$ 2,340.00	\$ 2,340.00
	Change Order 2	\$ 13,250.69		Based on Quantities Complete and Unit Prices	
	Change Order 3	\$ 30,481.75		\$ 30,481.75	\$ 30,481.75
	Change Order 4	\$ 96,844.30		Based on Quantities Complete and Unit Prices	
Revised Contract Price		\$ 2,339,072.20			\$ 1,779,789.99
Materials Stored			\$ 62,655.60	\$ -	\$ 62,655.60
Value of Completed Work and Materials Stored			\$ 1,010,959.25	\$ 831,486.34	\$ 1,842,445.59
Less Retained Percentage (5%)			\$ 50,547.96	\$ 41,574.32	\$ 92,122.28
Net Amount Due This Estimate			\$ 960,411.29	\$ 789,912.02	\$ 1,750,323.31
Less Estimate(s) Previously Approved	No.1		\$ 159,744.97	\$ 34,289.30	\$ 194,034.27
	No.2		\$ 99,071.28	\$ 85,724.94	\$ 184,796.22
	No.3		\$ 214,841.02	\$ 121,801.12	\$ 336,642.14
	No.4		\$ 52,859.57	\$ 108,010.61	\$ 160,870.18
	No.5		\$ 171,699.88	\$ 102,141.12	\$ 273,841.00
	No.6		\$ 132,133.81	\$ 163,674.62	\$ 295,808.43
Total Previously Approved			\$ 830,350.53	\$ 615,641.71	\$ 1,445,992.24
Percent Complete	78.8%	Amount Due This Estimate	\$ 130,060.76	\$ 174,270.31	\$ 304,331.07

The amount \$ 304,331.07 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: R & R Excavating, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Clear Lake
Signature 	Signature 	Signature
Gunnar Smith Project Manager	Jason Petersburg, P.E. Project Engineer	Nelson Crabb / Scott Flory Mayor / City Administrator
Title	Title	Title
Date 11-16-11	Date 11/15/11	Date

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE
CITY OF CLEAR LAKE'S ANNUAL FINANCIAL REPORT
FOR THE 2011 FISCAL YEAR**

WHEREAS, the City's Finance Officer has completed the 2011 Fiscal Year Financial Report, as required by the State of Iowa; and

WHEREAS, the City Council has received a copy of this Report and authorized it to be submitted to the State Auditor's Office and the Iowa Department of Management.

BE IT, THEREFORE, RESOLVED, by the City Council of the City of Clear Lake, Iowa, that the City Finance Officer is hereby authorized to submit the Report to the appropriate State departments for their consideration.

PASSED and APPROVED this 21st day of November 2011.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

November 15, 2011

To: Scott Flory, City Administrator

From: Linda Nelson, Finance Officer

Re: FY 2011 Annual Financial Report

Attached is the State of Iowa 2011 Financial Report which the City must complete each year and submit to the State Auditor by December 1, 2011. Please place on the November 21, 2011 agenda for council approval.

As of June 30, 2011, the City adopted GASB Statement 54, relating to fund balance reporting and governmental fund type definitions. The adoption of this statement required the reclassification of the Firefighter Benefit Trust from a Special Revenue Fund to the General Fund. The beginning fund balance of general fund was increased by \$60,045.09 and the special revenue funds were decreased by the same amount. The revenue and expenditures for the Firefighter Benefit Trust will continue to be tracked separately, but will be combined with the general fund for reporting purposes.

Significant budgeted to actual variances are as follows:

Revenues

- 1) Other City Taxes – Local Option Tax over estimate by \$40,000.
- 2) Licenses and Permits – Building Permits under estimate by \$12,000.
- 3) Use of Money & Property – PRS Settlement Agreement \$14,000 budgeted as Use of Money & Property was receipted in as Miscellaneous Revenue.
- 4) Intergovernmental Revenue – CDBG Grant under estimate by \$352,000; EECDBG Project not started \$19,000; RUT over estimate by \$47,000.
- 5) Charges for Services – Ambulance Revenue over estimate by \$90,000.
- 6) Special Assessments – N 4th St Assessment collections over estimate.
- 7) Miscellaneous – Over budget due to recording the contributed capital related to subdivisions in the enterprise funds
- 8) Other financing sources – Transfers of \$800,000 under estimate due to timing of capital projects.

Expenditures

- (1) Public Safety – Fire department operating and capital under budget by \$25,000 and \$29,000 respectively.
- (2) Public Works – EECDBG Project not started \$30,000; Street Maintenance under budget by \$81,000; Snow Removal (including prior year reserve

- under budget by \$31,000; Miscellaneous alley, sidewalk improvements and street signs under budget by \$44,000; Engineering Software not done \$20,000.
- (3) Culture and Recreation – Library foundation under budget by \$39,000; Library tuck pointing not completed \$12,000; Rec property dirt work under budget by \$70,000; Pool operations under budget by \$37,000; Golf Course purchase under budget by \$38,000.
 - (4) Capital Projects – Overlay Project not started \$146,000; CDBG Project Construction under estimate by \$173,000.
 - (5) Business type/Enterprise
 - a. Principal payments of debt are liquidating a liability, thus they are not shown as an expenditure \$191,000.
 - b. Capital asset purchases and construction of infrastructure are recorded as an asset of the fund and depreciated over the life of the project. For this fiscal year capital items and construction exceeded depreciation by \$890,000.
 - c. Capital projects not completed
 - i. CDBG Project \$525,000.
 - ii. Sewer Rehab Project \$74,000.

Prior year comparisons:

Fiscal Year	Revenues	Expenditures
2002	\$11,065,787	\$10,604,432
2003	\$ 8,791,567	\$ 8,214,433
2004	\$ 9,420,524	\$ 8,493,544
2005	\$ 8,800,782	\$ 8,337,912
2006	\$13,187,960	\$12,206,526
2007	\$14,791,336	\$13,563,575
2008	\$11,828,856	\$ 9,641,551
2009	\$13,545,513	\$12,699,556
2010	\$15,102,126	\$13,841,674
2011	\$16,937,927	\$14,026,079

If you have any questions, please let me know.

STATE OF IOWA
2011
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2011

16201700100000
City of Clear Lake
PO Box 185
Clear Lake, IA 50428

CITY OF CLEAR LAKE, IOWA
DUE: December 1, 2011

(Please correct any error in name, address, and ZIP Code)

WHEN COMPLETED, PLEASE RETURN TO
David A. Vaudt, CPA
Auditor of State
State Capitol Building
Des Moines, IA 50319-0004

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes levied on property	3,537,879		3,537,879	3,537,879
Less: Uncollected property taxes-levy year	0		0	
Net current property taxes	3,537,879		3,537,879	3,537,879
Delinquent property taxes	7,805		7,805	
TIF revenues	2,061,651		2,061,651	2,045,800
Other city taxes	1,528,132	0	1,528,132	1,477,776
Licenses and permits	74,974	0	74,974	88,150
Use of money and property	57,514	5,530	63,044	76,843
Intergovernmental	1,513,934	0	1,513,934	1,835,300
Charges for fees and service	554,409	1,683,694	2,238,103	2,170,086
Special assessments	358,120	0	358,120	300,000
Miscellaneous	113,417	194,873	308,290	111,325
Other financing sources	3,942,787	1,274,458	5,217,245	6,048,242
Total revenues and other sources	13,750,622	3,158,555	16,909,177	17,691,401
Expenditures and Other Financing Uses				
Public safety	2,341,237	0	2,341,237	2,405,847
Public works	891,732	0	891,732	1,190,137
Health and social services	7,021	0	7,021	8,824
Culture and recreation	1,293,416	0	1,293,416	1,549,636
Community and economic development	480,540	0	480,540	521,763
General government	652,715	0	652,715	690,228
Debt service	852,207	0	852,207	881,651
Capital projects	2,788,796	0	2,788,796	3,339,000
Total governmental activities expenditures	9,307,664	0	9,307,664	10,587,086
Business type activities	0	1,745,670	1,745,670	3,565,381
Total ALL expenditures	9,307,664	1,745,670	11,053,334	14,152,467
Other financing uses, including transfers out	2,929,995	14,000	2,943,995	3,748,242
Total ALL expenditures/And other financing uses	12,237,659	1,759,670	13,997,329	17,900,709
Excess revenues and other sources over (Under) Expenditures/And other financing uses	1,512,963	1,398,885	2,911,848	-209,308
Beginning fund balance July 1, 2010	4,889,973	17,034,345	21,924,318	21,924,318
Ending fund balance June 30, 2011	6,402,936	18,433,230	24,836,166	21,715,010

Note: These balances do not include: \$ _____ held in non-budgeted internal service funds; \$ _____ held in Pension Trust Funds; \$ _____ held in Private Purpose Trust funds and \$ _____ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2011	Amount - Omit cents	Indebtedness at June 30, 2011	Amount - Omit cents
General obligation debt	\$ 7,126,500	Other long-term debt	\$ 120,000
Revenue debt	\$ 0	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 37,367,465

CERTIFICATION

THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of city clerk		Date Published/Posted	Mark (x) one
		11/23/11	<input checked="" type="checkbox"/> Date Published <input type="checkbox"/> Date Posted
Printed name of city clerk	Telephone	Area Code	Number
Jennifer Larsen		641	357-5267
Signature of Mayor or other City official (Name and Title)		Date signed	

PLEASE PUBLISH THIS PAGE ONLY

Part I		REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2011				CITY OF CLEAR LAKE		<input checked="" type="checkbox"/> GAAP <input type="checkbox"/> NON-GAAP = CASH BASIS <small>Indicate by placing an X in the appropriate box on this sheet ONLY</small>				
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
1	Section A - TAXES							3,537,879			3,537,879	2
2	Taxes levied on property	2,636,315	559,807		341,757			0			0	3
3	Less: Uncollected property taxes - Levy year			0	341,757	0	0	3,537,879		T01	3,537,879	4
4	Net current property taxes	2,636,315	559,807					7,805		T01	7,805	5
5	Delinquent property taxes	5,884	1,251		670			3,545,684			3,545,684	6
6	Total property tax	2,642,199	561,058	0	342,427	0	0	2,061,651		T01	2,061,651	7
7	TIF revenues			2,061,651								
8	Other city taxes							39,807		T15	39,807	8
8	Utility tax replacement excise taxes	30,140	6,417		3,250			116,239		T15	116,239	9
9	Utility franchise tax (Chapter 364.2, Code of Iowa)	116,239						0		C30	0	10
10	Parimutuel wager tax							0		C30	0	11
11	Gaming wager tax							0		T19	0	12
12	Mobile home tax							157,131		T19	157,131	13
13	Hotel/motel tax	157,131						1,214,955		T09	1,214,955	14
14	Other local option taxes	1,214,955						1,528,132	0		1,528,132	15
15	TOTAL OTHER CITY TAXES	1,518,465	6,417	0	3,250	0	0	74,974		T29	74,974	16
16	Section B - LICENSES AND PERMITS	74,974										17
17	Section C - USE OF MONEY AND PROPERTY											18
18	Interest	18,298	18,105	3,103	814	2,841	1,862	45,023	5,530	U20	50,553	19
19	Rents and royalties	12,491						12,491		U40	12,491	20
20	Other miscellaneous use of money and property							0		U20	0	21
21								0			0	22
22	TOTAL USE OF MONEY AND PROPERTY	30,789	18,105	3,103	814	2,841	1,862	57,514	5,530		63,044	23
23												24
24	Section D - INTERGOVERNMENTAL											25
25												26
26	Federal grants and reimbursements							0		B89	0	27
27	Federal grants					526,978		526,978		B50	526,978	28
28	Community development block grants							0		B50	0	29
29	Housing and urban development							0		B79	0	30
30	Public assistance grants							0		B30	0	31
31	Payment in lieu of taxes							0			0	32
32								0			0	33
33	Total Federal grants and reimbursements	0	0	0	0	526,978	0	526,978	0		526,978	34
34												35
35												36
36												37
37												38
38												39
39												40

Line No.	Item description	General (b)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (g)	Proprietary (h)	Code	GRAND TOTAL (g) and (h)	Line No.
41	Section D - INTERGOVERNMENTAL - Continued											41
42	State shared revenues		747,740					747,740		C46	747,740	42
43	Road use taxes											43
44	Other state grants and reimbursements											44
45	State grants											45
46	Iowa Department of Transportation											46
47	Iowa Department of Natural Resources	10,000						10,000				47
48	Iowa Department of Economic Development											48
49	CEBA grants	43,370						43,370				49
50	CEBA grants jobs	7,268						7,268				50
51	Library Grants	57,946						57,946				51
52	Department of Public Safety											52
53												53
54												54
55												55
56												56
57												57
58												58
59												59
60	Total state	118,584	747,740	0	0	0	0	866,324			866,324	60
61												61
62	Local grants and reimbursements											62
63	County contributions	44,206						44,206			44,206	63
64	Library services											64
65	Township contributions	27,720						27,720			27,720	65
66	Fire/EMT service	48,706						48,706			48,706	66
67	Clear Lake School District											67
68												68
69												69
70	Total local grants and reimbursements	120,632	0	0	0	0	0	120,632			120,632	70
71	TOTAL INTERGOVERNMENTAL (Sum of lines 33, 60, and 70)	239,216	747,740	0	0	526,978	0	1,513,934			1,513,934	71
72	Section E - CHARGES FOR FEES AND SERVICE											72
73	Water											73
74	Sewer											74
75	Electric											75
76	Gas											76
77	Parking											77
78	Airport											78
79	Landfill/garbage											79
80	Hospital											80

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2011 - Continued										CITY OF CLEAR LAKE			<input checked="" type="checkbox"/> GAAP <input type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.		
81	Section E - CHARGES FOR FEES AND SERVICE - Continued											81		
82	Transit									A94	0	82		
83	Cable TV									T15	0	83		
84	Internet									A03	0	84		
85	Telephone									A03	0	85		
86	Housing authority									A50	0	86		
87	Storm water									110.623	110.623	87		
88	Other									A80	0	88		
89	Nursing home									A89	0	89		
90	Police service fees	85,478						85,478		A89	85,478	90		
91	Prisoner care							0		A89	0	91		
92	Fire service charges	338,431						338,431		A89	338,431	92		
93	Ambulance charges	3,035						3,035		A44	3,035	93		
94	Sidewalk street repair charges	1,050						1,050		A50	1,050	94		
95	Housing and urban renewal charges							0		A87	0	95		
96	River port and terminal fees							0		A89	0	96		
97	Public scales							0		A03	0	97		
98	Cemetery charges	33,512						33,512		A89	33,512	98		
99	Library charges	90,036						90,036		A61	90,036	99		
100	Park, recreation, and cultural charges							0		A89	0	100		
101	Animal control charges							0		A89	0	101		
102	Other charges - Specify	2,867						2,867			2,867	102		
103	Mosquito spray, copies							0			0	103		
104	TOTAL CHARGES FOR SERVICE	554,409	0	0	0	0	0	554,409	1,683,694		2,238,103	104		
105		358,120						358,120		U01	358,120	105		
106	Section F - SPECIAL ASSESSMENTS											106		
107	Section G - MISCELLANEOUS											107		
108	Contributions	11,049	17,272			8,500		36,821		U99	36,821	108		
109	Deposits and sales/fuel tax refunds	7,586						7,586	478	U11	8,064	109		
110	Sale of property and merchandise	54,057	785					54,842		U30	54,842	110		
111	Fines							0		NR	0	111		
112	Internal service charges							0			0	112		
113	Other miscellaneous - Specify			14,168				14,168			14,168	113		
114	PRS Settlement Agreement							0	194,395		194,395	114		
115	Contributed capital							0			0	115		
116								0			0	116		
117								0			0	117		
118								0			0	118		
119		72,692	18,057	14,168	0	8,500	0	113,417	194,873		308,290	119		
120	TOTAL MISCELLANEOUS				0	8,500	0	113,417	194,873		308,290	120		

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2011										CITY OF CLEAR LAKE			<input checked="" type="checkbox"/> GAAP <input type="checkbox"/> NON-GAAP - CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	governmental (a) through (f) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.		
121	TOTAL ALL REVENUES (Sum of lines 6, 7, 16, 16.22, 71, 104, 106, and 120)	5,490,864	1,351,377	2,078,922	346,491	538,319	1,862	9,807,835	1,894,097		11,691,932	121		
122												122		
123	Section H - OTHER FINANCING SOURCES											123		
124	Proceeds of capital asset sales	2,000						2,000		NR	2,000	124		
125	Proceeds of long-term debt (Excluding TIF Internal borrowing)							0		NR	0	125		
126	Proceeds of anticipatory warrants or other short-term debt					2,271,250		2,271,250		NR	2,271,250	126		
127	Regular transfers in and interfund loans	14,000	5,400		100,200	330,440		450,040	467,349	A89	917,389	127		
128	Internal TIF loans and transfers in	493,681			369,278	356,538		1,219,497	807,109		2,026,606	128		
129								0			0	129		
130								0			0	130		
131	TOTAL OTHER FINANCING SOURCES	509,681	5,400	0	469,478	2,958,228	0	3,942,787	1,274,458		5,217,245	131		
132	TOTAL REVENUES except for beginning balances (Sum of lines 121 and 131)	6,000,545	1,356,777	2,078,922	815,969	3,496,547	1,862	13,750,622	3,158,555		16,909,177	132		
133												133		
134	Beginning fund balance July 1, 2010	2,709,664	1,409,751	305,207	37,050	75,964	352,297	4,889,973	17,034,345		21,924,318	134		
135	TOTAL REVENUES AND OTHER FINANCING SOURCES (Sum of lines 132 and 134)	8,710,209	2,766,528	2,384,129	853,059	3,572,511	354,159	18,640,595	20,192,900		38,833,495	135		
136												136		
137												137		
138												138		
139												139		
140												140		
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158												158		
159												159		

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2011										CITY OF CLEAR LAKE			<input checked="" type="checkbox"/> GAAP <input type="checkbox"/> NON-GAAP <input type="checkbox"/> CASH BASIS	
Line No.	Item description	General (a)	Special revenues (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.		
1	Section A — PUBLIC SAFETY	1,390,001	285,860					1,675,861		E62	1,675,861	1		
2	Police department/Crime prevention — Current operation	24,972						24,972		G62	24,972	2		
3	Purchase of land and equipment									F62		3		
4	Construction									E04		4		
5	Jail — Current operation									G04		5		
6	Purchase of land and equipment									F04		6		
7	Construction	12,509						12,509		E89	12,509	7		
8	Emergency management — Current operation									G89		8		
9	Purchase of land and equipment									E59		9		
10	Flood control — Current operation									G59		10		
11	Purchase of land and equipment									F59		11		
12	Construction	108,765	7,576					116,341		E24	116,341	12		
13	Fire department — Current operation	64,093						64,093		G24	64,093	13		
14	Purchase of land and equipment									F24		14		
15	Construction	415,285	30,398					445,673		E32	445,673	15		
16	Ambulance — Current operation									G32		16		
17	Purchase of land and equipment									E66		17		
18	Building inspections — Current operation									G66		18		
19	Purchase of land and equipment									F66		19		
20	Construction									E66		20		
21	Miscellaneous protective services — Current operation									G66		21		
22	Purchase of land and equipment									F66		22		
23	Construction	1,788						1,788		E32	1,788	23		
24	Animal control — Current operation									G32		24		
25	Purchase of land and equipment									F32		25		
26	Construction									E89		26		
27	Other public safety — Current operation									G89		27		
28	Purchase of land and equipment									F89		28		
29												29		
30												30		
31												31		
32												32		
33												33		
34												34		
35												35		
36												36		
37												37		
38												38		
39												39		
40	TOTAL PUBLIC SAFETY	2,017,413	323,824					2,341,237			2,341,237	40		

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	governmental (Sum of cols. (e) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
41	Section B — PUBLIC WORKS							602,667		E44	602,667	41
42	Roads, bridges, sidewalks — Current operation	455,638	147,029					9,310		G44	9,310	42
43	Purchase of land and equipment	8,451	859							F44		43
44	Construction											44
45	Parking meter and off-street — Current operation									E60		45
46	Purchase of land and equipment									F60		46
47	Construction											47
48	Street lighting — Current operation	31,836	74,975					106,811		E44	106,811	48
49	Traffic control safety — Current operation	3,017	6,433					9,450		E44	9,450	49
50	Purchase of land and equipment	7,421						7,421		G44	7,421	50
51	Construction									F44		51
52	Snow removal — Current operation	53,430	30,708					84,138		E44	84,138	52
53	Purchase of land and equipment									G44		53
54	Highway engineering — Current operation	35,079	3,946					39,025		E44	39,025	54
55	Purchase of land and equipment									G44		55
56	Construction									F44		56
57	Street cleaning — Current operation	32,910						32,910		E81	32,910	57
58	Purchase of land and equipment									G81		58
59	Airport (if not an enterprise) — Current operation									E01		59
60	Purchase of land and equipment									G01		60
61	Construction									F01		61
62	Garbage (if not an enterprise) — Current operation									E81		62
63	Purchase of land and equipment									G81		63
64	Construction									F81		64
65	Other public works — Current operation									E89		65
66	Purchase of land and equipment									G89		66
67	Construction									F89		67
68												68
69												69
70												70
71												71
72												72
73												73
74												74
75												75
76												76
77												77
78												78
79												79
80	TOTAL PUBLIC WORKS	627,762	263,950					891,732			891,732	80

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2011		CITY OF CLEAR LAKE				NON-GAAP - CASH BASIS						
		GAAP		NON-GAAP								
		GAAP		NON-GAAP								
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
81	Section C — HEALTH AND SOCIAL SERVICES									E79	0	81
82	Welfare assistance — Current operation							0		G79	0	82
83	Purchase of land and equipment							0		E36	0	83
84	City hospital — Current operation							0		G36	0	84
85	Purchase of land and equipment							0		F36	0	85
86	Construction							0		E36	0	86
87	Payments to private hospitals — Current operation							0		E32	0	87
88	Health regulation and inspections — Current operation							0		G32	0	88
89	Purchase of land and equipment							0		F32	0	89
90	Construction							7,021		E32	7,021	90
91	Water, air, and mosquito control — Current operation	7,020						0		G32	0	91
92	Purchase of land and equipment							0		F32	0	92
93	Construction							0		E32	0	93
94	Community mental health — Current operation							0		G32	0	94
95	Purchase of land and equipment							0		F32	0	95
96	Construction							0		E79	0	96
97	Other health and social services — Current operation							0		G79	0	97
98	Purchase of land and equipment							0		F79	0	98
99	Construction							0			0	99
100								0			0	100
101								0			0	101
102								0			0	102
103	TOTAL HEALTH AND SOCIAL SERVICES	7,020	1	0	0	0	0	7,021	0		7,021	103
104												104
105												105
106												106
107												107
108												108
109												109
110												110
111												111
112												112
113												113
114												114
115												115
116												116
117												117
118												118
119												119
120												120

CITY OF CLEAR LAKE

GAAP

NON-GAAP = CASH BASIS

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of (g) and (h)) (i)	Line No.
121	Section D — CULTURE AND RECREATION		51,053					350,908		E52	350,908	121
122	Library services — Current operation	299,855						55,150		G82	55,150	122
123	Purchase of land and equipment	55,150								F52	0	123
124	Construction							17,889		E61	17,889	124
125	Museum, band, theater — Current operation	17,889								G61	0	125
126	Purchase of land and equipment	260,691	21,372					282,063		E61	282,063	126
127	Parks — Current operation	123,771						123,771		G61	123,771	127
128	Purchase of land and equipment	101,716						101,716		F61	101,716	128
129	Construction	112,695	626					113,321		E61	113,321	129
130	Recreation — Current operation	230,287						230,287		G61	230,287	130
131	Purchase of land and equipment									F61	0	131
132	Construction	18,167						18,311		E03	18,311	132
133	Cemetery — Current operation									G03	0	133
134	Purchase of land and equipment									E61	0	134
135	Community center, auditorium, zoo and marina									E61	0	135
136	Other culture and recreation									E61	0	136
137	Purchase of land and equipment									G61	0	137
138	Construction									F61	0	138
139	TOTAL CULTURE AND RECREATION	1,220,221	73,195		0	0	0	1,293,416	0		1,293,416	139
140	Section E — COMMUNITY AND ECONOMIC DEVELOPMENT											140
141	Community beautification — Current operation		4,411					4,411		E89	4,411	141
142	Purchase of land and equipment									G89	0	142
143	Economic development — Current operation	100,000						100,000		E89	100,000	143
144	Purchase of land and equipment									G89	0	144
145	Housing and urban renewal — Current operation	66,719	7,567					76,286		E50	76,286	145
146	Purchase of land and equipment									G50	0	146
147	Construction									F50	0	147
148	Planning and zoning — Current operation	6,403						6,403		E29	6,403	148
149	Purchase of land and equipment									G29	0	149
150	Other community and economic development — Current operation	108,520		184,920				293,440		E89	293,440	150
151	Purchase of land and equipment									G89	0	151
152	Construction									F89	0	152
153	TOTAL COMMUNITY AND ECONOMIC DEVELOPMENT	283,642	11,978	184,920	0	0	0	480,540	0		480,540	153
154												154
155												155
156												156
157												157
158												158

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
159	Section F — GENERAL GOVERNMENT							22,678		E29	22,678	159
160	Mayor, council and city manager — Current operation	22,678						0		G29	0	160
161	Purchase of land and equipment							294,421		E23	294,421	162
162	Clerk, Treasurer, financial administration — Current operation	245,545	48,876					0		G23	0	163
163	Purchase of land and equipment							0		E89	0	164
164	Elections — Current operation							0		G89	0	165
165	Purchase of land and equipment							28,000		E25	28,000	166
166	Legal services and city attorney — Current operation	28,000						0		G25	0	167
167	Purchase of land and equipment							31,281		E31	31,281	168
168	City hall and general buildings — Current operation	31,281						0		G31	0	169
169	Purchase of land and equipment							0		F31	0	170
170	Construction							205,219		E89	205,219	171
171	Tort liability — Current operation	205,219						71,116		E89	71,116	172
172	Other general government — Current operation	71,116						0		G89	0	173
173	Purchase of land and equipment							0			0	174
174								0			0	175
175								652,715			652,715	176
176	TOTAL GENERAL GOVERNMENT	603,839	48,876	0	841,650	10,557	0	852,207			852,207	177
177	Section G — DEBT SERVICE							0			0	178
178								0			0	179
179								0			0	180
180								0			0	181
181								0			0	182
182	TOTAL DEBT SERVICE	0	0	0	841,650	10,557	0	852,207			852,207	183
183	Section H — REGULAR CAPITAL PROJECTS — Specify							437,849			437,849	184
184	VFW Lot, Industrial Park, Buddy Holly Corridor, Tourist Park		24,407					413,442			413,442	185
185	10th Ave N, N 4th St, 2nd Ave N, CDBG Proj, N Shore Dr							510,596			510,596	186
186	Fire Station							1,840,351			1,840,351	187
187	Subtotal Regular Capital Projects	0	24,407	0	0	2,764,389	0	2,788,796			2,788,796	188
188	— TIF CAPITAL PROJECTS — Specify							0			0	189
189								0			0	190
190								0			0	191
191								0			0	192
192	Subtotal TIF Capital Projects	0	0	0	0	2,764,389	0	2,788,796			2,788,796	193
193	TOTAL CAPITAL PROJECTS	0	24,407	0	0	2,774,946	0	2,788,796			2,788,796	194
194	TOTAL GOVERNMENTAL ACTIVITIES EXPENDITURES	4,759,917	746,231	184,920	841,650	2,774,946	0	9,307,664			9,307,664	195
195	(Sum of lines 40, 80, 103, 139, 153, 176, 182, 193)							0			0	196

CITY OF CLEAR LAKE

GAAP

NON-GAAP = CASH BASIS

Line No.	Item description	CITY OF CLEAR LAKE			Capital projects	Permanent Fund	Total current governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
		General (a)	Special revenue (b)	TIF Special revenue (c)							
197	Section I — BUSINESS TYPE ACTIVITIES										197
198	Water — Current operation						544,720	E91	544,720		198
199	Purchase of land and equipment							G91			199
200	Construction							F91			200
201	Sewer and sewage disposal — Current operation						127,834	E80	127,834		201
202	Purchase of land and equipment							G80			202
203	Construction							F80			203
204	Electric — Current operation							E92			204
205	Purchase of land and equipment							G92			205
206	Construction							F92			206
207	Gas Utility — Current operation							E93			207
208	Purchase of land and equipment							G93			208
209	Construction							F93			209
210	Parking — Current operation							E80			210
211	Purchase of land and equipment							G80			211
212	Construction							F80			212
213	Airport — Current operation							E01			213
214	Purchase of land and equipment							G01			214
215	Construction							F01			215
216	Landfill/Garbage — Current operation						451,230	E81	451,230		216
217	Purchase of land and equipment							G81			217
218	Construction							F81			218
219	Hospital — Current operation							E36			219
220	Purchase of land and equipment							G36			220
221	Construction							F36			221
222	Transit — Current operation							E94			222
223	Purchase of land and equipment							G94			223
224	Construction							F94			224
225	Cable TV, telephone, Internet — Current operation							E03			225
226	Purchase of land and equipment							G03			226
227	Housing authority — Current operation							E50			227
228	Purchase of land and equipment							G50			228
229	Construction							F50			229
230	Storm water — Current operation						66,328	E80	66,328		230
231	Purchase of land and equipment							G80			231
232	Construction							F80			232
233											233
234											234
235											235
236											236

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2011		— Continued		CITY OF CLEAR LAKE			<input checked="" type="checkbox"/> GAAP		<input type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
237	Section I — BUSINESS TYPE ACTIVITIES — Cont.											237
238	Other business type — Current operation									E89	0	238
239	Purchase of land and equipment									G89	0	239
240	Construction									F89	0	240
241												241
242	Enterprise Debt Service								39,022		39,022	242
243	Enterprise Capital Projects								514,536		514,536	243
244	Enterprise TIF Capital Projects										0	244
245	Internal service funds — Specify											245
246											0	246
247											0	247
248											0	248
249											0	249
250											0	250
251	TOTAL BUSINESS TYPE ACTIVITIES								1,745,670		1,745,670	251
252												252
253	TOTAL EXPENDITURES (Sum of lines 194 and 251)	4,759,917	748,231	184,920	841,650	2,774,946	0	9,307,664	1,745,670		11,053,334	253
254	Section J — OTHER FINANCING USES INCLUDING TRANSFERS OUT									NE		254
255	Regular transfers out	514,784	40,000			348,605		903,389	14,000		917,389	255
256	Internal TIF loans/repayments and transfers out			2,026,606				2,026,606			2,026,606	256
257								0			0	257
258	TOTAL OTHER FINANCING USES	514,784	40,000	2,026,606	0	348,605	0	2,929,995	14,000		2,943,995	258
259	TOTAL EXPENDITURES AND OTHER FINANCING USES (Sum of lines 253 and 258)	5,274,701	788,231	2,211,526	841,650	3,123,551	0	12,237,659	1,759,670		13,997,329	259
260												260
261												261
262	Ending fund balance June 30, 2011:											262
263	Governmental:						350,340	350,340			350,340	263
264	Nonspendable		1,980,297	172,603	11,409	425,156	3,819	2,593,284			2,593,284	264
265	Restricted	574,136				23,804		597,940			597,940	265
266	Committed							0			0	266
267	Assigned	2,881,372						2,881,372			2,881,372	267
268	Unassigned	3,435,508	1,980,297	172,603	11,409	448,960	354,159	6,402,938			6,402,938	268
269	Total Governmental	3,435,508	1,980,297	172,603	11,409	448,960	354,159	6,402,938	18,433,230		18,433,230	269
270	Proprietary											270
271	Total ending fund balance June 30, 2011	3,435,508	1,980,297	172,603	11,409	448,960	354,159	6,402,938	18,433,230		24,836,166	271
272	TOTAL REQUIREMENTS (Sum of lines 259 and 270)	8,710,209	2,768,528	2,384,129	853,059	3,572,511	354,159	18,640,595	20,192,900		38,833,495	272

Part III INTERGOVERNMENTAL EXPENDITURES
 Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount, omit cents.

Purpose	Amount paid to other local governments
Correction.....	M06 \$
Health.....	M32
Highways.....	M44
Transit subsidies.....	M94
Libraries.....	M52
Police protection.....	M52
Sewerage.....	M89
Sanitation.....	M81
All other.....	M89 \$\$

Purpose	Amount paid to State
Highways.....	L44 \$
All other.....	L39 \$

Part IV SALARIES AND WAGES
 Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total salaries and wages paid.....	Amount - Omit cents	
	Z000	\$
		2 755 729

Part V DEBT OUTSTANDING, ISSUED, AND RETIRED

A. Long-term debt	Debt outstanding JULY 1, 2010 (a)	Debt during the fiscal year		Debt Outstanding JUNE 30, 2011				Interest paid this year (h)
		Issued (b)	Retired (c)	General obligation (d)	TIF revenue (e)	Revenue (f)	Other (g)	
1. Water utility	18U \$ 1,595,000	29U \$	39U \$ 191,000	49U \$ 1,604,000	49U \$	49U \$	49U \$	191 \$ 49,074
2. Sewer utility	18U 120,000	29U	39U	49U	49U	49U	49U 120,000	189
3. Electric utility	18U	29U	39U	49U	49U	49U		192
4. Gas utility	18U	29U	39U	49U	49U	49U		194
5. Transit-bus	18U	29U	39U	49U	49U	49U		189
6. Industrial Revenue	18T	24T	34T		44T	44T		189
7. Mortgage revenue	18T	24T	34T		44T	44T		189
8. TIF revenue	18U	29U	39U	49U	49U	49U	49U	189
9. Capital Projects	18U 2,860,000	29U	39U 610,000	49U 2,250,000	49U	49U	49U	189 87,273
Pool	18U 420,000	29U	39U 70,000	49U 350,000	49U	49U	49U	189 15,533
Lake	18U 867,500	29U	39U 45,000	49U 822,500	49U	49U	49U	189 10,546
Fire Station	18U	29U 2,300,000	39U	49U 2,300,000	49U	49U	49U	189
12.	18U	29U	39U	49U	49U	49U	49U	189
13.	18U	29U	39U	49U	49U	49U	49U	189
14.	18U	29U	39U	49U	49U	49U	49U	189
Total long-term debt	5,862,500	2,300,000	918,000	7,126,500	0	0	120,000	165,724

B. Short-term debt	Amount - Omit cents	
Outstanding as of JULY 1, 2010	61V \$	
Outstanding as of JUNE 30, 2011	64V \$	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATION BONDS
 Actual valuation - January 1, 2009

Amount - Omit cents	
\$	747,349,306 x .05 = \$ 37,367,465

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2011

Type of asset	Amount - Omit cents				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	all other funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	W31	W31		W61	
	\$	\$		8,140,321	8,140,321

REMARKS

VEENSTRA & KIMM, INC.
 Consulting Engineering

Stone Creek Office Building
 2800 Fourth Street, Suite 9
 Mason City, Iowa 56401
 Ph: 641-421-8008 Fax: 641-380-0313



City of Clear Lake

APPLICATION FOR PAYMENT NO. 2

Date: November 15, 2011

Project Title: 10th Avenue North STP Street Reconstruction Project

Contractor: Wicks Construction, Inc.

Original Contract Amount: \$561,186.22

Pay Period: September 30, 2011 to October 31, 2011

Contract Date: August 15, 2011

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	BID ITEMS		EXTENDED PRICE	QUANTITY COMPLETED	VALUE COMPLETED	PERCENTAGE COMPLETED
					UNIT PRICE					
10	2101-035002	CLEAR & CRUISE	UNIT	130.0	12.00		1,560.00	130.0	1,560.00	100.0%
20	2105-442505	TOPSOIL, FURNISH AND SPREAD	CY	200.0	26.50		5,300.00	0.0	-	0.0%
30	2105-442505	TOPSOIL, FURNISH AND SPREAD	CY	194.0	13.00		2,522.00	0.0	-	0.0%
40	2107-0875000	COMPACTION W/NOBSTORE + DENSITY CONTROL	TON	862.0	5.20		4,482.40	0.0	-	0.0%
50	2211-3760400	RELOCATION OF MAIL BOX	EACH	8.0	115.00		920.00	8.0	920.00	100.0%
60	2312-2425011	GRANULAR SUBFILL ON MD CL A CR STONE	TON	650.0	18.00		11,700.00	0.0	-	0.0%
70	2402-0425011	GRANULAR SUBFILL	TON	200.0	15.00		3,000.00	1.0	1,500.00	0.5%
80	2405-010148	MANHOLE, SAN SW, SW-50", 48"	EACH	2.0	3,400.00		6,800.00	2.0	6,800.00	100.0%
90	2405-020100	MANHOLE, SAN SW, SW-50"	EACH	4.0	2,000.00		8,000.00	1.0	2,000.00	0.1%
100	2405-020100	MANHOLE, SAN SW, SW-50"	EACH	2,406.0	11.00		26,466.00	116.0	1,496.00	0.0%
110	2502-8212306	SUBDRAIN, STD, PERFORATED, 6"	EA	2.0	100.00		200.00	0.0	-	0.0%
120	2502-8212306	SUBDRAIN, STD, PERFORATED, 6"	EA	10.0	100.00		1,000.00	0.0	-	0.0%
130	2502-8212306	SUBDRAIN, STD, PERFORATED, 6"	EA	11.0	24.00		264.00	0.0	-	0.0%
140	2503-011015	STORM SWR, GRANIT, MAIN, TRENCHED, HOPE, 15"	LF	193.0	48.00		9,264.00	23.0	1,120.00	1.2%
150	2503-0114215	STORM SWR, GRANIT, TRENCHED, RCP 2000D, 15"	LF	364.0	48.00		17,472.00	33.0	1,578.00	0.9%
160	2503-0114215	STORM SWR, GRANIT, TRENCHED, RCP 2000D, 15"	LF	294.0	47.00		13,818.00	209.0	14,523.00	105.1%
170	2503-0114215	STORM SWR, GRANIT, TRENCHED, RCP 2000D, 21"	LF	794.0	15.00		11,910.00	7.0	385.00	0.3%
180	2503-0114215	STORM SWR, GRANIT, TRENCHED, RCP 2000D, 24"	LF	6.0	15.00		90.00	18.0	5,245.00	93.0%
190	2503-0114215	STORM SWR, GRANIT, TRENCHED, RCP 2000D, 24"	LF	412.0	17.00		6,994.00	70.0	2,990.00	12.0%
200	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 8"	LF	16.0	50.00		800.00	5.0	250.00	3.1%
210	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
220	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
230	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
240	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
250	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
260	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
270	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
280	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
290	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
300	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
310	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
320	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
330	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%
340	2504-014012	SAN SWR, GRANIT, TRENCHED, PCC, 12"	LF	392.5	5.50		2,158.75	33.0	8,777.00	65.4%

SIGN DATE

VEENSTRA & KIMM, INC.
 Consulting Engineering

Stone Creek Office Building
 2800 Fourth Street, Suite 9
 Mason City, Iowa 50401
 Ph: 641-211-8008 Fax: 641-380-0113

City of Clear Lake

Date: November 15, 2011

APPLICATION FOR PAYMENT NO. 2

Project Title: 10th Avenue North STP Street Reconstruction Project

Original Contract Amount: \$561,186.22

Contract Date: August 15, 2011

Contractor: Wicks Construction, Inc.
 Pay Period: September 30, 2011 to October 31, 2011



ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	BID ITEMS		EXTENDED PRICE	QUANTITY COMPLETED	VALUE COMPLETED	PERCENTAGE COMPLETED	
					UNIT PRICE						
350	2579-6070120	PATCH FULL DEPTH FINISH BY COUNT	EACH	3.0	200.00		600.00	0.0		0.0%	
360	2579-6070120	MOBILIZATION	LS	1.0	20,000.00		20,000.00	50.0%	10,000.00	50.0%	
370	2579-6070120	TRENCH CONSTRUCTION	LS	1.0	4,360.00		4,360.00	84.0%	3,672.00	84.0%	
380	3554-0114006	WATER MAIN, IRRENGED, POLYVINYL CHLORIDE PIPE (PVC), 4"	LF	16.0	52.50		840.00	11.0	577.50	64.8%	
390	3554-0114006	WATER MAIN, IRRENGED, POLYVINYL CHLORIDE PIPE (PVC), 6"	LF	8.0	54.50		436.00	10.0	545.00	125.0%	
400	3554-0114006	WATER MAIN, IRRENGED, POLYVINYL CHLORIDE PIPE (PVC), 8"	LF	1,359.0	37.00		50,283.00	133.0	49,210.00	97.9%	
410	2574-0201000	FITTINGS BY WEIGHT, DI	LB	750.0	9.00		6,750.00	4.0	36.00	0.5%	
420	2574-0201000	VALVE, GATE, DIP, 8 IN.	EACH	4.0	1,000.00		4,000.00	0.0		0.0%	
430	2574-0212010	VALVE BOX REPAIRMENT	EACH	14.0	170.00		2,380.00	11.0	1,870.00	78.6%	
440	2579-9999005	CORPORATION STOP, 1"	EACH	2.0	184.00		368.00	4.0	736.00	30.8%	
450	2579-9999005	CURB STOP & BOX, 3/4"	EACH	13.0	300.00		3,900.00	0.0		0.0%	
460	2579-9999005	INLET PROTECTION	EACH	2.0	164.00		328.00	4.0	656.00	57.1%	
470	2579-9999005	WATER SERVICE, COPPER, 1/2"	EACH	1.0	1,540.00		1,540.00	8.0	840.00	54.5%	
480	2579-9999005	WATER SERVICE, COPPER, 3/4"	EACH	4.0	165.00		660.00	1.0	165.00	16.7%	
490	2579-9999005	WATER SERVICE, COPPER, 1"	EACH	1.0	2,400.00		2,400.00	8.0	1,920.00	80.0%	
500	2579-9999005	STORM SEWER, 18"x15" RCP/TE	LF	1.0	1,300.00		1,300.00	0.0		0.0%	
510	2579-9999005	STORM SEWER, 18"x15" RCP/TE	LF	451.4	21.00		9,479.40	60.0	1,260.00	13.3%	
520	2579-9999009	WATER SERVICE, COPPER, 1/2"	LF	60.0	30.00		1,800.00	0.0		0.0%	
530	2601-1624150	WATER SERVICE, COPPER, 1/2"	ACRE	1.0	2,300.00		2,300.00	0.0		0.0%	
540	2601-1624150	WATER SERVICE, COPPER, 3/4"	ACRE	0.5	3,200.00		1,600.00	0.0		0.0%	
550	2601-1624150	WATER SERVICE, COPPER, 1"	ACRE	0.5	1,100.00		550.00	0.0		0.0%	
560	2602-0000020	STABILIZE CRCP-SEED+FERTILIZER (URBAN)	LF	4.50	4.50		738.00	0.0		0.0%	
570	2602-0000020	SILT FENCE	LF	164.0	1.00		164.00	0.0		0.0%	
580	2602-0000060	RAWL OF SILT FENCE	LF	164.0			164.00	0.0		0.0%	
SUB TOTAL							\$	391,508.67		171,653.80	
ALTERNATE 1											
590	2102-2710070	EXCAVATION, CL TO HDWY+BORROW	CV	1,304	9.35		12,282.00	0		0.0%	
600	2115-0100000	WOODPILE SUBBASE	CV	815	14.60		11,907.00	0		0.0%	
610	2301-1013060	STDS F RCC PAVT, CL CL, 6"	SY	4,597	28.15		129,405.55	0		0.0%	
620	2301-6911722	PCC PAVT 5AMPF	LS	1	500.00		500.00	0%		0.0%	
TOTAL ALTERNATE 1							\$	189,627.55			
TOTAL STP - U - 13721617--70-17							\$	581,136.22		171,653.80	30.6%

SIGN DATE

VEENSTRA & KIMM, INC.

• Consulting Engineering

Stone Creek Office Building
2800 Fourth Street, Suite 9
Mason City, Iowa 50401
Ph: 641-421-8008 Fax: 641-380-0313

City of Clear Lake

Date: November 15, 2011

Project Title: 10th Avenue North STP Street Reconstruction Project
Original Contract Amount: \$561,186.22
Contract Date: August 15, 2011

Contractor: Wick's Construction, Inc.
Pay Period: September 30, 2011 to October 31, 2011

APPLICATION FOR PAYMENT NO. 2



ITEM NO.	ITEM CODE	ITEM	UNIT	CONTRACT QUANTITIES		CONTRACT PRICES		EXTENDED PRICES		QUANTITIES COMPLETE		VALUE COMPLETE		TOTAL VALUE COMPLETE
				Division 1	Division 2	Unit Price	Extended Price	Division 1	Division 2	Value	Value			
10	2101-03-0002	CLEAR - GULCH	UNIT	130.0		12.00	1,560.00	130.0	0	1,560.00		1,560.00		
20	2105-04-0005	TOPSOIL, FURNISH AND SPREAD	CU	200		26.50	5,300.00	0	0	5,300.00		5,300.00		
30	2105-04-0015	TOPSOIL, STRIP, SALVAGE + SPREAD	CU	394		13.00	5,122.00	0	0	5,122.00		5,122.00		
40	2107-08-0000	COMPACTION W/MOISTURE + DENSITY CONTROL	CU	862		5.20	4,482.40	0	0	4,482.40		4,482.40		
50	2213-10-0000	RELOCATION OF MAIL BOX	EACH	8		115.00	920.00	8	5	575.00		575.00		
60	2112-02-0001	GRAVULAR SURF ON MD. CL. A CR STONE	TON	350.0		18.00	6,300.00	350.0	360.15	6,481.70		6,481.70		
70	2402-04-0011	GRAVULAR BACKFILL	TON	100.0		15.00	1,500.00	0	0	1,500.00		1,500.00		
80	2435-03-0148	MANHOLE, 54" SWR, SW-501, 48"	EACH	2		3,400.00	6,800.00	0	0	6,800.00		6,800.00		
90	2435-02-0100	IN-TAKE, SW-502	EACH	2		2,500.00	5,000.00	0	0	5,000.00		5,000.00		
100	2435-02-0200	IN-TAKE, SW-502	EACH	2		3,060.00	6,120.00	2	2	6,120.00		6,120.00		
110	2502-02-1306	SUBDRAIN, STD. PERFORATED, 6"	LF	2,406		11.00	26,466.00	136	136	1,496.00		1,496.00		
120	2502-02-1106	SUBDRAIN RISER	EACH	10		100.00	1,000.00	0	0	1,000.00		1,000.00		
130	2502-02-0193	SUBDRAIN OUTLET (RF-1) 90	EACH	10		44.00	440.00	0	0	440.00		440.00		
140	2501-01-1015	STORM SEWER, GRAVITY MAIN TRENCHED, HOPE, 15"	LF	193		45.00	8,685.00	25	25	1,125.00		1,125.00		
150	2501-01-1415	STORM SWR, C/MAN, TRENCHED, RCP 20000, 15"	LF	394		47.50	18,717.50	312	312	15,438.00		15,438.00		
160	2501-01-1421	STORM SWR, C/MAN, TRENCHED, RCP 20000, 18"	LF	294		47.50	13,867.50	309	309	14,571.00		14,571.00		
170	2501-01-1421	STORM SWR, C/MAN, TRENCHED, RCP 20000, 24"	LF	6		35.00	210.00	7	7	245.00		245.00		
180	2501-01-1424	STORM SWR, C/MAN, TRENCHED, RCP 20000, 24"	LF	6		15.00	90.00	6	6	90.00		90.00		
190	2502-02-0016	RAW STORM SWR PIPE, LE, 36"	LF	412		32.00	13,184.00	383	70.0	12,383.00		12,383.00		
200	2502-02-0016	RAW STORM SWR PIPE, LE, 36"	LF	16		50.00	800.00	5	5	250.00		250.00		
210	2504-01-1401	15" SWR, C/MAN, TRENCHED, PVC, 12"	LF	392.5		26.20	10,283.50	335.0	375.0	8,777.00		8,777.00		
220	2504-02-0406	15" SWR, SERVICE STUD, PVC, 6"	LF	104		5.00	520.00	571	375.0	3,140.50		3,140.50		
230	2510-02-0501	RAVIT, CP, PAVT	EACH	3		500.00	1,500.00	2	0	1,000.00		1,000.00		
240	2510-02-0501	RAVIT, CP, FINITE + UTILITY ACCESS	EACH	3		7.50	22.50	84	0	630.00		630.00		
250	2511-04-1500	RAVIT, CP, SIDEWALK	SY	381		37.35	14,230.35	0.0	0.0	0.00		0.00		
260	2511-04-1500	RAVIT, CP, SIDEWALK	SY	381		41.35	15,770.35	0.0	0.0	0.00		0.00		
270	2511-04-1500	RAVIT, CP, SIDEWALK	SY	381		42.40	16,072.40	0.0	0.0	0.00		0.00		
280	2511-04-1500	RAVIT, CP, SIDEWALK	SY	60		887.2	53,232.00	0.0	0.0	0.00		0.00		
290	2511-04-1500	RAVIT, CP, SIDEWALK	SY	669.1		185.00	123,673.50	6	32.0	5,880.00		5,880.00		
300	2511-04-1500	RAVIT, CP, SIDEWALK	SY	669.1		100.00	66,910.00	6	6	600.00		600.00		
310	2516-01-0001	SAFETY CLOSURE	EACH	1		3,200.00	3,200.00	0	0	0.00		0.00		
320	2516-02-0010	RAVIT, CP, SIDEWALK	SY	104		11,960.00	1,243,360.00	0	0	0.00		0.00		
330	2525-04-0110	TRAFFIC CONTROL	SY	3		200.00	600.00	0	0	0.00		0.00		
340	2525-07-0110	PATCH, FULL-DEPTH FINISH, BY AREA	EACH	1		20,000.00	20,000.00	50%	0	10,000.00		10,000.00		
350	2525-07-0120	PATCH, FULL-DEPTH FINISH, BY COUNT	LS	1		4,180.00	4,180.00	50%	0	2,090.00		2,090.00		
360	2531-09-0005	MOBILIZATION	LF	0.5		32.50	16.25	34%	0	11.65		11.65		
370	2532-00-0000	TRENCH COMPACTING TESTING	LF	16		32.50	520.00	0	0	0.00		0.00		
380	2554-01-1404	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 4"	LF	8		54.50	436.00	10	10	545.00		545.00		
390	2554-01-1406	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6"	LF	8		54.50	436.00	10	10	545.00		545.00		

WVK

VEENSTRA & KIMM, INC.
 Consulting Engineers

Stone Creek Office Building
 2800 Fourth Street, Suite 9
 Mason City, Iowa 50401
 Ph: 641-421-8008 Fax: 641-380-0113

City of Clear Lake

Date: November 15, 2011

Project Title: 10th Avenue North STP Street Reconstruction Project
 Original Contract Amount: \$561,186.22
 Contract Date: August 15, 2011

Contractor: Wickes Construction, Inc.
 Pay Period: September 30, 2011 to October 31, 2011

ITEM NO.	ITEM CODE	ITEM	UNIT	CONTRACT QUANTITIES		CONTRACT PRICES		QUANTITY COMPLETE		VALUE COMPLETE		TOTAL VALUE
				DIVISION 1	DIVISION 2	EXTENDED PRICE	EXTENDED PRICE	DIVISION 1	DIVISION 2	DIVISION 1	DIVISION 2	
400	255440114008	WATER MAIN, TRINCHED, POLYVINYL CHLORIDE PIPE (PVC), 8"	LF	1,359	1,359	\$7.00	\$9,513.00	0	0	\$0.00	\$0.00	\$9,513.00
410	255440203001	VALVE, CAST, DIP, 8 IN.	EA	4	4	1,000.00	4,000.00	0	0	\$0.00	\$0.00	\$4,000.00
420	255440207008	VALVE BOX REPLACEMENT	EA	14	14	170.00	2,380.00	0	0	\$0.00	\$0.00	\$2,380.00
430	255440212010	CORROSION STOP, 3/4"	EA	2	2	184.00	368.00	0	0	\$0.00	\$0.00	\$368.00
440	255440212010	CORROSION STOP, 1"	EA	13	13	300.00	3,900.00	0	0	\$0.00	\$0.00	\$3,900.00
450	255440212010	CURB STOP & BOX, 3/4"	EA	2	2	110.00	220.00	0	0	\$0.00	\$0.00	\$220.00
460	255440212010	CURB STOP & BOX, 1"	EA	6	6	145.00	870.00	0	0	\$0.00	\$0.00	\$870.00
470	255440212010	INLET PROTECTION	EA	10	10	240.00	2,400.00	0	0	\$0.00	\$0.00	\$2,400.00
480	255440212010	SANITARY SEWER WYE, 8"-6"	EA	1	1	1,300.00	1,300.00	0	0	\$0.00	\$0.00	\$1,300.00
490	255440212010	SANITARY SEWER WYE, 12"-6"	EA	1	1	21.00	21.00	0	0	\$0.00	\$0.00	\$21.00
500	255440212010	WATER SERVICE, COPPER, 3/4"	LF	451.4	451.4	30.00	13,542.00	0	0	\$0.00	\$0.00	\$13,542.00
510	255440212010	WATER SERVICE, COPPER, 1"	LF	60.0	60.0	30.00	1,800.00	0	0	\$0.00	\$0.00	\$1,800.00
520	255440212010	MULCHING, WOOD CELLULOSE FIBER	ACRE	1.00	1.00	1,200.00	1,200.00	0	0	\$0.00	\$0.00	\$1,200.00
530	2601-2646044	SEED + FERTILIZER (URBAN)	ACRE	0.5	0.5	1,100.00	550.00	0	0	\$0.00	\$0.00	\$550.00
540	2601-2642120	STABILIZE CROP - SEED + FERTILIZER (URBAN)	ACRE	164	164	4.50	738.00	0	0	\$0.00	\$0.00	\$738.00
550	2602-0000010	SITTING	LF	164	164	1.00	164.00	0	0	\$0.00	\$0.00	\$164.00
560	2602-0000060	RAWL OF SILT FENCE	LF	164	164	1.00	164.00	0	0	\$0.00	\$0.00	\$164.00
				SUB TOTAL			391,508.67					391,508.67
				TOTAL ALTERNATE 1			561,186.22					561,186.22
				TOTAL STP - U - 1372(617)-70-17			561,186.22					561,186.22

SIGN DATE

APPLICATION FOR PAYMENT NO. 2



RESOLUTION No. _____

A RESOLUTION ACCEPTING WORK

WHEREAS, on August 29, 2011 the City of Clear Lake, Iowa, entered into a contract with Dean Snyder Construction, of Clear Lake, Iowa, for the Clear Lake VFW Parking Lot Project, within the City, as therein described; and

WHEREAS, said contractor has fully completed the construction of said improvements, known as the Clear Lake VFW Parking Lot Project, in accordance with the terms and conditions of said contract and plans and specifications, as shown on the certificate of the Engineer filed with the Clerk on November 17, 2011:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, IOWA:

Section 1. That said report of the Engineer be and the same is hereby approved and adopted and said improvements are hereby accepted as having been fully completed in accordance with the said plans, specifications and contract. The total contract cost of the improvements payable under said contract is hereby determined to be \$142,654.48.

PASSED AND APPROVED this 21st day of November, 2011.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

November 17, 2011

Scott Flory, City Administrator
City of Clear Lake
15 North 6th Street
Clear Lake, Iowa 50428

RE: Clear Lake VFW Parking Lot Project
Clear Lake, Iowa
FINAL PAYMENT CERTIFICATE

Dear Mr. Flory:

This is to verify that the contractor for the above project, Dean Snyder Construction Co., Inc., has completed to the best of our knowledge, the work identified as complete in compliance with the contract documents.

Total Original Contract Amount	\$139,236.25
Change Order No. 1	<u>\$1,605.66</u>
Total Contract Amount with Change Orders	\$140,841.91
Total Contract Items Completed	\$142,654.48
Less Retainage (5%)	\$7,132.72
Less Previous Payment	<u>\$94,646.12</u>
CURRENT AMOUNT DUE	\$40,875.64

A tabulation of the contract work completed is enclosed. The Contractor has satisfactorily completed all work. It is recommended that the City make final acceptance of the project and that the Contractor be paid the current amount due, \$40,875.63. Upon the elapse of 30 days following final acceptance and providing no claims have been filed, the retainage of \$7,132.72 should be paid to the Contractor.

Please do not hesitate to call if you have any questions.

Sincerely,

YAGGY COLBY ASSOCIATES

Michael L. Danburg, PE
Project Engineer

enclosures

TKM/jmm
11397/legal/paycert_final vfw parking lot.doc

cc: Dean Snyder Construction Co., P.O. Box 181, Clear Lake, Iowa 50428



**YAGGY
COLBY**

ASSOCIATES
*Building Ideas
With Excellence*
1-970-210-110

ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYORS

PLANNERS

Mason City Office:
215 North Adams
Mason City, IA 50401
641-424-8344
641-424-0351 Fax

Rochester Office:
507-289-6464

Orlando/PA Office:
651-681-9040

Dallas Office:
282-646-6855

**FINAL PAYMENT CERTIFICATE
 CLEAR LAKE VFW PARKING LOT PROJECT
 CLEAR LAKE, IOWA
 YCA PROJECT #11397-11
 November 17, 2011**



NO.	ITEM	CONTRACT QUANTITY			UNIT PRICE	THIS	AMOUNT
		QUANTITY	TO DATE	UNIT		PERIOD	TO DATE
1	Remove Pavement	305	339.83	SY	\$6.00	\$0.00	\$2,038.98
2	Remove Sidewalk	75	75.00	SY	\$4.40	\$0.00	\$330.00
3	Excavation, Cl. 10	750	750.00	CY	\$10.50	\$0.00	\$7,875.00
4	Below Grade Excavation	50	77.50	CY	\$10.50	\$199.50	\$813.75
5	Pervious Concrete Pavement, 6"	316	316.81	SY	\$40.00	\$0.00	\$12,672.40
6	PCC Pavement, 6", Cl. C	1,640	1648.00	SY	\$36.50	\$17,274.72	\$60,152.00
7	PCC Vertical Curb, 6" x 12", Cl. C	215	215.00	LF	\$22.75	\$4,550.00	\$4,891.25
8	Stone Recharge Bed	325	359.67	TON	\$21.40	\$0.00	\$7,696.94
9	Engineering Fabric	780	780.00	SY	\$2.60	\$0.00	\$2,028.00
10	PCC Driveway, 6", Cl. C	50	55.00	SY	\$36.50	\$863.96	\$2,007.50
11	PCC Sidewalk, 4", Cl. C	1,165	1165.00	SF	\$3.35	\$3,902.75	\$3,902.75
12	PCC Sidewalk, 6", Cl. C	125	149.00	SF	\$6.00	\$617.52	\$894.00
13	Detectable Warning Panel	24	16.00	SF	\$36.00	\$288.00	\$576.00
14	PCC Drainage Flume	2	2.00	EA	\$50.00	\$100.00	\$100.00
15	Storm Sewer Intake, SW-512	1	1.00	EA	\$1,819.00	\$0.00	\$1,819.00
16	Storm Sewer, 12" RCP, Cl. 3	20	20.00	LF	\$53.50	\$0.00	\$1,070.00
17	Connect to Existing Storm Sewer Intake	1	1.00	EA	\$535.00	\$0.00	\$535.00
18	Longitudinal Subdrain, 6"	260	260.00	LF	\$19.95	\$0.00	\$5,187.00
19	Subdrain Cleanout, 6"	2	3.00	EA	\$210.00	\$420.00	\$630.00
20	Subdrain Outlet (RF-19C)	2	2.00	EA	\$315.00	\$0.00	\$630.00
21	Topsoil, Furnish and Place	50	50.00	TON	\$42.00	\$2,100.00	\$2,100.00
22	PCC Paver Base, 4"	1,205	1205.00	SF	\$3.00	\$2,503.77	\$3,615.00
23	Sidewalk Pavers, Install Only	1,205	1205.00	SF	\$3.00	\$2,503.77	\$3,615.00
24	Remove & Salvage Sidewalk Pavers	135	135.00	SY	\$6.75	\$0.00	\$911.25
25	Decorative Street Light, Remove and Re-install	2	2.00	EA	\$1,000.00	\$0.00	\$2,000.00
26	Mulching and Landscape Fabric	145	145.00	SY	\$10.00	\$1,450.00	\$1,450.00
27	Shrubs, Furnished & Installed with Warranty	37	37.00	EA	\$34.00	\$1,258.00	\$1,258.00
28	Trees, Furnished & Installed with Warranty, Balled and Burlap, 2" - 2 1/2"	3	3.00	EA	\$245.00	\$735.00	\$735.00
29	Rain Garden	1	1.00	LS	\$1,885.00	\$1,885.00	\$1,885.00
30	Disconnect Water Service	1	1.00	EA	\$630.00	\$0.00	\$630.00
31	Parking Lot Striping, Symbols and Signage	1	1.00	LS	\$2,000.00	\$2,000.00	\$2,000.00
32	Traffic Control	1	1.00	LS	\$1,500.00	\$375.00	\$1,500.00
33	Mobilization	1	1.00	LS	\$3,500.00	\$0.00	\$3,500.00
TOTAL						\$43,026.99	\$141,048.82
Change Order No. 1							
1 PCC Pavement Patch, 6", Cl. M		34.83	34.83	EA	\$46.10	\$0.00	\$1,605.66
TOTAL CHANGE ORDER NO. 1						\$0.00	\$1,605.66
TOTAL PROJECT						\$43,026.99	\$142,654.48

November 17, 2011

Scott Flory, City Administrator
City of Clear Lake
15 North 6th Street
Clear Lake, Iowa 50428

**RE: Clear Lake VFW Parking Lot Project
Clear Lake, Iowa
CERTIFICATE OF COMPLETION**

Dear Mr. Flory:

As evidenced by the Final Payment Certificate dated November 17, 2011, all construction work on the project has been satisfactorily completed.

Based on our review of submittals, periodic site observation and tabulation of final quantities, it is Yaggy Colby Associates' opinion that the completed work is in general conformance with the approved project plans and specifications. This letter serves as our certificate of completion for the project.

If we can be of further service, please do not hesitate to call.

Sincerely,

YAGGY COLBY ASSOCIATES



Michael L. Danburg, PE
Project Engineer

TMc/MLD/jmm
11397/legal/client_1vfw parking lot.doc



ASSOCIATES
*Architects • Planners
Engineers*
11970 - 20110

ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYORS

PLANNERS

Mason City Office:

215 North Adams
Mason City, IA 50401
841-424-6344
841-424-0351 Fax



Rockwell Office:

607-288-8484

Osaka/Si Paul Office:

651-681-9040

Dalfield Office:

282-646-6995

**FINAL PROJECT COSTS - COST SHARE ASSISTANCE AGREEMENT
 CLEAR LAKE ENHANCEMENT AND RESTORATION PROJECT (PERVIOUS CONCRETE)
 CLEAR LAKE VFW PARKING LOT PROJECT
 CLEAR LAKE, IOWA
 YCA PROJECT #11397-11
 November 17, 2011**



NO.	ITEM	CONTRACT QUANTITY			UNIT PRICE	AMOUNT TO DATE
		QUANTITY	TO DATE	UNIT		
5	Pervious Concrete Pavement, 6"	316	316.81	SY	\$40.00	\$12,672.40
8	Stone Recharge Bed	325	359.67	TON	\$21.40	\$7,696.94
9	Engineering Fabric	780	780.00	SY	\$2.60	\$2,028.00
14	PCC Drainage Flume	2	2.00	EA	\$50.00	\$100.00
15	Storm Sewer Intake, SW-512	1	1.00	EA	\$1,819.00	\$1,819.00
16	Storm Sewer, 12" RCP, Cl. 3	20	20.00	LF	\$53.50	\$1,070.00
18	Longitudinal Subdrain, 6"	260	260.00	LF	\$19.95	\$5,187.00
19	Subdrain Cleanout, 6"	2	3.00	EA	\$210.00	\$630.00
20	Subdrain Outlet (RF-19C)	2	2.00	EA	\$315.00	\$630.00
29	Rain Garden	1	1.00	LS	\$1,885.00	\$1,885.00
TOTAL						\$33,718.34

RESOLUTION _____

Obligating funds from the Clear Lake Consolidated Urban Renewal Tax Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$11,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2012 with respect to the City's Development Agreement with North Iowa Cultural Center & Museum dated February 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2012;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$11,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2012.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2011 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 21, 2011.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

RESOLUTION _____

Obligating funds from the Clear Lake Consolidated Urban Renewal Tax Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area: and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$80,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2012 with respect to the City's Development Agreement with Titan Pro SCI dated March 2010; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2012;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$80,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2012.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2011 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 21, 2011.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

RESOLUTION _____

Obligating funds from the Clear Lake Consolidated Urban Renewal Tax Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$35,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2012 with respect to the City's Development Agreement with Snyder Construction Partnership (Moss Buster) dated December 2009; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2012;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$35,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2012.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2011 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 21, 2011.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Clear Lake, Iowa (the "City") and Snyder Construction Partnership (the "Developer") as of the 7th day of December, 2009.

WHEREAS, the City has established the Clear Lake Consolidated Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer has proposed to construct a building for light industrial use (the "Project") to be located in the Urban Renewal Area on Lot #2 in the Clear Lake (Larry Luker Memorial) Industrial Park (the "Property"); and

WHEREAS, the Developer has requested that the City provide reimbursement of certain property tax payments; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. The Developer agrees that the Project shall consist of a building with not less than 20,000 square feet of space. Construction shall begin no later than the date of this Agreement and shall be substantially completed by June 30, 2010. The value of construction improvements shall be not less than \$1,425,000, which shall be shown on the building permit issued by the City for the Project and which shall be confirmed in writing to the City upon completion of the construction of the Project. The incremental taxable valuation, as shown on the rolls of the Cerro Gordo County Assessor, shall be not less than \$1,000,000.

2. As a condition to receiving the Payments, as hereinafter defined, the Developer agrees that business occupants of the Project shall, within not more than two years after the date of this Agreement, collectively employ and continuously maintain, for a period of not less than three years thereafter, at least twelve full time or part-time equivalent employees. Developer agrees to provide the City, no later than November 1 of each year, a report showing the names or names of the business occupants of the Project, along with the number of full and part-time employees as of that date.

3. If the Developer fails to make a total aggregate development investment of at least \$1,300,000, as shown in Developer's report to the City as set out above, or if the business occupants of the Project fail to meet, or to maintain, the job creation requirements noted above, all Payments hereunder shall be terminated.

4. The Developer agrees to make timely payment of all property taxes with respect to the Property as they come due and to submit a receipt or cancelled check to the City Clerk in evidence of each such payment.

B. City's Obligations

In recognition of the Developer's Covenants set out above, and subject to the Developer being in compliance with each of such Covenants, the City agrees to make economic development payments (the "Payments") to the Developer, pursuant to Chapters 15A and 403 of the Code of Iowa, in a total amount not exceeding \$175,000, and all Payments under this Agreement shall be subject to annual appropriation by the City Council.

Assuming that the full incremental valuation of the Project goes on the property tax rolls as of January 1, 2011, the Payments will be made for five fiscal years, on December 1 and June 1 of each fiscal year, beginning on December 1, 2012, and continuing to and including June 1, 2017, or until such earlier date on which total Payments in the amount of \$175,000 have been made.

Each Payment shall be in an amount which represents the Incremental Property Tax Revenues received by the City with respect to the Property during the six months immediately preceding each Payment date. Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues attributable to the Property which are received by the City from the Cerro Gordo County Treasurer.

Each Payment shall be subject to a finding by the City that the Developer is in full compliance with each of the Developer's Covenants set out above, and each Payment shall also be subject to annual appropriation by the City Council. Prior to November 15 of each year during the term of this Agreement, the City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of Incremental Property Tax Revenues to be collected in the following fiscal year equal to the City's estimate of the amount of Incremental Property Tax Revenues that could be generated by the Property in such year, based on the most recent incremental valuation of the Property and the then current consolidated property tax levy (the "Appropriated Amount").

To the extent the City Council decided to obligate funds for appropriation to Payments, the City agrees to certify to the Cerro Gordo County Auditor by

December 1 of each year during the term of this Agreement, an amount equal to the most recently determined Appropriated Amount.

The City agrees to utilize Tax-Increment Financing to fund the costs of water and sanitary sewer service line extensions from the City's respective mains, located on S. 24th Street, to within 5' of the west building wall frontage line. The size of the lines, water meter, sewer clean-outs, and other related items shall be the minimum necessary to serve the facility. Costs associated with fire sprinkling shall be borne by the Developer.

C. Administrative Provisions

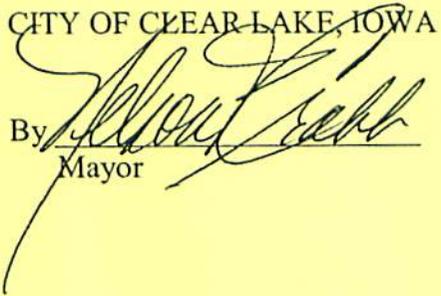
1. This Agreement may not be amended without the express agreement of both parties. Further, the Developer's Covenants set out in Section A hereof may not be assigned without the consent of the City. The City hereby gives its permission that, provided the Developer is in compliance with all Covenants, the Developer's rights to receive the Payments hereunder may be assigned by the Developer to a lender, as security for a loan, without further action on the part of the City.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

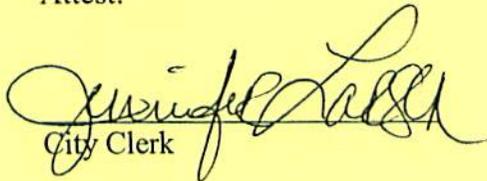
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF CLEAR LAKE, IOWA

By: 
Mayor

Attest:


City Clerk

SNYDER CONSTRUCTION
PARTNERSHIP

By: 

Cerro Gordo County online

Property Information

No Photo Found

Parcel
062010100300
Property Address

Tax District: 02006 Acres - Gross: 6.7900
 Tif District: 02128 Row: 0.3300
 Avg Depth: 0 Waste: 0.0000
 Actual Front Width: 0 Net: 6.4600

[Map](#)

Owner(s):		Book	Page	Need Help retrieving images? Click here	
Deed	SNYDER CONSTRUCTION PARTNERSHIP LLP,	913 N 14TH ST PO BOX 181 CLEAR LAKE, IA 50428	2007	1893	image (pdf)

Legal Description (used for tax administration purposes only)

L 2 LARRY LUKER MEMORIAL INDUSTRIAL PARK 1ST ADD

Assessment Year 2011 (for Taxes Payable 2012-2013)							
Class: Commercial							
	100% Assessed Value	Gross Taxable Value				Credits	Y/N
Land	134,600	134,600	Unit	1		Military	N
Improvements	1,006,290	1,006,290	Building	1		Homestead	N
Total	1,140,890	1,140,890	Dwelling	0		Agland	N
						Family Farm	N

Assessment Year 2010 (for Taxes Payable 2011-2012)			
Figures are as certified on the Assessment Year 2010 tax list and do not include subsequent tax list corrections.			
5,840	100% Actual Value	100% Actual Value (or 100% Assessed Value) is determined by the Assessor as of January 1, 2010, except that values for all Utility and Railroad property are determined by the Iowa Department of Revenue.	
X 69.0152 %	Rollback Rate by Property Class	Rollback Rates are statewide rates determined annually by Property Class by the Iowa Department of Revenue. For AY 2010, the Rollback Rates for Residential property was 48.5299%, for Commercial and Railroad Property they were 100%. Rollback Rates for Agricultural was 69.0152% and Industrial and/or Utility property were 100%.	
= 4,030	Gross Taxable Value	Gross Taxable Value equals the 100% Actual Value multiplied by the Rollback Rate.	
- 0.00	Military Exemption	Men and women who served in the military may qualify and sign for a Military Exemption with the Assessor. The tax value of this exemption is the Military Exemption divided by 1,000 multiplied by the Tax Levy Rate.	
= 4,030	Net Taxable Value	Net Taxable Value equals Gross Taxable Value minus Military Exemption, if any. It is the value on which real estate taxes are calculated, and on which the budgets for each Levy Authority are based.	
X 24.72276	Consolidated Tax Levy Rate	The Consolidated Tax Levy Rate is the total of the Levy Rates for all Levy Authorities within a specific Tax District.	
= 99.63	Gross Taxes	Gross Taxes equal the Net Taxable Value divided by 1,000 and multiplied by the Consolidated Tax Levy Rate.	
- 0.00	Homestead Credit	Homeowners may qualify and sign for a Homestead Exemption with the Assessor. The Homestead Credit in Cerro Gordo County equals 4,850 divided by 1,000 multiplied by the Consolidated Tax Levy Rate multiplied by 63%.	
- 0.00	Agland Credit	Parcels with an Agricultural Class of at least 10 acres or greater in size qualify for the Agland Credit. Smaller Agricultural Class parcels may qualify if they are contiguous to a qualifying parcel and under the same ownership.	
- 0.00	Family Farm Credit	Parcels which qualify for the Agland Credit may qualify for the Family Farm Credit. Property owners must sign with the Assessor and qualify under standards set by the State of Iowa.	
- 0.00	Elderly, Disabled, Low-Income Credit	Property owners may sign for the Elderly, Disabled, Low-Income Credit with the County Treasurer, and must qualify under standards set by the State of Iowa.	
= 100	Net Taxes	Net Taxes equal Gross Taxes minus Homestead, Agland, Family Farm, and Elderly/Disabled/Low Income Credits. By law, this value is rounded to the nearest even whole dollar.	

COPY

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Clear Lake, Iowa (the "City") and North Iowa Cultural Center & Museum (the "Managing Operator") as of the 7th day of February, 2011.

WHEREAS, the City has established the Clear Lake Consolidated Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Managing Operator has entered into an agreement (the "Operating Agreement") with the owners of the Surf Ballroom (the "Property") to be the Managing Operator of the Property, located in the Urban Renewal Area (the "Project"); and

WHEREAS, the Managing Operator has requested that the City provide reimbursement of certain property tax payments in order to reduce the Managing Operator's costs; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Managing Operator's Covenants

1. The Managing Operator agrees to perform all duties required under the Operating Agreement, to file a copy of the Operating Agreement with the City Clerk prior to receipt of any Payments under this Agreement and to file an annual report of its activities with the City Council prior to December 1 of each year during the term of this Agreement.
2. The Managing Operator agrees to make timely payment of all property taxes with respect to the Property as they come due and to submit a receipt or cancelled check to the City Clerk in evidence of each such payment.
3. The Managing Operator agrees to maintain not less than one full time equivalent job on the Property, to be known as the "Executive Director."
4. The Managing Operator covenants to maintain its status during the term of this Agreement as an entity eligible for exemption from taxation and designated under Section 501(c)(3) of the Internal Revenue Code.

B. City's Obligations

1. In recognition of the Managing Operator's obligations set out above, and subject to the Managing Operator being in compliance with each of such obligations, the City agrees to make economic development payments (the "Payments") to the Managing Operator, pursuant to Chapters 15A and 403 of the Code of Iowa, in a total amount not exceeding \$59,000, and all Payments under this Agreement shall be subject to annual appropriation by the City Council.

The Payments will be made on June 1 and December 1 of each fiscal year, beginning on June 1, 2012, and continuing to and including December 1, 2016, or until such earlier date on which total Payments in the amount of \$59,000 have been made.

Each Payment shall be in an amount which represents the Incremental Property Tax Revenues received by the City with respect to the Property during the six months immediately preceding each Payment date. Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues generated within the Urban Renewal Area.

Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of Incremental Property Tax Revenues to be collected in the following fiscal year equal to the amount of Incremental Property Tax Revenues that the City received from the Property in the preceding fiscal year (the "Appropriated Amount").

C. Administrative Provisions

1. This Agreement may not be amended without the express agreement of both parties. Further, the Managing Operator's obligations and covenants set out in Section A hereof may not be assigned without the consent of the City, except that the City hereby gives its permission

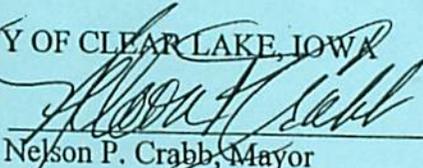
that the Managing Operator's rights to receive the Payments hereunder may be assigned by the Managing Operator to a lender, as security for a loan, without further action on the part of the City.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

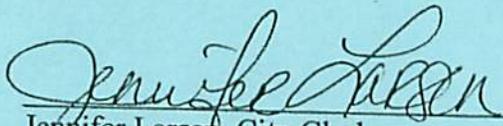
The City and the Managing Operator have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF CLEAR LAKE, IOWA

BY

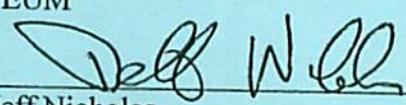

Nelson P. Crabb, Mayor

ATTEST:

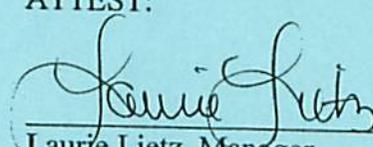

Jennifer Larsen, City Clerk

NORTH IOWA CULTURAL CENTER &
MUSEUM

BY


Jeff Nicholas

ATTEST:


Laurie Lietz, Manager

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Clear Lake, Iowa (the "City") and Titan Pro SCI (the "Company") as of the 1st day of March, 2010.

WHEREAS, the City has established the Clear Lake Consolidated Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company has proposed to construct a building (the "Project") to be located in the Urban Renewal Area on Lots 4 and 5 in the Clear Lake (Larry Luker Memorial) Industrial Park (the "Property"); and

WHEREAS, the Company has requested that the City provide reimbursement of certain property tax payments, construct certain water and sanitary sewer improvements, and make a forgivable loan to the Company to enable the Company to purchase the Property; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. The Company agrees that the Project shall consist of a building with not less than 60,000 square feet of space. Construction shall be substantially completed by May 31, 2010. The value of construction improvements shall be not less than \$2,250,000, which shall be shown on the building permit issued by the City for the Project and which shall be confirmed in writing to the City upon completion of the construction of the Project. The incremental taxable valuation for the completed Project, as shown on the rolls of the Cerro Gordo County Assessor, shall be not less than \$2,000,000.

2. As a condition to receiving the Payments, as hereinafter defined, the Company agrees, within not more than two years after the date of this Agreement, to employ and continuously maintain, for a period of not less than three years thereafter, at least 20 full time or part-time equivalent employees. The Company agrees to provide the City, no later than November 1 of each year, a report showing the number of full and part-time employees as of that date.

3. If the Company fails to make a total aggregate development investment of at least \$2,250,000, as shown in Developer's report to the City as set out above, or if the Company fails to meet, or to maintain, the job creation requirements noted above, all Payments hereunder shall be terminated.

4. The Company agrees to make timely payment of all property taxes with respect to the Property as they come due and to submit a receipt or cancelled check to the City Clerk in evidence of each such payment.

B. City's Obligations

1. In recognition of the Company's Covenants set out above, and subject to the Company being in compliance with each of the Covenants, the City agrees to make economic development payments (the "Payments") to the Company, pursuant to Chapters 15A and 403 of the Code of Iowa, in a total amount not exceeding \$800,000, and all Payments under this Agreement shall be subject to annual appropriation by the City Council.

Payments will begin in the first fiscal year for which the City is eligible to receive incremental tax payments with respect to the Property. For example, if the full incremental valuation of the Project goes on the property tax rolls as of January 1, 2011, the Payments will be made for ten fiscal years, on December 1 and June 1 of each fiscal year, beginning on December 1, 2012, and continuing to and including June 1, 2022, or until such earlier date on which total Payments in the amount of \$800,000 have been made.

Each Payment shall be in an amount which represents the Incremental Property Tax Revenues received by the City with respect to the Property during the six months immediately preceding each Payment date. Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues attributable to the Property which are received by the City from the Cerro Gordo County Treasurer.

Each Payment shall be subject to a finding by the City that the Company is in full compliance with each of the Company's Covenants set out above, and each Payment shall also be subject to annual appropriation by the City Council. Prior to November 15 of each year during the term of this Agreement, the City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of Incremental Property Tax Revenues to be collected in the following fiscal year equal to the City's estimate of the amount of Incremental Property Tax Revenues that could be generated by the Property in such year, based on the most recent incremental valuation of the Property and the then current consolidated property tax levy (the "Appropriated Amount").

To the extent the City Council decided to obligate funds for appropriation to Payments, the City agrees to certify to the Cerro Gordo County Auditor by December 1 of each year during the term of this Agreement, an amount equal to the most recently determined Appropriated Amount.

2. The City agrees to construct water and sanitary sewer service lines to serve the Property.

3. The City agrees to make a non-interest-bearing forgivable loan (the "Loan") to the Company in the amount of \$300,000, to be used by the Company to purchase

the Property.. For a period of ten years, \$30,000 of the principal amount of the Loan will be forgiven each year, provided the Company is in full compliance with its Covenants set out above. On any anniversary date of the Loan, if the Company is found by the City not to be in compliance with its Covenants, the Company shall reimburse the City for the remaining balance of the Loan that has not been forgiven.

C. Administrative Provisions

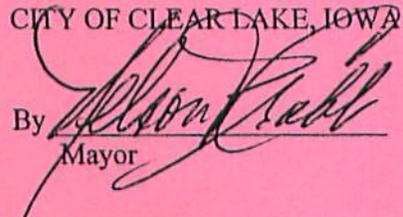
1. This Agreement may not be amended without the express agreement of both parties. Further, the Company's Covenants set out in Section A hereof may not be assigned without the consent of the City. The City hereby gives its permission that, provided the Company is in compliance with all Covenants, the Company's rights to receive the Payments hereunder may be assigned by the Company to a lender, as security for a loan, without further action on the part of the City.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF CLEAR LAKE, IOWA

By 
Mayor

Attest:


City Clerk

TITAN PRO SCI

By: 

Cerro Gordo County online

Property Information



[Map](#)

Parcel
051327901300
Property Address
308 MAIN AVE CLEAR LAKE 50428

Tax District: 02006 Acres - Gross: 0.0000
 Tif District: 02122 Row: 0.0000
 Avg Depth: 0 Waste: 0.0000
 Actual Front Width: 0 Net: 0.0000

Owner(s):				Book	Page	Need Help retrieving images? Click here
Deed	EMERSON, KENNETH L & EMERSON, DIANE L	521 S 7TH ST OSAGE, IA 50461	JOINT TENANT	2011	5958	

Legal Description (used for tax administration purposes only) ?
L 2 AUD PL L'S 3-4-6-8 BLK 10 CLEAR LAKE

Assessment Year 2011 (for Taxes Payable 2012-2013)						
Class: Commercial						
	100% Assessed Value	Gross Taxable Value			Credits	Y/N
Land	15,620	15,620	Unit	1	Military	N
Improvements	170,580	170,580	Building	1	Homestead	N
Total	186,200	186,200	Dwelling	0	Agland	N
					Family Farm	N

Assessment Year 2010 (for Taxes Payable 2011-2012)			
Figures are as certified on the Assessment Year 2010 tax list and do not include subsequent tax list corrections.			
	186,200	100% Actual Value	100% Actual Value (or 100% Assessed Value) is determined by the Assessor as of January 1, 2010, except that values for all Utility and Railroad property are determined by the Iowa Department of Revenue.
X	100.0000 %	Rollback Rate by Property Class	Rollback Rates are statewide rates determined annually by Property Class by the Iowa Department of Revenue. For AY 2010, the Rollback Rates for Residential property was 48.5299%, for Commercial and Railroad Property they were 100%. Rollback Rates for Agricultural was 69.0152% and Industrial and/or Utility property were 100%.
=	186,200	Gross Taxable Value	Gross Taxable Value equals the 100% Actual Value multiplied by the Rollback Rate.
-	0.00	Military Exemption	Men and women who served in the military may qualify and sign for a Military Exemption with the Assessor. The tax value of this exemption is the Military Exemption divided by 1,000 multiplied by the Tax Levy Rate.
=	186,200	Net Taxable Value	Net Taxable Value equals Gross Taxable Value minus Military Exemption, if any. It is the value on which real estate taxes are calculated, and on which the budgets for each Levy Authority are based.
X	32.25952	Consolidated Tax Levy Rate	The Consolidated Tax Levy Rate is the total of the Levy Rates for all Levy Authorities within a specific Tax District.
=	6,006.72	Gross Taxes	Gross Taxes equal the Net Taxable Value divided by 1,000 and multiplied by the Consolidated Tax Levy Rate.
-	0.00	Homestead Credit	Homeowners may qualify and sign for a Homestead Exemption with the Assessor. The Homestead Credit in Cerro Gordo County equals 4,850 divided by 1,000 multiplied by the Consolidated Tax Levy Rate multiplied by 63%.
-	0.00	Agland Credit	Parcels with an Agricultural Class of at least 10 acres or greater in size qualify for the Agland Credit. Smaller Agricultural Class parcels may qualify if they are contiguous to a qualifying parcel and under the same ownership.
-	0.00	Family Farm Credit	Parcels which qualify for the Agland Credit may qualify for the Family Farm Credit. Property owners must sign with the Assessor and qualify under standards set by the State of Iowa.
-	0.00	Elderly, Disabled, Low-Income Credit	Property owners may sign for the Elderly, Disabled, Low-Income Credit with the County Treasurer, and must qualify under standards set by the State of Iowa.
=	6,006	Net Taxes	Net Taxes equal Gross Taxes minus Homestead, Agland, Family Farm, and Elderly/Disabled/Low Income Credits. By law, this value is rounded to the nearest even whole dollar.

RESOLUTION NO. _____

To fix a date of meeting at which it is proposed to approve a Development Agreement with Emerson's-by-the-Lake, including annual appropriation tax increment payments in an amount not to exceed \$25,000

WHEREAS, the City of Clear Lake, Iowa, (the "City"), pursuant to an in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Clear Lake Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into an agreement (the "Development Agreement") with Emerson's-by-the-Lake in connection with the development of a project in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide property tax incentives in the form of annual property tax payments in a cumulative amount not to exceed \$25,000 under the authority of Section 403.91(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. This Council shall meet on the 5th day of December, 2011 at 6:30 o'clock p.m., at City Hall, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the property tax payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 21th day of November, 2011.

CITY OF CLEAR LAKE, IOWA

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT
AND AUTHORIZATION OF INCENTIVE PAYMENTS BY THE CITY OF
CLEAR LAKE TO EMERSON'S-BY-THE-LAKE

The City Council of the City of Clear Lake, Iowa, will meet at City Hall, on Monday, December 5, 2011, at 6:30 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Emerson's-by-the-Lake, with respect to the purchase of commercial property in downtown Clear Lake and providing certain incentive payments in a total cumulative amount of \$25,000, as authorized by Section 403.9 of the Code of Iowa.

The agreement to make incentive payments will be made from incremental property taxes available within the City's various tax-increment financing districts, known as the Consolidated Urban Renewal Areas.

At the meeting, the Council will receive oral and written comments from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of the City of Clear Lake, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Jennifer Larsen
City Clerk

ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement is entered into this _____ day of _____ 2011, by and between Emerson's-by-the-Lake, 308 Main Avenue, (the "Business") and the City of Clear Lake, Iowa (the "City"), a municipal corporation duly organized and validly existing under the Constitution of the State of Iowa;

WHEREAS, the Business has recently completed the purchase of property and desires to undertake certain physical improvements in furtherance of a retail development project at 308 Main Avenue in Clear Lake and;

WHEREAS, the Business has requested financial assistance from the City related to the cost of improving the property located at 308 Main Avenue; and

WHEREAS, the City is willing to provide such assistance provided that certain conditions, as set forth in this Agreement are met; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives, and other financial assistance to or for the benefit of private persons; and

WHEREAS, consistent with the City's "Retail Recruitment Incentive Program", adopted by Resolution of the Clear Lake City Council in January of 2008, the City wishes to encourage and support retail development within the Community, in order to support creation and retention of employment opportunities and expand the City's sales and property tax bases, respectively;

NOW THEREFORE, the parties, in exchange for the promises herein contained, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

1. Business agrees to purchase, in fee simple title, and occupy the property located at 308 Main Avenue and to undertake the establishment of a retail clothing store at the same location to be operated as "Emerson's-by-the-Lake".
2. Business agrees to employ a workforce sufficient to operate such a retail store in Clear Lake, consisting of full-time and part-time employees.
3. For purposes of the incentives described in this Agreement, Business agrees to operate at 308 Main Avenue for a period of not less than 5 years, beginning on January 1, 2012.
4. In consideration for the Business's agreement to locate and operate a retail store at 308 Main Avenue in downtown Clear Lake, the

City agrees to provide economic development incentive payments to the business in accordance with this Agreement.

5. The City's Economic Development Incentive payments to the Business shall be used solely for the purposes of making physical repairs and rehabilitation improvements to the building located at 308 Main Avenue. Such repairs and improvements shall include, but not be limited exclusively to, exterior masonry, roofing, electrical, plumbing, and basement rehabilitation. The Business shall provide the City with documentation of actual payment by the Business to contractors and vendors for such repairs and improvement work done to the property.
6. The City's Economic Development Incentive payment shall be in the form of property tax rebate payments by the City for five (5) fiscal years of the City, beginning with the fiscal year that starts on July 1, 2012. The rebate payments will consist of 90% of the property taxes paid by the Business and will be made in equal amounts on June 1st and December 1st of each fiscal year over the 5-year period, with the initial rebate payment on December 1st of 2012. For purposes of this Agreement, the rebate payments shall not exceed \$2,500 per each of the ten (10) semi-annual payments.
7. The Business agrees and acknowledges that the Economic Development Incentive payments identified herein are being made by the City to the Business for the Business's agreement to purchase and operate a retail store, employ an associated workforce, and for the making of physical improvements, previously described herein, to the property at 308 Main Avenue. The Business agrees that if it defaults or otherwise fails to satisfy the terms of this Agreement for any given incentive year or years, it may be obligated to reimburse the City. The City may cure a default by the Business by any means available by law.
8. The total cumulative value of rebate payments, by the City to the Business, as contemplated under the terms and conditions of this Agreement shall be in an amount not to exceed \$25,000. The Business shall be required to demonstrate, by means previously described herein, to the City that, over the course of the 5-year period covered by this Agreement, it has invested a sum of not less than \$25,000 in the physical improvement to the property.
9. This Agreement embodies the entire agreement between the parties and supersedes any written or oral agreement and may be amended or supplemented only by an instrument in writing executed by the parties hereto.

10. If any term or provision of this Agreement is held to be invalid or unenforceable, to any extent, the remainder of this Agreement shall continue to be fully valid and enforceable.
11. Notwithstanding any clause or provision of this Agreement to the contrary, in no event shall the City or the Business be liable to each other for punitive, special, consequential, or indirect damages of any type and regardless of whether such damages are claimed under contract, tort, or any other theory of law.
12. The Business agrees to submit documentation to the satisfaction of the City, by no later than May 1 and November 1 of each year during this Agreement, beginning on November 1, 2012, demonstrating the payment of property taxes the Business has made with respect to the property at 308 Main Avenue.
13. The Agreement may not be amended or assigned by either party without the express permission of the other party.
14. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa, with venue in Cerro Gordo County, Iowa.

In Witness Whereof, the City and the Business have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above.

City of Clear Lake, Iowa

By: _____
Printed: _____
Title: _____

Emerson's-by-the-Lake

By: _____
Printed: _____
Title: _____