



# CITY OF CLEAR LAKE

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

Mayor  
NELSON P.  
CRABB

October 1, 2010

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City  
Administrator  
SCOTT  
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, October 4, 2010, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the enclosed agenda for the items discussed below.

COUNCIL  
MEMBERS

ITEM #6A. Crane Creek 1st Subdivision. Attached is a copy of the proposed Final Plat for Crane Creek 1st Subdivision. The subject property is located east of the corporate limits of the City of Clear Lake, on the south side of County highway B-35 (see vicinity maps). The proposed subdivision will divide a roughly 34-acre parcel of land into three (3) lots, as follows: 10.86 acres; 10 acres; and 13 acres, respectively. No infrastructure improvements are proposed as part of the subdivision.

SHANE W.  
COONEY  
Ward 1

Pursuant to Iowa Code Section 354.8, the City has established "extra-territorial" subdivision review authority to review subdivisions or plats within two (2) miles of the corporate limits of the City. The Planning & Zoning Commission reviewed the proposal at its meeting on September 28th and has forwarded its recommendation that the subdivision Final Plat be approved by the Council.

TONY  
NELSON  
Ward 2

ITEM #6D. Fire Station Building Improvement Project. On August 3, 2010, the eligible electors of the City gave overwhelming approval to allow for the financing of a new fire station building project, in an amount not to exceed, \$2.3 million in general obligation bonds. Following the referendum, the Council set the date for a bid letting on the project for September 28, 2010 and a hearing on the plans & specifications for October 4, 2010. A combined notice of hearing & letting was advertised, pursuant to law.

BEN  
FURLEIGH  
Ward 3

MIKE  
CALLANAN  
At Large

The bid letting was held and five (5) bids were received. Attached is a copy of the bid summary, outlining the results of the letting. The bids have now been evaluated by the Project architect. The Project architect has determined that, for Alternate #1, the bid of Joseph Company, of Austin, MN, is unresponsive due to omissions and oversights. Therefore, the lowest responsive and responsible bidder for the base bid and any combination of additive alternates is determined to be Henkel Construction of Mason City.

TERRY  
UNSWORTH  
At Large

Prior to consideration of making an award of contract, the Council will conduct the required public hearing on the project's plans, specifications, form of contract, & estimate of cost.



Please feel free to contact me if you have questions about any of the agenda items.

Scott Flory  
City Administrator

Cc: Jennifer Larsen, City Clerk (with attachments)  
Joe Weigel, Public Works Director (with attachments)  
Linda Nelson, Finance Officer (with attachments)  
Greg Peterson, Chief of Police (with attachments)  
Charlie Biebesheimer, City Attorney (with attachments)  
Gary Bright, Director CL Chamber (C/A only – via e-mail)

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, OCTOBER 4, 2010  
CITY HALL – COUNCIL CHAMBERS  
**6:30 P.M.**

1. Call To Order by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
  - A. Minutes – September 20, 2010.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - Class C Liquor License (LC) (Commercial), with Sunday Sales, VFW Post 4868 (renewal).
    - Special Class C Liquor License (BW) (Beer/Wine), Rose Cottage Tea Room & Gifts, (renewal).
4. Citizen's opportunity to address the Council on items not on the agenda:
  - In conformance with the City Council's Rules of Procedure, no action can occur on items presented during the Citizens Forum.

- Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
- Speakers are limited to a maximum of five (5) minutes per person.

5. Unfinished Business:

A. LMU Zone Redevelopment Plan - 1525 S. Shore Drive (Heartland Inn annex):

- **Motion** to take matter from the table.
- Review of proposal, Joe & Mark Minard.
- **Motion** to approve LMU Zone Redevelopment Plan.
- Discussion and consideration of **Motion** by City Council.

B. Rezoning Proposal – 408 Mars Hill Drive (former Sunset School property):

- **Motion** to approve **Ordinance #796**, “An Ordinance rezoning a tract of land from “Public (P)” to “Low-Density Multi-Family Residential (RM 12)” in the City of Clear Lake, Iowa and altering the Zoning Map accordingly (408 Mars Hill Drive – former Sunset School property)” (2<sup>nd</sup> reading)
- Discussion and consideration of **Motion** by City Council.

6. New Business:

A. Crane Creek 1<sup>st</sup> Subdivision – Final Plat:

- Review of proposal, John Marino, Building & Code Enforcement Official.
- Recommendation of Planning & Zoning Commission.
- **Motion** to approve **Resolution #10-70**, “A Resolution approving Crane Creek 1<sup>st</sup> Subdivision to Cerro Gordo County, Iowa.”
- Discussion and consideration of **Motion** by City Council.

B. Traffic control ordinance (one-way traffic) – Beach Drive:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Ordinance #797**, “An Ordinance changing Beach Drive to one-way traffic (northbound) between North Shore Drive and Allen’s Alley” by City Council” (1<sup>st</sup> reading).
- Discussion and consideration of **Motion** by City Council.

C. Traffic control ordinance (Yield Signs) – Beach Drive and Allen’s Alley:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Ordinance #798**, “An Ordinance adding Yield signs to Beach Drive and Allen’s Alley” (1<sup>st</sup> reading)
- Discussion and consideration of **Motion** by City Council.

D. Clear Lake Fire Station Building Improvement Project:

- Review of proposal by Scott Flory, City Administrator.
- Public Hearing.
- **Motion** to approve **Resolution #10-71**, “A Resolution adopting plans, specifications, form of contract, and estimate of cost.”
- Discussion and consideration by City Council.
- **Motion** to approve **Resolution #10-72**, “A Resolution accepting the bid and awarding the contract to Henkel Construction for the construction of the 2010 Fire Station Building Improvement Project.”
- Discussion and consideration by City Council.

E. LMU Zoning Ordinance Revisions:

- Review of request by Scott Flory, City Administrator.
- **Motion** to remand to Planning & Zoning for review and recommendation.
- Discussion and consideration of **Motion** by City Council

7. Chief of Police’s Report:

8. Mayor’s Report:

- Proclamation designating October as Domestic Violence Awareness Month.
- Set date for next Council meeting for Tuesday, October 19, 2010.

9. Public Works Director’s Report:

- Update regarding 2<sup>nd</sup> Avenue N Project Street Improvement Project.
- Update regarding Tennis Courts Resurfacing Improvement Project.
- Update regarding the Yard Waste Paving Improvement Project.
- Update regarding 2010 Water Distribution System Improvement Project.

10. City Administrator's Report:

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – OCTOBER 18, 2010