



"Where People Make the Difference"

CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

April 2, 2015

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City
Administrator
SCOTT
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, **April 6, 2015**, at 6:30 p.m., in the Council Chambers, at the Clear Lake City Hall. Please refer to the enclosed agenda for the items discussed below.

COUNCIL MEMBERS

DANA
BRANT
Ward 1

ITEM #6D. City Hall Roof Replacement Project. The City Council allocated funding in the FY 15 amended City budget for replacement of the roof at City Hall. The existing roof, which is divided into several sections, has deteriorated quickly over the past few years. It was last replaced approximately 20 years ago and lacks appropriate insulation and is developing leaks more frequently.

TONY J.
NELSON
Ward 2

At the March 2nd City Council meeting, the Project consultant reviewed the proposed Project and the Council set the date for a bid letting and public hearing on the proposed Project's plans & specifications for April 1st and April 6th, respectively.

JIM
BOEHNKE
Ward 3

The estimated cost of construction for a new rubber membrane roof, with insulation, is approximately \$159,000. At the April 1st bid letting, there were a total of two bids received. The lowest responsive responsible bid was submitted by Midwest Roofing in the amount of \$141,500.

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

It is anticipated the construction would begin in late –April and be substantially completed by May 22nd.

ITEM #6E. Development Agreement Assignment. The City Council previously entered into a Development Agreement with Windmill Realty LLC. In that Agreement, Windmill Realty LLC, the Developer, agreed to construct a 340,000 sq. ft. regional warehouse & distribution center and employ, ultimately 164 FTE positions, with an average annual earnings of \$39,000/year and a cumulative payroll of roughly \$6.5 million. Additionally, the Developer agreed to a minimum valuation for property tax purposes of not less than \$12 million. The Project was, of course, constructed in the "Larry Luker Memorial Industrial Park", lots 6 & 7. As part of the Development Agreement, the City agreed to provide certain tax incentives to the Developer. The Agreement included language regarding the prospective "assignment" of the Development Agreement from Windmill Realty LLC to a successor entity. The original developer has



satisfactorily performed its obligations and it and the successor entity, McKesson Corporation, now wish to request approval of assignment of the Development Agreement by the Council.

Smart Quote: "People won't have time for you if you are always angry or complaining." -- Stephen Hawking, theoretical physicist

Scott Flory
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, APRIL 6, 2015
6:30 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Pro-Tem Mike Callanan.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes – March 16, 2015
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License**: Class B Beer with Outdoor Service & Sunday Sales, *Lake Time Brewery*; Class C Liquor License with Outdoor Service & Sunday Sales, *South Shore Inn*; (renewals).
 - **Sign Erector's License**: *MediaQuest Signs*, Cedar Rapids; (renewal).
 - **Excavator's License**: *Mayer's Digging*, Osage; *Groves Contracting & Sales*, Forest City; *Nettleton Excavating*, Joice; *McKinness Excavating*, Mason City; *YohnCo*, Clear Lake; *Jireh, LLC*, Clear Lake; *North Iowa Septic Solutions*, Mason City; (renewals).
 - **Peddler's License**: *Perry's Sweet Treats*, Clear Lake; *Munchies*, Clear Lake; (renewals).
 - **Transient Merchant License**: *Tropical Sno*, Clear Lake, (renewal).
4. Citizen's opportunity to address the Council on items not on the agenda:
 - In conformance with the City Council's Rules of Procedure, no action can occur on items presented during the Citizens Forum.
 - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
 - Speakers are limited to a maximum of five (5) minutes per person.
5. Unfinished Business:
6. New Business:
 - A. Annual Report from Alliant Energy:
 - Review of annual report, Jim Collins, Key Account Manager.

- Discussion and questions by City Council.

B. N. 6th Street Improvement Project:

- Project update and review by Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve **Ordinance #813**, “An Ordinance establishing grade elevations for the N. 6th Street Improvement Project” (1st reading).
- Discussion and consideration of **Motion** by City Council.
- **Motion** to suspend the rule requiring three separate readings and place **Ordinance #813** on its 3rd and final reading.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Ordinance #813**, “An Ordinance establishing grade elevations for the N. 6th Street Improvement Project” (3rd and final reading).
- Discussion and consideration of **Motion** by City Council.

C. North Shore Drive Street Improvement Project:

- Project update and review by Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve **Ordinance #814**, “An Ordinance establishing grade elevations for the N. Shore Drive Street Improvement Project” (1st reading).
- Discussion and consideration of **Motion** by City Council.
- **Motion** to suspend the rule requiring three separate readings and place **Ordinance #814** on its 3rd and final reading.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Ordinance #814**, “An Ordinance establishing grade elevations for the N. Shore Drive Street Improvement Project” (3rd and final reading).
- Discussion and consideration of **Motion** by City Council.

D. City Hall Roof Replacement Project:

- Introduction by Scott Flory, City Administrator.
- Recommendation regarding an award of contract, Mark Kroemer, WWA Architects.
- Public hearing.
- **Motion** to close public hearing by City Council.
- **Motion** to approve **Resolution #15-11**, “Resolution approving plans, specifications, form of contract and estimate of cost for the 2015 City Hall Roof Replacement Project.”

- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #15-12**, “Resolution Making an Award of Contract.
- Discussion and consideration of **Motion** by City Council.

E. Request for Assignment of Development Agreement from Windmill Realty LLC to McKesson Corporation:

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #15-13**, “Resolution consenting to the assignment of Development Agreement and tax-Increment Payments”.
- Discussion and consideration of **Motion** by City Council.

F. City Hall/Police Department Building Renovation Project:

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #15-14**, “Resolution Accepting the Work.”
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

- Clear Lake Chamber of Commerce Proclamation request.

9. Public Works Director’s Report:

- Project updates: Water Treatment Plant High Service Pumps Replacement; 2015 Sewer Rehabilitation; City-owned decorative street light retro-fit; and Northwest Water Tower.

10. City Administrator’s Report:

- Update regarding advertising and publication of the Police Chief Position announcement.
- Update regarding City health insurance premium renewals for upcoming year.
- Sunset Ridge Residential Subdivision Development Agreement.

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – APRIL 20, 2015

This notice is given pursuant to Chapter 21.4(1) of the Code of Iowa and the local rules of said governmental body.