



CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

November 30, 2012

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City
Administrator
SCOTT
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, **December 3, 2012**, 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. Municipal Audit Report – 2012 Fiscal Year. In accordance with Section 11.19 of the Code of Iowa, the annual audit report has been completed for the City of Clear Lake for the fiscal year ending on June 30, 2012. State law requires that a certified public accounting firm make an annual audit of the financial statements of all the departments of the City.

DANA
BRANT
Ward 1

The City’s auditor, McGladrey, LLP will present the audit and reviews the findings, conclusions, and recommendations with the City Council. McGladrey has been preparing the City’s annual audit for more than 25 years. Following acceptance of the Report by the City Council, a copy of the 2012 Fiscal Year Audit Report will be filed with the Auditor of the State of Iowa, as required by law.

TONY
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

ITEM#6C. FY 12 Urban Renewal (TIF) Report. The Council will consider approval of a new Urban Renewal Report for fiscal year 2011-12. Effective July 1st, with the passing of House File 2460, each levy authority must file an annual Urban Renewal Report by December 1st of the calendar year for the preceding fiscal year. The report provides information to the Department of Management on all of the activities taking place in the various Tax Increment Financing (TIF) districts in the City.

MIKE
CALLANAN
At Large

TERRY
UNSWORTH
At Large

The Report encompasses activities within the City’s various TIF districts – “Area ‘A’”; Arlington Place; and the Consolidated Urban Renewal Area. For fiscal year 2012, the only “active” Urban Renewal Area – the “Clear Lake Consolidated Urban Renewal Area” saw \$2,161,428 in revenues and \$1,839,704 in expenses. The TIF



Special Revenue Fund had a June 30, 2012, ending cash balance of \$657,134. Total TIF outstanding debt for the year ending June 30, 2012 (net of TIF fund balance) was \$5,555,611. The total taxable valuation of property within the City's Urban Renewal Areas is \$81.1 million.

The report provides information on all of the activities and the total debt, including interest, that will be charged to the TIF districts currently and in the future. Failure to approve this report would result in the city being unable to publish and adopt its yearly budget

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

Scott Flory
City Administrator

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, DECEMBER 3, 2012
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 19, 2012.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - Liquor License: Class C Liquor License (LC) (Commercial) with Sunday Sales, Kenison Marketing Concept LLC dba Bikerz, (new).
 - Amusement License: Bikerz, (new).

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. Municipal Audit Report – FY 2012:

- Introduction by Scott Flory, City Administrator.
- Presentation of the 2012 Fiscal Year Audit Report, Jaci Dammeier, McGladrey, LLP
- **Motion** to accept the “2012 Fiscal Year Audit Report” by City Council.
- Discussion and consideration of **Motion** by City Council.

B. WESS Inc. Building Project – TIF Rebate Annual Appropriation:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #12-68**, “A 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 (Wess Inc.).”
- Discussion and consideration of **Motion** by City Council.

C. FY 2012 Annual Urban Renewal (TIF) Report:

- Review by Scott Flory, City Administrator.
- **Motion** to approve the “FY 2012 Annual Urban Renewal Report” by City Council.
- Discussion and consideration of **Motion** by City Council.

D. City Hall/Police Dept. Emergency Generator & Electrical Upgrade Project:

- Update regarding construction activities and review of Pay Estimate #1, Scott Flory, City Administrator.
- **Motion** to approve Pay Estimate #1 by City Council.
- Discussion and consideration of **Motion** by City Council.

E. Veterans Memorial Golf Club Foundation Inc. Annual Report:

- Review by Shane Cooney, Board Member.
- Questions and discussion by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

9. Public Works Director's Report:

- Update regarding construction of the 1st Ave S. & S. 3rd Street(s) alley way project.
- Update regarding construction of the North Shore Drive Streetscape Improvement Project.

10. City Administrator's Report:

- Issuance of RFP for legal services.
- Utility Billing Clerk Position update

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – DECEMBER 17, 2012