



# 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

March 16, 2012

City  
Administrator  
SCOTT  
FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next meeting of the Clear Lake City Council is scheduled for Monday, **March 19, 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

DANA  
BRANT  
Ward 1

**ITEM #6A CDBG Sanitary Sewer Collection System Project (Phase 2).** At its meeting on March 12<sup>th</sup>, the Council awarded the construction contract for the project to Wicks Construction, Decorah, IA. The amount of the contract is \$1,304,820.75. The City has now received the contract, bonds (performance, payment, & maintenance), and certificate of liability insurance from the contractor. All those submittals have been reviewed by City staff and the Project engineer and have been determined to be in compliance with the Project's contract documents.

TONY J.  
NELSON  
Ward 2

JIM  
BOEHNKE  
Ward 3

**ITEM #6B. Groves 2<sup>nd</sup> Residential Subdivision.** Back in the summer of 2010, the Planning & Zoning Commission and City Council approved a preliminary plat for Grove's 2<sup>nd</sup> Subdivision. The property is located between N. 6<sup>th</sup> and N. 7<sup>th</sup> Streets on the north side of 14<sup>th</sup> Avenue N. Originally, the developer had proposed to undertake the overall development of the tract of land in three (3) separate subdivisions of 12, 11, & 11 lots each, respectively. As a result of some favorable construction bidding, however, the developer wishes to proceed with both phase 2 and 3 now, in lieu of simply final platting phase 2 and proceeding with Phase 3 at some later point.

MIKE  
CALLANAN  
At Large

Therefore, the proposal before the Council is to amend the previously approved preliminary plat, which was for Phase 2 only, and approve a revised Final Plat that would encompass both the original Phase 2 and 3.

TERRY  
UNSWORTH  
At Large

The "revised" Groves 2<sup>nd</sup> Residential subdivision includes a total of 22 building lots on roughly 8.4 acres. The zoning of the property is RS-8 (medium density single family residential). The lots range in size from 11,400 sq ft to +15,000sq ft.

The infrastructure improvements for the original Phase 2 have been completed, including grading, street paving, storm and sanitary sewer improvements, water main, street lights, etc. The developer has posted a letter of credit in the amount of \$129,981.28, with the City, which is the value of the remaining improvements,



primarily associated with the improvements related to development of the former Phase 3.

The preliminary plat (amended) and Final Plat was considered by the City's Planning & Zoning Commission on January 31, 2012. The Commission recommends Council approval.

**ITEM #6C. South Harbor First Subdivision.** For Council's consideration is a proposed Final Plat for South Harbor First Subdivision. The subject property is located in Clear Lake Township. No infrastructure improvements are proposed as part of this 2-lot subdivision. There is also no change in use of the property being proposed as part of this request.

Pursuant to Iowa Code Section 354.8, the City has established "extra-territorial" subdivision review authority over plats/subdivisions within 2 miles of the City limits of Clear Lake. The Planning & Zoning Commission reviewed the proposed subdivision plat at its meeting on March 13<sup>th</sup> and has forwarded its recommendation that the subdivision be approved by the City Council.

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)

TENTATIVE AGENDA  
CLEAR LAKE CITY COUNCIL  
CITY HALL – 15 N. 6<sup>TH</sup> STREET  
MONDAY, MARCH 19, 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 – March 12, 2012.
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - **Liquor License:** Class B Wine Permit (Carryout), Class C Beer Permit (Carryout), Class E Liquor License (LE) and Sunday Sales, Clear Lake Payless Foods, Tipton.
    - **Cigarette Permit:** Clear Lake Payless Foods, Tipton.
    - **Excavator's License:** McKiness Excavating, Inc., Mason City; Yohn Co., Clear Lake; Mayer's Digging Co., Osage.
    - **Peddler's License:** I Scream 4 Ice Cream, Jewell.
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. Application for a Peddler's License for "The DOG":
    - **Motion** to take the matter off the table.
    - Discussion and consideration of Motion by City Council.
    - Review of request by David Lockwood.
    - **Motion** to approve application for Peddler's License.
    - Discussion and consideration by City Council.
6. New Business:
  - A. CDBG Sanitary Sewer Collection System Improvement Project – Street Paving (Phase 2):

- Introduction by Scott Flory, City Administrator.
- **Motion** to approve **Resolution #12-15**, “A Resolution approving the Contract & bonds.”
- Discussion and consideration of **Motion** by City Council.

B. The Groves 2<sup>nd</sup> Residential Subdivision:

- Introduction by John Marino, Building Official.
- Recommendation from Planning & Zoning Commission.
- Review of request, Jason Petersburg, P.E., Veenstra & Kimm.
- **Motion** to approve **Resolution #12-16**, “A Resolution Approving the Final Plat for the Groves 2<sup>nd</sup> Residential Subdivision.”
- Discussion and consideration by City Council.

C. South Harbor First Subdivision – Final Plat:

- Introduction by John Marino, Building Official.
- Recommendation from Planning & Zoning Commission.
- Review of request, Jacquelyn Arthur, Attorney.
- **Motion** to approve **Resolution #12-17**, “A Resolution.”
- Discussion and consideration of **Motion** by City Council.

D. Purchase of an aerial ladder/pumper truck for the Fire Department:

- Introduction by Scott Flory, City Administrator.
- Review of request, Doug Meyers, Fire Chief.
- **Motion** to approve **Resolution #12-18**, “A Resolution approving the terms and conditions for the purchase of a mid-mount ladder fire apparatus.”
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

9. Public Works Director’s Report:

10. City Administrator’s Report:

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – APRIL 2, 2012

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION APPROVING CONTRACT AND BOND" and moved its adoption. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING CONTRACT AND BOND

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

That the construction contract and bond executed for the Sanitary Sewer Collection System Improvement Project Contract 2 - Street Paving Improvements, as described in the plans and specifications and which have been signed by the Mayor and Clerk on behalf of the City and proof of insurance coverage be and the same are hereby approved as follows:

Contractor: \_\_\_\_\_ of \_\_\_\_\_

Date of contract: \_\_\_\_\_

Bond surety: \_\_\_\_\_

Date of Bond: \_\_\_\_\_

Portion of Project: All construction work

PASSED AND APPROVED this 19th day of March, 2012.

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Mayor

ATTEST:

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City Clerk

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING FINAL PLAT FOR  
"THE GROVES SECOND RESIDENTIAL SUBDIVISION, CLEAR LAKE, IOWA"**

WHEREAS, the City Council of the City of Clear Lake, Iowa, did heretofore, on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, review the Final Plat for "The Groves Second Residential Subdivision, Clear Lake, Iowa," located within the city limits of Clear Lake, submitted by The Groves, Inc., Developers.

WHEREAS, the property is within the City of Clear Lake, the Planning and Zoning Commission of Clear Lake has reviewed and recommended approval of said Final Plat,

WHEREAS, said Final Plat appears to comply with all Statutes of the State of Iowa and Ordinances of the City of Clear Lake, Iowa, relative to plats of additions and subdivisions and necessary and appropriate public improvements will be installed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clear Lake, Iowa:

That there should be and hereby is approved the Final Plat for "The Groves Second Residential Subdivision, Clear Lake, Iowa," which plat is attached hereto and by this reference made a part hereof.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Nelson P. Crabb, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Larsen, City Clerk

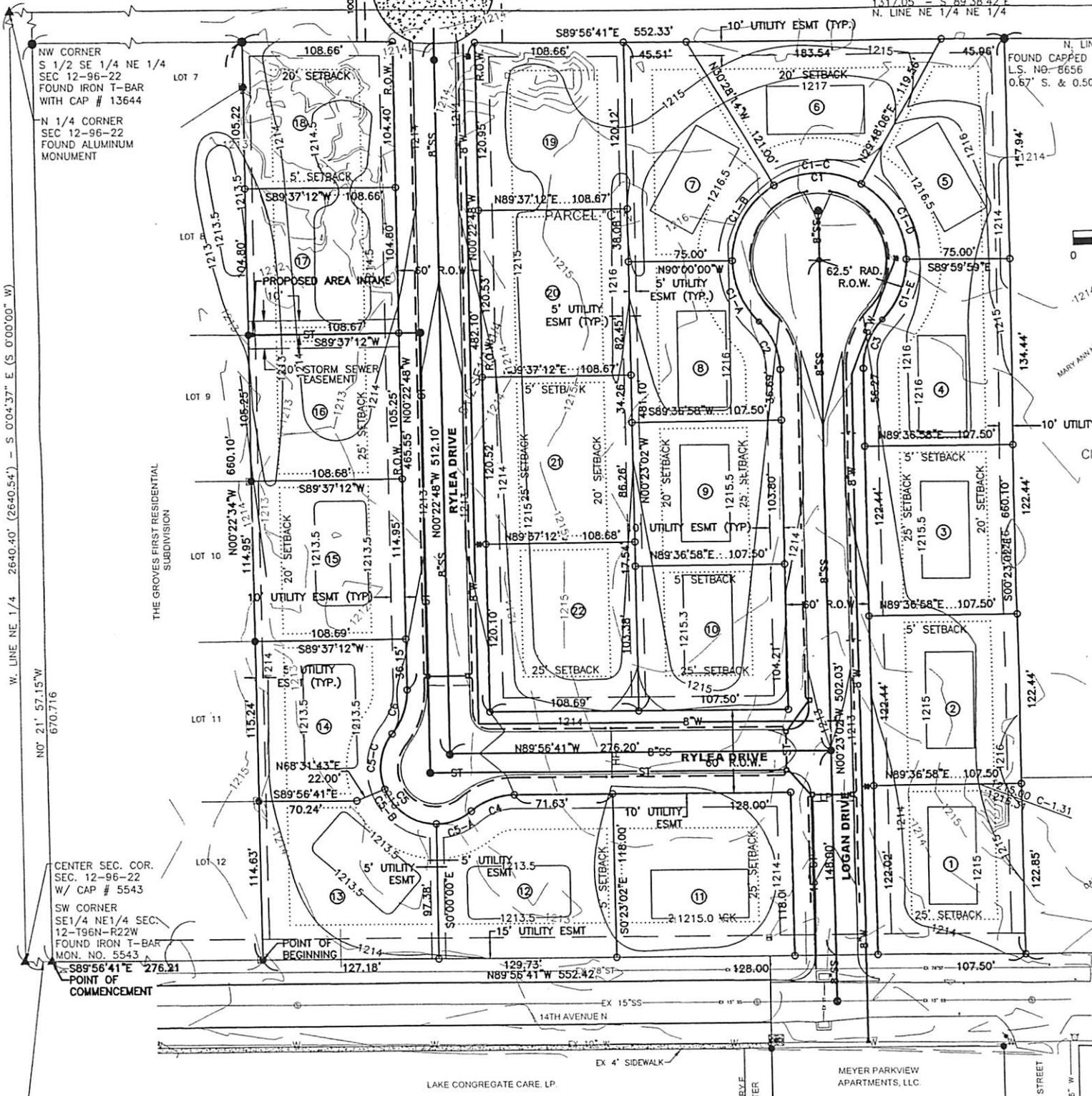


UN-PLATTED DAVE & SANDRA WHITEHURST

ID-RS

TEMPORARY AGGREGATE TURN AROUND 90' DIAMETER WITH 6" THICK AGGREGATE SURFACE COURSE.

1317.05' - S 89°38'42" E N. LINE NE 1/4 NE 1/4



NW CORNER S 1/2 SE 1/4 NE 1/4 SEC 12-96-22 FOUND IRON T-BAR WITH CAP # 13644

N 1/4 CORNER SEC 12-96-22 FOUND ALUMINUM MONUMENT

W. LINE NE 1/4 2640.40' (2640.54') - S 0°04'37" E (S 0°00'00" W) 670.716

N 0°21'57.15" W 670.716

CENTER SEC. COR. SEC. 12-96-22 W/ CAP # 5543

SW CORNER SE 1/4 NE 1/4 SEC. 12-196N-R22W FOUND IRON T-BAR MON. NO. 5543

POINT OF BEGINNING

POINT OF COMMENCEMENT

S. LINE W 1/2 NE 1/4 1318.55' - S 89°38'42" E (1318.64' - S 89°38'02" E)

- LEGEND**
- SURVEY LINE & STATION INDICATOR
  - NEW SEWER/MANHOLE
  - NEW SEWER/INTAKE
  - NEW WATER MAIN
  - NEW FORCE MAIN
  - NEW HYDRANT
  - NEW WATER VALVE
  - EXISTING SANITARY SEWER AND SIZE
  - EXISTING STORM SEWER AND SIZE
  - EXISTING WATER MAIN AND SIZE
  - GAS MAIN AND SIZE
  - OVERHEAD POWER LINE
  - UNDERGROUND TELEPHONE LINE
  - PROPERTY LINE
  - FOUND OTHER MONUMENT (AS NOTED)
  - ▲ FOUND SECTION CORNER
  - SET 5/8" Ø REBAR WITH YELLOW PLASTIC CAP #17913
  - MANHOLE
  - EXISTING HYDRANT
  - EXISTING WATER VALVE
  - ▲ GAS VALVE POWER POLE
  - POWER POLE

DATE	REVISIONS	SCALE	VERIFY SCALE
6/29/10	PRELIMINARY PLAT REVISED PER CITY REVIEW COMMENTS.	DRAWN JAS CHECKED JAP APPROVED TAM DATE 6/14/10 ISSUED FOR	BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



VEENSTRA & KIMM, INC.

GROVES SE  
2800 Fourth Str  
641-421-800E

Prelim. Plat  
Page  
2 of 2

# PRELIMINARY PLAT THE GROVES SECOND RESIDENTIAL SUBDIVISION CLEAR LAKE, IOWA

## GENERAL SUMMARY

PROTECTIVE COVENANTS OF PRIVATE RESTRICTIONS:

SUBDIVIDER INTENDS TO INCORPORATE PRIVATE RESTRICTIONS SIMILAR TO THE RESTRICTIONS INCLUDED IN THE DEDICATION OF PLAT OF THE GROVES FIRST SUBDIVISION.

## ZONING

CURRENT: ID-RS & RM-44  
PROPOSED: RS-B

## DATE OF SURVEY

APRIL 2010

## ENGINEER / SURVEYOR

CRAIG BEEDLE, L.S.  
JASON PETERSBURG, P.E.  
VEENSTRA & KIMM, INC.  
2800 FOURTH STREET SW, SUITE 9  
MASON CITY, IOWA 50401

## SUBDIVIDER

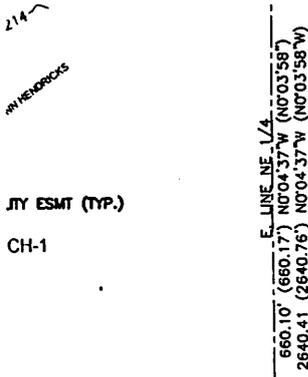
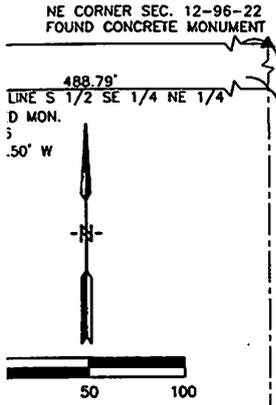
THE GROVES, INC.  
c/o DEANNA PARKISON  
635 WEST L STREET  
FOREST CITY, IOWA 50436

## PROPERTY OWNER

THE GROVES, INC.  
c/o DEANNA PARKISON  
635 WEST L STREET  
FOREST CITY, IOWA 50436

## SURVEY REQUESTED BY

THE GROVES, INC.  
c/o DEANNA PARKISON  
635 WEST L STREET  
FOREST CITY, IOWA 50436



## GENERAL NOTES

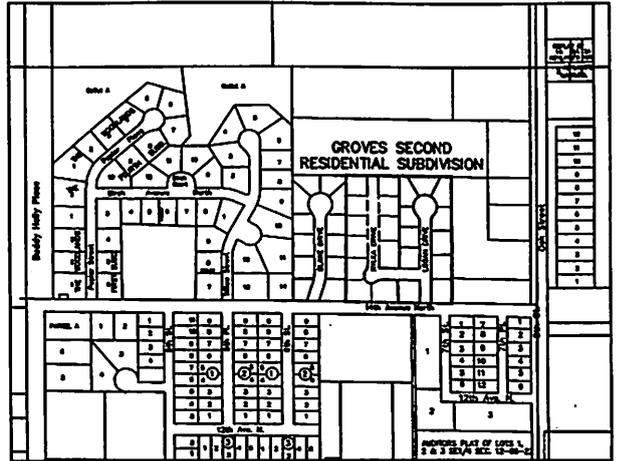
- 1) PAVEMENT TO BE 6" THICK PCC
- 2) 6" SUBDRAIN TO BE CONSTRUCTED 2' BEHIND CURB ON BOTH SIDES OF ROAD.
- 3) PROPOSED SERVICE SIZE
  - SANITARY SEWER: 6" PVC
  - WATER: 3/4" COPPER
  - SUMP PUMP DISCHARGE: 4" HDPE
- 4) ALL LOTS TO HAVE 4' WIDE SIDEWALK CONSTRUCTED 1' FROM R.O.W. LINE AFTER LOT IS DEVELOPED. SIDEWALK ELEVATIONS TO BE ESTABLISHED AS PART OF THE FINAL DESIGN.
- SERVICES TO BE CONSTRUCTED TO 10' BEYOND ROW LINE.

Lot #	Area (SF)	Lot #	Area (SF)
1	13,162	14	11,491
2	13,162	15	12,493
3	13,162	16	11,438
4	13,162	17	11,389
5	12,439	18	11,389
6	12,451	19	13,098
7	12,444	20	13,098
8	11,158	21	13,098
9	11,158	22	13,098
10	11,158	ROW	86,445
11	15,104		364,613
12	14,694	TOTAL	
13	14,322		8.37 ACRES

## LEGAL DESCRIPTION

THAT PART OF PARCEL C IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWELVE (12), TOWNSHIP NINETY-SIX NORTH (T-96N), RANGE TWENTY-TWO WEST (R-22W) OF THE 5TH P.M., CITY OF CLEAR LAKE, CERRO GORDO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

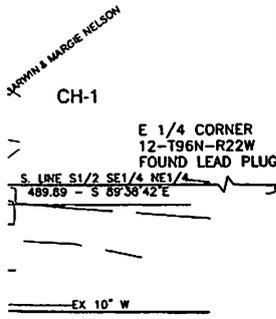
COMMENCING AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12 T-96N, R-22W THENCE S89°56'41"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 276.21 FEET TO THE SOUTHEAST CORNER OF THE GROVES FIRST RESIDENTIAL SUBDIVISION AND THE POINT OF BEGINNING; THENCE N00°22'34"W ALONG THE EAST LINE OF THE GROVES FIRST RESIDENTIAL SUBDIVISION, 660.10 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE S89°56'41"E ALONG SAID NORTH LINE, 552.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C; THENCE S00°23'02"E ALONG THE EAST LINE OF SAID PARCEL C, 660.10 FEET; THENCE N89°56'41"W ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 552.42 FEET TO THE POINT OF BEGINNING, CONTAINING 8.37 ACRES MORE OR LESS. SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.



LOCATION MAP  
SCALE: 1"=500'

## CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	293.81'	62.50'	269°20'57"	N89°36'58"E	88.89'	—
C-1A	49.15'	62.50'	45°03'31"	N22°31'46"W	47.89'	25.93'
C-1B	64.94'	62.50'	59°31'46"	N29°45'53"E	62.05'	35.74'
C-1C	65.75'	62.50'	60°16'21"	N89°39'56"E	62.76'	36.28'
C-1D	65.67'	62.50'	60°11'54"	S30°05'56"E	62.69'	36.23'
C-1E	48.31'	62.50'	44°17'25"	S22°08'43"W	47.12'	25.44'
C2	38.99'	50.00'	44°40'29"	N22°43'17"W	38.01'	20.54'
C3	38.99'	50.00'	44°40'29"	S21°57'12"W	38.01'	20.54'
C4	34.53'	50.00'	39°34'00"	S70°16'19"W	33.85'	17.98'
C5	117.77'	40.00'	168°41'17"	S45°10'03"E	79.61'	403.89'
C5-A	27.58'	40.00'	39°30'41"	N70°14'39"E	27.04'	14.37'
C5-B	47.84'	40.00'	68°31'43"	S55°44'09"E	45.04'	27.25'
C5-C	42.34'	40.00'	60°38'53"	S08°51'09"W	40.39'	23.40'
C6	34.52'	50.00'	39°33'24"	N19°23'54"E	33.84'	17.98'



- STREET LIGHT POLE W/GUY ANCHOR
- LOT NUMBER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- NEW SUBDRAIN
- SETBACK LINE (RECORDED DIMENSION)

SECOND RESIDENTIAL SUBDIVISION  
CLEAR LAKE, IOWA

PRELIMINARY PLAT (AMENDED)

Sheet SW • Suite 9 • Mason City, Iowa 50401-1596  
641-380-0313(FAX) • 877-241-8008(WAITS)

DWG. NO.

P-1

1 OF 1

PROJECT 4115

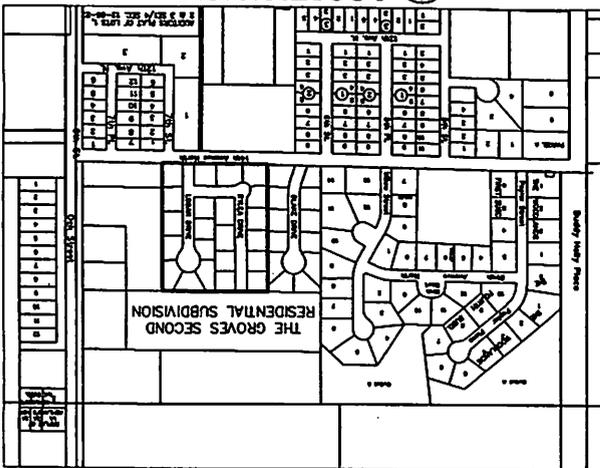


# FINAL PLAT

## THE GROVES SECOND RESIDENTIAL SUBDIVISION

### CLEAR LAKE, IOWA

Final Plat  
Page 2 of 2



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	293.81'	62.50'	269.2057°	N89.36.58"E	88.89'	—
C-1A	49.15'	62.50'	45.0331°	N22.31.46"W	47.89'	25.83'
C-1B	64.94'	62.50'	59.31.46°	N28.45.53"E	62.05'	35.74'
C-1C	65.75'	62.50'	60.16.21°	N89.39.56"E	62.76'	36.28'
C-1D	65.67'	62.50'	60.11.54°	S30.05.56"E	62.66'	36.23'
C-1E	48.31'	62.50'	44.17.25°	S22.08.43"W	47.12'	25.44'
C2	38.99'	50.00'	44.40.29°	N22.43.17"W	38.01'	20.54'
C3	38.99'	50.00'	44.40.29°	S21.57.12"W	38.01'	20.54'
C4	34.53'	50.00'	39.34.00°	S70.16.19"W	33.85'	17.98'
C5	117.77'	40.00'	168.4.17°	S45.10.03"E	79.61'	403.89'
C5-A	27.58'	40.00'	39.30.41°	N70.14.39"E	27.04'	14.37'
C5-B	47.84'	40.00'	68.31.43°	S55.44.09"E	45.04'	27.25'
C5-C	42.34'	40.00'	60.38.53°	S08.51.09"W	40.39'	23.40'
C6	34.52'	50.00'	39.33.24°	N19.23.54"E	33.84'	17.98'

APPROVED: \_\_\_\_\_  
CITY OF CLEAR LAKE, IOWA  
PLANNING & ZONING COMMISSION

BY: *[Signature]*  
CHAIRMAN

BY: *[Signature]*  
SECRETARY

APPROVED: \_\_\_\_\_  
CITY OF CLEAR LAKE, IOWA  
CITY COUNCIL

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

I hereby certify that this land surveying document was prepared and that I am a duly licensed land surveyor under the laws of the State of Iowa.

Signed: *[Signature]*  
Date: 3/17/2012

CRAIG BEEDLE, L.S., IOWA LICENSE NO. 17913

My license renewal date is December 31, 2013.

Pages or sheets covered by this seal: F-1



**ZONING** CURRENT: ID-RS & RM-44 PROPOSED: RS-8

**DATE OF SURVEY** APRIL 2010

**LEGAL DESCRIPTION**

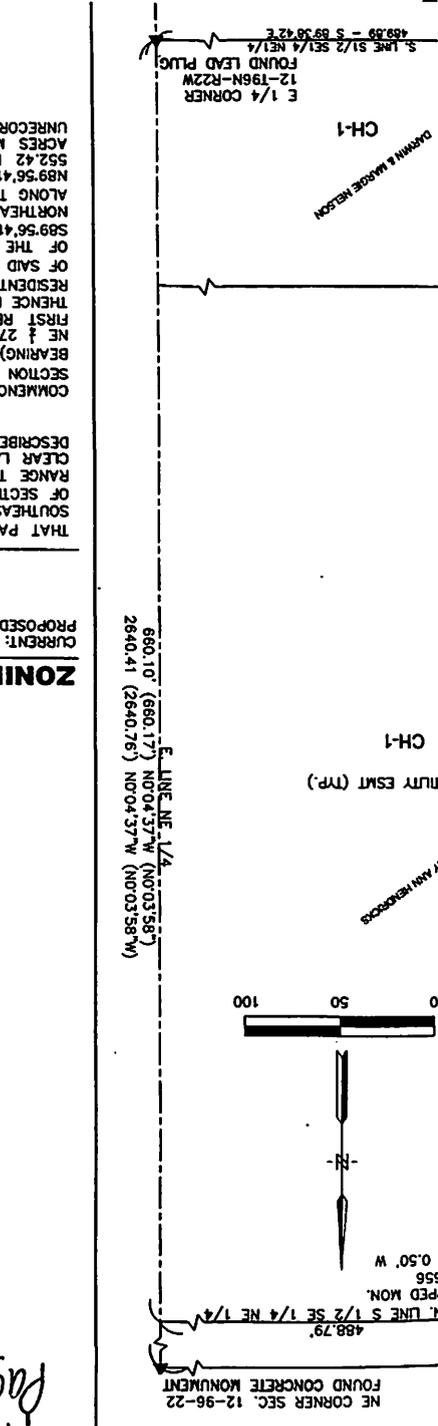
THAT PART OF PARCEL C IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWELVE (12), TOWNSHIP NINETY-SIX NORTH (T-96N), RANGE TWENTY-TWO WEST (R-22W) OF THE 5TH P.M., CITY OF CLEAR LAKE, CERRO GORDO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12 T-96N, R-22W THENCE S89.58.41"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE S 1/2 OF THE NE 1/4 FIRST RESIDENTIAL SUBDIVISION AND THE POINT OF BEGINNING; THENCE N00.22.34"W ALONG THE EAST LINE OF THE GROVES FIRST RESIDENTIAL SUBDIVISION, 660.10 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE S89.56.41"E ALONG SAID NORTH LINE, 552.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C; THENCE S00.23.02"E ALONG THE EAST LINE OF SAID PARCEL C, 660.10 FEET; THENCE N89.56.41"W ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 S52.42 FEET TO THE POINT OF BEGINNING, CONTAINING 8.37 ACRES MORE OR LESS, SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.

Lot #	Area (SF)	Lot #	Area (SF)
1	13,162	14	11,491
2	13,162	15	12,493
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8	11,158	21	13,098
9	11,158	22	13,098
10	11,158	ROW	86,445
11	15,104	TOTAL	364,613
12	14,694		
13	14,322		8.37 ACRES

**LEGEND**

- 1 LOT NUMBER
- △ FOUND SECTION CORNER SET 5/8" REBAR WITH YELLOW PLASTIC CAP #17913
- FOUND 1/2" REBAR WITH YPC #14233, UNLESS NOTED OTHERWISE
- SURVEY LINE & STATION INDICATOR



# FINAL PLAT

SECOND RESIDENTIAL SUBDIVISION  
CLEAR LAKE, IOWA

RESOLUTION No. \_\_\_\_\_

A RESOLUTION APPROVING SOUTH HARBOR FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA

1. WHEREAS, Phillip M. Cronin and Steven D. Waage, (“Owners”) are owners of a parcel of real estate located in Clear Lake Township, Cerro Gordo County, Iowa, which lies within two miles of the city limits of Clear Lake, Iowa;

2. WHEREAS, said owners desire to file their subdivision plat of South Harbor First Subdivision to Cerro Gordo County, Iowa, with Cerro Gordo County, Iowa, pursuant to the provisions of Chapter 354, *The Code of Iowa*, which requires the approval or waiver of the right to review by the City of Clear Lake, Iowa, according to the provisions of Chapter 354.8 and 354.9, *The Code of Iowa*;

3. WHEREAS, the owner(s), submitted a request to the Planning & Zoning Commission of the City of Clear Lake, Iowa, to review their proposed subdivision, pursuant to the provisions of Chapter 354.8 *The Code of Iowa*;

4. WHEREAS, on March 13, 2012, the Planning & Zoning Commission of the City of Clear Lake, Iowa recommended approval of the proposed plat.

NOW, THEREFORE, be it resolved by the City Council of the City of Clear Lake, Iowa:

Section 1. That the City of Clear Lake, Iowa hereby approves the subdivision plat of South Harbor First Subdivision to Cerro Gordo County, Iowa.

Section 2. That the City Clerk should be and is hereby directed to certify a copy of this resolution of approval for attachment to the subdivision plat as required by the provisions of Chapter 354.11, *The Code of Iowa*.

PASSED AND APPROVED this 19th day of March, 2012.

\_\_\_\_\_  
Nelson P. Crabb, Mayor

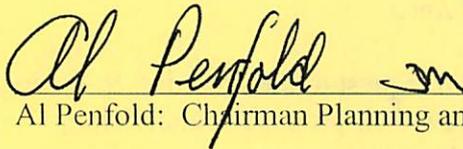
ATTEST:

\_\_\_\_\_  
Jennifer Larsen, City Clerk

Honorable, Mayor and City Council

The Planning and Zoning Commission at its meeting of March 13th, 2012 acted on a request for an Extra-territorial Review of a two-lot Subdivision outside of, but within two miles of our city limits. This was reviewed and passed. The Planning and Zoning Commission now recommends that the City Council accept the final plat of South Harbor First Subdivision.

Sincerely,

  
Al Penfold: Chairman Planning and Zoning



**PLANNING AND ZONING**  
**Cerro Gordo County Courthouse**

220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3021  
Tom Drzycimski, AICP, Administrative Officer FAX (641) 421-3088  
Michelle Rush, Administrative Assistant

February 9, 2012

Mayor Nelson Crabb  
City of Clear Lake  
PO Box 185  
Clear Lake, IA 50428

RE: Proposed South Harbor First Subdivision

Dear Mayor Crabb:

This office would like to make you aware of a proposed 2 lot subdivision located at 4651 South Shore Drive. The property is owned by Phillip Cronin & Steven Waage.

The property is located within two miles of the City of Clear Lake.

The Cerro Gordo County Planning & Zoning Commission will hear the request on **March 1, 2012 at 4:00 p.m.** in the Board of Supervisors meeting room at the Courthouse in Mason City.

You are welcome to attend this meeting if you have any concerns or comments, or you may provide written comments prior to the March 1st meeting.

Should you have any questions, please feel free to contact this office.

Sincerely,

Tom Drzycimski  
Administrative Officer

TD:mr

Enclosure



# CHARLSON EXCAVATING COMPANY

DALE CHARLSON & STEVE MOLSTAD  
OWNERS

4111 7th Avenue North  
P.O. Box 601  
Clear Lake, Iowa 50428

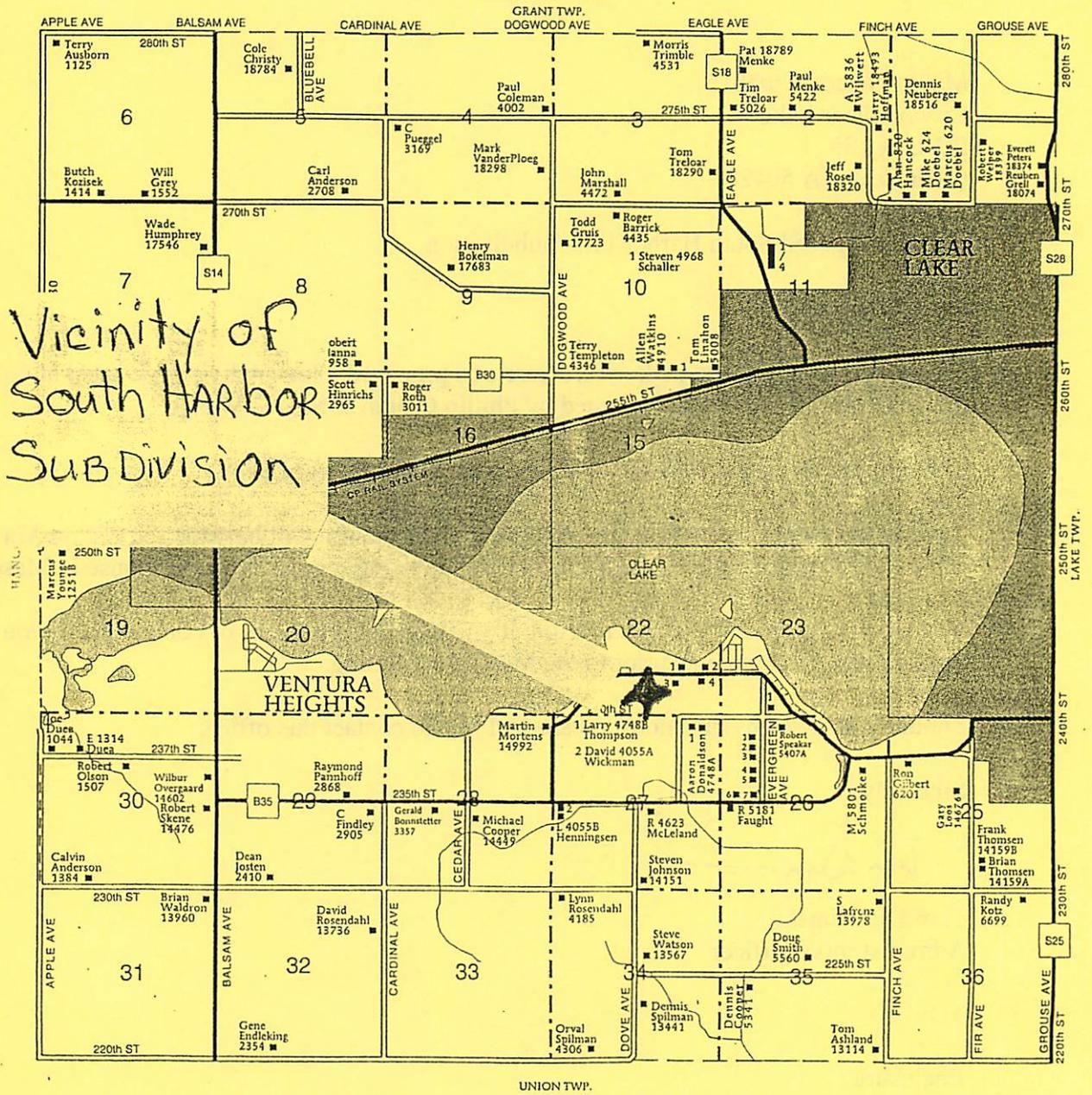
www.charlsoninc.com

Office: (641) 357-5601  
Fax: (641) 357-3541  
Email: charlson@netins.net

T-96-N

## CLEAR LAKE DIRECTORY

R-22-W



**CLEAR LAKE  
TOWNSHIP  
SECTION 11**

- 1 Jost, Ron 17719
- 2 Seaton, Albert 17689

- 3 Butler, Al 17675
- 4 Ouverson, Jack 17657

**SECTION 22**

- 1 Smith, Chris 5141
- 2 Davis, Oscar 5029
- 3 Hansen, C 4749

- 4 Anderson, Ken 5008

**SECTION 23**

- 1 Sellers, Wyndham 5162

**SECTION 26**

- 1 Quigley, Jason 14754A
- 2 Stephens, L 14720

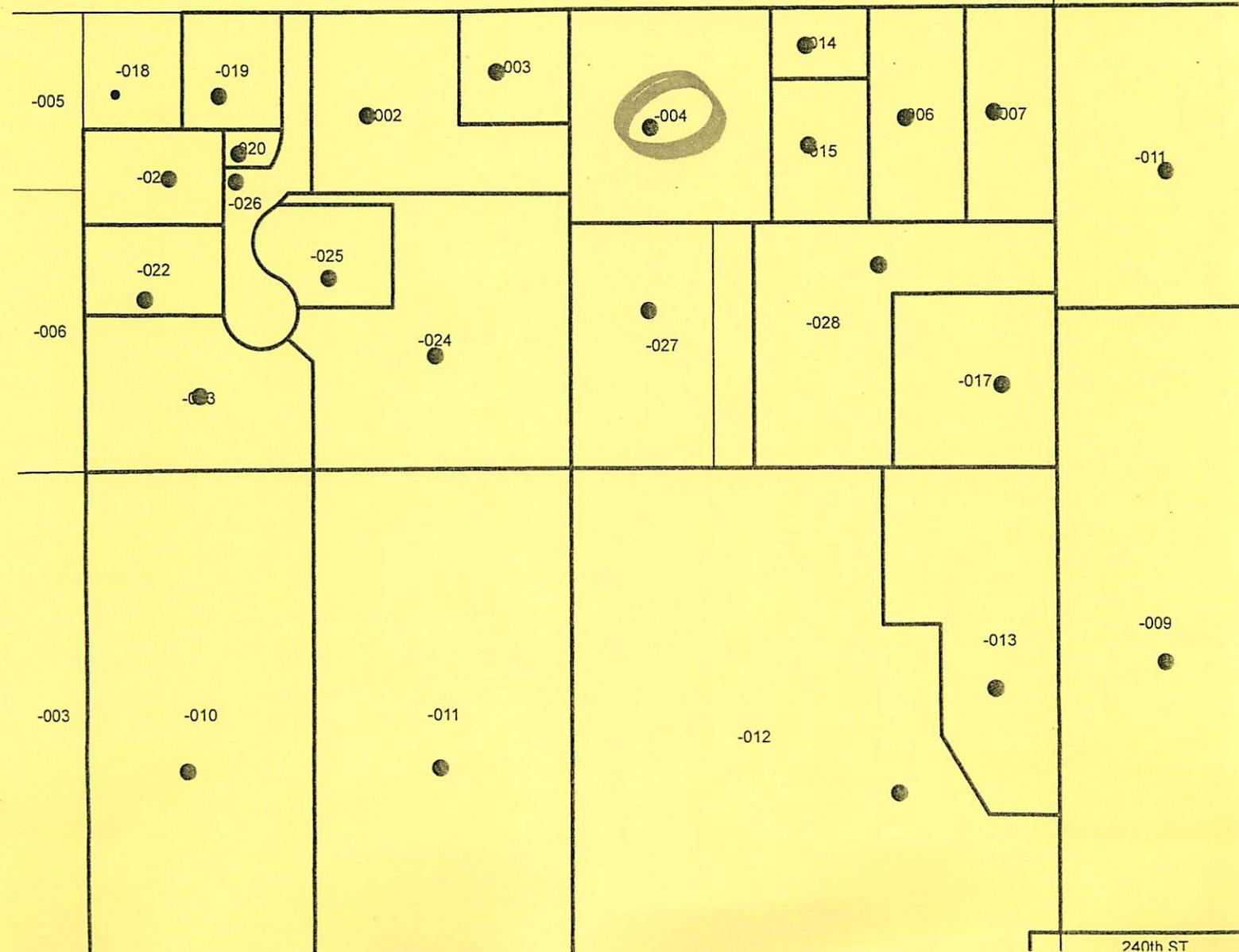
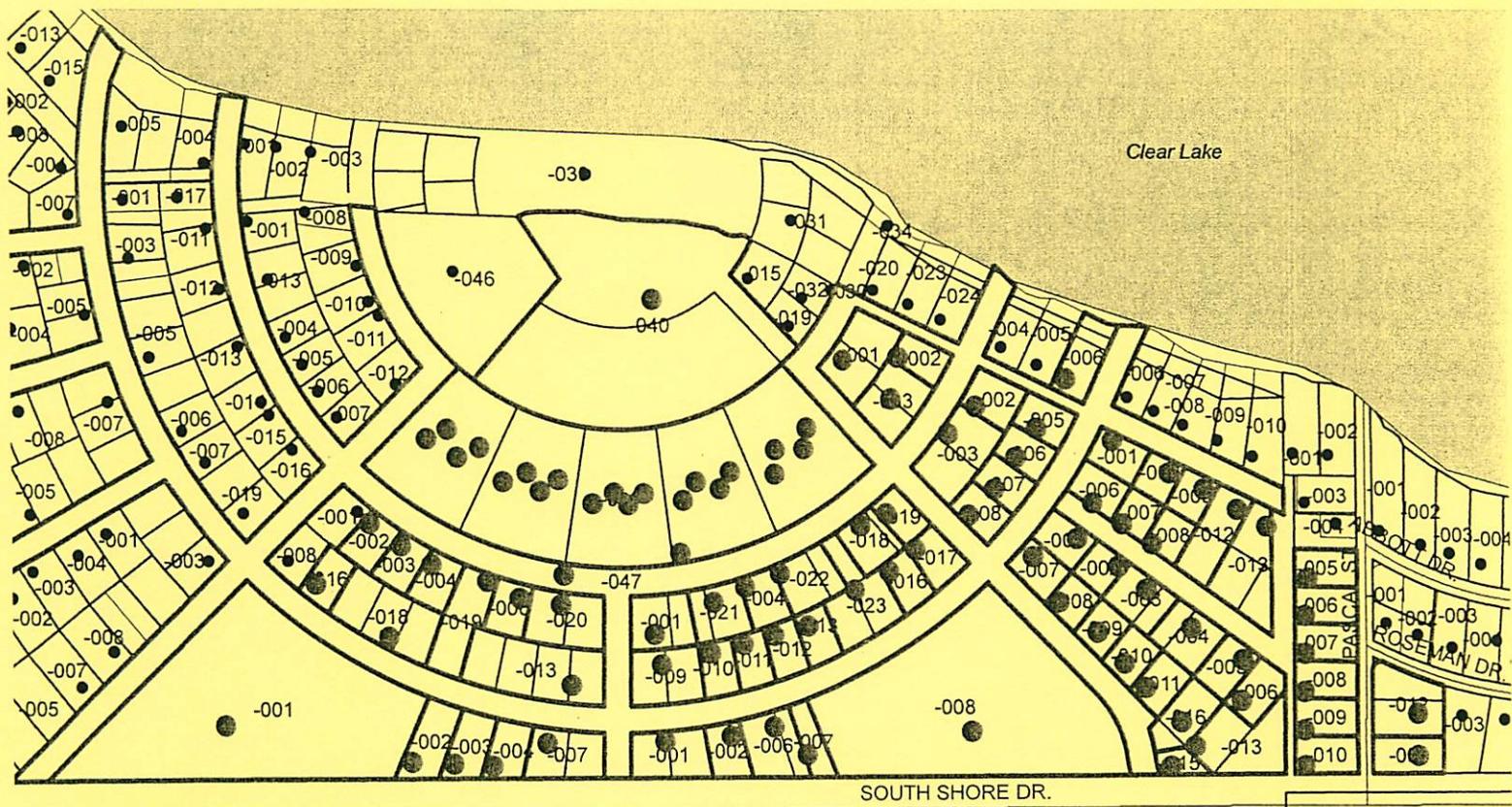
- 3 Paulson, Dick 14702

- 4 Harms, B 14646

- 5 Lee, Jim 14632

- 6 Lee, Stanley 5184

- 7 Sande, Shay 14550

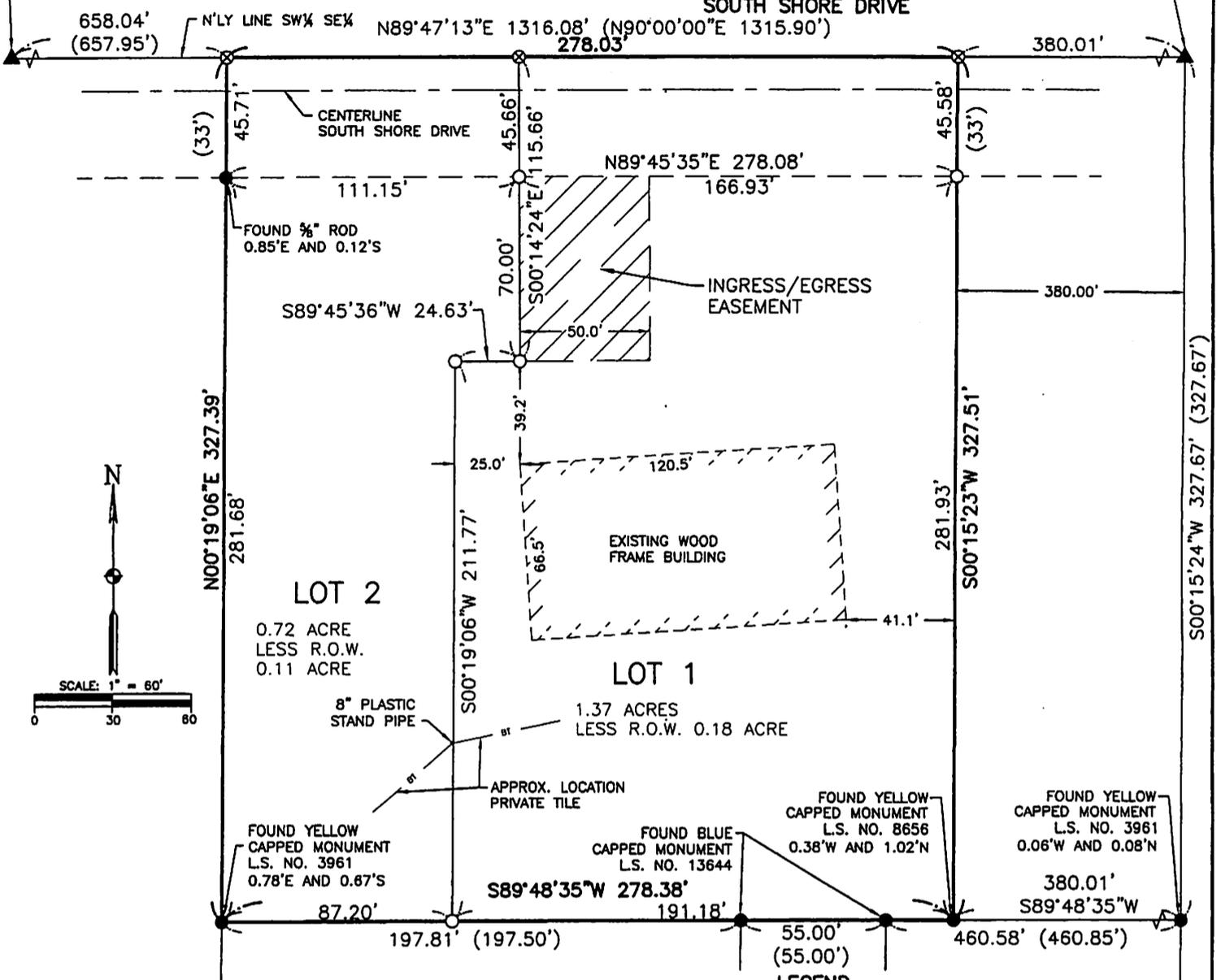


# FINAL PLAT SOUTH HARBOR FIRST SUBDIVISION

CERRO GORDO COUNTY, IOWA  
PLATTERS: PHILLIP M. CRONIN AND STEVEN D. WAAGE  
5991 DOGWOOD CIRCLE, JOHNSTON, IOWA 50131  
JANUARY 2012

NW COR. SW¼ SE¼  
SEC. 22-T96N-R22W  
FOUND YELLOW  
CAPPED MONUMENT  
L.S. NO. 13804

NE COR. SW¼ SE¼  
SEC. 22-T96N-R22W  
FOUND YELLOW  
CAPPED MONUMENT  
L.S. NO. 13804



SET 5/8" ROD WITH BLUE L.S. CAP NO. 13644..... O  
SET MAG NAIL..... ⊗  
FOUND MONUMENT AS NOTED..... ●  
FOUND SECTION CORNER AS NOTED..... ▲  
RECORD..... ( )

**DESCRIPTION**

LOT THREE (3) EXCEPT THE EAST 380 FEET AND EXCEPT ROAD IN THE SUBDIVISION OF GOVERNMENT LOT TWO (2) IN SECTION TWENTY-TWO (22), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA.

**NOTES**

- 1) THIS SUBDIVISION IS LOCATED IN THE SW1/4 SE1/4 OF SECTION 22-T96N-R22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA.
- 2) THE N'LY LINE OF THE SW1/4 SE1/4 WAS ASSUMED TO BEAR N89°47'13"E USING GPS.
- 3) TOTAL AREA OF SUBDIVISION.....2.09 ACRES  
LESS R.O.W. ....0.29 ACRE
- 4) EASEMENTS AS SHOWN
- 5) ZONING: R-2 SINGLE FAMILY RESIDENTIAL  
BUILDING LINES:  
FRONT YARD.....50 FEET  
SIDE YARD.....15 FEET  
REAR YARD.....30 FEET
- 6) THE UNADJUSTED ERROR OF CLOSURE, AS PER SECTION 355.8(15) OF THE CODE OF IOWA, MEETS 1:10,000 FOR THE SUBDIVISION BOUNDARY AND 1:5,000 FOR THE BOUNDARIES OF THE INDIVIDUAL LOTS.

PRIVATE RESTRICTIONS FILED IN OFFICE OF COUNTY RECORDER  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

APPROVED:  
PLANNING & ZONING COMMISSION  
CERRO GORDO COUNTY, IOWA  
BY \_\_\_\_\_  
Chairman  
BY \_\_\_\_\_  
Secretary

APPROVED BY BOARD OF SUPERVISORS  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
Chairman  
APPROVED BY COUNTY AUDITOR  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
Auditor  
APPROVED BY COUNTY ENGINEER  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
Engineer

APPROVED:  
PLANNING & ZONING COMMISSION  
CITY OF CLEAR LAKE, IOWA  
BY \_\_\_\_\_  
Chairman  
BY \_\_\_\_\_  
Secretary

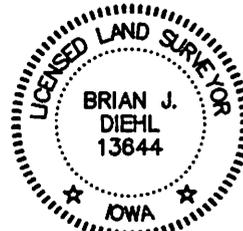
APPROVED BY CITY COUNCIL  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
Mayor

APPROVED:  
PLANNING & ZONING COMMISSION  
CITY OF VENTURA, IOWA  
BY \_\_\_\_\_  
Chairman  
BY \_\_\_\_\_  
Secretary

APPROVED BY CITY COUNCIL  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
Mayor



**BRIAN J. DIEHL, P.L.S.**  
LAND SURVEYING SERVICES  
10 SUMAC  
MASON CITY, IA 50401  
641-512-8004  
brianjdiehlpls@gmail.com



I hereby certify that this plat was made under my direct personal supervision, that all monuments are set or will be set prior to July 31, 2012, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Brian J. Diehl*  
Date: January 14, 2012  
Brian J. Diehl  
License number 13644.  
My license renewal date is December 31, 2013  
Sheets covered by this deal: 1

RESOLUTION # \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEAR LAKE, IOWA, APPROVING THE TERMS AND CONDITIONS FOR THE PURCHASE OF A MID-MOUNT LADDER FIRE APPARATUS, AND AUTHORIZING THE FIRE CHIEF TO EXECUTE SAID CONTRACT**

**WHEREAS**, the Clear Lake Fire Department emergency personnel provide fire suppression services to the residents and visitors of the City of Clear Lake; and

**WHEREAS**, growth in the community, with both multi-story homes and commercial buildings, is ongoing.

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

**SECTION 1. APPROVAL OF AGREEMENT.** The City Council of the City of Clear Lake, Iowa, hereby approves the terms and conditions of the Agreement relating to the construction, by \_\_\_\_\_ Corporation, of a 2012 \_\_\_\_\_ Aerial Platform fire apparatus.

**SECTION 2. AUTHORIZATION TO EXECUTE.** The Fire Chief is hereby authorized to execute the necessary documents.

**SECTION 3. SEVERABILITY.** If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate the validity, force, or effect of any other section or part of this Resolution.

**SECTION 4. CONFLICTS.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 5. IMPLEMENTING ACTIONS.** The City Administrator is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption by the City Council.

**DULY ADOPTED AND APPROVED** by the City Council of the City of Clear Lake, Iowa, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**CITY OF CLEAR LAKE**

\_\_\_\_\_  
Mayor of Clear Lake

Attest:

\_\_\_\_\_  
Jennifer Larsen, City Clerk

## CLFD Aerial Quint Apparatus Bid Summary and Recommendation

Thirteen vendors were supplied specifications after Council approval at January 16, 2012 meeting. Seven of the 13 vendors had communicated with CLFD; 3 advising they would not be submitting bids citing their inability to provide the desired features requested within the specifications. Four vendors asked various questions for clarification and overall intent of the specifications. These four vendors submitted bids. The four vendors are Emergency One of Ocala Florida, Pierce Manufacturing of Appleton, Wisconsin, Sutphen Towers of Hillard, Ohio and Marion Body of Marion Wisconsin. Three of the four companies have provided apparatus to the CLFD in the past. The bid opening was held on Monday March 12 at 10:00. The officers of the fire department have reviewed the submitted bids for completeness and adherence to the released specifications identifying 12 key elements of comparison including:

Initial price

Chassis: axles, engine, transmission. Maneuverability, overall size, weight and travel height

Aerial device: tip load, safety factor, operating range, weather limitations, waterway capacity, jack spread.

Body: hose bed capacity, total compartmentation, compartment layout, construction material

Fire Pump System: hose line connections and placement, foam system capacities, water and foam tank size.

Cab: size, seating, egress, safety features

Electrical Generator System: placement of generator, cord reel, auxiliary lighting.

Adherence to intent of specifications and required features

Warranty

Delivery

Service: routine maintenance, scheduled testing

Company longevity and service history

	<b>E-One</b>	<b>Pierce</b>	<b>Sutphen</b>	<b>Marion</b>
<b>Meets intent of specifications</b>	No	yes	yes	yes-exceeds
<b>Base Bid</b>	566,437	684,852	701,100	830,951
<b>upcharges to attempt to meet specs</b>	69,500	0	0	31,741
<b>Deductions for prepayment options</b>	0	10,766	18,423.90	10,000
<b>Manufacturer specific deductions</b>	0	12,056	0	0
<b>Continued deficiencies</b>	Lacking adequate Compartmentation mid mount aerial placement travel height  Hose-bed capacity Pre-connected hose line stainless body construction	mid mount aerial placement  travel height engine manufacturer stainless body construction		weight  length maneuverability
<b>Concerns of deficiencies of specs</b>	lack of compartment space Hosebed configuration Pre-connect hose line		None	
<b>Total bid price with deductions/additions</b>	635,937	662,030	682,676.10	852,692
<b>travel height</b>	11' 7"	11' 4"	10' 2"	10' 6"
<b>wheelbase</b>	230"	226.5"	221"	264.5"
<b>total length</b>	37' 2"	36' 4"	40' 9.5"	47' 8"
<b>GVW</b>	53,000	555,000	54,000	83,000
<b>total body compartmentation</b>	148 CF	226 CF	217 CF	137.5 CF

After review of all of the data submitted and questioning of the various dealers of clarification points my recommendation is for the purchase of the apparatus from Pierce manufacturing of Appleton, Wisconsin. The total price will be \$662,030.00

Doug Meyers, Fire Chief