



CITY OF CLEAR LAKE

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May 18, 2015

Mayor
NELSON P.
CRABB

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

City
Administrator
SCOTT
FLORY

The next meeting of the Clear Lake City Council is scheduled for Monday, **May 18, 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

TONY J.
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

ITEM #6D. Kwik Trip/Kwik Star Project. For approximately one year now, City staff has been working with Company officials and representatives, as well as staff from the Iowa DOT, regarding the construction of a new convenience store and truck center. The location of the proposed commercial development project is at the intersection of HWY 122E & Willow Creek Ct./N. 32nd St. Kwik Trip/Kwik Star is based in LaCrosse, WI, and has more than 450 convenience stores and over 12,000 employees in Iowa, Wisconsin, and Minnesota, combined. The proposed project would entail the construction of a new 7,500 sq. ft. convenience store and truck center on an approximately 19 acre parcel, of which only 10 acres is proposed for development at this time. The paving improvements would include parking for 50 semi-truck trailer combination vehicles and 68 passenger vehicles. The proposed site plan was reviewed by the City's Planning & Zoning Commission on April 21, 2015, and was favorably considered by the Commission.

In conjunction with the proposed project, the intersection of HWY 122 E. and Willow Creek Ct/N. 32nd St. would be reconstructed, including geometric improvements and installation of a fully-actuated traffic control device. The City has been working with the Company's traffic engineering consultant and its in-house engineers, as well as the Iowa DOT, regarding design and approval of that aspect of the Project.

It is proposed to enter into a Development Agreement with Kwik Trip/Kwik Star to offset a portion of the costs of the intersection improvements, including traffic signal and interconnect. The terms of the Development Agreement limit the City's financial participation in those improvements to a not to exceed amount of \$250,000.

Under the terms of the Development Agreement, the Company agrees to a minimum property tax valuation of \$1.5 million and to hire and maintain a workforce of 30 employees (including full and part-time). The City will utilize the new property taxes generated by the project to pay for its portion of the traffic signal and intersection improvements.



The Project began construction last week and is expected to be completed in November. The Council previously set the date for a public hearing for May 18th on the proposal to enter into a Development Agreement with the Company. Notice was published, as required by law, on May 6th.

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, MAY 18, 2015
6:30 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes – May 4, 2015
 - B. Approval of the bills & claims.
 - C. **Resolution #15-22**, “Resolution to amend eligibility for credit card use.”
 - D. Licenses & Permits:
 - **Liquor License**: Class C Liquor License (LC) (Commercial) with Living Quarters, Outdoor Service, & Sunday Sales, **Lake Front Tap**, (renewal); Class B Native Wine Permits & Class C Beer Permit with Sunday Sales, **Casey's General Store #1896**, (renewal).
 - **Excavator's License**: Navratil Excavating, Mason City, (renewal).
 - **Cigarette Permit**: Dollar General Store #4616, Casey's General Store #1896, Lake Liquors Wine & Spirits, Casey's General Store #1427, (renewals).
 - **Street Closing Requests**: Clear Lake Area Chamber of Commerce, **Thursday's on Main**, June 11th through August 27th, **North Iowa Herb Fest**, Saturday June 20th.
4. Citizens 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. 2015 Sewer Rehabilitation Project:

- Project update and review of Pay Estimate #1, Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Estimate #1 by City Council.
- Discussion and consideration of **Motion** by City Council.

B. N. 6th Street Reconstruction Project:

- Project update and review of Pay Estimate #2, Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Estimate #2 by City Council.
- Discussion and consideration of **Motion** by City Council.

C. Northwest Water Tower Improvement Project:

- Project update and review of Pay Estimate #11, Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Estimate #11 by City Council.
- Discussion and consideration of **Motion** by City Council.

D. Kwik Trip Commercial Development Project:

- Review of request, Scott Flory, City Administrator.
- Public Hearing.
- **Motion** to close Public Hearing by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #15-23**, "Resolution approving a development agreement for traffic control project improvements with Kwik Trip Inc. for a development project to be located in Clear Lake, Iowa."
- Discussion and consideration of **Motion** by City Council.

E. North Shore Drive Street Re-construction Project:

- Project update and review of Pay Estimate #6, Jason Petersurg, P.E., Veenstra & Kimm.
- **Motion** to approve Pay Estimate #6 by City Council.
- Discussion and consideration of **Motion** by City Council.

F. Stop/Yield Sign Ordinance Amendment(s):

- Review of proposal, Scott Flory, City Administrator.

- **Motion to approve Ordinance #815, “An Ordinance amending an Ordinance of the City of Clear Lake, Iowa, now known as ‘Stop or Yield Requirements’, Chapter 65 of the Code of Ordinances of the City of Clear Lake, Iowa, by changing the provisions of Section 65.01 to add certain stop requirements and 65.04 to delete Yield Requirements” by City Council (1st reading)**
- **Discussion and consideration of Motion by City Council.**

7. Chief of Police’s Report:

- Update regarding Chief of Police selection process.

8. Mayor’s Report:

- Appointment of Davin McLeod (505 Pine Brooke Drive) to the Planning & Zoning Commission for the term ending December 31, 2020.
- Appointment of Arnie Prohaska (113 Orchard Lane) to the Planning & Zoning Commission for the term ending December 31, 2019.

9. Public Works Director’s Report:

- Project updates: City-owned decorative street light retro-fit; traffic signal video detector upgrades; and Water Treatment Plant High Service Pump(s) Improvement Project.
- 2015 Alley Project Pre-construction Conference.

10. City Administrator’s Report:

- City Hall Roof Replacement Project update.
- Proposal for sealed bid process for City-owned residential lot on S. 3rd Street.
- Renewal of Police Services 28E Agreement with Ventura.

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – JUNE 1, 2015

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