



"Where People Make the Difference"

# CITY OF CLEAR LAKE

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Mayor  
NELSON P.  
CRABB

City  
Administrator  
SCOTT  
FLORY

## COUNCIL MEMBERS

DANA  
BRANT  
Ward 1

TONY J.  
NELSON  
Ward 2

JIM  
BOEHNKE  
Ward 3

MIKE  
CALLANAN  
At Large

GARY  
HUGI  
At Large

May 1, 2015

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next meeting of the Clear Lake City Council is scheduled for Monday, **May 4, 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.

**ITEM #6A. 2015 Alley Improvement Project.** At its regular meeting on April 20<sup>th</sup>, the Council awarded the construction contract to Larson Contracting (Lake Mills). Larson submitted the lowest responsive responsible bid in the amount of \$34,867.25. The engineer's opinion of the probable cost of construction was \$37,975. The Project is set to be completed by not later than June 19<sup>th</sup>.

The City has now received the partially-executed contract and bonds (performance, payment, & maintenance) and Certificate of Liability Insurance from the contractor. All these documents have been reviewed by City staff and the Project consulting engineer and have been determined to be in compliance with the Project's contract document specifications.

The location of the Project is the public alley between Main Avenue and 1<sup>st</sup> Avenue N. and between N. 4<sup>th</sup> Street and the mid-block intersection (133 LF). The project generally includes the removal of the existing alley pavement and PCC alley approach, including curb and gutter along N. 4<sup>th</sup> Street. Additionally, 36 LF of existing 8" clay sanitary sewer main will be repaired, including replacement of defective pipe and replacement or abandonment of private service connections. Active sewer services will be upgraded with new wyes and PVC service pipe within the limits of the construction project paving. Following completion of the underground work, the alley, as well as drive approach & curb & gutter will be graded and a 6" PCC pavement will be constructed over a 6" modified sub-base.

**ITEM #6B. City Hall Roof Replacement Project.** At its regular meeting on April 6<sup>th</sup>, the Council awarded the construction contract to Midwest Roofing (Mason City). Midwest Roofing submitted the lowest responsive responsible bid in the amount of \$141,500. The architect's opinion of the probable cost of construction was \$159,000. The Project completion date is set for not later than May 22<sup>nd</sup>.



The City has now received the partially-executed contract and bonds (performance, payment, & maintenance) and Certificate of Liability Insurance from the contractor. All these documents have been reviewed by City staff and the Project consultant and have been determined to be in compliance with the Project's contract document specifications.

**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. 32<sup>nd</sup> 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. 32<sup>nd</sup> 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.

Company officials have indicated that construction bidding will take place in May and that groundbreaking will also occur later that month. The Project is expected to be completed in November. The Council will consider a Resolution to set the date for a public hearing on the proposal to enter into a Development Agreement

with the Company. Notice will be published on May 6<sup>th</sup> and the hearing held on May 18<sup>th</sup>. At the meeting on May 18<sup>th</sup>, the Council will consider approval of the Agreement.

**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. 6<sup>TH</sup> STREET  
MONDAY, MAY 4, 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 – April 20, 2015
  - B. Approval of the bills & claims.
  - C. Licenses & Permits:
    - **Liquor License**: Class C Liquor License with Outdoor Service & Sunday Sales, Ge-Jo's By The Lake, (renewal), Class B Native Wine Permits, Special Class C Liquor License with Outdoor Service, The Ladybug, LLC, (new).
    - **Excavator's License**: Eden Plumbing, LLC, New Hartford, (new).
    - **Cigarette Permit**: Kum & Go #301 & Kum & Go #302, (renewal).
    - **Street Closing Request**: Twin city F-100 Club, June 12<sup>th</sup> & 13<sup>th</sup>.
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 Alley Improvement Project:
    - Review by Scott Flory, City Administrator.
    - **Motion** to approve **Resolution #15-19**, "Resolution approving Contract & bonds.
    - Discussion and consideration of **Motion** by City Council.

B. City Hall Roof Replacement Project:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #15-20**, "Resolution approving Contract & bonds.
- Discussion and consideration of **Motion** by City Council.

C. North Iowa Corridor EDC Quarterly Report:

- Review of EDC activities, Chad Schreck, Director.
- Discussion and questions by City Council.

D. Kwik Trip Commercial Development Project:

- Review of request, Scott Flory, City Administrator.
- **Motion** to approve **Resolution #15-21**, "Resolution setting a public hearing on a development agreement between the City of Clear Lake and Kwik Trip, Inc.
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police's Report:

8. Mayor's Report:

9. Public Works Director's Report:

- Project updates: N. Shore Drive; City-owned decorative street light retro-fit; N. 6<sup>th</sup> Street; Water Treatment Plant High Service Pump(s) Improvement Project; 2015 Sanitary Sewer Rehabilitation Project, and Northwest Water Tower.

10. City Administrator's Report:

11. City Attorney's Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – MAY 18, 2015

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