



CITY OF CLEAR LAKE

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Mayor
NELSON P.
CRABB

October 31, 2014

City
Administrator
SCOTT
FLORY

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next meeting of the Clear Lake City Council is scheduled for Monday, **November 3, 2014**, at 6:00 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 #6C. **Industrial Property Tax Exemption – TTI**. At its regular meeting on September 2, 2014, the City received a request for pre-approval of a partial property tax exemption from TTI, 805 Buddy Holly Place, relative to the construction of a new industrial facility to be located at 502 S. 15th Street. Chapter 8 of the City of Clear Lake, Iowa, Code of Ordinances, 2003, as amended, provides for "Industrial Property Tax Exemptions", as allowed for under Chapter 427B of the Code of Iowa. The City Council has previously set the date for a public hearing (September 8th); published notice of hearing in the Clear Lake Mirror Reporter (September 10th); held the required public hearing (September 15th); and deferred action on a proposed Ordinance to no sooner than 30 days from the date of the hearing all as provided for by law.

The Council may now consider an Ordinance to authorize and approve the request for a partial property tax exemption by TTI. A copy of the Ordinance approving the request will be filed with the County Assessor. The County Assessor, by law, has the final authority as to whether or not the project is qualified and otherwise entitled to receive the exemption.

ITEM #6D. **Water Plant High Service Pumps Project**. At its regular meeting on August 18th, the Council rejected the sole bid that was received for the Water Treatment Plant High Service Pumps Replacement Project. That bid was submitted by Grundman-Hicks (Cherokee) in the amount of \$588,000, which was \$106,900 (22.2%) more than the engineer's estimate of the probable cost of construction. The Council then authorized the Project to be re-bid with modifications that would help bring the Project in line with the budgeted amount. On October 6th, the Council set the date for a follow-up bid letting (10/30) and hearing (11/3) on the Project, as revised.



The bid letting was conducted on October 30th. A total of four (4) bids were received from the various general contractors holding project plans. The lowest responsive responsible bid was submitted by Dean Snyder Construction (Clear Lake), with a base bid amount of \$365,000 and a base bid plus Alternate "A" of \$360,000. The engineer's estimate of the probable cost of construction was \$481,100 for base bid and \$467,100 for based bid plus Alternate "A".

Alternate "A" eliminated the re-installation of one of the existing high service pumps (1989). The proposed project, if Alternate "A" were selected, would still include two new pumps and one existing pump (1972) and that would exceed the Iowa DNR requirements. The project schedule calls for the contractor to begin construction on or about December 1st on the 1948 clear well side. Completion on the 1948 side is set for April 3, 2015. Following completion of the 1948 side, the contractor will work on the 1972 clear well side, which is to be completed by May 1, 2015.

Smart Quote: *"We have committed the Golden Rule to memory; let us now commit it to life."* – Edwin Markham, American poet

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, NOVEMBER 3, 2014
6:00 P.M.

1. Call To Order by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes – October 20, 2014
 - B. Approval of the bills & claims.
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 Appropriation Development Agreements:
 - Review of request by Scott Flory, City Administrator.
 - **Motion** to approve **Resolution #14-71**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax fund for the 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.
 - **Motion** to approve **Resolution #14-72**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Titan Pro SCI)”.
 - Discussion and consideration of **Motion** by City Council.

- **Motion** to approve **Resolution #14-73**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (North Iowa Cultural Center & Museum)”
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #14-74**, “A Resolution obligating funds from the Clear Lake Consolidated Urban Renewal Area Tax fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Snyder Construction Partnership)”
- Discussion and consideration of **Motion** by City Council.

B. 12th Avenue S. Street Resurfacing & Bridge Replacement Project:

- Construction update and review of Pay Estimate #1, Mike Danburg, P.E., SEH Yaggy.
- **Motion** to approve Pay Estimate #1 by City Council.
- Discussion and consideration of **Motion** by City Council.
- Review of bridge replacement alternatives, Mike Danburg, P.E., SEH Yaggy.

C. Industrial Property Tax Exemption TTI Building Project (502 S. 15th Street):

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Ordinance #812**, “An Ordinance providing for the pre-approval of a five-year partial property tax exemption pursuant to Chapter 427B of the Code of Iowa for the TTI Industrial Development Project located at 502 S. 15th Street (1st, 2nd, & final readings).
- Discussion and consideration of **Motion** by City Council.
- **Motion** to waive the second reading and place **Ordinance #812** on final reading.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Ordinance #812** on final reading.
- Discussion and consideration of **Motion** by City Council.

D. Water Treatment Plant High Service Pumps Replacement Project::

- Introduction by Scott Flory, City Administrator.
- Review of 10/30/14 bid letting and recommendation, Jason Petersburg, P.E., Veenstra & Kimm.
- Public Hearing.
- **Motion** to approve **Resolution #14-75**, “A Resolution approving plans, specifications, form of contract, and estimate of cost”.
- Discussion and consideration of **Motion** by City Council.

- **Motion to approve Resolution #14-76, “A Resolution Making an Award of Contract”**
- **Discussion and consideration of Motion by City Council.**

7. Chief of Police’s Report:

- **Update regarding City Hall/Police Department Renovation Project.**

8. Mayor’s Report:

- **Veterans Memorial Site Selection Committee.**

9. Public Works Director’s Report:

- **Project updates: Northwest Water Tower Project and N. Shore Drive Street Reconstruction Project.**

10. City Administrator’s Report:

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – NOVEMBER 17, 2014

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