

## REGULAR COUNCIL MEETING

The Clear Lake City Council met in regular session on Monday, November 3, 2014, at 6:00 p.m., in the Council Chamber, at City Hall, with Mayor Nelson P. Crabb presiding. Council Members present: Brant, Callanan, Nelson, Hugi. Absent: Boehnke.

Nelson moved the agenda be approved, seconded by Hugi. Passed Unanimously.

Brant moved to approve the consent agenda, seconded by Callanan:

- A. Minutes – October 20, 2014
- B. Approval of the bills & claims.
- C. Licenses & Permits:
  - Excavator's License: Shane Monson Construction, Clear Lake, (new).

Roll Call: All Ayes.

Mayor Crabb announced that it was the time and place for the citizen's forum. There was no citizen comment.

Scott Flory, City Administrator, reviewed the Annual Appropriation Resolutions for Wess Inc., Titan Pro SCI, the North Iowa Cultural Center & Museum and Snyder Construction Partnership. Flory explained that the City previously entered into Development Agreements with each business which provides for certain property tax rebate incentives. He advised that in accordance with those Agreements the Council must annually allocate funds in the upcoming fiscal year budget for property tax repayment. Callanan introduced the following **Resolution** and moved its adoption, seconded by Brant. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 14-71

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

Hugi introduced the following **Resolution** and moved its adoption, seconded by Callanan. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 14-72

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

Nelson introduced the following **Resolution** and moved its adoption, seconded by Hugi. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 14-73

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

Callanan introduced the following **Resolution** and moved its adoption, seconded by Brant. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

### RESOLUTION No. 14-74

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

Mike Danburg, P.E., SEH Yaggy, gave an update on the 12<sup>th</sup> Avenue S Street Resurfacing Project and reviewed Pay Estimate #1 in the amount of \$202,086.56 to Heartland Asphalt of Mason City. Nelson moved to approve Pay Estimate #1, seconded by Callanan. Passed Unanimously.

Danburg also reviewed the proposed 12<sup>th</sup> Avenue S bridge replacement project and stated that the City has two options for bridge replacement. Option #1 is a concrete slab bridge at an estimated cost of \$377,788 or Option #2 double cell concrete box culvert at an estimated cost of \$397,125. He stated that he recommends the concrete slab bridge replacement option and stated there is less risk of impacting the existing public and private utilities within the project area with that option. He also reviewed the proposed project schedule.

Flory reviewed the proposed partial property tax exemption request from TTI, Inc., 805 Buddy Holly Place and stated that the Council has previously set the date for a public hearing (September 8<sup>th</sup>); published notice of hearing in the Clear Lake Mirror Reporter (September 10<sup>th</sup>); held the required public hearing (September 15<sup>th</sup>); 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 under Chapter 427B of the Code of Iowa. He further stated the Council may now consider an Ordinance to authorize and approve the request for a partial property tax exemption by TTI. He advised that a copy of the Ordinance approving the request will be filed with the County Assessor and that by law the County Assessor has the final authority as to whether or not the project is qualified and otherwise entitled to receive the exemption.

Callanan moved that **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. 15<sup>TH</sup> STREET”, be adopted on the 1<sup>st</sup> reading, seconded by Brant. Roll Call: Passed Unanimously.

Nelson moved that the rules requiring an ordinance be considered and voted on for passage at two council meetings prior to this meet be suspended with respect to **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. 15<sup>TH</sup> STREET”, seconded by Callanan. Passed Unanimously.

Brant moved and Nelson seconded that **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. 15<sup>TH</sup> STREET” be adopted on the final reading. Roll Call: Passed Unanimously.

Flory reviewed the Water Plant High Service Pump Replacement Project and stated at its regular meeting on August 18<sup>th</sup>, the Council rejected the sole bid that was received for the project that was submitted by Grundman-Hicks, Cherokee, Iowa, in the amount of \$588,000, which was \$106,900 or 22.2% more than the engineer’s estimate of the probable cost of construction. He advised that the Council then authorized the project to be re-bid with modifications that would help bring the project in line with the budgeted amount. Flory stated that at the October 6<sup>th</sup> meeting the Council set the date for a bid letting of October 30<sup>th</sup> and a public hearing on the proposed plans & specifications, as revised, for November 3<sup>rd</sup>. Jason Petersburg, P.E. Veenstra & Kimm, stated the bid letting was held on October 30<sup>th</sup> with a total of four bids received and that 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. He noted the engineer’s estimate of the probable cost of construction was \$481,100 for base bid and \$467,100 for base bid plus Alternate “A”.

Mayor Crabb stated it was now the time and place for the public hearing on the plans, specifications, form of contract and estimate of cost for the Water Plant High Service Pump Replacement Project as previously established by the Council. Hearing no public comment, Nelson moved to close the public hearing, seconded by Callanan. Passed Unanimously.

Nelson introduced the following **Resolution** and moved its adoption, seconded by Callanan. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

RESOLUTION No. 14-75

A RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE WATER TREATMENT PLANT HIGH SERVICE PUMP IMPROVEMENT PROJECT

Hugi introduced the following **Resolution** and moved its adoption, seconded by Brant. Roll Call: Passed Unanimously. Whereupon, the Mayor declared the following duly adopted:

RESOLUTION No. 14-76

A RESOLUTION MAKING AWARD OF CONTRACT FOR THE WATER TREATMENT PLANT HIGH SERVICE PUMP IMPROVEMENT PROJECT

Rex McChesney, Chief of Police, gave an update on the City Hall/Police Department Renovation Project.

Mayor Crabb gave an update regarding the Veterans Memorial Site Selection Committee.

Joe Weigel, Public Works Director, gave an update on the Northwest Water Tower Improvement Project and the N. Shore Drive Street Reconstruction Project.

There being no further business before the Council, Brant moved to adjourn at 6:56 p.m., seconded by Hugi. Passed Unanimously.

NEXT REGULAR MEETING – MONDAY, NOVEMBER 17, 2014

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Nelson P. Crabb, Mayor

ATTEST:

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Jennifer Larsen, City Clerk

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