

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.

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.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$16,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2015 with respect to the City's Development Agreement with Wess Inc. dated January 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2015;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$16,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2015.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2014 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 3, 2014.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

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.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$130,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2015 with respect to the City's Development Agreement with Titan Pro SCI dated March 2010 and amended November 2012 ; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2015;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$130,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2015.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2014 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 3, 2014.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

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.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted and Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area: and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$11,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2015 with respect to the City's Development Agreement with North Iowa Cultural Center & Museum dated February 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2015;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$11,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2015.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2014 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 3, 2014.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

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.

WHEREAS, the City of Clear Lake, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledge by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area: and

WHEREAS, the City has scheduled payments in an amount which represent the incremental property taxes paid with respect to the project estimated amount of \$35,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2015 with respect to the City's Development Agreement with Snyder Construction Partnership dated December 2009; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2015;

NOW, THEREFORE, it is resolved by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. The City Council hereby obligates an estimate of \$35,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2015.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2014 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 3, 2014.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

City



Building a Better World
for All of Us®

October 29, 2014

RE: City of Clear Lake
12th Avenue South Resurfacing Project
PARTIAL PAYMENT CERTIFICATE NO. 1

Scott Flory
City Administrator
City of Clear Lake
15 North 6th Street
Clear Lake, Iowa 50428

Dear Mr. Flory:

This is to verify that the contractor for the above project, Heartland Asphalt, Inc., has completed to the best of our knowledge, the work identified as complete in compliance with the contract documents.

Total Original Contract Amount	\$220,559.50
Total Contract Items Completed	\$212,722.70
Less Retainage (5%)	<u>\$10,636.14</u>
CURRENT AMOUNT DUE	\$202,086.56

A tabulation of the contract work completed as of October 29, 2014 is enclosed.

It is recommended that the Contractor be paid the current amount due, \$202,086.56. This payment does not indicate final acceptance of the work.

Please do not hesitate to call if you have any questions.

Sincerely,

Michael L. Danburg, PE
Project Manager

enclosure

c: Heartland Asphalt, Inc., Travis Tarr, 2601 South Federal Avenue, Mason City, Iowa 50401
p:\aet\cliri\12897817-const-svcs\paycert_1.docx

PARTIAL PAYMENT CERTIFICATE NO. 1
 12TH AVENUE SOUTH RESURFACING PROJECT
 CLEAR LAKE, IOWA
 128978
 October 29, 2014



NO.	ITEM	CONTRACT QUANTITY		UNIT	UNIT	AMOUNT
		QUANTITY	TO DATE		PRICE	TO DATE
1	Mobilization	1	1.00	LS	\$18,240.00	\$18,240.00
2	Traffic Control	1	0.90	LS	\$3,950.00	\$3,555.00
3	Excavation, Below Grade	50	0.00	CY	\$14.10	\$0.00
4	Pavement Removal	45	30.00	SY	\$17.60	\$528.00
5	PCC Pavement or Drive, Class C, 6"	45	31.00	SY	\$70.40	\$2,182.40
6	Oversize Rock Base	75	0.00	TON	\$21.00	\$0.00
7	Aggregate Surfacing, Shoulders and Drives	155	0.00	TON	\$27.50	\$0.00
8	Pavement Scarification	290	250.00	SY	\$14.30	\$3,575.00
9	Roadway Reclamation, 12"	7,500	7500.00	SY	\$5.50	\$41,250.00
10	Water for Mixing	100	100.00	1000 GAL	\$7.25	\$725.00
11	Flyash for Mixing	560	602.90	TON	\$67.00	\$40,394.30
12	HMA Surface Mixture, 2"	925	1013.00	TON	\$83.50	\$84,585.50
13	HMA Leveling Mixture	95	0.00	TON	\$83.50	\$0.00
14	Fixture Adjustment, Manhole	2	0.00	EA	\$925.00	\$0.00
15	Fixture Adjustment, Valve Box	2	0.00	EA	\$125.00	\$0.00
16	Storm Sewer Pipe, 24", RCP	65	63.00	LF	\$65.00	\$4,095.00
17	Storm Sewer Pipe, 15", RCP	28	28.00	LF	\$60.00	\$1,680.00
18	Storm Intake, SW-501	1	1.00	EA	\$3,200.00	\$3,200.00
19	Storm Intake, SW-503	1	1.00	EA	\$4,700.00	\$4,700.00
20	Apron, 24" RCP	1	1.00	EA	\$1,100.00	\$1,100.00
21	Special Backfill Material, Trench	50	131.25	TON	\$20.00	\$2,625.00
22	Erosion Stone	10	5.75	TON	\$50.00	\$287.50
23	Turf Restoration	5	0.00	SQ	\$110.00	\$0.00
TOTAL PROJECT						\$212,722.70



Building a Better World
for All of Us

COMPARISON OF BRIDGE REPLACEMENT OPTIONS

PROJECT: 12th Avenue South Bridge Replacement
DATE: October 29, 2014
SEH-YAGGY PROJECT NO.: CLRL129081
CLIENT: City of Clear Lake
LOCATION: 12th Avenue South over Clear Creek

STRUCTURAL ALTERNATIVES CONSIDERED:

Option 1: Concrete Slab Bridge

Option 2: Double Cell Concrete Box Culvert

Description

(1) 27'-0" Clear Span
18" Deep Flat Concrete Slab
Barrier Rail on Bridge
Integral Abutments
Riprap Channel Protection

Description

Double Cell 10' x 6' Box Culvert
Cast-in-Place Construction
45° Left Ahead Skew
Riprap Channel Protection

Advantages / Disadvantages

Hydraulics: Both replacement options can be designed with a hydraulic opening similar to the existing structure. The designs would satisfy the "no-rise" requirement for bridge replacement in a detailed FEMA flood study area. Both options will also allow the roadway profile grade to closely match the existing vertical alignment. The single span of a Concrete Slab (CS) bridge allow an open channel between abutment similar to the existing structure, while a Reinforced Concrete Box (RCB) culvert will have a center wall in the channel.

Construction: Cast-in-place RCB culverts are widely constructed and can generally make use of standard Iowa DOT plans and standard formwork for construction. A precast box culvert was considered, however a double cell precast culvert requires two center walls with a gap between the cells. This results in a wider structure that would have a significant impact on the existing channel section and surrounding public and private utilities. Additionally, the east wall of the end section on the north side of 12th Avenue will intersect with an existing storm sewer pipe outlet. The cast in place box accommodates the required custom formed detail required to connect the outlet pipe to the structure.

The long wing walls of the RCB Culvert option will require the channel at the upstream end to be moved farther to the south in order to bend around the west wing and into the culvert. With the proposed skew angle of 45 degrees, the channel would be reshaped approximately 10 to 15 feet south to a point 150 feet west of the bridge.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 215 N Adams, Mason City, IA 50401

SEH is 100% employee-owned | sehinc.com | 641.424.6344 | 888.908.8166 fax

Construction of the RCB culvert option will likely require modifications to the existing tile outlet lines on the south side of Clear Creek. Additionally, this option may impact the buried fiber optic lines just west of the existing crossing and sanitary sewer lines within the permanent easement south of the existing channel.

CS bridges are also commonly built in the area and the Iowa DOT has standard plans available that could be easily modified for this single span structure. A CS bridge would be built on a 30 degree left ahead skew, similar to the existing structure. The structure will be wider than the existing bridge to accommodate the proposed roadway width, but it is anticipated that the bridge could be constructed within the existing right-of-way on the existing channel alignment.

Scheduling of construction for both alternatives is susceptible to weather and high water impacts due to the requirement for field built formwork and cast-in-place concrete. The high water impacts could be mitigated by starting construction in the winter when the risk of heavy flows and flooding is reduced. Cold weather protection methods can be utilized to facilitate concrete work in inclement weather conditions.

- Maintenance:** Culverts typically require little in the way of regular maintenance. The use of a single span bridge with integral abutments will also offer a similar low maintenance structure. The intermediate wall of a double cell RCB culvert would be located in the channel which could collect sediment and drift and also be subject to ice dams. However this is not anticipated to be a significant risk less than one mile downstream of the Clear Lake outlet. Both structures would have centerline lengths over 20 feet in length, classifying them as bridges for purposes of the National Bridge Inventory inspection requirements.
- Cost:** The Engineer's Preliminary Opinion of Probable Cost indicates slightly lower costs for the CS bridge option compared to the RCB culvert. We estimate total projects costs at approximately \$380,000 for the proposed improvements with the CS Bridge option and \$400,000 for the proposed improvements with the RCB Culvert option. The RCB culvert option is expected to cost more due to the additional volume of concrete in a large double cell box culvert and additional work required for channel and tile outlet modifications. Additionally, the channel modifications will likely impact the existing private and public utilities adjacent to the structure which may increase project costs.

RECOMMENDATIONS:

SEH-Yaggy recommends the City select the Concrete Slab (CS) bridge replacement option for the 12th Avenue South Bridge Replacement Project. The Engineer's Preliminary Opinion of Probable Cost indicates that both options are similar in cost, with the bridge option being slightly less.

There is an increased risk with the culvert option as it may not be possible to shape the upstream channel without impacting the existing public and private utilities within the project area. Project cost increases and schedule delays would be possible if public or private utilities are impacted. The potential impacts would be evaluated in the final design phase if this option is selected.

The bridge option allows for the same roadway width as the culvert, but within a narrower footprint. Both options can satisfy the hydraulic and roadway geometry requirements.

**ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST
12TH AVENUE SOUTH BRIDGE REPLACEMENT PROJECT
CLEAR LAKE, IOWA
129081**

OPTION 1 - 27' X 30' CONCRETE SLAB BRIDGE

<u>ITEM NO.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	Mobilization	1	LS	\$15,000.00	\$15,000.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	Clearing and Grubbing	0.25	ACRE	\$5,000.00	\$1,250.00
4	Pavement Removal	845	SY	\$4.00	\$3,380.00
5	Removal of Existing Structure	1	LS	\$7,500.00	\$7,500.00
6	Excavation, Cl. 10, Roadway and Borrow	500	CY	\$10.00	\$5,000.00
7	Modified Subbase	400	TON	\$16.00	\$6,400.00
8	Standard or Slip Form PCC Pavement	835	SY	\$40.00	\$33,400.00
9	Bridge Approach Pavement	200	SY	\$125.00	\$25,000.00
10	PCC Patch, Full Depth Finish	350	SY	\$100.00	\$35,000.00
11	Structural Concrete (Bridge)	120	CY	\$600.00	\$72,000.00
12	Reinforcing Steel	4500	LB	\$1.00	\$4,500.00
13	Reinforcing Steel, Epoxy Coated	30000	LB	\$1.10	\$33,000.00
14	Concrete Barrier Rail	90	LF	\$60.00	\$5,400.00
15	Piles, Steel, HP 10 X 42	480	LF	\$45.00	\$21,600.00
16	Granular Backfill	75	TON	\$12.00	\$900.00
17	Excavation, Cl. 20	200	CY	\$30.00	\$6,000.00
18	Fixture Adjustment	3	EA	\$550.00	\$1,650.00
19	Storm Sewer Intake SW-507	2	EA	\$3,000.00	\$6,000.00
20	Storm Sewer Pipe	50	LF	\$50.00	\$2,500.00
21	Longitudinal Subdrain	200	LF	\$20.00	\$4,000.00
22	Revetment, Class E	125	TON	\$30.00	\$3,750.00
23	Topsoil, Furnish & Place	150	TON	\$20.00	\$3,000.00
24	Seeding - Rural	1	ACRE	\$2,500.00	\$2,500.00
25	Aggregate Surfacing, Driveway	50	TON	\$20.00	\$1,000.00
Subtotal Construction					\$302,230.00
Engineering, Legal, Administrative, Contingency (25%)					\$75,558.00
TOTAL PROJECT - OPTION 1					\$377,788.00

**ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST
12TH AVENUE SOUTH BRIDGE REPLACEMENT PROJECT
CLEAR LAKE, IOWA
129081**

OPTION 2 - DOUBLE 10' X 6' RCB

<u>ITEM NO.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	Mobilization	1	LS	\$15,000.00	\$15,000.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	Clearing and Grubbing	0.25	ACRE	\$5,000.00	\$1,250.00
4	Pavement Removal	845	SY	\$4.00	\$3,380.00
5	Removal of Existing Structure	1	LS	\$7,500.00	\$7,500.00
6	Excavation, Cl. 10, Roadway and Borrow	500	CY	\$10.00	\$5,000.00
7	Channel & Tile Outlet Modification	1	LS	\$5,000.00	\$5,000.00
8	Modified Subbase	450	TON	\$16.00	\$7,200.00
9	Standard or Slip Form PCC Pavement	895	SY	\$40.00	\$35,800.00
10	Double Reinforced PCC Pavement	250	SY	\$100.00	\$25,000.00
11	PCC Patch, Full Depth Finish	350	SY	\$100.00	\$35,000.00
12	Structural Concrete (RCB Culvert)	202	CY	\$450.00	\$90,900.00
13	Reinforcing Steel	29920	LB	\$1.00	\$29,920.00
14	Granular Backfill	675	TON	\$12.00	\$8,100.00
15	Excavation, Cl. 20	450	CY	\$30.00	\$13,500.00
16	Fixture Adjustment	3	EA	\$550.00	\$1,650.00
17	Storm Sewer Intake SW-507	2	EA	\$3,000.00	\$6,000.00
18	Storm Sewer Pipe	50	LF	\$50.00	\$2,500.00
19	Longitudinal Subdrain	200	LF	\$20.00	\$4,000.00
20	Revetment, Class E	400	TON	\$30.00	\$12,000.00
21	Topsoil, Furnish & Place	150	TON	\$20.00	\$3,000.00
22	Seeding - Rural	1	ACRE	\$2,500.00	\$2,500.00
23	Aggregate Surfacing, Driveway	50	TON	\$20.00	\$1,000.00
	Subtotal Construction				\$317,700.00
	Engineering, Legal, Administrative, Contingency (25%)				\$79,425.00
	TOTAL PROJECT - OPTION 2				\$397,125.00

**12TH AVENUE SOUTH BRIDGE REPLACEMENT PROJECT
CLEAR LAKE, IOWA**

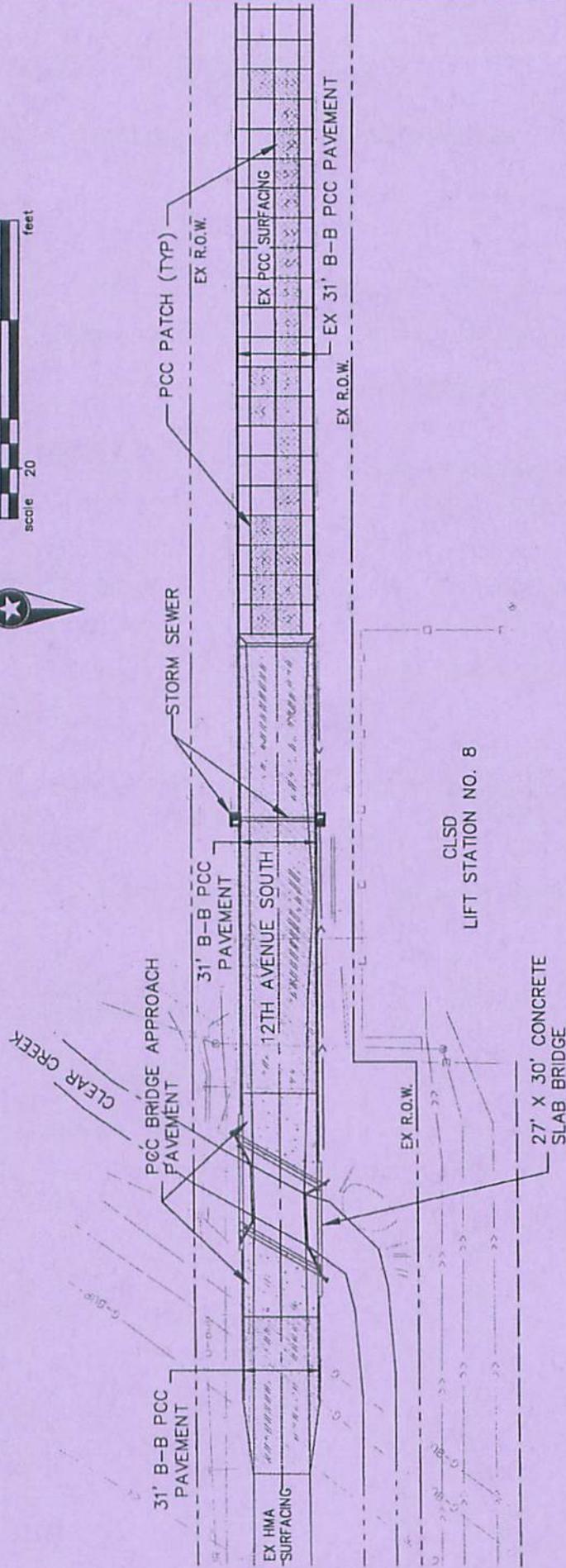
PROPOSED PROJECT TIME SCHEDULE

10/29/14

ITEM NO.	DESCRIPTION	BY	SCHEDULED DATE	PHASE
1	REVIEW AND SELECTION OF REPLACEMENT OPTION	CITY COUNCIL	11/03/14	D
2	PREPARE FINAL PLANS AND SPECIFICATIONS	YCA	BY 12/12/14	D
3	REVIEW OF PROJECT ADOPT RESOLUTION SETTING BID OPENING, HEARING DATES & ORDERING CLERK TO PUBLISH NOTICE	CITY COUNCIL/ YCA	12/15/14	B
4	MAIL NOTICE TO CONTRACTORS & PLAN ROOMS	YCA	BY 12/19/14	B
5	PUBLISH NOTICE OF HEARING AND LETTING	CITY	12/31/14	B
6	BID OPENING	CITY/YCA	01/14/15	B
7	PUBLIC HEARING: RESOLUTION ADOPTING PLANS, SPECIFICATIONS, & FORM OF CONTRACT	CITY COUNCIL	01/19/15	B
8	AWARD OF CONTRACT BY RESOLUTION	CITY COUNCIL	01/19/15	B
9	APPROVAL OF CONTRACT & BOND	CITY COUNCIL SPECIAL MEETING	02/02/15	C
10	BEGIN CONSTRUCTION	CONTRACTOR	BY 02/16/15	C
11	END CONSTRUCTION	CONTRACTOR	BY 05/29/15	C

LEGEND OF PHASES

- B = BIDDING
- C = CONSTRUCTION
- D = DESIGN

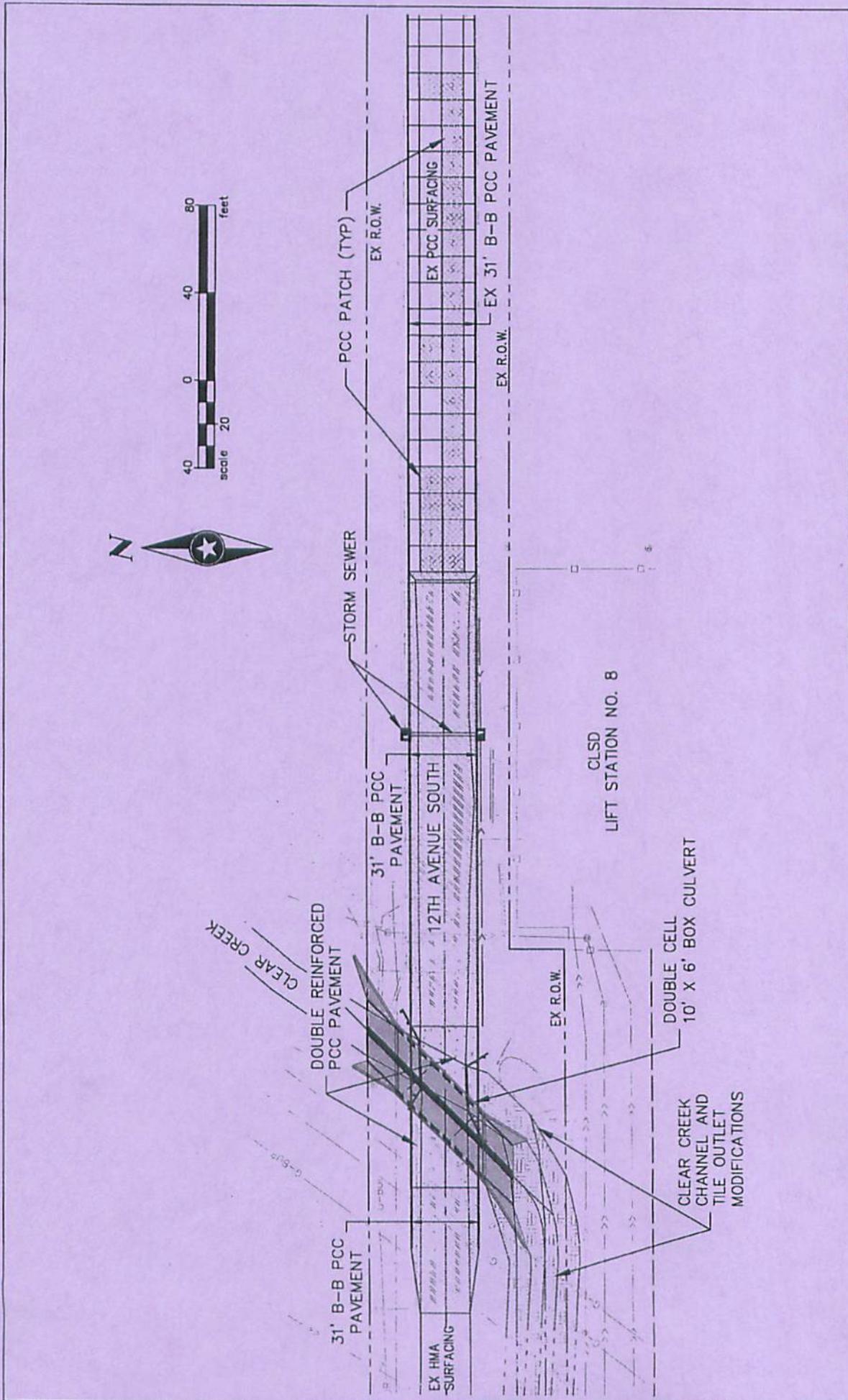


SEH
YAGGY
PHONE: 641-624-6344
215 NORTH ADAMS AVENUE
MASSON CITY, IA 50401-3118
www.sehyaggy.com

FILE NO.
128978
DATE:
--/--/2014

12TH AVENUE SOUTH
BRIDGE REPLACEMENT PROJECT
OPTION NO. 1 - 27' CLEAR SPAN
CONCRETE SLAB BRIDGE

EXHIBIT
NO. 1



SEH YAGGY PHONE: 841.424.6344 215 NORTH ADAMS AVENUE MASON CITY, IA 50401-3119 www.sehinc.com	FILE NO.	128978	12TH AVENUE SOUTH BRIDGE REPLACEMENT PROJECT OPTION NO. 2 - DOUBLE CELL 10' X 6' BOX CULVERT	EXHIBIT NO. 2
	DATE:	- / - / 2014		

RESOLUTION NO. _____

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

WHEREAS, on October 3, 2014, plans, specifications, form of contract, and estimate of cost were filed with the office of the City Clerk for the construction of certain public improvements described in general as "Water Treatment Plant High Service Pump Improvement Project"; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimate of cost for said public improvements was published as required by law;

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

That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 3rd day of November, 2014.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

RESOLUTION NO. 14-63

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

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

That the bid of Dean Snyder Construction, Clear Lake, Iowa, in the amount of \$365,000, with TTI, Inc. selected as the control integrator, for the Water Treatment Plant High Service Pump Improvement Project, be and is hereby accepted, the same being the lowest responsible bid received for said work.

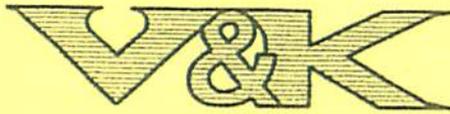
The Mayor and Clerk are hereby directed to execute said contract awarded above for the construction of said improvements, said contract not to be binding on the City until the necessary certificate of insurance have been received and approved by the Project Engineer, City Administrator and Public Work Director. Said contract and bonds to be approved in the future, by Resolution of this Council.

PASSED AND APPROVED this 3rd day of November, 2014.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk



VEENSTRA & KIMM, INC.
 2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

Water Treatment Plant High Service Pump Replacement Project - Re-Letting
 CITY OF CLEAR LAKE
 CLEAR LAKE, IOWA
 PROJECT NO. 383132

DATE OF LETTING: October 30, 2014
 TIME OF LETTING: 11:00 A.M.
 TABULATED: Jason Petersburg, P.E.
 CHECKED: Jason Petersburg, P.E.

DATE: October 30, 2014
 DATE: October 30, 2014

SUMMARY OF BIDS

NAME OF BIDDER	5% BID SECURITY SUBMITTED	ADDENDA ACKNOWLEDGED ADDENDA NO. 1, 2, & 3	BIDDER STATUS FORM	BASE BID AMOUNT AMOUNT BELOW ESTIMATE % ABOVE/BELOW ESTIMATE	ALTERNATE A BID AMOUNT	SPECIFIC ITEMS OF EQUIPMENT			
						PUMP MANUFACTURER & BID AMOUNT	ALTERNATE PUMP & BID AMOUNT	CONTROLS INTEGRATOR & BID AMOUNT	ALTERNATE INTEGRATOR & BID AMOUNT
Engineer's Opinion of Probable Cost	N/A	N/A		\$481,100	-\$14,000	N/A	N/A	N/A	N/A
Dean Snyder Construction Clear Lake, IA	Yes	Yes	Yes	\$365,000.00 -\$116,100 -24.1%	-\$5,000	AURORA PUMP \$50,000	NONE	TTI, INC. \$37,500	AUTOMATIC SYSTEMS, CO. NO BID
Henkel Construction Company Mason City, IA	Yes	Yes	Yes	\$392,500.00 -\$88,600 -18.4%	-\$9,000	AURORA PUMP \$48,000	NONE	TTI, INC. \$86,500	AUTOMATIC SYSTEMS, CO. \$74,700
Peterson Construction Webster City, IA	Yes	Yes	Yes	\$393,300.00 -\$87,800 -18.2%	-\$6,000.00	AURORA PUMP \$59,000	NONE	TTI, INC. \$96,000	AUTOMATIC SYSTEMS, CO. \$82,000
Grundman-Hicks, LLC Cherokee, IA	Yes	Yes	Yes	\$409,000.00 -\$72,100 -15.0%	-\$8,000.00	AURORA PUMP \$50,000	NONE	TTI, INC. \$86,500	AUTOMATIC SYSTEMS, CO. \$74,800

Comments:

- 4 bids were received from the 16 contractors holding plans and specifications.
- The Bids received ranged from 24.1% to 15.0% below the the Engineer's Opinion of Probable Cost.
- The City had budgeted \$550,000 for this project including engineering.
- Alternate A was a deduct to NOT reinstall High Service Pump No. 2, an existing High Service Pump being removed & salvaged.
- Contractors were allowed to submit an Alternate Pump Manufacturer & Bid Amount. No contractors submitted Alternate Pump Manufacturers
- TTI was included as the Base Bid Controls Integrator. Contractors were allowed to submit a price for Automatic Systems Co. as an Alternate Controls Integrator.
- Three of the four contractors submitted a price for the Alternate Controls Integrator, with Dean Snyder Construction not submitting a price for the Alternate Controls Integrator.
- Veenstra & Kimm, Inc. discussed the substantial difference in Controls Integrator Price with Dean Snyder Construction. Dean Snyder Construction advised they only used the actual controls integration portion of the TTI bid and they did not include the equipment prices. They advised that the total bid they received from TTI was similar to the amounts other bidders filled in for the Controls Integration Item.
- Council has three options regarding contract award:
 - Award Contract
 - Reject All Bids
 - Table Contract Award to Later Date

Recommendations:

- Veenstra & Kimm, Inc. recommends that the City not award the Alternate A deduct and pursue with the Base Bid which will provide the City a total of 4 operable high service pumps when the project is complete, 2 new variable speed pumps and 2 existing pumps.
- Veenstra & Kimm, Inc. recommends Award of Contract to Dean Snyder Construction of Clear Lake, IA for Base Bid Amount of \$365,000. with TTI as Controls Integrator and Aurora Pump as the Pump Manufacturer.

I hereby certify that this is a true tabulation of bids received on October 30, 2014 by the City of Clear Lake, Clear Lake, Iowa.

Jason Petersburg, P.E.
 Jason Petersburg, P.E. Date: 10/30/14

Iowa License No. 19517
 My License renewal date is December 31, 2014.

ORDINANCE # _____

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

WHEREAS, 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; and

WHEREAS, the City has 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; and

WHEREAS, the City 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 taken action on a proposed Ordinance no sooner than 30 days from the date of the hearing all as provided for by law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. Tax Exemption Authorized.

The City of Clear Lake hereby authorizes, consents, and grants its prior approval to the utilization of the partial property tax exemption in accordance with Chapter 8, "Industrial Property Tax Exemptions", of the City of Clear Lake, Iowa, Code of Ordinances, 2003, as amended, and as allowed for under Chapter 427B of the Code of Iowa.

Section 2. Property taxes upon termination.

At the termination of said tax exemption herein approved by the Clear Lake City Council, the project shall be subject to all applicable real property taxes as provided by state law and local ordinance.

Section 3. Ordinance sent to County Assessor.

The City Clerk is hereby authorized and directed to forward a copy of this Ordinance to the County Assessor no later than December 1st. The County Assessor shall have the final authority as to the determination of whether the project is qualified and otherwise entitled to the exemption.

Section 4. Inconsistent Ordinances Repealed.

Should any provision of this Ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of such prior ordinances are hereby repealed, but only to the extent of any inconsistencies.

Section 5. Invalidity.

In the event that any provision of this Ordinance or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this Ordinance.

PASSED and APPROVED this 3rd day of November, 2014.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

CHAPTER 8

INDUSTRIAL PROPERTY TAX EXEMPTIONS

8.01 Purpose	8.06 Applications
8.02 Definitions	8.07 Approval
8.03 Period of Partial Exemption	8.08 Exemption Repealed
8.04 Amounts Eligible for Exemption	8.09 Dual Exemptions Prohibited
8.05 Limitations	

8.01 PURPOSE. The purpose of this chapter is to provide for a partial exemption from property taxation of the actual value added to industrial real estate by the new construction of industrial real estate, research-service facilities, warehouses and distribution centers.

8.02 DEFINITIONS. For use in this chapter the following terms are defined:

1. "Actual value added" means the actual value added as of the first year for which the exemption is received.
2. "Distribution center" means a building or structure used primarily for the storage of goods which are intended for subsequent shipment to retail outlets. Distribution center does not mean a building or structure used primarily to store raw agricultural products, used primarily by a manufacturer to store goods to be used in the manufacturing process, used primarily for the storage of petroleum products, or used for the retail sale of goods.
3. "New construction" means new buildings and structures and includes new buildings and structures which are constructed as additions to existing buildings and structures. New construction does not include reconstruction of an existing building or structure which does not constitute complete replacement of an existing building or structure or refitting of an existing building or structure unless the reconstruction of an existing building or structure is required due to economic obsolescence and the reconstruction is necessary to implement recognized industry standards for the manufacturing and processing of specific products and the reconstruction is required for the owner of the building or structure to continue competitively to manufacture or process those products, which determination shall receive prior approval from the City Council of the City upon the recommendation of the Iowa Department of Economic Development.
4. "Research-service facilities" means a building or group of buildings devoted primarily to research and development activities,

including, but not limited to, the design and production or manufacture of prototype products for experimental use, and corporate research services which do not have a primary purpose of providing on-site services to the public.

5. "Warehouse" means a building or structure used as a public warehouse for the storage of goods pursuant to Chapter 554, Article 7, of the Code of Iowa, except that it does not mean a building or structure used primarily to store raw agricultural products or from which goods are sold at retail.

8.03 PERIOD OF PARTIAL EXEMPTION. The actual value added to industrial real estate by the new construction of industrial real estate, research-service facilities, warehouses and distribution centers is eligible to receive a partial exemption from taxation for a period of five (5) years.

(Code of Iowa, Sec. 427B.3)

8.04 AMOUNTS ELIGIBLE FOR EXEMPTION. The amount of actual value added which is eligible to be exempt from taxation shall be as follows:

(Code of Iowa, Sec. 427B.3)

1. For the first year, seventy-five percent (75%)
2. For the second year, sixty percent (60%)
3. For the third year, forty-five percent (45%)
4. For the fourth year, thirty percent (30%)
5. For the fifth year, fifteen percent (15%)

8.05 LIMITATIONS. The granting of the exemption under this chapter for new construction constituting complete replacement of an existing building or structure shall not result in the assessed value of the industrial real estate being reduced below the assessed value of the industrial real estate before the start of the new construction added.

(Code of Iowa, Sec. 427B.3)

8.06 APPLICATIONS. An application shall be filed for each project resulting in actual value added for which an exemption is claimed.

(Code of Iowa, Sec. 427B.4)

1. The application for exemption shall be filed by the owner of the property with the local assessor by February 1 of the assessment year in which the value added is first assessed for taxation.
2. Applications for exemption shall be made on forms prescribed by the Director of Revenue and Finance and shall contain information

pertaining to the nature of the improvement, its cost, and other information deemed necessary by the Director of Revenue and Finance.

8.07 APPROVAL. A person may submit a proposal to the City Council to receive prior approval for eligibility for a tax exemption on new construction. If the City Council resolves to consider such proposal, it shall publish notice and hold a public hearing thereon. Thereafter, at least thirty days after such hearing the City Council, by ordinance, may give its prior approval of a tax exemption for new construction if the new construction is in conformance with City zoning. Such prior approval shall not entitle the owner to exemption from taxation until the new construction has been completed and found to be qualified real estate.

(Code of Iowa, Sec. 427B.4)

8.08 EXEMPTION REPEALED. When in the opinion of the City Council continuation of the exemption granted by this chapter ceases to be of benefit to the City, the City Council may repeal this chapter, but all existing exemptions shall continue until their expiration.

(Code of Iowa, Sec. 427B.5)

8.09 DUAL EXEMPTIONS PROHIBITED. A property tax exemption under this chapter shall not be granted if the property for which the exemption is claimed has received any other property tax exemption authorized by law.

(Code of Iowa, Sec. 427B.6)

o o o o o o o o o o

AFFIDAVIT OF PUBLICATION

State of Iowa, Cerro Gordo County, SS:

The following notice, a copy of which is hereto attached and made a part hereof, was published in the Clear Lake Mirror-Reporter, a newspaper of general circulation regularly published and printed in the English language at Clear Lake, in Cerro Gordo County, Iowa

for 7 issues, the said notice being published
first on the 10th day of Sept. A.D. 20 14
the second on the _____ day of _____ A.D. 20 _____
the third on the _____ day of _____ A.D. 20 _____
the fourth on the _____ day of _____ A.D. 20 _____

I, Michael J. Finnegan do hereby state that I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct as I verily believe.

Signed M. Finnegan Date 9/10/14
Michael J. Finnegan, Publisher

NOTICE OF PUBLIC HEARING
INDUSTRIAL PROPERTY TAX EXEMPTION REQUEST - ITTI PROJECT

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Chapter 8, Section 8.07, of the Code of Ordinances of the City of Clear Lake, Iowa, as amended, will be held by the City Council of the City of Clear Lake, Iowa (the "City") on the 15th day of September, 2014, at 8:30 p.m., in the conference room at the Clear Lake Fire Station, 711 2nd Ave N., in connection with the following matter:

ITTI (805 Buddy Holly Place, Clear Lake, Iowa) has submitted a request to the City in connection with a new building project to be located in the Clear Lake Business Park seeking a partial property tax exemption on qualified real estate as provided for in Section 8.04 of the Code of Ordinances of the City of Clear Lake, Iowa, as amended.

At said time and place, the City Council will hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed request.

This public notice is given by authority of the Clear Lake City Council as provided for by Section 362.3 of the Code of Iowa and Section 8.07 of the Code of Ordinances of the City of Clear Lake, Iowa, as amended.

Date public hearing set by City Council: September 8, 2014.
Date Public Notice to be published: September 10, 2014.
Date of Public Hearing: September 15, 2014.

Jennifer Larsen, City Clerk