

Regular Meeting
October 10, 1994

The meeting was called to order by Mayor Gearhart at 7:00 p.m. in the Council Chambers.

Council members present: Case Sanderson, King, Lutes
" " absent: Krause

Others present: Rose Kodet, Gary Moler, Bob Kruse, Jim Molloy, Darrel Schiebel, Don Kliebenstein, Shane Tiernan, Steve Hedlund, Rick Eckerman, Kurt Steckleberg, Cliff Wilson, Chuck Friend

Minutes of September 12 were approved.

The treasurer's report was approved in a motion by Sanderson, second by Case. Carried unanimously.

The finance committee presented the following bills:

Postmaster	Stamps	67.00
IES Utilities	Bills 8/94	2,497.88
Reva Ladehoff	Cleaning	13.00
Cheryl Meester	Clerk's hours	111.97
Shane Tiernan	Bldg permits	15.00
Fred's Brooms	Broom & squeege/FD	54.00
First State Bank	Payroll taxes	1,840.88
Treasurer State of Iowa	IA WH 9/94	326.31
IPERS	IPERS 9/94	641.05
Bill Gearhart	Mayor's salary	415.57
Kenny Sanderson	Council salary	85.41
Dorothy King	" "	85.41
Gary Krause	" "	69.26
Robert Lutes	" "	85.41
Kim Case	" "	147.10
Kathy Grant	Treas. salary	173.15
The Record	Publications 9/94	91.63
Conrad Foods	Paper towels	26.46
Conrad Cooperative	Diesel fuel 9/94	13.68
Chad Adelmund	Mowing 9/94	70.00
Conrad Auto Aupply	Bills 9/94	65.29
Betty Wood	Reimb./file cabinet	69.03
Thermogas Co.	Dust control/So. Main	162.00
Conrad Tire & Auto	Pick up tire repair	8.00
Conrad Pharmacy	Office supplies	7.63
GTE Midwest	Bills 9/94	240.39
Kibby's	Serv. call & supplies	91.50
Animal Rescue League	Board & euth. dog	46.50
Casey's	Gas & misc 9/94	147.22
Center St. Mini Mart	Gas 9/94	77.79
Conrad Main Street Inc.	1st 1/2 94-95 investment	5,000.00
TEAM	Hand cleaner & misc	165.00
Don Kliebenstein	3rd qtr. '94	581.00
INRCOG	Grundy Co. Safety Program	987.70
Glick Supply Co.	Bushing	11.20
Iowa One Call	9/94	22.10
Bob's Farm Center	Diesel fuel	42.50
Blink Electric Motors	Sump pump repair	130.32
Hauser Implement	Disk	13.79
LGI	W/W analysis	70.50
Home Rental Center	Rental/Steam cleaner	129.00
Fairchild Communications	Radio repair	65.50
Marshalltown Water Works	Bacteria tests	18.00
HACH	Fluoride	34.90
Feed Rite Controls	Chlorine	116.41
UECO	Hyd. ext. kit	216.35
At&T	Bills 9/94	25.53
Water Pro	Supplies 9/94	305.21
Ryken Engineering	Eng.services	6,653.00

Concrete Foundations Inc.	Pay Estimate #2	115,481.73
Roger Moler	Recycling serv. 10/94	300.00
Grundy County Landfill	Landfill 10/94	878.42
Grundy County Sheriff	Law enforcement 10/94	3,166.66

Motion by King, second by Sanderson that the above bills be accepted and warrants drawn on the same. Carried unanimously.

It was noted that a portion of the bills for the street projects should be paid out of the water fund, so the funds will be transferred when the amount is determined.

Total receipts for September 1994: \$157,604.28	
General - 144,728.14	Road Use Tax - 5,475.90
Sewer - 477.03	Tax Inc. Fund - 3,471.02
Water - 942.89	Debt Service - 2,509.30

Building permits were issued to:

Bill Gearhart	Commercial building	6,500
Gregg Sharp	Home	120,000

Gary Moler reported:

- Last block of sewer not certified in Tucker Trail Addition.
- Water and sewer systems functioning well.
- All electrical done at South Lift Station except emergency system.
- West lift station has new warning alarm. (Lutes asked that the alarms at the lift stations be tested monthly.)
- All insurance claims turned in by property owners in Blythe Addition have been paid.

Kim Case reported that a safety program on confined spaces will be held at the court house on the last Tuesday and Thursday of the month. He will get more information.

Jim Molloy, Conrad Development Corporation, reported to the council on the Property Enhancement Program, stating they had purchased properties at 410 and 414 Grundy and have demolished the properties and cleared the lots. The properties were purchased for \$15,700 and it has cost several thousand more to clear them. The lots will be sold as one, hopefully for a new home, before any other of the targeted lots are purchased.

It was clarified that the property owner pays a fee of \$100 each to disconnect and cap off water and sewer lines if a property is demolished.

Moler stated that the water line coming in from Alice St. was a new copper line and probably that is where a new owner would want to hook onto the water.

Steve Hedlund, representing the Park Board, stated they had been in the looking stage and would now like to plan, fund raise and build a new pool. He noted there could be a savings of \$42,000 if there was no slide but another board would then be added.

A second opinion was obtained from a consultant from Des Moines. He estimated \$200,000 to renovate the present pool and bring it up to usable condition. The bath house would have to be replaced at a cost of \$90,000 to \$100,000 and all of this might add only five years to the life of the pool.

The Park Board feels a new facility is the way to go but would like council approval to do so. After much discussion, King made a motion to have the Park Board raise \$100,000 and proceed with a reverse referendum. Second by Sanderson. Carried unanimously.

Cliff Wilson was present to offer the city a new building for a city hall and historical museum allowing the library to expand into the present building.

He is in the process of purchasing the two properties across the street east of the Conrad Clinic and would put up a 5,000 to 6,000

sq.ft. building with ample room for expansion at a cost of \$300,000 to \$350,000 for the property and building. This will be possible through stock from an ESOP plan Wilson will be entering into with Ritchie employees.

The city would take title, arrange demolition, take bids for construction and be reimbursed for any expenses in the first quarter of 1995.

Wilson stated he didn't need a decision right now but soon so he could give the property owners some kind of answer.

The council agreed to hold a special meeting soon and give him their decision.

Vandalism in Gier Park was discussed. There was a motion by King to accept a bid from Schiebel Electric for Option 2 of the bid in the amount of \$400 for a timer and two lights. Second by Case. Carried unanimously.

Mayor Gearhart reported that a sidewalk will be installed behind the water tower by Kayser Construction, for a low bid of \$2,800, within the next two weeks.

He also noted that Bill Hartwig hadn't had time to look at the area north of the pool drive. It is the feeling that if a tile is installed there it would eliminate some of the drainage problems in the north end of town.

The council agreed to allocate the \$2,380.40 ambulance subsidy as follows: Marshalltown - \$500, Union - \$500 and B-CERT \$1,380.40.

Darrel Schiebel was present to discuss an intake in his townhouse drive. He would like to have it replaced with a flat grate that could be driven over. After some discussion, King made a motion to authorize the Street Committee to handle the matter and prorate the cost between the property owners and the Development Committee. Second by Case. Carried unanimously.

After the motion Schiebel stated he would not pay any of the cost. Mayor Gearhart stated he will still get prices and refer them to the Street Committee.

Mayor Gearhart reported that one of the furnaces that heats the library is no longer working. The council agreed to purchase a new 130,000 BTU furnace and air conditioner for \$3,000 plus labor and installation. A new base will be made to set the furnace on the roof. Mark Blythe will do the work securing the unit and reroofing the area.

Due to many complaints in regard to the tree trimming done in Conrad by IES Utilities, Ken Vinson will come visit with the council at the November meeting as to the regulations in regard to tree trimming.

Motion by Sanderson, second by Case to appoint Keith Mansfield to a vacancy on the Board of Adjustment. Carried unanimously.

Don Kliebenstein stated that the Board of Adjustment notice could be changed to read that a copy of the proposal is on file in the clerk's office instead of with the secretary of the board.

Motion by Lutes, second by Sanderson to sign the agreement with the DOT for compensation of \$1,078.00 during the time the IA 96 detour used D67 through Conrad. Carried unanimously.

There was a discussion of a water line that has settled in the Clemens Addition. Motion by Sanderson, second by Case that the area be repaired and the street repaired with cement. Carried unanimously.

The council again discussed Cliff Wilson's proposal with Don Kliebenstein. It will be necessary to have a letter from Wilson absolving the city from any expense should the project fail.

The council also needs to determine how much city participation is

expected and how this building will be made usable for the library.

The clerk is to check on anticipated costs for heating, cooling and insurance.

Mayor Gearhart and King will meet with Wilson before the special meeting to discuss the matter further.

Motion to adjourn by Sanderson and second by Case. Carried unanimously.

Bill Gearhart
Bill Gearhart, Mayor

Attest: Carol Whipple
Carol Whipple

Special Meeting
October 17, 1994

Council members present: Sanderson, King, Lutes
" " absent: Krause and Case

Others present: Jeanne Zehr, Ann Carnes, Pat Schiebel, Dr. Cathcart, Cliff Wilson, Darrel Schiebel, Betty Wood, Dr. and Wanda Button, Doris Martin, Helen Kopsa, Don Kliebenstein

The meeting was called to order by Mayor Gearhart at 7:00 p.m. for the purpose of discussing the offer by Cliff Wilson of a new building for a city hall and historic museum.

Mayor Gearhart noted that IES has been contacted and that no figures can be furnished for the cost of heating and cooling a new building until it is determined exactly the type of building to be constructed.

The clerk stated that Bob Klein, Conrad Independent Insurance, estimates \$1,200 insurance on the building and contents and possibly an additional \$200 in liability.

Wilson stated he would fund the entire project at no cost to the city. He said one architect had looked at the site today and another will do so on Wednesday. After they make their proposals he will make a recommendation to the council. The architect will also look at the present building in regard to expansion by the library.

He stated the building would be super energy efficient with no outside maintenance. The east end of the building would be built so expansion would be possible at a later date.

Wilson stated that everyone, the council and the HPC, be involved with the planning from the beginning.

Wilson suggested that the city raise \$30,000 to \$100,000 to go into an endowment for maintenance and etc.

He noted that possession would be January 1, 1995, could have plans ready then, start demolition then also, with construction taking place in March or April and completion by Black Dirt Days.

Betty Wood, chairperson of the HPC, is gathering information on grants, policies and guidelines, file systems and etc.

A representative from the state is coming to meet with the committee on November 21st to give them information on starting a museum.

They will come to the next council meeting with ideas for the