

Regular Meeting
October 8, 1990

The meeting was called to order by Mayor pro-tem Bob Lutes in the absence of Mayor Gearhart, at 7:00 P.M. in the Council Chambers.

Council members present: Sanderson, Schiebel, Reece, King, Lutes
Others present: Gary Moler, Dave Colin, Denny Hines, Bob Kruse,
Claudia Jones and Roger Moler.

The minutes of the September 10 meeting were approved.

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

The finance committee presented the following bills:

Iowa State University	Workshop/Colin	65.00
Post Office	Stamps	90.00
Iowa Electric Light and Power	Bills 9/90	2,625.27
Greg Gibbs	Labor/sewer plant	51.00
Bob's Farm Center	Hauling rock	328.72
Bill Hartwig Excavating	Sewer line/N.Washington	457.87
Wildlife Art & Frame	Frame & mat picture	50.00
Reva Ladehoff	Cleaning	12.00
First State Bank	Fed WH & SS 9/90	1,889.00
Treasurer, State of IA	IA WH 9/90	293.25
IPERS	IPERS 9/90	717.93
Conrad Public Library	Copies	107.50
NIACC	Region II mtg./Colin	12.00
Bill Gearhart	Mayor's salary 3rd qtr. '90	450.00
Ken Sanderson	Council salary "	114.61
Dorothy King	" " "	92.50
Verna A. Reece	" " "	165.34
Alan Schiebel	" " "	114.26
Robert Lutes	" " "	67.50
Kathy Grant	Treasurer's salary	175.00
Shane Tiernan	Bldg. permit	15.00
John Hanzelka	Labor/City truck	577.50
Verne A. Reece	Reimb./clock	12.77
David R. Colin	Mileage/Colin-Workshop	22.26
Richard Anderson	Mowing	42.00
Raskel's	9 meals/Planning Session	36.04
O'Halloran International	Truck parts	739.30
Clerk of District Court	Dismissal of case	10.00
Gearhart Welding	Repairs	110.20
Conrad Record	Publication 9/90	91.57
Kibby Inc.	Labor & supplies	46.20
Conrad Foods	Water	6.79
City of Marshalltown	W/W lab tests	103.00
Marshall Office Supply	Office supplies	27.22
Corridor Supply Co.	6 rolls snow fence	605.94
Radio Communications	Pager kits & battery sets	116.00
Conrad Tire & Auto	Tires	481.25
Lindaman Labs	Lab tests	51.00
RACOM Corporation	Install light bar	246.80
Michael Todd & Co., Inc.	2 blades	192.66
Conrad Independent Ins.	Audit	656.00
Fesler's Inc.	Lightbar	562.69
Municipal Pipe Tool Co.	Clean sewer	255.00
Matt Parrott & Sons	Office supplies	126.25
Fort Dodge Asphalt	Street repairs	25,768.38
Gifford Quarries	Rock	115.00
Hackney Quarries, Inc.	Rock	771.75
Cessford Construction	Rock	79.06
University of Iowa	Planning session	400.00
Conrad Pharmacy	Film & developing	32.11
Shane Tiernan	Bldg permit	15.00
Water Products Co.	Manhole risers	430.10
GTE North	Bills 9/90	235.76
Conrad NAPA Auto Supply	Repairs/truck	518.76
Grundy County Landfill	Landfill 10/90	782.25

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

Total revenue for September 1990: \$25,526.36
General - 9,461.65 Debt Service - 2,224.57
Sewer - 714.43 '82 Street - 2,666.36
Water - 1,466.94 '87 Street - 2,474.00
Road Use Tax - 5,678.90 TIF - 839.51

A building permit was issued to Donald Beebe for a home in the amount of \$50,000.

Gary Moler reported the following:

- 2/3 of the trickling filter roof has been braced up with treated 2x4's.
- A tree is growing at the end of the discharge line from the sewer plant to the creek and there is also silt washed in the end of the line. (Moler will take the tree down and have the line televised. Also concrete will be dumped at the opening to keep water away.)
- Municipal Pipe Tool ran a cutter through the line under Ritchie's at Church St. and removed roots, sand and silt.
- The sewer line 25 feet east of the manhole by the Co-op is cracked.
- The pumping capacity of the wells is 255 gallons per minute plus the water tower.
- The state is requiring a test for synthetic organic chemicals by March 1991.

Dave Colin attended a water and wastewater school and stated that as of January 1st a gas monitoring device will be required when entering a confined space. Also required will be a man lift tripod with a pulley and braking system. This will also go into effect on January 1st.

He reported that some sewer plants in the state will be required to have a toxicity test taken. It depends on manufacturing plants and creek discharge - Conrad may be required to take one.

The ammonia standards are changing again and Moler will be required to take that test again.

Colin also reported:

- The repairs on the truck are done and it runs good.
- Looking into a culvert that is undermined on North Main St.
- Drive across the railroad bank by Well #3 is almost finished.
- Will put up the snow fence this month.

Verne Reece asked about the culvert across the drive south of the laundromat and the condition of the drive there. It was agreed that this is the property of Lawrence Haws and it is his responsibility.

Denny Hines reported that he was in the process of getting bids on a tanker for the fire department. Also that 50 feet of 2½" hose purchased a year and a half ago from Clarey's will be returned because of a bad coupler.

Purchasing another radio for use by Gary Moler was discussed. There was a motion by Reece, second by King to authorize Mayor Gearhart to purchase a hand held radio with the feasible channels. Carried.

Denny Hines mentioned that he would like to have the button on the radio in the Fire Station hooked up so the Fire Department pagers could be tripped. It was agreed that this should be done if possible.

It was agreed by the council that a policy needs to be established in regard to the replacement of radios. The clerk is to ask Moler to check to see if his radio could be added to his Homeowners policy and what the cost would be.

Claudia Jones, of Main Street Inc. made a presentation explaining an ordinance establishing a Historic Preservation Commission. Establishing a commission makes it possible to receive grant money. The commission would need to do an inventory of historical property. There would be five members on this commission and Jones stated she has three people interested now.

ORDINANCE

AN ORDINANCE ESTABLISHING A HISTORIC PRESERVATION COMMISSION FOR THE CITY OF Conrad, IOWA; PROVIDING FOR THE RECOGNITION AND PROMOTION OF HISTORIC SITES AND DEFINING POWERS AND DUTIES OF THE COMMISSION.

BE IT ORDAINED BY THE CITY COUNCIL OF Conrad :

Section 1: Purpose and Intent

The purpose of this ordinance is to:

- a. Promote the educational, cultural, economic and general welfare of the public through the recognition, enhancement, and perpetuation of sites and districts of historical and cultural significance;
- b. Safeguard the City's historic, aesthetic, and cultural heritage by preserving sites and districts of historic and cultural significance;
- c. Stabilize and improve property values;
- d. Foster pride in the legacy of beauty and achievements of the past;
- e. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business thereby provided;
- f. Strengthen the economy of the City;
- g. Promote the use of sites and districts of historic and cultural significance as places for the education, pleasure, and welfare of the people of the City.

Section 2: Definitions

- a. Commission. The Conrad Historic Preservation Commission, as established by this ordinance.
- b. Historic District. An area which contains a significant portion of buildings, structures or other improvements which, considered as a whole, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and

1. embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 2. is associated with events that have made significant contributions to the broad patterns of our local, state or national history; or
 3. possesses a coherent and distinctive visual character or integrity based upon similarity of scale, design, color, setting, workmanship, materials, or combinations thereof, which is deemed to add significantly to the value and attractiveness of properties within such area.
 4. is associated with the lives of persons significant in our past; or
 5. has yielded, or may be likely to yield, information important in prehistory or history.
- c. Historic Site. A structure or building which,
1. is associated with events that have made a significant contribution to the broad patterns of our history; or
 2. is associated with the lives of persons significant in our past; or
 3. embodies the distinctive characteristics of a type, period, or method of construction, or that represents a work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 4. has yielded, or may be likely to yield, information important in prehistory or history.

Section 3: Conrad Historic Preservation Commission

- a. The Commission shall initially consist of five (5) members who shall be residents of the City.
- b. Members of the Commission shall be appointed by the Mayor with the advice and consent of the City Council.

Members shall demonstrate a positive interest in historic preservation, possessing interest or expertise in architecture, architectural history, historic preservation, city planning, building rehabilitation, conservation in general or real estate.

- c. The original appointment of the members of the Commission shall be, three for two years, and two for three years, from January 1 following the year of such appointment or until their successor is appointed to serve for the term of three years.
- d. Vacancies occurring in the Commission, other than expiration of term of office, shall be only for the unexpired portion of the term of the member replaced.
- e. Members may serve for more than one term and each member shall serve until the appointment of a successor.
- f. Vacancies shall be filled by the City according to the original selection as aforesaid.
- g. Members shall serve without compensation.
- h. A simple majority of the commission shall constitute a quorum for the transaction of business.
- i. The Commission shall elect a Chairman who shall preside over all Commission meetings and elect a Secretary who shall be responsible for maintaining written records of the commission's proceedings.
- j. The Commission shall meet at least three (3) times a year.

Section 4: Powers of the Commission

- a. The Commission may conduct studies for the identification and designation of historic districts and sites meeting the definitions established by this ordinance. (The necessary inventory forms and procedures for their completion are available from the state Bureau of Historic Preservation.) The commission may proceed at its own initiative or upon a petition from any person, group, or association. The Commission shall maintain records of all studies and inventories for public use.

- b. The Commission may make a recommendation to the state Bureau of Historic Preservation for the listing of a historic district or site in the National Register of Historic Places and may conduct a public hearing thereon.
- c. The Commission may investigate and recommend to the City Council the adoption of ordinances designating historic sites and historic districts if they qualify as defined herein; and
- d. Other Powers. In addition to those duties and powers specified above, the Commission may, with City Council approval:
 - 1. Accept unconditional gifts and donations of real and personal property, including money, for the purpose of historic preservation.
 - 2. Acquire by purchase, bequest, or donation, fee and lesser interests in historic properties, including properties adjacent to or associated with historic properties.
 - 3. Preserve, restore, maintain and operate historic properties, under the ownership or control of the Commission.
 - 4. Lease, sell, and otherwise transfer or dispose of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.
 - 5. Contract, with the approval of the governing body, with the state or the federal government or other organizations.
 - 6. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation.
 - 7. Provide information for the purpose of historic preservation to the governing body.
 - 8. Promote and conduct an educational and interpretive program on historic properties within its jurisdiction.

Section 5: Severability

Should any section or provision of this ordinance be decided by a court of this state to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Section 6: Amendatory Provisions

The City may amend this ordinance to meet any unforeseen circumstances which may affect the duties and responsibilities of the Commission.

Section 7: Effective Date

This ordinance shall take effect immediately upon passage and publication as required by law.

Passed, adopted and approved this 8th day of October 1990.

City of Conrad.

Bill Gearhart
Bill Gearhart, Mayor

Attest: _____
Carol Whipple, Clerk

Mayor Gearhart arrived at the meeting at this point.

There was a motion by Schiebel, second by King to adopt an ordinance establishing a historic preservation commission for Conrad, providing for the recognition and promotion of historic sites and defining powers and duties of the commission.

Ayes: Sanderson, Schiebel, Reece, King, Lutes

Nays: None

Motion carried.

Motion by King, second by Reece to move from the first to the third reading.

Ayes: Sanderson, Schiebel, Reece, King, Lutes

Nays: None

Motion carried.

Roger and Gary Moler of Moler Sanitation stated they are purchasing another property and will have space to handle brush, yard waste and recyclable materials. They are purchasing a large container that will be parked in Conrad two weeks a month to collect some recyclables. They stated they would need to be subsidised for this - \$300.00 a month. Moler Sanitation will send out a letter explaining the company's guidelines.

There was a lengthy discussion as to the status of the old city dump. Schiebel made a motion to leave the dump locked and it would be unlocked to dump only leaves and grass clippings while supervised by a city employee until November 1st. There was no second.

Mayor Gearhart stated the dump should not be used as there were too many complaints about the burning there.

After more discussion, King made the motion that the old city dump remain locked as people are allowed to burn on their own property during October and November. Second by Schiebel. Carried.

Don Kliebenstein stated he will be contacting Bob Josten, a Des Moines attorney, for a meeting date with the council to discuss Tax Increment Financing. He will contact the clerk with the date.

Trick or Treat night was set for October 31st from six to eight o'clock in the evening in a motion by Reece, second by Sanderson. Carried.

A letter was read from Cliff Wilson asking that the city share in the cost of grading & rocking the alley east of Ritchie's new building with the total cost being \$1402.50. The council agreed they were not interested in sharing the cost. They felt the alley was put in shape after the project once.

The council was asked to mark their calendars for November 8 at 7:00 P.M. for a meeting at the First State Bank with the Development Committee and Tom Simmering of Simmering-Cory in Clear Lake in regard to housing development.

Reece read a newspaper article on a report that Operation Threshold had given at the Grundy County Board of Supervisors meeting on the different areas of assistance given in Grundy County to low income families. The assistance was at the same level as last year.

Mayor Gearhart reported the front end of the tractor is bad and the council should look at purchasing a new one next year.

Sanderson reported that there is too much loose rock on Jason Road and it should be taken off before winter.

Motion to adjourn by Reece, second by Sanderson. Carried.


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk