

Special Meeting
April 28, 1988

Council members present: Sanderson, Schiebel, Reece, King
" " absent: Lutes
Others present: Chuck Friend, Floyd Hills, JoAnn & Arnie Ennenga,
Bobbi Bolton, Bill Conrad, Eugene Shuey, Dave Fox,
Shane Tiernan, Shirley Hillygus, Joe Bailey and
Cliff Wilson

Mayor Gearhart called the meeting to order and announced the public hearing on the adoption of the Urban Renewal Project. There were no oral or written objections. Mayor Gearhart & Dave Fox gave an explanation of the district and the project.

RESOLUTION

COUNCIL MEMBER KING INTRODUCED THE RESOLUTION ENTITLED "RESOLUTION APPROVING THE URBAN RENEWAL PROJECT IN THE CITY OF CONRAD, IOWA", AND MOVED IT BE ADOPTED. COUNCIL MEMBER REECE SECONDED THE MOTION TO ADOPT.

ROLL CALL VOTE: AYES: SANDERSON, SCHIEBEL, REECE, KING
NAYS: NONE

MAYOR GEARHART DECLARED THIS RESOLUTION DULY PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 1988.

Bill Gearhart
BILL GEARHART, MAYOR

ATTEST: Carol Whipple
CAROL WHIPPLE, CLERK

Mayor Gearhart then announced a public hearing to consider the submission of an application for a Community Development Block Grant under the Public Facilities Set-Aside component of the program, to help pay for the cost of water system improvements.

Mayor Gearhart announced the following:

- 1- At least 51% of the individuals benefiting from this grant would be of low or moderate income.
- 2- This CDBG would not result in the displacement of any individuals.
- 3- All records pertaining to the grant will be open for public inspection at City Hall.

The council then set the following priorities:

- 1- Apply for a Community Development Block Grant for construction of a water tower to enhance economic development and create employment opportunities.
- 2- Improve streets in southeast section of town in an ongoing street improvement plan.
- 3- Work with engineer on best plan to increase storm sewer capacity in southeast section of town.

This information will be sent to Simmering-Cory as they requested.

In further business there was a motion by Schiebel, second by Sanderson to authorized King and Gearhart to notify the bonding attorney to furnish the council with the necessary resolutions to proceed with the Urban Renewal Project. The documents will be signed by Mayor Gearhart. Motion carried.

The council acknowledged a letter received from Ritchie Industries committing itself to increased taxable valuation adequate to support \$100,000 in tax increment financing.

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

Bill Gearhart
Bill Gearhart, Mayor

ATTEST: Carol Whipple
Carol Whipple, Clerk

City Code. Second by Reece. Carried. Lutes cast the only no vote.

RESOLUTION

COUNCIL MEMBER SANDERSON INTRODUCED THE RESOLUTION TO RAISE WATER AND SEWER RATES BY TEN PER CENT EFFECTIVE JULY 1, 1988 AND MOVED IT BE ADOPTED. COUNCIL MEMBER LUTES SECONDED THE MOTION TO ADOPT.

ROLL CALL VOTE: AYES: SANDERSON, SCHIEBEL, REECE, KING, LUTES
NAYS: NONE

MAYOR GEARHART DECLARED THIS RESOLUTION DULY PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 1988.

Bill Gearhart
BILL GEARHART, MAYOR

ATTEST: Carol Whipple
CAROL WHIPPLE, CLERK

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

Bill Gearhart
Bill Gearhart, Mayor

Attest: Carol Whipple
Carol Whipple, Clerk

Special Meeting
April 20, 1988

Members present: Schiebel, Reece, King
" absent: Sanderson, Lutes
Others present: Linda Waugh and Don Kliebenstein

The meeting was called to order at 7:00 P.M. by Mayor Gearhart and he announced the purpose of the meeting was to hear any objections against closing Church Street. As there were no written or oral objections the following resolutions were introduced.

RESOLUTION

COUNCIL MEMBER SCHIEBEL INTRODUCED THE RESOLUTION PROPOSING TO VACATE THAT PART OF CHURCH STREET LYING BETWEEN THE NORTH LINE OF WALNUT STREET AND A POINT LYING TEN FEET NORTH OF THE NORTH LINE OF LOT EIGHT, BLOCK ONE, CONRAD GROVE ADDITION TO CONRAD, IOWA, AND TO DISPOSE OF THE SAME BY PRIVATE SALE TO RITCHIE INDUSTRIES, INC. FOR THE SUM OF \$1.00 AND AN AGREEMENT TO PAY FOR ALL COSTS OF SURVEY AND PUBLICATIONS AND ALL LEGAL COSTS INCURRED IN THE DISPOSITION OF SAID REAL ESTATE AND MOVED IT BE ADOPTED. COUNCIL MEMBER REECE SECONDED THE MOTION TO ADOPT.

ROLL CALL VOTE: AYES: SCHIEBEL, REECE, KING,
NAYS: NONE

MAYOR GEARHART DECLARED THIS RESOLUTION DULY PASSED AND ADOPTED THIS 20TH DAY OF APRIL, 1988.

Bill Gearhart
BILL GEARHART, MAYOR

ATTEST: Carol Whipple
CAROL WHIPPLE, CLERK

RESOLUTION

COUNCIL MEMBER KING INTRODUCED THE RESOLUTION ADOPTING ORDINANCE 170 VACATING A PORTION OF CHURCH STREET AND MOVED IT BE ADOPTED. COUNCIL MEMBER SCHIEBEL SECONDED THE MOTION TO ADOPT.

ROLL CALL VOTE: AYES: SCHIEBEL, KING, REECE,
NAYS: NONE

MAYOR GEARHART DECLARED THIS RESOLUTION DULY PASSED AND ADOPTED THIS 20TH DAY OF APRIL, 1988.

Bill Gearhart
BILL GEARHART, MAYOR

ATTEST: Carol Whipple
CAROL WHIPPLE, CLERK

King made a motion to move from the first to the third reading of Ordinance 170. Second by Reece and carried.

In further business, Mayor Gearhart asked the council's approval to split the land between the city shed and Moler's new building. The council had no objection to splitting the land there. He'll also get the legal description of a lot at the Co-op to be traded. Don

Kliebenstein stated the same process is used in trading land that is used in vacating and selling.

RESOLUTION

COUNCIL MEMBER SCHIEBEL INTRODUCED THE RESOLUTION VACATING A PORTION OF CITY PROPERTY FOR PRIVATE SALE TO GARY MOLER AND MOVED IT BE ADOPTED. COUNCIL MEMBER REECE SECONDED THE MOTION TO ADOPT.

ROLL CALL VOTE: AYES: SCHIEBEL, REECE, KING

NAYS: NONE

MAYOR GEARHART DECLARED THIS RESOLUTION DULY PASSED AND ADOPTED THIS 20TH DAY OF APRIL, 1988.

Bill Gearhart

BILL GEARHART, MAYOR

ATTEST: *Carol Whipple*
CAROL WHIPPLE, CLERK

King stated that the First State Bank will be the lender of the \$100,000 for the Urban Renewal Development Bond. Jim Molloy and John McKinney, bonding attorney, are working out the mechanics.

Mayor Gearhart asked the council to look at the south end of Charles Street and the driveways of Paul Berry and Mrs. Furland as they have settled. Some action can then be taken at the next council meeting.

Condemning land and leaving it vacant was discussed. Don Kliebenstein stated the land should be acquired for a purpose and not just to be maintained as a vacant lot.

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

Bill Gearhart

Bill Gearhart, Mayor

Attest: *Carol Whipple*
Carol Whipple, Clerk

RESOLUTION

THAT WHEREAS, the Council of the City of Conrad, Iowa, has heretofore, on April 11, 1988, adopted a Resolution proposing to vacate the following described public property in the City of Conrad, Grundy County, Iowa,

That part of Church Street right of way described as lying between the North line of Walnut Street and a point lying ten feet (10') North of the North line of Lot Eight (8), Block One (1), Conrad Grove Addition to Conrad, Iowa,

and to dispose of the same by private sale to Ritchie Industries, Inc., of Conrad, Iowa, for the sum of \$1.00 in cash and an agreement to pay for all costs of survey and publication and all legal costs incurred in the disposition of said real estate, and

THAT WHEREAS, the City has published notice of said Resolution and of a date, time and place of a public hearing on the proposal, as required by Section 364.7 of the 1987 Code of Iowa, said notice having been published in The Conrad Record on April 14, 1988, and

THAT WHEREAS, public hearing has been held on said proposal in the Council Chambers of the City Hall, Conrad, Iowa, at 7:00 o'clock P.M., on April 20, 1988, and that no objections were made to the proposal at said hearing, and

THAT WHEREAS, the Council has determined that the proposal to vacate said public property is in the best interests of all parties involved and the consideration offered to the purchase thereof is both fair and equitable.

NOW, THEREFORE, BE IT RESOLVED that the following described tract of real estate, situated in the City of Conrad, Grundy County, Iowa, to-wit:

That part of Church street right of way described as lying between the North line of Walnut Street and a point lying ten feet (10') North of the North line of Lot Eight (8), Block One (1), Conrad Grove Addition to Conrad, Iowa,

be and the same is hereby vacated as public property and the sale thereof to Ritchie Industries, Inc., of Conrad, Iowa, for the sum of \$1.00 in cash and payment for all costs of surveying and publication and all legal costs, is hereby authorized, approved and confirmed.

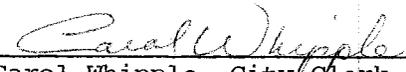
BE IT FURTHER RESOLVED, that the Mayor and Clerk are authorized to execute a deed on behalf of the City to the purchaser upon receipt of the full consideration therefor.

PASSED AND ADOPTED this 20th day of April, 1988.



Bill Gearhart, Mayor

ATTEST:



Carol Whipple, City Clerk

King introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF ADOPTING A LOAN AGREEMENT AND RESOLUTION AUTHORIZING THE ISSUANCE OF A \$126,000 TAXABLE URBAN RENEWAL TAX INCREMENT REVENUE NOTE OF CONRAD, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF," and moved that the same be adopted. Schiebel seconded the motion to adopt. The roll was called and the vote was,

AYES: King, Lutes, Reece, Schiebel, Sanderson

NAYS: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF ADOPTING A LOAN AGREEMENT AND RESOLUTION AUTHORIZING THE ISSUANCE OF A \$126,000 TAXABLE URBAN RENEWAL TAX INCREMENT REVENUE NOTE OF CONRAD, IOWA AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Conrad, Iowa, is in need of funds to carry out the purpose hereinafter described; and, it is deemed necessary and advisable that said City should issue a Taxable Urban Renewal Tax Increment Revenue Note to the amount of \$126,000, as authorized by Sections 384.24A and 403.19, of the City Code of Iowa; and

WHEREAS, the City has adopted an Urban Renewal Plan for the Conrad Urban Renewal District and wishes to transfer the property to the developer of a part thereof and borrow money for the payment of costs of the Urban Renewal Project from the First State Bank of Conrad, Iowa; and

WHEREAS, before said Loan Agreement may be entered into and said Note may be issued, it is necessary to comply with the provisions of said Code, and to publish a notice of the proposal to issue such note and of the time and place of the meeting at which it is proposed to take such action and to receive oral and/or written objections from any resident or property owner of said City to such action;

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

Section 1. That this governing body meet in the City Hall at Conrad, Iowa, at 7:00 o'clock A.M., on the 17th day of May, 1988, for the purpose of taking action on the matter of entering into a Loan Agreement and adopting a resolution authorizing the issuance of a \$126,000 Taxable Urban Renewal Tax Increment Revenue Note of said City.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four clear days nor more than twenty days before the date of said public meeting on the issuance of said note.

Section 3. The notice of the proposed action to issue said note shall be in substantially the following form:

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CONRAD, IOWA, ON THE MATTER OF ENTERING INTO A LOAN AGREEMENT AND RESOLUTION AUTHORIZING THE ISSUANCE OF A \$126,000 TAXABLE URBAN RENEWAL TAX INCREMENT REVENUE NOTE OF SAID CITY, AND THE HEARING ON THE ISSUANCE THEREOF

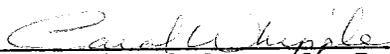
PUBLIC NOTICE is hereby given that the City Council of the City of Conrad, Iowa, will hold a public hearing on the 17th day of May, 1988, at 7:00 o'clock A. M., in the City Hall, in Conrad, Iowa, at which meeting the City Council proposes to take additional action for adopting the Loan Agreement with the First State Bank, Conrad, Iowa, authorizing the issuance of a \$126,000 Taxable Urban Renewal Tax Increment Revenue Note of said City, to bear interest at an annual rate of 10.00 percent and maturing December 1, 1997.

Said note to be issued for the purpose of paying costs of the Urban Renewal Project. Interest payable on said note will not be tax exempt.

At the above meeting oral or written objections from any resident or property owner of said City to the above action shall be received. After all objections have been received and considered, the Council will at said meeting or at any adjournment thereof, take additional action for adopting the Loan Agreement with the First State Bank, Conrad, Iowa, or will abandon the proposal.

This notice is given by order of said governing body as provided by Sections 384.24A and 403.19 of the City Code of Iowa.

Dated this 9th day of May, 1988.



City Clerk of Conrad, Iowa

(End of Notice)

PASSED AND APPROVED this 9th day of May, 1988.

Mayor

ATTEST:

Carol Whipple

Clerk

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AHLERS, COONEY, DORWEILER, HAYNIE, SMITH & ALLBEE
ATTORNEYS AT LAW DES MOINES, IOWA

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

I, the undersigned City Clerk of Conrad, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no council vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of said Municipality hereto affixed this 9th day of May, 1988.

Carol Whipple
City Clerk, Conrad, Iowa

SEAL

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Conrad, in the County of Grundy, State of Iowa, and that as such Clerk and by full authority from the Council of said City, I have caused a

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CONRAD, IOWA, ON THE MATTER OF ENTERING INTO A LOAN AGREEMENT AND RESOLUTION AUTHORIZING THE ISSUANCE OF A \$126,000 TAXABLE URBAN RENEWAL TAX INCREMENT REVENUE NOTE OF SAID CITY, AND THE HEARING ON THE ISSUANCE THEREOF

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the Conrad Record, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that said Notice was published in said newspaper in all of the issues thereof published and circulated on the following date:

May 12, 1988.

WITNESS my official signature at Conrad, Iowa, this 13th day of May, 1988.

David Whipple
Clerk

SEAL

ORIGINAL

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The City Council of Conrad, Iowa.

Date of Meeting: April 28, 1988

Time of Meeting: 7:00 P.M.

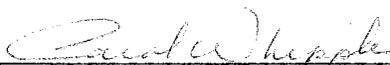
Place of Meeting: City Hall, Conrad, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

- Public hearing on the adoption of the Urban Renewal Project.
- Resolution approving the Urban Renewal Project.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.



City Clerk, Conrad, Iowa