

Special Meeting
March 29, 1994

Council members present: Case, Sanderson, King, Lutes
Council members absent: Krause
Also present: John Cleary, Gary Moler, Randy Adelmund,
Shane Tiernan, Rick Eckerman

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

A Sunday Sales permit was approved for Bogie and Bacall
Lounge in a motion by Lutes, second by Sanderson. Carried.

Naming two streets in Koehler's Mobile Home Park and
assigning house numbers for 911 purposes was discussed.
The north south street to the west was named Koehler St.
and the one to the east Park Street. The clerk will
assign house numbers.

The council then discussed residential development. John
Cleary, Ryken Engineering, presented a proposed drawing
showing the extension of Wilhelm St. north to what would
be Boyd St. This provides 12 lots and the cost of the
project without land or utility costs would be \$206,357.

Tucker Trail Addition was also discussed. Tucker Trail
would be extended 1000 feet to the south providing 14
lots. The cost of this project without land or utilities
would be \$212,628. Cleary will look into a route, fall,
and size of pipe needed to take storm water to the creek
in the golf course. This would increase the cost of the
project.

Also discussed was the installation of a pipe in the curb
at each lot for sump pump hook ups.

Cleary stated the projects would take a month to design
and a month for bidding and hearings so construction could
begin June 1st.

Because of the cost of the project, Conrad would need to
hold a hearing. The hearing and letting of bids can be held
at the same time. Cleary stated it would be best to combine
the project but to keep the costs separate.

The council discussed funding the project. The Development
Committee will have \$30,000 left from the Phase I project
in Wolf Creek Estates and the City will have \$50,000 in TIF
funds available.

The council discussed a \$500,000, six to eight year note with
a \$250,000 balloon as a possibility. The clerk will call
Don Kliebenstein to contact Bob Josten, bonding attorney, who
will work out the details of the financing.

The Development Committee was authorized to proceed with the
purchase of the land for the projects. John Cleary will
provide the legal descriptions.

There was a motion by Lutes, second by Sanderson to proceed
with the residential development projects as discussed at
this meeting. Motion carried.


The city's sewer permit was discussed by Moler and Cleary.
It is a requirement to test ammonia nitrate levels for a
year. If in compliance nothing needs to be done. If not
in compliance, then a plan of action as to how to lower the
level needs to be filed with the state, an engineer contacted
and equipment installed to lower the level and be in compliance
by February 1997. The DNR will limit any development until
the city is in compliance.

The need for a new sewer plant or treatment system in the near future was discussed. Cleary explained an aerated lagoon system as an option.

Moler asked the council about complying with the Phase II and Phase V EPA regulations. No decision was made by the council.

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


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk