

Special Meeting
August 26, 1991

The meeting was called to order at 7:00 P.M. in the First State Bank Meeting Room by Mayor Bill Gearhart.

Council members present: Schiebel, Reece, King, Lutes
" " absent: Sanderson

Others present: Ron Ridpath, IE representative, John Cleary, Don Kliebenstein, Bob Klein, Dr. Eggers, Jane S. Gallentine, Gregg Sharp, Mary King, Linda Waugh, Jim Molloy, Doug Kruse, Ron Beeghly, Jerry Schryver, Cliff Wilson and Dr. Richard Maas

Mayor Gearhart announced the purpose of the meeting was to discuss development in the Clemens and Blythe Additions.

John Cleary, Ryken Engineering, reviewed the map of the extension of Tucker Trail in the Clemen's Addition showing the fifteen lot layout, sanitary sewer, storm sewer and water lines. He also reviewed a recap of the costs, the total cost being \$176,484.

Ron Ridpath, Iowa Electric Light and Power, gave information on extending gas and electricity to the area. \$33,422.32 would be the cost of extending electricity and this cost would be refunded at a rate of \$1,886 per home hook up. Extending gas would be a cost of \$8,419 and this would be refunded at a rate of \$792.36 per home hook up. The City would have ten years to recover the investment.

A map of the lots with the cost of each was shown. Bob Klein and Doug Kruse arrived at these costs and they include everything but the legal fees and revenue stamps. Don Kliebenstein thought this should not exceed \$250 per lot.

Klein noted that of two good prospects interested in the project one has purchased a home and the other had another option. He stated there has been other interest shown.

Gregg Sharp mentioned shortening the street to reduce costs. It was agreed this would reduce the price of the total project but the price per lot would be the same. John Cleary stated the only saving point would be to eliminate the concrete street but that might also eliminate a good selling point.

King stated on behalf of the council that they were in favor of the Development Committee taking over the project and also in favor of them offering a very attractive incentive program. She noted that the council will make the decision at the December 9th council meeting whether to proceed with the project. John Cleary stated if the council makes a decision in December there would still be time for a bid letting in April making building in July feasible.

Both the Development Committee and Conrad Insurance and Real Estate will come up with an incentive plan and bring it to the September 9 council meeting.

An understanding was reached between Conrad Independent Insurance and Real Estate and the Development Committee to proceed and get commitments to purchase lots. It was also agreed that if the project is successful Klein and Kruse will not expect to be reimbursed for advertising. If it is not successful they will expect reimbursement.

Dr. Eggers, the landowner, was agreeable to give an option on the land until March 1, 1992 for \$1.00. The renter will be notified that the land may not be available to farm next year.

Klein and Kruse will also work with Terry Collins or the new owner of that property for access along the east edge of that lot to the golf course.

Next the Blythe Addition was discussed. The plan to extend Maple St. west ending in a cul de sac with thirty-two foot back to back curb and gutter, at a cost of \$49,971 was proposed. This would make lots 7,8,9,10 and the west side of Lot 14 available. To develop thirteen lots and extend Blythe Street north would cost \$90,070. This reflects the rising price of concrete at \$25 per square yard.

There is one house being built now in the Blythe Addition and the possibility of two more. This area would give an option to those not wanting to build near the golf course.

Mayor Gearhart asked Ridpath to get the costs of the gas and electricity to him for the project.

The mayor will also meet with Gene Blythe in the near future and get some true costs for the lots.

In other business, Mayor Gearhart stated that GTE will be running a fiber optic cable from their office to Eldora. It will involve going north from their office down the concrete alley. He gave the plans to John Cleary and he will advise GTE as to the specifications of putting the alley back.

Reece mentioned visiting with Dick Geise in regard to a bill from the city for digging up a tile adjacent to his property this summer. He didn't think he should be responsible for the bill. Mayor Gearhart will contact Gary Moler about the work that was done.

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


Bill Gearhart, Mayor

Attest:


Carol Whipple, Clerk