

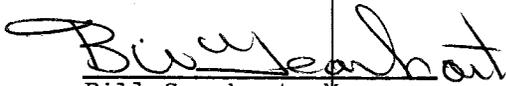
Special Meeting
July 17, 1991

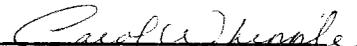
Council members present: Sanderson, Schiebel, Reece
" " absent: King, Lutes

The meeting was called to order by Mayor Gearhart at noon. Two bids were reviewed. One from Schiebel Electric for FY 91-92 for electrical maintenance and repair at a rate of \$27.00 per hour and one from Gearhart Machine and Welding for general maintenance and small construction projects of welding, metal fabrication and mechanical work at a rate of \$28.50 per hour.

Reece made a motion to accept these bids, second by Sanderson and carried.

Motion to adjourn by Sanderson, second by Reece and carried.


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk

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Special Meeting
July 22, 1991

Council members present: Sanderson, Schiebel, Reece, King, Lutes
" " absent: None

Others present: John Cleary, Don Kliebenstein, Rose Kodet, Mary King, Claudia Jones, Jane S. Gallentine, Jerry Schryver, Bob Klein, Jim Molloy, Joel Danielson, Linda Waugh and Jeff King

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

The purpose of the meeting was to discuss residential development south of the Clemen's Addition.

John Cleary, Ryken Engineering, Ackley, reviewed a drawing of an extension of a street south from the Clemen's Addition and ending in a cul-de-sac. This would make 15 lots available.

He discussed the sanitary sewer line, water line, storm sewer and surface drainage, grading, curb and gutter, concrete paving and engineering fees. The estimated cost for these improvements is \$176,484. The cost of the land is \$4,000 per acre for 8.83 acres.

The lay of the land and the rapid drop off to the west was discussed. Three or four lots on the west side of the street would need to have homes with walk out basements. There was some concern about run-off of water. Cleary felt it would not be a problem. The water that fell in the street would go in the storm sewer. He suggested a water easement, running the water underground, or purchasing extra land for a waterway or possibly a small holding pond.

Lutes asked Cleary what the savings is of using 6" concrete instead of 7" concrete for the street. Cleary stated he would highly recommend staying with 7".

A savings of \$30,000 to \$40,000 would be realized using a ditch with culverts and the same type of street as in the Clemen's Addition.

Also the cost could be reduced \$2,00 a lot or so by using curb and gutter and asphalt instead of concrete for the street.

Cleary agreed these were definately ways to save money but felt the city would want to present a complete package with ready to build lots.

Don Kliebenstein presented information from Bob Josten, bonding attorney, as to the city's options for development. They were (1) buying land with TIF funds, (2) using TIF to finance any or all of the improvements and offering incentives to buyers, (3) form a partnership of city, bank and developer & (4) having private developer work on the project. He noted that most subdivisions have some city participation.

John Cleary noted that Simmering-Cory Inc. does work with some cities on development. Mayor Gearhart will vist with the firm.

Jane Gallenting, Jim Molloy and Bob Klein all felt that four to six lots could be sold right away and that some people are waiting for this area to open up.

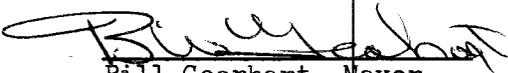
Development in the Blythe Addition was mentioned. But the last indication was that Gene Blythe wasn't willing to let the city develop the area in the Blythe Addition with the agreement that he would recoup his money as the lots were sold.

It was agreed the lots south of town would sell for approximately \$15,000 and those on the cul-de-sac for \$20,000 and more.

The council agreed to have the Development Committee work on pricing the lots and will then report back to the council at the August meeting. King suggested they also come up with a marketing plan.

Mayor Gearhart asked for clarification that no down payments would be accepted to hold a certain lot. The council and Development Committee all agreed this would not be done. Don Kliebenstein stated it was not a good idea from a legal standpoint to do this.

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


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk