

Regular Meeting
November 12, 1990

The meeting was called to order by Mayor Bill Gearhart at 7:00 P.M. in the Council Chambers.

Council members present: Sanderson, Schiebel, Reece, King, Lutes
Others present: Gary Moler, Dave Colin, Chuck Friend, Ryan Butler, Don Kliebenstein, Roger Moler, Jane Gallentine, Shane Tiernan and Bob Kruse

Ryan Butler was present to ask for the job of snow shoveling for the winter. He was told the position had been filled but his name would be kept in mind if any citizens call in looking for help in snow removal.

The minutes of the October 1, October 8 and October 29 meetings were approved.

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

The finance committee presented the following bills:

Conrad Public Library	County appr't 90/91	11,881.00
Shane Tiernan	Bldg permit	15.00
Post Office	Stamps	41.80
Cheryl Meester	Salary	70.41
Iowa Electric Light and Power	Bills 10/90	2,249.00
Treasurer, State of Iowa	Sales tax	569.00
Reva Ladehoff	Cleaning	12.00
IPERS	IPERS 10/90	747.37
Treasurer, State of Iowa	IA WH 10/90	298.18
First State Bank	Fed WH & SS 10/90	1,924.14
Tractor Supply Company	Chain saw parts	5.44
Shane Tiernan	Bldg permit	15.00
David R. Colin	Workshop/mileage	35.70
Radio Communications	Pager repair	42.40
Home Rental Center	Blade for demo saw	49.95
Fesler's Inc.	Bulb/light bar	7.88
Beaman Auto Repair	Chain saw repair	16.07
Marshall Office Supply	File cabinet	69.95
Conrad Tire & Auto	Tube and tire repair	61.25
Conrad Foods	Supplies	13.94
Iowa Wholesale Supply Co.	Curb key	29.15
Hygienic Laboratory	Fluoride tests	37.00
HACH Company	Chlorine, fluoride, supplies	64.82
ACCO Unlimited Corp.	Chlorine carboys	236.00
City of Marshalltown	W/W lab tests	55.20
Lee Mowing	Mowing/'90 season	248.00
Conrad Pharmacy	Supplies	6.66
Bob's Farm Center	Sewage pump & diesel fuel	2,508.20
Water Products Company	Curb stops and boxes	191.60
Conrad Auto Supply	Supplies	87.09
Edward Lucas	Sharpen chain saw	9.00
Kibby Hardware	Supplies	9.49
Fairchild Communications	Portable radio	736.00
Bill Hartwig Excavating	Digging & trucking	1,702.77
GTE	Bills 10/90	313.82
Friday's	Service & labor	103.92
Conrad Record	Publications 10/90	119.43
RGC Printing	W/S billing cards	94.25
Kliebenstein, Heronimus, Schmidt	Legal services	1,185.75
Pronto	Gas & misc.	158.75
Casey's General Store	Gas & misc.	256.07
Grundy County Landfill	Landfill 11/90	782.25

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

Total revenue for October 1990:

General - 62,193.63	Debt Service - 24,234.39
Sewer - 6925.38	'82 Street - 4,958.31
Water @ 11,918.80	'87 Street - 4,857.53
Road Use Tax - 4436.62	TIF Tax Inc. - 15,832.68

Building permits issued:

Warren King	500.00	Storage building
Tim Speicher	200.00	Storage building

Gary Moler reported the following:

- Notice from state they are requiring regulated and unregulated synthetic organic chemicals test by March 31st 1991. Cost \$600.00
- Will flush sewer mains this fall
- Trickling filter roof repaired
- Hasn't cut tree down at sewer line opening to creek
- Will haul sludge as soon as Denny Hines available

Dave Colin reported the following:

- Jason Rd. had washboard effect but he picked up excess rock and looks better
- Resealed street in front of Coulter's mobile home. Street has dropped there - wet stop needs to be dug and refilled
- Sander and chains on truck
- Will put up snow fence this week
- Storm sewer intakes need to be repaired - Mayor Gearhart said he had contacted Brycon to do this later
- Nursing Home will tie into storm sewer on Center and Alice

In the absence of Denny Hines, Lutes asked that the Fire Dept. be allowed to purchase two new sets of clothing. Reece made the motion that the Fire Department purchase two new sets of clothing at \$300 a set. Second by Schiebel. Carried.

Lutes also stated that Hines is looking at water tanker and prices and will have prices for a 1500 gallon tanker at the next meeting.

A discussion was held on enlarging the TIF district. There was a motion by King to include the area south of the present district using the east and south boundaries of the corporation limits as boundaries and Main St. as the west boundary. Second by Sanderson. Carried.

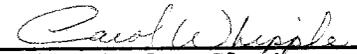
Resolution

Council member Schiebel introduced the resolution stating that Conrad wishes to participate in the Community Economic Preparedness Program and moved it be adopted. Council member Reece 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 12th day of November, 1990


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk

Five members, Judy Molloy, Pat Schiebel, Marjorie Johnston, Jerry Zehr and Nile Dielschneider, were named to the Historical Preservation Commission in a motion by Sanderson, second by Lutes. Carried.

Shane Tiernan explained that Main Street Inc. was going to reapply for a state grant again this year and that four communities in Conrad's population range will be picked at large. He asked for a pledge from the city for 1991 and 1992.

Lutes made the motion to pledge \$5,000 for 1991 and \$5,000 for 1992. Second by Reece. Carried.

Resolution

Council member King introduced the resolution endorsing the submission of the application to participate in the Rural Main Street Iowa Program, endorse the goal of economic revitalization, and appoint a city official to serve of the governing board of directors, and moved it be adopted.

Council member Sanderson 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 12th day of November, 1990.

Bill Gearhart
Bill Gearhart, Mayor

Attest: Carol Whipple
Carol Whipple, Clerk

Don Kliebenstein stated that Sue Kitzman, County Treasurer, checked and that Ritchie Industries is assessed high enough for the city's agreement with them. More that ample funds will be coming in to repay city's loan.

There was a motion by Schiebel, second by King to approve the first reading of Ordinance 191 regarding no depositing petroleum, waste and other materials on public property.

Roll call vote: Ayes: Sanderson, Schiebel, Reece, King, Lutes
Nays: None

Motion carried.

There was a discussion on what steps to take in regard to recycling. Grundy County Landfill's plan was discussed and also having Roger Moler handle recycling.

Reece made the motion to sign a six month contract with Roger Moler to handle recycling in Conrad. Second by Schiebel. Carried.

Don Kliebenstein will draw up a six month contract between the City and Roger Moler. His container will be parked in Conrad two weeks out of the month - the first and third Monday for a week each time. The city will pay \$300 a month for this service.

Gary Moler reported that he ready very soon for the city to purchase his present building. He is having a door installed and heat in the building. He will then be ready to move his machinery.

Resolution

Council member Schiebel introduced the resolution to appropriate and advance the sum of \$35,785.00 from the General Fund to the Tax Increment Fund for the pupose of purchasing real estate and moved it be adopted. Council member Reece 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 12th day of November, 1990.

Bill Gearhart
Bill Gearhart, Mayor

Attest: Carol Whipple
Carol Whipple, Clerk

Lutes made the motion to distribute \$1,000 each to B-CERT and Marshalltown Paramedics and \$363 to the Union Ambulance from Conrad's ambulance subsidy from the County. Second by Reece. Carried.

A Class C liquor license and Sunday Sales Permit for Conrad Grove Recreation Club was approved in a motion by Sanderson, second by Lutes. Carried.

Reece made a motion to allow the Methodist Church to erect directional signs to the church on the corners of Maple and Main and Center and Vernon. Second by Schiebel. Carried.

Resolution

Whereas the Main Street Iowa program has been created to assist communities to develop a public-private effort to revitalize their "Main Street" areas and,

Whereas five Iowa cities may be selected by the Iowa Department of Economic Development to participate in the Rural Main Street Iowa Program for a two year period,

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

Section 1. Endorses the submission of this application and agrees to participate in the development and the financial support of the local Rural Main Street program.

Section 2. Endorses the goal of economic revitalization of the Central Business District within the context of the preservation and rehabilitation of its historic buildings.

Section 3. Will appoint a city official to represent the city on the local Main Street governing board of directors.

PASSED, APPROVED AND ADOPTED THIS 12th day of November, 1990.

Attest

Carol A. Duppel
City Clerk

Bill Greenhart
Mayor

RESOLUTION OF PARTICIPATION

WHEREAS, the City Council of Conrad, Iowa, is interested in the economic well-being of its citizenry and the community at-large; and,

WHEREAS, the Council is prepared to support appropriate efforts within the community to become totally prepared to promote economic development; and,

WHEREAS, the Iowa Department of Economic Development is specifically designed to help Iowa communities to become prepared for economic development; and,

WHEREAS, the program is entitled the Community Economic Preparedness Program (CEPP).

NOW, THEREFORE, BE IT RESOLVED by the City Council of Conrad, Iowa, that our community wishes to participate in the Conrad Community Economic Preparedness Program, and that the leadership of this community fully realizes this program requires dedicated effort; and,

BE IT FURTHER RESOLVED, that by making entry into this program, we are pledging our sincere efforts to become designated a "Prepared Community"; and,

BE IT FURTHER RESOLVED, that the program requires the existence or formation of a Local Economic Development Organization, and this governing body designates the Main Street, Inc. -- as representing our community for the purpose of participating in this program.

This resolution is in full effect upon its adoption this 12th day of November, 1990.

Billy Yearbaw Mayor
Signature, Title

ATTEST:

(SEAL)

Carol Whipple
Signature, City Clerk

RESOLUTION

THAT WHEREAS, the City of Conrad, Iowa, has previously established a Urban Renewal District and a Tax Increment District pursuant to Chapter 403, Code of Iowa, and

THAT WHEREAS, an offer has been received by the City of Conrad, Iowa, from Gary Moler and Charlene Moler, husband and wife, to sell to the City the following described tract of real estate situated in Conrad, Grundy County, Iowa,

Commencing at the Southwest corner of Block Five (5), Oakview Addition to Conrad, Iowa, thence South 85°44' East 220.9 feet along the South line of said Block Five (5), to the point of beginning; thence continuing South 85°44' East 48.0 feet; thence South 0° 05' West 75.0 feet, thence North 85°44' West 48.0 feet, thence North 0°05' East 75.0 feet to the point of beginning,

for the sum of \$35,785.00 in cash, and

THAT WHEREAS, the above described real estate consists of a lot, garage and storage building facility which is needed by the City for the housing and servicing of City vehicles and equipment, and

THAT WHEREAS, the City Council believes it would be in the best interests of the City and its citizens to acquire said real estate for the purposes stated above,

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

Commencing at the Southwest corner of Block Five (5), Oakview Addition to Conrad, Iowa, thence South 85°44' East 220.9 feet along the South line of said Block Five (5), to the point of beginning; thence continuing South 85°44' East 48.0 feet; thence South 0° 05' West 75.0 feet, thence North 85°44' West 48.0 feet, thence North 0°05' East 75.0 feet to the point of beginning,

to be in the best interest of the City and its citizens, and that the purchase thereof is a valid exercise of municipal powers under Chapter 403, Code of Iowa, and such acquisition is consistent with the Conrad Urban Renewal Plan, and

BE IT FURTHER RESOLVED, that the City of Conrad, Iowa, appropriate and advance from the General Fund of the City, the sum of \$35,785.00 to the Tax Increment Fund of the City, for the purpose of purchasing the above described real estate, and

BE IT FURTHER RESOLVED, that said \$35,785.00, together with interest at the rate of eight per cent (8%) per annum, shall be repaid to the General Fund of the City by tax increment revenues generated from the Tax, Increment District heretofore created, and

BE IT FURTHER RESOLVED, that the appropriate City officials are hereby authorized and empowered to take any and all action necessary to complete the aforesaid transaction.

PASSED AND ADOPTED this 12th day of November. 1990.


Mayor

ATTEST:


City Clerk

RESOLUTION NO. _____

Setting date for public hearings on designation of the 1990 Addition to the Conrad Urban Renewal Project Area and on urban renewal plan and project

WHEREAS, this Council by resolution dated April 28, 1988, created the Conrad Urban Renewal Project Area (the "Urban Renewal Area"); and

WHEREAS, studies have been conducted which show the desirability of expanding the Urban Renewal Area to add certain properties within the legal description set out in Exhibit A; and

WHEREAS, this Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, a proposed urban renewal plan for a project within the expanded Urban Renewal Area has been prepared and it is now necessary that a date be set for public hearings on the designation of the expanded area and on that plan and project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Conrad, Iowa, as follows:

Section 1. This Council will meet at the City Hall _____, Conrad, Iowa, on the 19th day of December, 19 90, at 7 o'clock p.m., at which time and place it will hold public hearings on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the proposed urban renewal plan and project for said expanded area.

Section 2. The City Clerk shall publish notice of said hearings, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Conrad, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearings.

Section 3. The proposed urban renewal plan is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved this 10th day of December, 1990.

Bill Yearhart
Mayor

Attest:

Carol Whipple
City Clerk

NOTICE OF PUBLIC HEARINGS ON THE DESIGNATION OF THE 1990
ADDITION TO THE CONRAD URBAN RENEWAL PROJECT AREA IN
CONRAD, IOWA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 7 o'clock p.m., at
the City Hall, Conrad, Iowa, on the 19th day
of December, 19 90, there will be conducted a public
hearing on the question of designating an expanded Conrad Urban
Renewal Project Area, pursuant to Chapter 403, Code of Iowa, by
adding certain properties within the following boundaries:

Beginning at the northeast corner of Lot 8 of Auditor's
Subdivision NE 1/4 NE 1/4 Section 31, T86N, R17W of the 5th P.M.;
then east along the south line of Center Street to the Corporate
Limits; then south along the eastern Corporate Limits to the
southern Corporate Limits; then west along the southern Corporate
Limits to the western Corporate Limits; then north along the
western Corporate Limits to the south line of the N 1/2, NW 1/4
of said Section 31; then east along said south line to a point
787.75 feet west of the southeast corner of the NE 1/4 of the NW
1/4 of said Section 31; then north 468 feet; then southeasterly
405.57 feet to the southwest corner of Lot 6 of Payne's
Subdivision; then northerly along the west line of said Lot 6 to
Wolfe Creek; then southeasterly along Wolfe Creek to the west
line of Main Street; then northerly to the south line of the
abandoned Chicago Northwestern Railroad right-of-way; then
southeasterly along the south right-of-way line of said railroad
to a point of intersection with the east line of Lot 8 of the
County Auditor's Subdivision of the NE 1/4 NE 1/4 of said Section
31; then north along the east line of said Lot 8 to the point of
beginning.

Notice Is Also Hereby Given: That at 7 o'clock,
p.m., at the City Hall, Conrad, Iowa, on the
19th day of December, 19 90, there will be
conducted a public hearing on a proposed urban renewal plan and
project for the expanded Conrad Urban Renewal Project Area
identified above, pursuant to Chapter 403, Code of Iowa, a copy
of which plan is on file for public inspection in the office of
the City Clerk.

The general scope of the proposed urban renewal plan, as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in Conrad by providing land for commercial, industrial and residential development, constructing necessary public improvements and assisting private enterprise obtain all available governmental incentives.

At said hearings any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearings.

Carol Whipple
City Clerk

* * * * *

On motion and vote the meeting adjourned.

Bill Gearhart
Mayor

Attest:

Carol Whipple
City Clerk

EXHIBIT A

Legal Description

1990 Addition to the Conrad Urban Renewal Project Area

Beginning at the northeast corner of Lot 8 of Auditor's Subdivision NE 1/4 NE 1/4 Section 31, T86N, R17W of the 5th P.M.; then east along the south line of Center Street to the Corporate Limits; then south along the eastern Corporate Limits to the southern Corporate Limits; then west along the southern Corporate Limits to the western Corporate Limits; then north along the western Corporate Limits to the south line of the N 1/2, NW 1/4 of said Section 31; then east along said south line to a point 787.75 feet west of the southeast corner of the NE 1/4 of the NW 1/4 of said Section 31; then north 468 feet; then southeasterly 405.57 feet to the southwest corner of Lot 6 of Payne's Subdivision; then northerly along the west line of said Lot 6 to Wolfe Creek; then southeasterly along Wolfe Creek to the west line of Main Street; then northerly to the south line of the abandoned Chicago Northwestern Railroad right-of-way; then southeasterly along the south right-of-way line of said railroad to a point of intersection with the east line of Lot 8 of the County Auditor's Subdivision of the NE 1/4 NE 1/4 of said Section 31; then north along the east line of said Lot 8 to the point of beginning.

STATE OF IOWA
COUNTY OF GRUNDY
CITY OF CONRAD

SS:

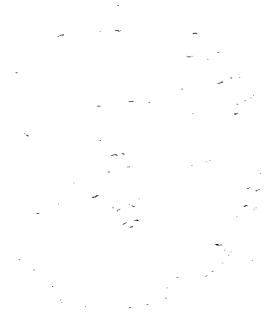
I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the Council preliminary to and in connection with setting a date for public hearings on the question of designating the 1990 Addition to the Conrad Urban Renewal Project Area for the City and on an urban renewal plan and project.

WITNESS my hand and the seal of the aforementioned City hereto affixed this 11th day of December 1990.



City Clerk

(Seal)

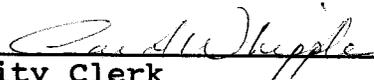


STATE OF IOWA
COUNTY OF GRUNDY
CITY OF CONRAD

SS:

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its Council fixing a date of public hearings on the question of designating the 1990 Addition to the Conrad Urban Renewal Project Area for the City and on a proposed urban renewal plan and project, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS my hand and the seal of the aforementioned City hereto affixed this 31st day of December, 1990.



City Clerk

(Seal)

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)