

Regular Meeting
April 10, 1989

The regular meeting of the Conrad City Council 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: Chuck Friend, Cliff Wilson, Shane Tiernan, Terry Collins, Jim Molloy, Dave Fox, Steve Hay, Gary Moler, Don Kliebenstein, Jane S. Gallentine, Bob Kruse, Jon Gallentine and Mick Fishel.

The minutes of the March 13th meeting were approved.

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

The finance committee presented the following bills:	
City of Conrad's Bond Cking. Acct.	Coupon payment 412.50
Cheryl Meester	Clerk's hours 69.36
Mike Mitchell	Refund/water deposit 8.21
Iowa Electric Light and Power	Bills 2,529.44
Water Pollution Control	Membership renewal 22.50
Reva Ladehoff	Cleaning 12.00
Iowa State University	Streets/Workshop 25.00
Robert Kruse	Reimbursement/postage 7.65
First State Bank	Interest on warrant 132.01
First State Bank	Deposit in TCD 50,000.00
Conrad Public Library	Copies 62.40
Bill Gearhart	Mayor's salary 450.00
Ken Sanderson	Council salary & mileage 97.75
Dorothy King	Council salary 75.00
Verne A. Reece	Council salary 62.84
Robert Lutes	Council salary 75.00
Alan Schiebel	Council salary 25.00
Kathy Grant	Treasurer's salary 175.00
First State Bank	Fed WH & SS 1,442.44
Treasurer State of Iowa	IA WH 211.46
IPERS	IPERS 589.93
Post Office	Stamps 55.00
Shane Tiernan	Building permits 30.00
First State Bank	Petty cash fund 50.00
ACCO	Chlorine solution 342.00
Ed. M. Feld Equipment Co.	Pole 75.00
Kliebenstein, Heronimus & Schmidt	Attorney fees 664.75
Clapsaddle-Garber Associates	Engineering services 2,620.08
Lab Safety Supply, Inc.	Supplies 107.09
Gary Moler	Reimbursement/Mtg. & mileage 41.70
Marshall Office Supply	Bulletin board 43.20
Friday's	Service police car 21.85
Conrad Fire Department	2nd & 3rd qtr. '89 900.00
Conrad Pharmacy	Film & pictures 31.25
Conrad Record	Publications 3/89 171.89
Banknote Printing, Inc.	GO bonds 332.06
NAPA Auto Parts	Parts 27.78
Michael Todd & Company	Chain 206.83
City of Marshalltown	Lab tests 49.00
Northeast Iowa Water Lab	Lab tests 48.00
American Water Works Assoc.	Membership dues 28.00
Kibby, Inc.	Supplies & service 99.78
Pronto	Gas 54.80
General Telephone	Bills 215.35
Fairchild Communications	Battery for radio 41.50
W. S. Darley	Smoke candles 41.05
Conrad Tire & Auto	Tire repair/snow plow 14.00
HACH	Chlorine 40.64
Charlie's	Supplies 17.40
Dennis Hines	Haul sludge 315.00
Bob's Farm Center	Haul snow & diesel fuel 174.75
Lacal Equipment	Gutter brooms 143.73
Pitt-Des Moines, Inc.	Water tower/Payment #3 45,486.00
Schiebel Electric	Chg. voltage/lift station 262.51
Grundy County Auditor	Landfill 838.34

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

Gary Moler reported the following:

- Checked prices on two styles of check valves for main sewage pumps. One like original at \$369 each and another for \$375. Thought this was something that needed to be purchased in the near future.
- Would like Dave Fox to look at specifications for ultra rib sanitary sewer pipe which is 20¢ to 28¢ cheaper per foot than SDR-35 pipe. The overall bid for material is cheaper for the Walnut Street project from Municipal Supply than Water Products. Council gave Moler authority to order what he thought best.
- BOD readings at the sewer plant didn't meet limit because of low flows at the plant.
- Noticed in reading water meters several property owners have bypassed the meter to outside faucets. Don Kliebenstein suggested a broad letter to property owners on the subject.

Jim Molloy, Park Board Chairman, presented a proposal, which is enclosed in the minutes, for the purchase of a new chlorinator at approximately \$2,000. The proposal also included sandblasting the large pool and baby pool and the application of epoxy paint at an estimated cost of \$8,500. Molloy stated the Board would be \$5,000 to \$6,000 short of funds to do this and asked for the council's assistance. King made a motion that the Park Board go ahead with these expenditures and when the city amends the budget this will be taken into consideration. Second by Lutes and carried.

Mayor Gearhart closed the meeting at 7:30 P.M. to conduct the scheduled Public Hearing on the status of the water tower.

It was announced that the actual construction of the tower has been completed. The electrical conduit has been installed by the electrician but the controls are to be put in at a later date. The water main will be installed soon and painting will begin the first week or two in May.

Mayor Gearhart announced that \$51,646.43 in CDBG funds have been used and \$119,240.57 in local funds have been expended.

The Public Hearing was announced closed and the meeting again opened.

Cliff Wilson, Ritchie Industries, asked for an easement at the southwest corner of his new building on Church Street to install a transformer bank with an ornamental fence around it. Jon Gallentine, representing the Presbyterian Church, was present and had no objection.

Resolution

Council member Reece introduced the resolution granting Ritchie Industries a perpetual easement for the purpose of constructing and maintaining an electrical transformer and related equipment 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 10th day of April, 1989.


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk

Cliff Wilson and Steve Hay, of R.D. Stewart, Marshalltown, presented plans for the new grocery store for Conrad. The store would be located at the present site of Newton Apartments, a vacant lot and Johnston Furniture Store. The building would be of well insulated, all steel construction with a brick facing on the front. It will be 5,500 square feet - 82 ft. by 64 ft. - and would extend from the north property line to within 8 feet of the south property line with a vestibule on the south side. The parking area and loading dock area will be asphalt paving. This will be a family business and the couple who will operate the store have been in the grocery business for fifteen years.

The building is being built and will be owned by Cliff Wilson, leased to the operator of the store and probably purchased by him in five to six years.

Shane Tiernan, of the Conrad Development Committee explained the financial aspect of the project and the plan for tax increment financing in which the city will hopefully participate. It is as follows:

Estimated Costs	
Building	185,000
Land	23,300
Demolition	6,000
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	214,300
Less	
Current Tax Base	29,683
Demolition	6,000
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New TIF base	178,617
Current tax levy	27.75635
Debt service	6.2057
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Available to service TIF	21.5506
21.5506 X 178,617 =	3849.30
\$30,000 @8% 13 payments	- 3795.65

Int. Accrual Beg. 10/1/90
1st payment due 10/1/91

The committee was hopeful that the City would contribute \$30,000 to the project for the purchase of property and demolition of present buildings.

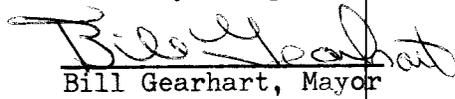
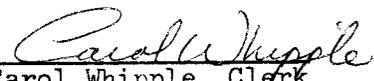
After some discussion, the council gave their unanimous support to the project and set a special meeting for April 17 at 7:00 P.M. to finalize the city's participation in this project.

Tiernan thanked the council for their participation and support of the project.

Resolution

Council member Schiebel introduced the resolution to dispose of a tract of real estate (former Belz Mill property) to Ritchie Industries for the sum of \$1.00 and set a public hearing for the same on May 8, 1989 at 7:30 P.M. 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 10th day of April, 1989.


Bill Gearhart, Mayor Attest: 
Carol Whipple, Clerk

Mayor Gearhart announced that Bernard Eilderts, Grundy County Landfill Commission chairman, who was asked to attend this council meeting was unable to because of a County Landfill meeting. But he announced that a countywide landfill meeting for Grundy County city councils will be held within the next two weeks. In answer to questions about the Marshall County landfill, Dave Fox stated that there is an initial fee of \$1.00 per capita, an annual fee of \$1.00 per capita and a dumping fee of \$16 per ton. They are also in the process of purchasing land to expand.

Mick Fishel, Fishel Construction of Allison, gave the council prices for street work. Single seal coat - 80¢ sq. yd.
Double seal coat - double single price minus a few cents
Asphalt patch - \$70 - \$75 per ton.

He also stated that his firm does concrete patching now. Sanderson stated he would contact him this week as to what the council decided on street work.

Sanderson presented a bid from Municipal Street Improvements, Wyoming, IA.

Single seal coat - 60¢ per sq. yd.
Double seal coat - 59¢ per sq. yd.
Base work (scarifing, shaping, rolling) - 42¢ per sq. yd.
Patching/Hot or cold mix - \$68 per ton

It was agreed Sanderson was to get a firm bid on Grundy Ave., Walnut St. and Jason Rd. from Municipal Street Improvements.

Motion by Lutes, second by Reece to approve the second reading of Ordinance 183/ water rates. Motion carried.

The cracking on Church St. was discussed again. Dave Fox is to write a letter to the contractor and ask if he would be willing to come and saw a section of the street in question to see what the problem is.

Motion by Schiebel, second by Sanderson to approve a Class E beer permit and Sunday Sales permit for Pronto. Motion carried.

Sanderson made the motion to approve a Class C beer and Sunday Sales permit for Casey's. Second by Schiebel and carried.

Dave Fox will furnish the names of firms who dismantle water towers and the city will contact them and ask for bids.

Lutes made the motion to accept Bill Hartwig's bid of \$15,716 to install the sanitary sewer line on Walnut Street. Second by Reece and carried.

At 9:50 P.M. a motion was made by Sanderson, seconded by Schiebel and carried in an unanimous roll call vote to go into closed session to discuss threatened litigation with the city attorney. The regular meeting was again resumed at 10:10 P.M.

Mayor Gearhart noted that Dave Colin will go to a school at Hawkeye Tech in Waterloo a weekend in May or June to become certified with a weapon. The cost will be \$99 plus the cost of ammunition. The city will pay the expense.

King reviewed a form^{she} drafted and approved by Don Kliebenstein to be signed by city employees as they are in favor of the city dropping their health insurance and paying them 80% of the present health insurance premium. The form will be kept in their personnel files.

Schiebel Electric will redo a light that was installed at the south lift station. Moler will order the type of light to be installed.

It was agreed to have Bill Hartwig work on the water main to the new water tower, then the Walnut St. sanitary sewer line and then the work at the south lift station.

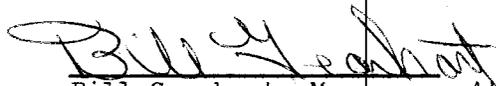
Lutes discussed tax increment financing with the other council members and felt that some guidelines need to be set. The clerk was to contact Story City and some other smaller towns to see what their policy is. This will be discussed again at a later date.

Reece asked if the yellow line on Main St. could be repainted. Mayor Gearhart will check with the DOT to see if this will be done before the detour goes through this summer.

Clean Up Day was set for April 29th.

Reece stated that Dave's Wrecker Service will look at the tree behind City Hall to see if it can be lifted out in sections with his boom when it is cut down.

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


Bill Gearhart, Mayor Attest: 
Carol Whipple, Clerk