

Regular Meeting
August 12, 1991

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: Randy Adelmund, Denny Hines, Chuck Friend, Bob Kruse, Bob Klein, Claudia Jones, Mary King, Don Kliebenstein, Shane Tiernan and Jane S. Gallentine

Minutes of the July 8, July 17 and July 22 meetings were approved.

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

The finance committee presented the following bills:

Toyne's	Tanker	51,000.00
Conrad Public Library	Copies	73.40
Hines & Kadner	Hauling sludge	715.00
K & K Insurance Group Inc.	Premium '36 fire truck	137.00
Randy Adelmund	Reimb./tools	125.05
Conrad Park Board	Budget allotment	25,000.00
Conrad Cemetery	" "	450.00
B-Cert	" "	625.00
Chemical Dependency Center	" "	630.00
Operation Threshold	" "	275.00
Treasurer, State of Iowa	Sales tax	509.50
Reva Ladehoff	Cleaning	9.00
Iowa Electric Light and Power	Bills	2,675.00
Shane Tiernan	Bldg permit/Liese	15.00
King Construction	Well house #4	5,851.15
First State Bank	941 taxes	1,143.42
Treasurer, State of Iowa	IA WH	162.66
IPERS	IPERS	386.27
Iowa State University	Water school/Adelmund	200.00
Tony Bailey & Kibby, Inc.	Water damage	450.00
Steve's Plumbing	Work at well house	540.46
Conrad Independent Insurance	Renewal	14,802.00
Schiebel Electric	Elec. work	7,179.77
Tri-State Lock Service	Lock & keys	30.00
Bill Hartwig Excavating	Digging	583.50
Grainger	Supplies	797.39
Marshalltown Water Works	Water analysis	32.00
Acco	Chlorine	444.00
Michael Todd & Co.	Traffic signs	273.72
Lab Safety Supply, Inc.	Acid transfer pump	225.65
Water Products Co.	Globe valve	64.71
Ritchie Industries	Sweeper parts	37.08
Conrad Foods	Supplies	36.30
Matt Parrott & Sons	Ofc. supplies	128.98
Gearhart Welding	Labor	3.65
Cessford Construction	Roadstone	32.64
Fort Dodge Asphalt	Repair	100.00
Stetson	Crack filler	72.60
Iowa Wholesale Supply	Supplies	45.00
City of Marshalltown	Lab tests	60.00
Diamond Products Co.	Paint	64.90
Stewart Building Center	Supplies	101.51
Conrad Record	Publication	63.23
Bob's Farm Center	Diesel fuel	38.24
HACH	Chlorine	42.00
GTE North	Bills	258.35
Conrad Pharmacy	Office supplies	.89
Hygienic Laboratory	Water analysis	137.00
Conrad Auto Supply	Supplies	38.88
Casey's General Store	Gas & misc.	371.10
Roger Moler	Recycling service 8/91	300.00
Grundy County Landfill	Landfill 8/91	878.42
Grundy County Sheriff	Law enforcement 8/91	3,166.66

Motion by King, second by Reece that the above bills be accepted and warrants drawn on the same. Carried. It was noted by Reece that Well House #4 built by King Construction, was higher than the bid of \$3,850 because it was enlarged and the inside walls covered by vinyl covered material. He felt it was well worth the extra expense.

Randy Adelmund reported the following:

- Fixed platform at south lift station for meter reader
- Well #4 is back on line
- Need vent in Well house #4 as humidistat creates vacuum in building
- Changed meters and shut off in alley at Vinton Apartments
- Serviced maintainer and pickup
- Painting lines in streets
- Asked permission to attend water school in Hampton every Tuesday from 1-4 P.M. from September 10 until November 19 at a cost of \$200.00. This is necessary to obtain water license. The council gave their approval.

Denny Hines opened a bid on the old '74 tanker from the Conrad Co-op for \$6151. There was a motion by Sanderson to accept the bid. Second by Lutes. Carried.

Hines also inquired about Hepatitis B shots and Mayor Gearhart stated that was on hold for now as training sessions will be set up through the Iowa Safety Council at a later date.

Adelmund stated he would service the fire truck for the fire department.

A building permit was issued to Stanley Liese for a new home in the amount of \$100,000.

Bob Kruse asked the council what should be done about illegal burning. He stated citizens were burning at all hours and were burning things other than paper and branches. Don Kliebenstein stated they can't be fined because Conrad doesn't have the burning regulated by an ordinance. The council asked the clerk to put a notice in the Conrad Record reminding citizen's of the regulations in regard to burning and stating that their fire will be extinguished by a deputy or the Fire Department if it is illegal. Kruse will turn in a list of complaints and their names will be published in the Conrad Record. Kruse was also asked to issue tickets for those running stop signs and warning tickets for those making U turns on Main Street.

Bob Klein, Conrad Independent Insurance, presented the city's insurance renewal for July 1, 1991 - July 1, 1992 at a cost of \$14,802, up \$696 from last year. He noted a maintenance building had been added, liability was up, auto had increased and the linebacker had gone down. Lutes asked that Klein look at the whole package, changing to a \$1,000 deductible on property and auto, and bring a quote to the next regular council meeting.

Shane Tiernan, Development Committee, reported they had been investigating marketing approaches to selling lots in the Clemen's Addition.

Bob Klein, local realtor, and ERA Concept III in Marshalltown presented proposals. Another Marshalltown firm didn't feel well enough acquainted with Conrad to participate.

The two proposals presented listed marketing strategies, advertising and lot values. King asked that Klein's proposal be accepted with a one year renewable contract. The council was agreeable to this. She suggested a committee from the Development Committee be set up to assist him and give suggestions and input.

Klein's proposal covered signing, personal contacts/potential buyers, advertising (newsprint and radio), brochure, personal contacts/contractors, open house and direct mail to other realtors. This marketing plan is based on a 7% commission. Klein priced the lots from \$12,000 to \$22,000. The cost of installing utilities would raise the price of the lots \$3,000 each.

The payback on utilities was discussed briefly.

Don Kliebenstein noted it would be wise for the Development Committee to hold the lots, not the city. The city would offer financial assistance only. He stated it should be evident within a relatively short period of time if the project will go.

Some type of incentive plan for building within a certain time frame was discussed.

A special meeting was set for August 26th at 7:00 P.M. at the First State Bank with Ron Ridpath (IE), Don Kliebenstein, the landowner, John Cleary, Bob Klein, the Development Committee and the council to work out details of this project.

Claudia Jones, Main St., Inc., noted that by November 1st, \$18,000 in facade and structural improvements will be made to several downtown buildings. This is a result of the incentive grant program offered by the state. For every grant dollar, almost eight private dollars are being spent.

She also thanked the city for their help with the dance and car show held recently.

It was agreed by the council the best thing to do in regard to the alley approach in the 100 block of Grant was to keep filling it with gravel as it washes out.

Motion by Reece, second by Schiebel to issue a warrant payable to Tony Bailey and Kibby, Inc. for water damage occurring to Bailey's residence because of frozen pipes. Carried.

There was a motion by Schiebel to have Reece and Sanderson look into purchasing a pick up from the state in the amount of \$2,000 to \$3,000 and retain the old city pick up. Second by Lutes. Carried.

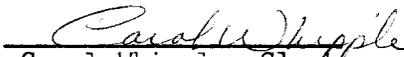
Adelmund stated that he could purchase a cutting torch for \$297.00 and \$7.00 a month rental for tanks. The council felt other tools were needed more than a torch. He stated he would purchase his own and use it at the maintenance shed. Lutes felt this was not a good idea.

Motion by Schiebel, second by Sanderson to renew Conrad Foods Class C beer permit and Sunday Sales permit. Carried.

Sanderson proposed the idea of spending a certain amount each year to fill cracks in the streets and not to keep letting them go. No action was taken.

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


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk