

Special Meeting
March 24, 1988

Council present: Sanderson, Schiebel, Reece, King, Lutes
Others present: Cliff Wilson, Jane S. Gallentine, Shane Tiernan

The meeting was called to order at 7:30 P.M. in the Council Chambers by Mayor Gearhart.

The purpose of the meeting was to discuss progress by the City and by Ritchie's on the Ritchie expansion proposal.

Wilson asked the council about progress in several areas. The council reported:

- Larry Neal had been contacted about holding a Planning and Zoning Commission meeting to address parking lots in the zoning ordinance.
- Have discussed closing Church Street with Don Kliebenstein but were waiting to hear from Ritchie's as to the exact footage. The process could be done in a minimum of eight days.
- Have discussed utility replacement with Dave Fox and the city will stand the expense of this.
- Council stated they had not discussed selling Ritchie's the piece of property they now rent for truck parking but they were agreeable to do this.

Lutes stated it was the council's feeling that the income generated from tax abatement or tax increment financing need to go into the project for utilities and etc. and not to purchase property. Wilson stated that then Ritchie's would need to raise more money.

Wilson reported that financial agreements have been reached with Gary Moler and Gib Moeller and that he will proceed with purchasing those properties no matter what Ritchie's does.

Wilson stated a piece of property on the west side of the maintenance building on the north side of the street would be agreeable for relocating Moler both to himself and to Moler. Mayor Gearhart said he will check to see what the distance is for building near the sewage plant.

Wilson said that a settlement on the Zehr-Daggett property on Walnut St. needs to be resolved quickly because it is instrumental to the project. Shane Tiernan will contact Zehr. Lutes will contact Schweinebart's the first of the week to meet with Wilson in regard to their property.

It was agreed that Fox should meet with Olson to determine the storm sewer needs caused by run-off from the roof area and etc.

It was decided to contact the appraiser and tell him not to proceed with further appraisals if no binding contract had been signed as all involved were not satisfied with his work. Jane Gallentine will take care of this.

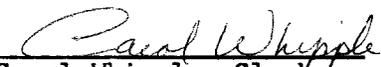
A meeting will be set up in the near future with the grant writer, Mr. Simmering, Ritchie's, Dave Fox, Larry Olson, Don Kliebenstein, the Development Committee groups, and the City Council. It was brought out that Simmering is waiting to see the plans and determine some figures before he advises the council what the best thing is the city can do for Ritchie's.

Wilson stated he didn't know if Ritchie's would need a sprinkler system for their facility but possibly in the future the information from this study might aid the city in obtaining a grant for a new water tower.

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


Bill Gearhart, Mayor

Attest:


Carol Whipple, Clerk