

Special Meeting
April 17, 1989

Council members present: Sanderson, Schiebel, Reece, King, Lutes
Others present: Jane S. Gallentine, Cliff Wilson, Linda Waugh,
Don Kliebenstein and Shane Tiernan

Mayor Gearhart called the meeting to order at 7:00 P.M. and announced the purpose as tax increment financing.

Don Kliebenstein explained the procedure included adopting a resolution authorizing the expenditure of \$30,000 and entering into an assessment agreement with Cliff Wilson.

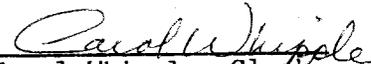
RESOLUTION

Council member Schiebel introduced the resolution for the City's participation in the development of a grocery store to be constructed by a private developer, Cliff Wilson, by advancing the sum of \$30,000 to pay for land acquisition and building demolition and to be repaid by tax increment revenues generated from the new building to be constructed, 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 17th day of April, 1989.


Bill Gearhart, Mayor

Attest: 
Carol Whipple, Clerk

An assessment agreement was signed by Cliff Wilson and the city, establishing the value of the property as \$215,000, agreeing that the necessary documentation be supplied the Grundy County Assessor by Wilson and that the agreement be filed with the Grundy County Recorder.

In other business, the council agreed to have Don Kliebenstein draft a letter to be sent by the city to several property owners who are bypassing their water meters to outside faucets. The property owner will have thirty days to correct the problem or be fined according to city ordinance.

A notice will be published in the Conrad Record stating there will be no more allowances for use of outside water unless it is measured by a meter.

The clerk will check to see if a water line on Oakwood Drive is private property or city property before two hydrants on that line are capped.

Mayor Gearhart announced Dave Colin will work several hours police duty two days a week to control speed, improper turns and etc. on Main St. The city will purchase some warning ticket books.

Sanderson reported he had checked with Municipal Street Improvements as to the price for rock in their proposal and that they referred to a 2" mat and not a 6" mat. This was the reason for what seemed to be a discrepancy in price in their proposal.

Linda Waugh asked for the city's permission to have portable signs during this summer's detour at the north edge of town and west of the bridge for the purpose of businesses advertising. The sign by the park was approved by the council. She will check with the County Engineer about the other one as it will be on a county road.

King reported on a conversation with John McKinney concerning repayment to the city through tax increment financing. He stated a form needs to be filed with the county auditor each year by Dec. 31st requesting that taxes be levied to the full extent permitted by Section 403.19 (2) to the special fund under that section. After property valuations have been frozen in an urban renewal area and a tax increment debt incurred, property taxes levied against any increases in valuation are allocated to the city's tax increment fund.

King made a motion to ammend the budget in the amount of \$60,000 and authorized the clerk to publish notice in the Conrad Record. Second by Schiebel and carried.

Motion to adjourn by Reece. Second by Sanderson. Carried.


Bill Gearhart, Mayor

Attest: 
Carol Whipple, 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, a proposal has been received by the City of Conrad, Iowa, from a private developer, namely, Cliff Wilson, to acquire certain real estate within said Urban Renewal District for the purpose of constructing a new grocery store, and

THAT WHEREAS, the City Council believes it would be in the best interests of the City and its citizens to participate in the development of the grocery store project.

NOW THEREFORE, BE IT RESOLVED that the City of Conrad, Iowa, deems the participation of the City in the development of a grocery store to be constructed and situated upon the following described real estate situated in Conrad, Grundy County, Iowa, to-wit:

Lots Six (6), Seven (7) and Eight (8), Block Eleven (11) of the Original Plat of the Town (now city) of Conrad, Iowa,

to be in the best interests of the City and its citizens, and that City participation therein is a valid exercise of municipal powers under Chapter 403, Code of Iowa, and

BE IT FURTHER RESOLVED, that the City of Conrad, Iowa, will appropriate and advance the sum of \$30,000.00 to pay for land acquisition and building demolition of and on the real estate above described, and

BE IT FURTHER RESOLVED, that the said sum of \$30,000.00 shall be repaid to the City by tax increment revenues generated from the new building to be constructed on the real estate above described, and

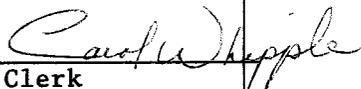
BE IT FURTHER RESOLVED, that the City is authorized and empowered to enter into an assessment agreement with the developer of the building project, Cliff Wilson, fixing the minimum assessable value of the property and the improvements to be constructed thereon at \$215,000.00, and the Mayor and City Clerk are hereby authorized and empowered to execute such agreement on behalf of the City.

PASSED AND ADOPTED this 17th day of April, 1989.



Mayor

ATTEST:



City Clerk

RESOLUTION

THAT WHEREAS, Ritchie Industries, Inc., is the owner of the following described tract of real estate situated in the City of Conrad, Grundy County, Iowa:

That part of Church street right of way described as lying between the North line of Walnut Street and a point lying ten feet (10') North of the North line of Lot Eight (8), Block One (1), Conrad Grove Addition to Conrad, Iowa, and other real estate adjacent thereto

and,

THAT WHEREAS, said property owner erected a factory building on the above described premises, which building requires an electrical transformer and related equipment for its proper utilization, and the only site available for the erection of the same is on a small portion of city property abutting the above described property, and

THAT WHEREAS, it would be in the best interests of the City and the property owner to grant to the property owner an easement over the portion of the City property upon which it is necessary to erect said electrical equipment so that the property owner can fully utilize the new factory building.

NOW THEREFORE, BE IT RESOLVED that for and in consideration of the sum of \$1.00 in cash to be paid to the City of Conrad, Iowa, the City of Conrad, Iowa, grants to Ritchie Industries, Inc., a perpetual easement over, across and to the following described real estate situated in Conrad, Grundy County, Iowa, to-wit:

That part of Church Street right of way in Conrad, Iowa, described as beginning at a point on the West right of way of said Church street approximately 141.25 feet South of the Northeast corner, Block One (1) Conrad Grove Addition, Conrad, Iowa, said point being on the corner of Ritchie Industries building, thence East 10.5 feet along the exterior wall of said building, thence North 13.0 feet, thence West 10.5 feet to a point on the exterior wall of said Ritchie Industries building 13.0 feet North of the point of beginning, thence South 13.0 feet to the point of beginning,

for the sole purpose of constructing and maintaining an electrical transformer and related equipment on a portion thereof, and

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to execute the easement above provided on behalf of the City.

EASEMENT AND AGREEMENT

THIS AGREEMENT made and entered into this 11th day of April, 1989, by and between the City of Conrad, Iowa, a municipal corporation, hereinafter referred to as First Party, and Ritchie Industries, Inc., hereinafter referred to as Second Party, WITNESSETH:

That in consideration of the mutual promises set forth herein, the mutual benefits to be derived from the execution of this agreement, and the sum of \$1.00 paid by Second Party to First Party, receipt of which is hereby acknowledged, it is agreed as follows:

1st. That First Party does hereby convey, transfer, grant and deliver to Second Party, a perpetual easement over, across and to the following described real estate situated in Conrad, Grundy County, Iowa, to-wit:

That part of Church Street Right of Way in Conrad, Iowa, described as beginning at a point on the West right of way of said Church Street approximately 141.25 feet South of the Northeast corner, Block One (1), Conrad Grove Addition, Conrad, Iowa, said point being on the corner of Ritchie Industries building, thence East 10.5 feet along the exterior wall of said building, thence North 13.0 feet, thence West 10.5 feet to a point on the exterior wall of said Ritchie Industries building 13.0 feet North of the point of beginning, thence South 13.0 feet to the point of beginning,

for the sole purpose of constructing and maintaining an electrical transformer and related equipment on a portion thereof.

2. That said easement shall include the perpetual right to enter upon the above described premises at anytime for constructing, maintaining or repairing the electrical equipment situated on a portion of the same.

3rd. That Second Party shall be responsible for all damage caused to persons or property as a result of any repair, construction or maintenance activities to said electrical equipment, and Second Party agrees to indemnify and hold First party harmless from any and all liability whatsoever, including costs of defense, arising out of the use by Second Party of the property for which the easement is granted.

4th. That this easement and agreement shall be perpetual in duration and shall be binding on the parties hereto and their successors and assigns.

RITCHIE INDUSTRIES, INC.

BY:

Cliff Wilson
Cliff Wilson, President

CITY OF CONRAD, IOWA

BY:

Bill Gearhart
Bill Gearhart, Mayor

ATTEST:

Carol Whipple
Carol Whipple, City Clerk

- First Party -

- Second Party -

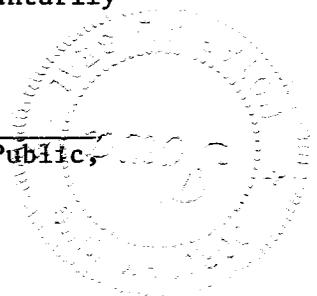
STATE OF IOWA)

ss:-

Grundy County)

On this 12th day of April, 1989, before me, the undersigned a Notary Public, in and for the said County in said State personally appeared Bill Gearhart and Carol Whipple, to me personally known who being by me duly sworn did say that they are the Mayor and City Clerk of the City of Conrad, Iowa; that the within and foregoing instrument was signed on behalf of said City of Conrad, Iowa, by authority of the City Council and that said Bill Gearhart and Carol Whipple as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said City of Conrad, Iowa, by it and by them voluntarily executed.

Dorothy King
_____, Notary Public,
State of Iowa.



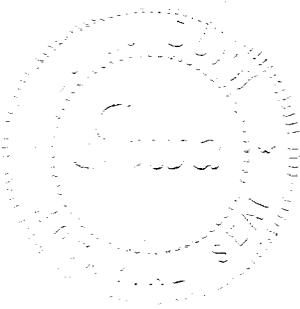
STATE OF IOWA)

ss:-

Grundy County)

On this 11th day of April, 1989, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appear Cliff Wilson, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors, and that the said Cliff Wilson as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it him voluntarily executed.

Cliff Wilson
_____, Notary Public,
State of Iowa.



RESOLUTION

THAT WHEREAS, Ritchie Industries, Inc., is desirous of purchasing a certain tract of real estate within the City of Conrad, Iowa, and now owned by the City of Conrad, Iowa, and

THAT WHEREAS, the City of Conrad is desirous of disposing of said tract of real estate because the same is not essential for any municipal purpose and no foreseeable essential municipal use for the same is apparent.

NOW, THEREFORE, BE IT RESOLVED, that for and in consideration of the sum of \$1.00 in cash to be paid to the City of Conrad, and an agreement under Chapter 403 of the Code of Iowa, that the following described tract of real estate in the City of Conrad, Grundy County, Iowa, to-wit:

Lot One (1) except the East 88 feet thereof, Block Four (4) of the Original Town of Conrad Grove, now the incorporated town of Conrad, Iowa,

is proposed to be disposed of by private sale, for the consideration above stated, to Ritchie Industries, Inc., of Conrad, Iowa.

BE IT FURTHER RESOLVED, that the Council of the City of Conrad, Iowa, shall hold a public hearing on the proposal to dispose of the real estate as set forth in this Resolution, in the Council Chambers of the City Hall, Conrad, Iowa, at 7:30 P.M. on the 8th day of May, 1989.

BE IT FURTHER RESOLVED, that the City Clerk shall cause notice of this proposed action to be published in the Conrad Record in accordance with the provisions of Section 364.7 of the 1987 Code of Iowa.

PASSED AND ADOPTED this 10th day of April, 1989.


Bill Gearhart, Mayor

ATTEST:


Carol Whipple, City Clerk

PROPOSALS
April 11, 1989

To: City Council
From: Conrad Park Board

1) Purchase: New MA chlorinator for swimming pool with direct automatic chlorine disbursement to water versus through filter system

Cost: Estimated \$2,000 includes bucket to dispense chlorine sticks vs. gas from cylinders

Purpose: State and Insurance Companies are recommending a separate outside entrance to the building that houses chlorine gas dispenser for safety measures

2) Project: Sandblast large pool and baby pool to remove existing coats of paint and apply new coats of epoxy paint in three stages per recommended specification as attached.

Cost: Estimated \$8,500 cost for 5,000 sq. ft. per telephone bid from Heg Painting from Cherokee, IA. (Newman from Chicago may be willing to provide another bid)

Purpose: Surface condition of baby pool is dangerous to skin and large areas of paint peeling and pitting are becoming more prevalent in swimming pool.

Current Funds Available	\$ 7,000
Estimated Receipts for 1989	12,500
Tax Money from Town - July 1989	12,500
	<hr/>
Sub-total	32,000
Estimated Expenses for 1989	- 27,000
	<hr/>
Funds Available before Major Repairs	\$ 5,000

Handwritten notes:
 (from act) include extra project
 wages chemicals paint utilities



TNEMEC COMPANY Incorporated

SCHMIT-GRETEMAN ASSOCIATES, INC.
14925 INDUSTRIAL ROAD
OMAHA, NE 68144
TEL: (402) 333-1511
FAX: (402) 333-3718

March 24, 1989

Dave Fox
C G A
16 East Main
Marshalltown, Iowa 50158

Re: City Pool, Conrad, Iowa

Dear Dave:

Regarding the above referenced project, the following is our recommendation for the blasting and repainting.

Surface Preparation: Sandblast to remove all existing coating.

Prime: Roller apply one (1) coat of Tnemec Series 66 Epoxoline thinned 25% at a rate of 250-275 sq. ft./gal.

Intermediate: One (1) coat Tnemec Series 66 Epoxoline thinned 5-10% at a rate of 225-250 sq. ft./gal.

Finish: Same as Intermediate.

Note: For skid resistant surface add 5 lbs. of 50 mesh dry washed silica to each gallon of finish coat. i.e. steps and border around wading pool.

If you have any further questions or I can be of further service, feel free to call.

Sincerely,



Kevin Greteman

KG:lh

5 to 7 year guarantee