

October 28, 1996

The Conrad City Council met in regular session on 10-28-96 in the Council Chambers. Answering roll call was Robert Lutes, Steve Mugge, Ken Sanderson, and Kevyn Zacharias. Absent: Dorothy King. Also present: Helen Kopsa, Jerry Roby, Matt Tapken, and Shane Tiernan. Mayor Gearhart called the meeting to order at 7:00 p.m.

Matt Tapken reported that the lead and copper violation requirements were being met. There are five stages to follow through with and will be complete by 11-30-96. Matt then introduced Jerry Roby from Advanced Water Technology. Jerry proposed an automatic fluoride treatment system for Conrad. The initial setup fees would be approximately under \$2000, for both well sites. Council will take this under consideration.

Mayor Gearhart then closed the regular meeting and open the public hearing at 7:30 p.m. The public hearing was to discuss the zoning changes for the Industrial Park. With no oral or written objections or comments, Mayor Gearhart closed the public hearing and open the regular session meeting at 7:31 p.m.

Motion by Sanderson, seconded by Zacharias to accept the first reading of ordinance #215 entitled, "AN ORDINANCE AMENDING AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR INDUSTRY, COMMERCE, RESIDENCE OR OTHER PURPOSES: TO REGULATE AND RESTRICT THE HEIGHT OF BUILDINGS HEREAFTER ERECTED OR ALTERED; TO REGULATE AND DETERMINE THE AREA OF YARDS AND OTHER OPEN SPACES ABOUT BUILDINGS: TO REGULATE AND DETERMINE THE DENSITY OF USE OF LAND AND LOT AREAS AND FOR SAID PURPOSE TO DIVIDE THE CITY INTO DISTRICTS: TO PROVIDE FOR ENFORCEMENT AND A BOARD OF ADJUSTMENT, AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISION, IN ACCORDANCE WITH CHAPTER 414, CODE OF IOWA, AS AMENDED." Ayes: Lutes, Mugge, Sanderson, Zacharias. Nays: none.

Motion by Zacharias, seconded by Mugge to waive the next two readings of ordinance #215, and to adopt ordinance #215 changing the zoning in the "Industrial Park" from C-2, A-1 and M-1 to M-2. Ayes: Lutes, Mugge, Sanderson, Zacharias. Nays: none. After roll Mayor Gearhart declared ordinance #215 duly adopted and effective upon publication.

Council discussed a letter from GTE in regards to standing water on the sidewalk and alley next to there building located on Center Street. GTE outlined the problem areas and made some suggestions to help eliminate the surface water problems. Council members Sanderson and Zacharias, will investigate this situation further and report back at the next regular meeting.

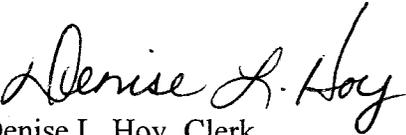
Council instructed City Clerk, Denise Hoy, to refund John and Marsha Lechner and Albert Price both residing on Walnut Street, \$25.00 toward their water and sewer bill. The refund is due to the inconvenience that was caused them when the City was televising the sewer lines on Walnut and Jennings Street.

Motion by Sanderson, second by Mugge to pay a claim to King's Material, Cedar Rapids, for brick purchased for the bathhouse in the amount of \$1032.80. Ayes 4.

Motion by Sanderson, seconded by Lutes to adopt resolution #117.10-96 entitled, "To affix a date of meeting at which it is proposed to take action for the issuance of an Urban Renewal Tax Increment Bond in an amount not to exceed \$600,000 ." Ayes: Lutes, Mugge, Sanderson, Zacharias. Nays: none. The Public Hearing was set for November 11, 1996 at 7:45 p.m. in Council Chambers.

With no further business evident, the meeting was adjourned at 8:20 p.m.

Bill Gearhart, Mayor

  
Denise L. Hoy, Clerk

**For Your Records**

**SET DATE FOR HEARING ON  
ISSUANCE OF AN URBAN  
RENEWAL TAX INCREMENT  
REVENUE BOND**

420912-4

Conrad, Iowa

October 28, 1996

A meeting of the City Council of the City of Conrad, Iowa, was held at 7:00 o'clock p.m., on October 28, 1996, at the Conrad City Hall, Conrad, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Robert Lutes, Steve Mugge, Ken Sanderson, Kevyn Zacharias

Absent: Dorothy King

Council Member Sanderson introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Lutes; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: Lutes, Mugge, Sanderson, Zacharias

Nays: None

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION NO. 117.10-96

To fix a date of meeting at which it is proposed to take action for the issuance of an Urban Renewal Tax Increment Revenue Bond in an amount not to exceed \$600,000

WHEREAS, the City of Conrad, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Conrad Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on bonds issued under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, it is now necessary to make provision for the payment of the costs of a project in the Conrad Urban Renewal Area, consisting of paying a portion of the cost of the construction of a Family Aquatic Center and to authorize the issuance of an Urban Renewal Tax Increment Revenue Bond (the "Bond") in an amount not to exceed \$600,000, under the authority of Section 403.9(1) and for payment of which the aforementioned fund and portion of taxes may be irrevocably pledged;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Conrad, Iowa, as follows:

Section 1. This Council shall meet on the 11th day of November, 1996, at 7:45 o'clock p.m., at the Conrad City Hall, in the City, at which time and place proceedings will be instituted and action taken for the issuance of an Urban Renewal Tax Increment Revenue Bond in an amount not to exceed \$600,000, for the purpose of paying the cost to that amount of a project in the Urban Renewal Area and for the irrevocable pledging of the portion of taxes mentioned in Subsection b of Section 3 of the aforementioned ordinance and the fund into which it shall be paid, for the payment of the principal and interest on such bond.

Section 2. The City Clerk is hereby directed to give notice of the proposed action for the issuance of such bond, setting forth the amount and purpose thereof, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR ISSUANCE OF AN URBAN RENEWAL TAX  
INCREMENT REVENUE BOND

The City Council of the City of Conrad, Iowa, will meet at the Conrad City Hall, on the 11th day of November, 1996, at 7:45 o'clock p.m., at which time and place proceedings will be instituted and action taken for the issuance of an Urban Renewal Tax Increment Revenue Bond (the "Bond") in an amount not to exceed \$600,000, authorized by Section 403.9 of the Code of Iowa for the purpose of paying the cost to that amount of a project in the Conrad Urban Renewal Area consisting of paying a portion of the cost of the construction of the City's Family Aquatic Center.

The Bond will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Conrad Urban Renewal Area.

At the meeting, the Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action for the issuance of the Bond or may abandon the proposal to issue the Bond.

This notice is given by order of the City Council of Conrad, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Denise Hoy  
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved October 28, 1996.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

••••

On motion and vote the meeting adjourned.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

STATE OF IOWA  
 COUNTY OF GRUNDY  
 CITY OF CONRAD

SS:

I, the undersigned, Clerk of the aforementioned City, do hereby certify that the City currently has outstanding the following General Obligation indebtedness, of every kind and nature (excluding the current issue), and urban renewal tax increment revenue obligations:

**SCHEDULE A (BOND/LOAN AGREEMENT NOTE DEBT)**

<u>Date of Issue</u>	<u>Type</u>	<u>Amount</u>	<u>Maturity Date</u> (List annual principal payments)
12/21/87	GO Street Improvement 1987 #1	\$ <u>15,000.</u>	June 1, 1997
		\$ <u>20,000.</u>	June 1, 1998
		\$ <u>-</u>	June 1, 1999
3/15/89	GO Bond Water Tower	\$ <u>20,000.</u>	June 1, 1997
		\$ <u>20,000.</u>	June 1, 1998
		\$ <u>25,000.</u>	June 1, 1999
3-16-92	Corporate Purpose Note	Principal and interest installments of \$15,000 due on June 1 and December 1, with a principal balance currently outstanding of \$ <u>64,579.</u>	
6-22-94	Corporate Purpose Note	Principal and interest installments of \$20,000 due on June 1 and December 1, with a principal balance currently outstanding of \$ <u>251,675.</u>	

(Please list here or attach a separate maturity schedule for any other outstanding issues of general obligation bonds and/or loan agreement notes.)

SCHEDULE B (OTHER GENERAL OBLIGATIONS)

Type of General Obligation

Amount

(Here list any other obligations of the City which extend beyond the end of the current fiscal year, such as long-term leases, installment sales contracts, etc. If there are none, please insert the word "none". If you believe the City has any additional debt of this nature, telephone us before completing this section.)

None

SCHEDULE C (URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS)

<u>Date</u>	<u>Name of Issue</u>	<u>Principal Amount Outstanding</u>
5/17/88	TIF Note/First State Bank	\$ <u>27,315.</u>
5/01/89	TIF Note/First State Bank (Conrad Foods)	\$ <u>19,899.</u>
11/1/90	TIF Note/First State Bank (Moler)	\$ <u>20,954.</u>

(Please list here or attach a separate maturity schedule for any other outstanding urban renewal tax increment revenue obligations.)

WITNESS MY HAND and the seal of the City hereto affixed this 4<sup>th</sup> day of November, 1996.

Denise D. Hoy  
City Clerk

(Seal)

STATE OF IOWA  
COUNTY OF GRUNDY SS:  
CITY OF CONRAD

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

- Bill Gearhart, Mayor
- Denise L. Hoy, Clerk/Treasurer
- Robert Lutes, Council Member
- Dorothy King, Council Member
- Steve Muggle, Council Member
- Ken Sanderson, Council Member
- Kevyn Zacharias, Council Member

WITNESS MY HAND and the seal of the City hereto affixed this 4<sup>th</sup> day of November, 1996.

Denise L. Hoy  
City Clerk

(Seal)

COPY  
SS:

STATE OF IOWA

COUNTY OF GRUNDY

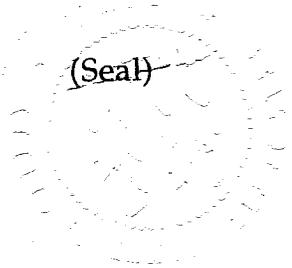
I, the undersigned, County Auditor of the County aforesaid, do hereby certify that the values of taxable property of every kind and character, including agricultural land and buildings and tax increment values related to city or county urban renewal projects or community college job training projects (but not moneys and credits), of the City of Conrad, Iowa, as entered on the last completed State and County tax lists, the same being for the year 1995, are as follows:

	ACTUAL (100%)	TAXABLE (AFTER ROLLBACK)
Regular:	\$ <u>22,589,812</u>	\$ <u>14,661,564</u>
Agricultural:	\$ <u>313,943</u>	\$ <u>313,943</u>
Tax Increment:	\$ <u>6,193,814</u>	\$ <u>6,193,814</u>
Less Military Exemptions:	(\$ <u>172,236</u> )	(\$ <u>172,236</u> )
Net Total:	\$ <u>28,925.333</u>	\$ <u>20,997.085</u>

I do further certify that both the actual (100%) values and the taxable (rollback) values shown above are entered and shown on the 1995 State and County tax lists.

WITNESS MY HAND and the seal of the said County hereto affixed this 1<sup>st</sup> day of November, 1996.

Mary L. Schmidt  
County Auditor Mary L. Schmidt



STATE OF IOWA  
COUNTY OF GRUNDY  
CITY OF CONRAD

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the Council relating to fixing a date for hearing on the Council's proposal to take action in connection with the issuance of a bond, as referred to therein.

WITNESS MY HAND and the seal of the City hereto affixed this 4<sup>th</sup> day of November, 1996.

(Seal)

Denise B. Hoy  
City Clerk

STATE OF IOWA  
COUNTY OF GRUNDY  
CITY OF CONRAD

SS:

I, the undersigned, Clerk of the aforementioned City, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action for the issuance of an Urban Renewal Tax Increment Revenue Bond in an amount not to exceed \$600,000.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original 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 City hereto affixed this 4<sup>th</sup>  
day of November, 1996.

Denise L. Hoy  
City Clerk

(Seal)

(Attach here the publisher's original affidavit with clipping of the notice as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)

**PUBLISHER'S AFFIDAVIT**

State of Iowa,  
County of Grundy, ss:

I, ... Helen Kopsa .....  
being first duly sworn, upon my oath say  
that I am the editor and publisher of—

**THE RECORD**

a weekly newspaper published every  
Wednesday at Conrad, Grundy County,  
Iowa, and entered at the Conrad, Iowa  
post office as second-class mail matter  
under the Act of Congress, March 1879,  
and that the printed—

City of Conrad Notice of ...  
Meeting...Urban Renewal ...  
Tax Increment Revenue Bone ...  
hereto attached, was published in said  
newspaper ...one... consecutive weeks,  
and that the date of the last publication  
was ... October 31, 1996 ...

*Helen Kopsa* .....

Subscribed and sworn to before me a  
Notary Public in and for Grundy County,  
Iowa, by ... Helen Kopsa .....

this ~~31st~~ ... day of ~~October~~ ..., 19 ~~96~~ ...  
Witness my hand and notarial seal.

*Sharon D. Anderson* .....

Publisher's Fee \$ 9.36 .....

**NOTICE OF MEETING  
FOR ISSUANCE OF  
AN URBAN RENEWAL  
TAX INCREMENT  
REVENUE BOND**

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Aquatic Center.

The Bond will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Conrad Urban Renewal Area.

At the meeting, the Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action for the issuance of the Bond or may abandon the proposal to issue the Bond.

This notice is given by order of the City Council of Conrad, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Denise Hoy, City Clerk