

CITY OF ODEBOLT - REGULAR MEETING

Monday, February 7, 2005 - CITY HALL, 7:30 P.M.

Mayor Rex called the meeting to order with the following Council in attendance: Thompson, Hansen, Bengford, Scott and Hemphill. Also in attendance were: Phyllis Franken, Allen Friedrichsen, Diane Paulson, Helen Henkelman, Robert & Phyllis Tiefenthaler, P. Dale Gronemeyer, Pam Porter, Sally Porter, Ron Sorensen, Brian & Amy Streed, Carla R. Lloyd, Larry Schulte, Bill Carlson, Linda Sleight, Vance Lundell, Gary Wulf, Randy Babcock, Chris Bender, Charles Lindberg, Steve Wunschel, Judy Hemphill, Jack Bensley, Tonya Dupre, Jackie Marron, Dick Duffy, Donarae Cleveland, Larry, Joan & Todd Hoaglund, Carol Nihsen, Jim Henkelman, Jewelene Rosemeyer, James & Melissa Pierce, William Wallace, Supt. Bill Tysor and Chief Bruce Henderson.

Moved by Thompson and seconded by Scott to approve the agenda. All ayes. Moved by Thompson and seconded by Hansen to approve the minutes of the previous meeting. All ayes. Moved by Hemphill and seconded by Thompson to approve the bills as presented: (All ayes.)

DISBURSEMENTS BY FUND

Community Protection	\$ 7,369.42
Garbage	6,431.46
Recycling	1,229.85
Road Fund	7,297.17
Sewer	5,445.47
Water	4,591.55
General Fund	<u>5,267.68</u>
Total	\$37,632.60

JANUARY RECEIPTS

Utilities	\$19,708.88	
Taxes	594.76	
Road Fund	8,036.46	
Interest	242.20	
Special Building Fund	200.00	A donation from Donald Ahrenholtz and Manie Ogden
Misc.	<u>281.01</u>	
	\$29,063.31	

LIBRARY RECEIPTS (December)

County Tax Draw	\$2,520.50
Misc.	<u>\$ 465.74</u>
	\$2,986.24

LIBRARY DISBURSEMENTS (December)

Salaries	\$1,685.07
Utilities	382.89
Operating Exp.	<u>996.13</u>
	\$ 3,064.09

Donarae Cleveland was present as spokesperson for the Library Board. They were in attendance to request a 3% increase from the City for FY05-06. Last year the County reduced their contribution and the City kept theirs at the same amount as the previous year. Recently the Board has been faced with a cut in hours as well as many maintenance items. The Council will make a decision at the upcoming budget workshop.

At 7:40 p.m. the Mayor called for a recess so that everyone could move to the Fire Station to better accommodate the guests in attendance. At 7:44 p.m. the meeting reconvened.

The subject of much discussion was the request by the Farmers Cooperative Company to close a portion of Walnut Street so as to construct a grain bin. At this time the City has received no applications for permits. The agenda item was for the purpose of getting public input.

Letters of concern were received from James Henkelman and William and Rachel Wallace.

The Mayor announced that following the presentation from the Coop's representative each person with a concern was allowed to speak for a maximum of 5 minutes.

Gary Wulf was the spokesman for the Farmers Cooperative Company. He stated that they were interested in closing Walnut Street and creating a new access by extending North Lincoln to Hwy. 175. This access would not be blocked during the loading of train cars but only if a train was passing through. He maintains it would be a safer exit than the current one on Walnut St.

Mr. Wulf stated that the new access would be paved with TIF money. He stated that the current taxes paid by the Coop are approximately \$57,000.00 and the City's share of the tax on the new bin would be \$5,700.00. The Railroad is prepared to bring in new rail and fix the crossing on Main Street this summer. Mr. Wulf stated that as far as an emergency access he felt that this would provide better emergency access as the majority of the citizens live on the west side of town and an ambulance could exit town faster than having to go through town. He also stated that it would make for a safer exit as far as seeing oncoming traffic.

The bin would help lessen loading time and the streets would not be blocked as long. It would also create less dirt during loading. The Coop is AIB approved which means that they are in compliance with pest control and cleanliness inside and outside. They are the second one in the United States to be AIB approved.

The noise level of the bin should be lower than now. The fans will blow to the north.

The Mayor then opened the floor to one speaker at a time. Many concerns were expressed.....Who pays for the curb and gutter? It would probably be the property owner. How crucial is two minutes in a life and death situation? Wulf stated depending on where the incident took place the emergency vehicle would get to some scenes sooner and others would have the delay of a couple minutes. How long can a road be blocked? There are regulations but there is a lot of gray area. (Record on file at City Hall)

Other concerns, "I don't want to live on a dead end street. I don't want my property value to decrease. And I definitely don't want more noise from the fans." Wulf stated that the noise would not be more and possibly even less. Wallace stated that he would like to see some money spent on muffling the noise on the old cement bins. Another concern was all the chaff and he wondered how they could possibly be in compliance with the AIB clean air. Wulf stated there would always be dust during loading the train cars. It will never be dust-free. They do oil the grain as much as they can as per regulations. The combines are getting better and bring in more of the chaff. Also, the more the corn is handled, the more the red dust is created.

Other concerns are the current conditions of the railroad tracks. "Why not fix what is there instead of adding more of a problem". Wulf reiterated the fact he stated earlier that the Railroad would be fixing the Main Street tracks this summer and Walnut also if the road remains open. Hemphill stated that it is a cost-sharing project between the DOT, the Railroad and the City. The project has been moved up from 2008 to 2005. Another comment was to fix them properly when they are fixed so they last.

Wulf made the comment that if the elevator closed, the City would lose close to \$60,000.00 in annual taxes and the burden would shift to the taxpayers.

Other concerns: How much more traffic on the new street? We like it quiet on our near dead-end street. Wulf commented that the curve on North Main would remain in order to slow down the traffic.

How much of our property will you take? What will it do to the value of our property? (Unanswered questions at this time)

Carol Nihsen spoke on behalf of Jim Henkelman. She stated that Walnut is a very busy street. She quoted that according to a Specialist at the Spencer IDNR Office the Elevator is already in violation of an Environmental Protection Code –Emission Standards for Contaminants – grain dust. She stated the grain dust is a health issue. She inquired about the possibility of buy-out. Wulf stated that that needs to be addressed if the project proceeds.

Sally Porter inquired about drainage. Wulf commented that ground studies would need to be done before the project proceeds. This meeting is just to get public opinion.

Wulf commented that the Coop carries the emergency channels. By the time the firemen/ambulance get a call and get the vehicles out, the Coop can have the cars split if they are blocking an exit.

When asked by Bengford just what the residents of Odebolt would benefit, Mr. Wulf stated that they would get the tax money. (This would be many years down the road following the paying off of the TIF debt.) The new access gives residents better vision and better access as there are more residents on that side of town. The bottom line is that the project would be more profitable for the Coop giving them the chance to expand and do more things in the community.

At 8:51 p.m. the meeting was recessed. At 9:00 p.m. the meeting reconvened at the City Hall.

Diane Paulson was present to express concerns on behalf of her Aunt who has recently moved to town. The Police have been monitoring the situation and have found no evidence of violators.

Moved by Thompson and seconded by Hansen to approve the Liquor License and Sunday Sales of the Odebolt Community Center, Inc. All ayes.

Hemphill reported that the Solid Waste Commission is planning a possible lateral expansion. They are also considering raising the tipping fees next year.

The budget workshop is set for Tuesday, February 15 at 6:30 p.m.

Following further discussion by the Council as to who may or may not vote on the issue of closing Walnut Street and the time frame situation by the Coop (in regard to a vote of the people), the issue appears to be on the shelf for now.

Moved by Hemphill and seconded by Hansen to adopt Resolution #05.04-thus rescinding a portion of Res. #05.02 regarding the method of payment for the sweeper. The majority of the funds will now come from the Sewer Fund. All ayes.

Moved by Hemphill and seconded by Bengford to adopt resolution #05.05-Setting the time and date for the Public Hearing on the proposed Budget for FY 05-06 which will be on March 7, 2005, 8:00 p.m. at City Hall. All ayes.

Moved by Scott and seconded by Thompson to accept the Library Report. All ayes.

Police report was reviewed. The Chief presented a comparison with this year's activities and last year's activities.

Moved by Hansen and seconded by Bengford to have Calhoun-Burns inspect the bridges on Walnut Street and 1st Street for a bid of \$250.00. All ayes.

The railroad agreement is currently on hold.

Supt. Tysor reported that Layne Western advised that in 3 or 4 years when the deep well pump is pulled the City should also do a TV camera video at a cost of about \$900.00. He also invited the Council to attend the Fire Dept budget meeting on Wednesday the 16th.

Thompson advised that the pool had received many applications for summer work positions and that the Committee has indicated they would not be hiring as many personnel as last year. The Committee will meet on March 2, 2005. Thompson also reported that the Richland Robins and the O-A Showmen will be donating 2 sand diggers to the City Park. The O-A shop students will build the boxes. The City appreciates the many donations of the young people to the pool and park recreation equipment.

The City gratefully acknowledges the receipt of \$200.00 from Donald Ahrenholtz and Manie Ogden to be put into a special fund for building repairs in the downtown area. The City also appreciates the memorial received in honor of Manie Ogden from Mr. and Mrs. Robert Hemphill for the same fund.

At 9:42 p.m. it was moved by Hansen and seconded by Hemphill to adjourn. All ayes.

R.J. Rex, Mayor

Joan Godbersen, City Clerk