

Odebolt City Council
Special Meeting – 12:00 Noon
March 28, 2005 - Odebolt City Hall

Mayor Rex called the special meeting to order with the following Council in attendance at roll call: Thompson, Scott and Hemphill. Also in attendance were: John & Helen Henkelman, Bill Carlson, P. Dale Gronemeyer and Supt. Bill Tysor.

The main purpose of the special meeting was to hold a hearing on the proposal to sell a portion of 1st Street to Farmers Cooperative Company.

Moved by Thompson and seconded by Scott to approve the agenda. Three ayes.

In the absence of 2 Councilmen the Mayor called for a recess at 12:05 p.m.

At 12:10 Hansen and Bengford entered and the Mayor reconvened the meeting and opened the hearing on the proposal to sell a portion of 1st Street to Farmers Cooperative Company, Odebolt, IA.

P. Dale Gronemeyer inquired as to what price was put on the street. The Mayor commented that the Council was considering the offer of \$3000.00. P. Dale Gronemeyer, the Henkelmans and Bengford didn't feel this was sufficient money. Since the City has something that the Coop needs, the price should go up. The Council's main objective is to keep a business in town. FC pays \$85,000.00 in annual taxes to the City of Odebolt. It was stated that the Coop could close and then the burden of the taxes falls on the property owners.

Due to needed repairs on 1st Street, the Mayor again commented that this would be a good investment for the City, as it would be turning a liability into an asset. If the City were required to repair the street it would cost in excess of \$10,000.00.

Bill Carlson stated that several towns are waiting for storage bins. If it isn't built here it will be built elsewhere. (And Odebolt loses the new \$5,000.00 in annual tax revenue.)

Hemphill stated that dirt from the new bin would be hauled to the site of the corn pile to help improve that storage area. Eventually an asphalt pad would be laid for better protection of the corn.

The question was asked how two shareholders could vote on this matter. Section 362.5:11 of the Iowa Code was quoted.

John Henkelman inquired about the 5-year tax abatement he had been hearing about. Hemphill commented that the Coop was considering making an offer of \$17,000 to have two old buildings torn down for a consideration of three-years tax abatement. Henkelman then inquired as to why the City had to take down the buildings. The reply was that the owners have no money. To have the owners take down the buildings was definitely the original plan.

John Henkelman inquired as to where the trucks would go after they unload. Hemphill stated that they would circle back. Henkelman did not want them entering onto Walnut Street.

The Mayor closed the hearing.

Moved by Hansen and seconded by Thompson to adopt Resolution #05.10. A resolution selling a portion of 1st Street to Farmers Cooperative Company in the amount of \$3,500.00 plus legal fees. (Notice of Public Hearing having been published 10 days prior to the hearing.) Roll call vote: three ayes; Bengford-nay; Hemphill-abstained.

Supt. Tysor presented bids from ACCO and Hawkins, Inc. for changing the pool chlorine from gas to liquid. After discussing the bids, it was moved by Thompson and seconded by Hemphill to accept the more economical bid from ACCO. Five ayes.

Following discussion, it was moved by Scott and seconded by Bengford to accept the 28E Agreement with the County for Police Protection. Five ayes.

Bill Wallace, Jr. informed Councilman Hemphill that he had qualified for a \$3000.00 Grant from the Governor's Disability Council for a Community Change Project. He would like to use it for a chair lift for the pool. A committee will need to be formed to present the request.

At 12:54 p.m. it was moved by Hansen and seconded by Bengford to adjourn. All ayes.

R.J. Rex, Mayor

Joan Godbersen, City Clerk