

**Truman City Council Minutes**  
**October 4, 2021**

The regular meeting was duly held at the Municipal Building Council Chambers on the 4th day of October 2021 at 5:30 p.m.

Present: Mayor Terry Bentele, Councilor Brian Nickerson, and Councilor Patty Truax

Absent: Councilor Brandon Mosloski and Councilor Jake Ebert

Staff present: Utility Billing Spec./Deputy Clerk Thea Boesch, Utility Foreman Brent Brown, Street Superintendent John Bosshart, and Police Chief Justin Jobe

Also Present: City Attorney Derrick Greiner, Jennifer Brookens and Brooke Wohlrabe

Mayor Terry Bentele presided over the meeting, opening with the Pledge of Allegiance.

Agenda

**A motion was made by Nickerson, seconded by Truax, to approve the agenda with the addition under new business, review of the city-wide clean-up event from Saturday, September 25, 2021. All yeas – motion carried.**

Public Comment

None

C&B Operations Proposal to Purchase Property from City of Truman/EDA

City Attorney Derrick Greiner addressed the council on his recommendation of what to include in the proposal to C & B for cost, utility easements, which parcels, etc. The 5.79 acres is owned by the EDA and the remaining road is owned by the City, therefore should be two separate transactions for those pieces. The sale of the land owned by the EDA would need a public hearing, however we can get the offer and purchase agreement put together first. Then that offer and purchase agreement would be contingent on the outcome of the public hearing. There are a couple other statutory requirements when selling land, including within a year of the date of the sale that the land needs to be devoted to its intended use. There is some flexibility to extend that time if it looks like they are not going to be building within that first-year time frame. The sale of the city roadway is subject to some restrictions from the bond sale in 2005, therefore we need to get a release from the Commissioner of Finance and the Commissioner of Employment & Economic Development. Language can be included in the deed that the City sells the land subject to an easement for utility access. The offer and purchase agreement can be prepared prior to the public hearing to ensure both parties are on board with all terms. Then, interested public members have an opportunity to review and inspect the terms of this sale.

Approve Resolution 2021-15 Authorizing Sale or Conveyance of Tax-forfeited Land

It was approved at the previous meeting to move forward with conveyance of the tax forfeited property to the City, therefore a resolution was drafted and presented to the council for approval.

**A motion was made by Truax, seconded by Nickerson to approve Resolution 2021-15, authorizing sale or conveyance of tax-forfeited property. A roll call vote was taken, those**

**voting in favor thereof: Truax, Nickerson, and Bentele. Those against: none. Absent: Mosloski and Ebert. Resolution 2021-15 authorizing sale of conveyance of tax-forfeited land was duly adopted.** *The complete Resolution is available and can be obtained at the Truman City Clerk's office.*

Approve Resolution 2021-16 Adopting Findings of Fact on Michalke/Jones Variance Application  
**A motion was made by Nickerson, seconded by Truax to approve Resolution 2021-16, adopting the findings and facts on Michalke/Jones variance application. A roll call vote was taken, those voting in favor thereof: Truax, Nickerson, and Bentele. Those against: none. Absent: Mosloski and Ebert. Resolution 2021-16 adopting findings of facts on Michalke/Jones variance application was duly adopted.** *The complete Resolution is available and can be obtained at the Truman City Clerk's office.*

Approve Regular Meeting & Work Session Minutes from September 20, 2021  
**Motion by Truax, seconded by Nickerson, to approve the regular meeting and work session minutes from September 20, 2021. All yeas – motion carried.**

Approve City Claims

Check #39215 – 39251

**Motion by Nickerson, seconded by Truax, to approve the Claims totaling \$37,384.66. All yeas – motion carried.**

Old Business

None

New Business

No odor complaints for Prairieland Solid Waste for the month of September.

Mayor Bentele said that the city-wide clean-up event held on Saturday September 25, 2021, went fairly well. Dumpsters went full by 11:30am. Sentence to serve was there to help, and many that showed up were thankful for the extra hands. Residents look forward to another clean-up event in the future. Councilor Truax is working on a household hazardous waste event for next year, but it is looking more than likely that they will have to have that in the fall. The scrap metal that was pulled from the dumpsters brought in approximately \$86.

Quarterly Department Updates:

Fire Department: Tabled until next meeting.

Ambulance Department: Tabled until next meeting.

Utility Department: Utility Foreman Brown said that they had finished the campground electrical ped update project. They have completed jetting the sewer lines, which was approximately 1/4 of the town. They assisted the street department with patching the roads. Replaced a fire hydrant that had been damaged by a hit and run driver on the corner of W Ciro St and W 1<sup>st</sup> St S. The hydrant and valve were replaced, which required removing and replacing the sidewalk, curb, gutter, and part of the road and light pole. The total cost of the repair was just over \$20,000. Repaired a main break on 4<sup>th</sup> Ave West. A residential service line broke and they assisted in repairing it. They worked with Bevcomm in taking down overhead lines that were too close to the powerlines and now they no

longer have overhead lines. They have grounded out their second set of stumps and back filled them. Replaced the sidewalk at the downtown water plant from the fire hydrant install. We completed our 3-year inspection at the wastewater treatment plant and working on the items that need to be corrected. A bad transformer on West Ciro was replaced. Completed the annual valve exercising.

Police Department: All cases from over the 4<sup>th</sup> of July have been completely resolved. Working on a property that was given a 10-day notice for a public nuisance violation. If not taken care of in the 10-days given, then we will issue a citation. They recently helped with the bicycle rodeo that the Active Living group put on.

Street Department: Sealcoating the streets was completed, and we have gotten the rocks picked up afterwards. Some jetting has been done but have more to do yet. Rosburg diamond has been winterized. We have begun street sweeping leaves this fall. Fall spraying with 24D is almost all done. As noted in the utility update we completed some street patching with the help of the utility department. They hauled more dirt to wastewater plant. They still have to do the fall burn at the dump site. Plan to do some more jetting this fall. They will be winterizing the pool, campground, and Graf Park when it starts getting cooler. We are working with Cathy Sorenson on the flowerpots. She will talk to Countyline Electric and get permission to store the pots in the Jaycee park on the East side along the building underneath the stairwell.

Mayor Terry Bentele entertained a motion to adjourn the meeting. **Motion made by Nickerson, seconded by Truax. All yeas - motion carried to adjourn the meeting at 6:00 p.m.**

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**Thea Boesch, Deputy Clerk**