

Owen Planning Committee

Minutes

Monday February 8, 2021

New Owen City Hall

3:00 pm.

Called to order at 3:00 pm. by Bob Wilczek

Roll call: Present were Wilczek, John Mauel, Bernie Shelton, Allen Gajewsky, Tim Conway and DPW Chad Smith.

Others present. Jim Bohl, Steve Devine-Jelinski, Joan Jalling, Tim Swiggum-CDC and Cindy Cardinal-O-W Enterprise

Offer to Purchase 2.1 Acres in North Industrial Park: Parcel #265.0427.000

The City has received an offer to purchase a land locked parcel that does not have any public access. Adjoining property owner John Heil is offering \$1,000 for the parcel. After discussion a Mauel/Shelton motion and second to recommend that the city accept the offer and sell Parcel #265.0427.000 for \$1,000 passed unanimously.

Offer to Purchase 30.1 Acres in the Business Park District Parcels # 265.0704.0(01,02,03,09 and 10):

J and L Bohl Properties has presented a written offer of \$9,000 to purchase 30.1 acres in the Business Park District for the purpose of constructing a tire recycling plant. The building and equipment investment will be approximately \$5 million for the first phase of the business. The first phase consists of a rubber grinding plant that would ground tires into a usable mulch type product used for many different things. These would be sold in bulk to companies that produce products out of the recycled rubber. The second phase would be production of rubber-based products. Tires will not be stored outside but run immediately out of the semi trailers by conveyor directly to the grinding area. Noise and smell level concerns were addressed as well and all work will be done in the building with outdoor storage of the rubber “mulch” will be covered for shipping in white plastic similar to a farm silage bags. The aesthetics of the area are important, and it should not be allowed to become an eyesore. Fire safety issues were discussed and leaving enough space between storage areas was important. The need to devise a plan for fire safety is a must. Also discussed was the amount of water needed. The plant does not use a lot of water in the product but would need to install fire suppression lines and has expressed the need for water cooling of equipment. A retention pond was discussed and the need for DNR approval would be required. Water reclamation would be suitable, and it was not determined the best means to maintain. A pond would be a solution if the DNR will allow that. The recycling facility would create 35-50 jobs for the area in the first phase. It will add more jobs as it progresses into the production stage. The project is in the TIF District #4 which would be responsible for utility and road improvements. These costs will need to be looked into and built in to an agreement to assure we can move forward in a mutual understanding.

A Gajewsky/Mauel motion and second to recommend to the city council that they sell the 30.1 acres, Parcels #265.0704.0(01,02,03,09 and 10) to J and L Bohl Properties for \$1,000 an acre with a mutually acceptable developers agreement that addresses the aesthetics, water needs and addresses safety issues, utility costs and road improvements passed unanimously.

Offer to purchase 2.52 acres on E. First St. Parcels #

265.(0665,0666,0667,0668,0669,0670,0671,0672,0673,0674,0675,0676,0677,0678).000:

J and L Bohl Properties has presented a written offer to purchase approximately 2.52 acres for \$500. The purpose being the construction of an apartment complex that would consist of 18 living units that would include garages. Construction would likely start in the Fall of 2021 or the Spring of 2022. After discussion regarding the extension of sewer lines to the property which would be approximately 100 yards from the sewer main on Ash Street and the costs of such extension. This is not in the TIF and would be a general fund and/or utility expense. Smith stated that the city would be able to do some of the tree removal before the sale and sell it for additional revenue for the city plus making the lot less costly for the developers. A Shelton/Mauel motion and second to recommend the city council sell the 2.52 acres, Parcels #265.(0665,0666,0667,0668,0669,0670,0671,0672,0673,0674,0675,0676,0677,0678).000, for \$1,000 and amend the zoning to R-4, Multi-Family Residential District passed unanimously.

Adjourn: Wilczek adjourned the meeting at 4:06 pm.

Submitted by Tim Swiggum