

SPECIAL MEETING/PUBLIC HEARING
CITY OF ONIDA
AUGUST 21, 2017

The Onida City Council met on Monday, August 21st, 2017 at 7:30 p.m. with President Marla Mosiman presiding. Present at Roll Call: LaJena Gruis, Jen Kenzy-Soderholm, Jane Pitlick and Bob Porter.

This special meeting was called to hear details from Don Ramler and Bobby Ramler and their plans to put in a six (6) spot camping area on the 200th block of North 9th Street on lots 1 – 6, Block 6, Hyde's Addition to Onida City, Sully County, South Dakota for the emergency housing crisis that is expected during the build of the Ringneck Energy Ethanol Plant and to address concerns from the community. Properties within 250 feet of the area were notified of the hearing with a number of those present along with several others from the community.

President Mosiman started the Board of Adjustments meeting out by asking Ramler's to explain their project. Bobby Ramler stated they would like to put in six (6) temporary camping pads in the area in question in which they would be responsible for all utilities provided and the clean-up of the area. Several concerns were raised by residents living in the area on how past history of not keeping the area in a clean and presentable state was a concern with Ramler stating that they would keep that in check with a large dumpster on hand and that mowing and snow removal would be a priority. Ramler also stated that they have a storage unit and it would be made available to those using the area as part of their fees.

Other concerns addressed were that of the caliber and accountability of people that could be living in the area. Rob Schladetzky, project manager of Fagen Inc. stated that their employees go through background checks and drug screenings before hire and are also subjected to periodic drug testing thereafter. He stated that he is expecting around 50 extra people coming into the area by the middle of September and around 200 extra people after the beginning of 2018. Schladetzky stated that there should be a good set of rules for the camp ground but also that 99% of his people are good people and that he, himself, will not tolerate any disturbances out of his people. Schladetzky also stated that the company works very hard with the communities they are in and will be available to help the community if a need arrives. They try to stay local with their purchases as long as the prices are not out of line, and are looking forward to hiring locally.

Alan Birney inquired on the possibility, if more of these areas available, would there have to be another special meeting to approve/disapprove of the plan in which he was told yes.

Joey Lamb stating that he did not have a problem with the project as long as there is a hard end date.

Attorney Sovell stated that six camper hooks ups shall be authorized as set forth in the proposed map presented at the hearing based in part upon existence of the hook ups prior to City Zoning Ordinance enactment; The hook ups shall be temporary and not grandfathered in to long term existence based upon agreement of the parties and the emergent need for additional temporary housing in the City of Onida; The Agreement shall be effective from September 5th, 2017 and expire on February 1st, 2019, at which time all applicable and existing zoning ordinance requirements shall be complied with on subject property; The Agreement shall include the following terms:

- The subject property shall be supplied with a garbage dumpster of sufficient size to accommodate trash and refuse management for the camper sites;
- Existence of utility hookups with City utility paid directly by the property owners;

Property owner's agreement to provide snow removal and lawn maintenance to subject property.

Acting as the City Council and through recommendation of the Board of Adjustment, motion by Pitlick, second by Porter for the City to enter an agreement incorporating these terms. Unanimous vote approved.

Attorney Sovell will circulate a draft of the agreement with the terms prior to the September 5th, 2017 meeting, so that the property owners and City may execute at that time.

Adjourn: Motion to adjourn at 8:17 p.m. by Pitlick seconded by Gruis. All ayes. Motion carried. The next regular City Council meeting will be **TUESDAY** September 5th, 2017 AT 7:30 P.M.

Marla Mosiman, President

Rondha Hiller, Finance Officer

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