

CITY OF CASSELTON
Thursday, October 24, 2013
SPECIAL MEETING 7:00 P.M.
Council Chambers

Present: Councilmen Lee Anderson, Kent Buss, Joan Carvell, Paul Spooner and Mike Eberhardt. Also present: Mark Housh, Terry Johnson, Alex Richard, City Auditor Sheila Klevgard and City Attorney Del Losing.

Maple River Grain intends to build a grain storage building. The building code doesn't exempt commercial buildings from the international building code. This same building on a farm would be different. To follow the code the building would need to be subdivided into less than 12,000 sq ft or make the building smaller to avoid the requirement for a sprinkler system. Plan changes and reviews have brought it down to just this one issue. Grain elevators do not have sprinklers in the tower or bins but they do in the machinery area. (Wangler arrived.) Because grain is of combustible material quality, the building would be moderate hazard storage and categorized as S1. Kindred had the same issue with their building 10 years ago although the code has changed since then. The mayor expressed concern that the process took too long to get to this point; the city adopted the code that was recommended by Moore Engineering and feels it may not be appropriate for our rural city. There is a provision in the code giving the city clearance not to require the sprinkler system in buildings over 55 feet tall. Losing has written up an Indemnification and Hold Harmless agreement which is acceptable to Moore Engineering's legal department. The agreement indemnifies the city and Moore Engineering from any liability due to the lack of a sprinkler system in this building. Mr Johnson indicated that Maple River Grain did not wish to start the project without the agreement in place, a sprinkler system would empty the water tower in no time and they can't afford to have their own water supply for a sprinkler system. The fire department is satisfied with the design including minimal doors along the walls, heat detectors, circulation fans and a tunnel underneath the building. The location will be north of the fertilizer warehouse where they can load and reclaim across the tracks. Councilman Wangler made a motion, seconded by Councilman Spooner to approve the Indemnification and Hold Harmless Agreement between Maple River Grain and the city. All voted aye on roll call vote except Eberhardt abstained; **motion passed.**

Next regular meeting November 4, 2013 at 7:00pm.

Councilman Buss made a motion to adjourn at 7:14pm.

Respectfully Submitted,

Sheila K Klevgard
City Auditor