

The regular Beulah City Council meeting of February 15, 2016 was called to order at 7:00 pm at Beulah City Hall by Mayor Darrell Bjerke.

Present: Brant Keller, Kathy Kelsch, Roger Gazur, Ben Lenzen, Travis Frey, Clyde Schulz, Kirby Morgenstern

Absent: Alan Kok

Also Present: City Attorney Scott Solem, City Engineer Loren Daede, City Coordinator Russell Duppong, Public Works Foreman Kenny Yeager, Police Chief Frank Senn, City Assessor Soojin Lee, Kate Johnson, Darrold Bertsch, Mike Balaban, Kevin Herrmann, Rick Mitzel

#### Pledge of Allegiance

Gazur made a motion seconded by Kelsch to dispense with the reading of the minutes of the last regular meeting on February 1 and approve as furnished to the Council by email. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Darrold Bertsch presented photos of the current Sakakawea Medical Center construction progress. Construction has been going very well; they are on schedule and on budget. Elevation of the new hospital has been raised by 1 ½ feet to be above the 100 year and 500 year flood plain. Bertsch described the Community Health Needs Assessment they are in the process of finishing to find out needs for services in surrounding communities. A strategic plan will be put together when the assessment is finished. Bertsch stated there will be a shift in how Medicare pays for the care provided by health providers by paying more for the value of the care rather than the volume.

Mike Balaban of Garrison Area Improvement, Inc. described the gaming they plan to implement at Fanatics Sports Bar & Grill and gave a background on Garrison Area Improvement. Schulz questioned the gaming proceeds and how it is distributed to cities. Balaban stated 40% is dispensed to the City of Beulah and he described the process of how it is decided where the money would go. Schulz questioned the process to request money from the fund. Balaban stated there is a form to be filled out, either by the City or the organization requesting funds, and it would be reviewed by the board. Schulz stated GAIA sounds pretty open-minded and easy to work with.

Bjerke commented on comparable sales of properties in Beulah. Soojin Lee presented information on the sales of 2015. She stated Beulah had 66 sales in 2015. The median ratio is at 81.11%. To be in compliance with the State the requirement is to be between 90% and 100%. Most sales were above the assessed value. Lee stated there will most likely be more letters sent out this year than last year. 2015 had a very strong market. Bjerke commented if you took this at face value it looks like it could be a 9% increase in value. Lee stated letters will be sent out if increases are 10% and \$3000. Lenzen questioned if these sales could be grouped by separate areas in town and if there could be a comparison between January and December. Lee stated she would put that together. Schulz questioned if the assessed value on the form is the 2015 value. Lee stated yes. Keller questioned values and Bjerke stated there are two types: assessed values and appraised values. Gazur questioned if the value on the letters will be different from the values on the form handed out. Bjerke stated yes, that is dependent on how much the Council approves as an appropriate increase to meet the State requirements. Bjerke stated Vanguard is the company we use to set

values and Ryan from Vanguard will be here on Wednesday. Lenzen commented the City may want to look at some kind of inflationary cause to prevent the City from getting too far behind. Gazur commented the commercial properties haven't been reassessed for years because of the lack of sales of commercial properties and we can't set a basis for it. Owners of commercial properties haven't seen the kind of adjustments that the residential properties have had. Discussion followed on the information sheets that were distributed.

Bjerke commented on the city equipment storage building that burned down. He stated a location and type of building that should be built needs to be decided. Gazur commented it may be time to consider relocating the public works building. Discussion followed on storage needed for the new garbage truck. Bjerke stated he would like to appoint Lenzen, Frey, Keller and Gazur to a committee to decide what needs to be done. It was discussed that Duppong and Yeager should also be included and that minutes will need to be taken. Gazur suggested Frey be the chairperson. Gazur made a motion seconded by Frey to approve the building committee appointees as presented. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Lenzen thanked the police force for the job they do for the City and how they put their life on the line every day. Senn thanked Lenzen and stated he would pass it on. Lenzen commented he will attend the next school board meeting to discuss a sidewalk. Gazur commented on the petition from last meeting regarding hard surfacing of Keller Drive. He stated ND Century Code states the petition needs to be signed by a majority of the petitioners. The individual who was undecided and verbally stated he would go with the majority because of time constraints of the review should provide in writing a signed statement. Duppong stated this will be taken care of.

Kelsch had no report.

Keller commented Duppong, Bjerke and himself attended a meeting involving the State Water Commission, Corps of Engineers and Mercer County Water Resource Board regarding the Section 22 Study. The Section 22 Study is a broad scope of everything. Bjerke stated by the time the study is done we should know what it is we want, how much it will cost and if it's feasible. Discussion on dry dams followed.

Keller presented a payment of \$28,845.87 to US SiteWork, LLC for reconstruction of the south lagoons. Keller made a motion seconded by Gazur to approve the payment as presented. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Keller commented on a report from Daede that was provided in 2014 for Sun Valley Builders Addition for the water line that would need to be installed. The estimated cost at the time was \$21,800. Frey questioned the pipe size and Daede stated it is a six inch pipe. Gazur stated he's still in favor of a special assessment district. Daede stated it would benefit the Sun Valley Addition and part of Gateway Addition by providing water from more than one direction if something would happen. Duppong stated it would also benefit the Industrial Park. Gazur commented that would lend more weight to establishing a special assessment district. The more people you have in it, the lower the cost. It wouldn't be a harsh figure to pay for the benefit.

Keller commented on the Lions Club being servants of the community and they would like input on how they can accomplish that.

Gazur had no report.

Frey commented he has been thinking about the building since last fall and is happy to be a part of the committee.

Schulz commented there is a Waterpark Board meeting at the end of the month.

Morgenstern had no report.

Daede stated he hasn't heard back from the DOT regarding the bike path agreement. He stated Yeager has been updating road closure signage. He stated the Sun Valley paving plans should be ready by the next meeting.

Solem stated he will begin putting together special assessment district documentation and the hospitality tax ordinance.

Yeager stated they finished hauling ashes and furniture, put a sign up at the Transfer Station, brought the garbage truck back from Golden Valley, put up the flower brackets, replaced yield signs with stop signs on 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Ave NE leading to 22<sup>nd</sup> Street, fixed barricades, sanded, cleaned sidewalks and bike paths, put shocks on the city vehicle, changed oil on the dump truck, did maintenance on both garbage trucks, moved out concrete from the burned building, cleaned the back room at the shop and hauled recycling to Minot. In the next few weeks they will finish hauling concrete, move dirt from the cemetery, check drains, replace lights in the Civic Center and finish barricades.

Bjerke stated two individuals expressed interest in the open position on the P&Z Board. Bjerke recommended Gary Miller be appointed as P&Z Board member. Gazur made a motion seconded by Lenzen to approve the appointment of Gary Miller to the P&Z Board. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor. Duppong stated the District Code Review meeting will be Wednesday at 6:00 pm. The P&Z meeting will be Thursday at 5:00 pm. Duppong stated P&Z will have one meeting in March. Keller and Kent Ritterman of Moore Engineering will attend the March 9 Water Commission meeting in Bismarck. Funding will be decided on after that meeting. He stated he gave a tour to the Corp of Engineers for the Section 22 Study.

Ferebee presented a site authorization for Garrison Area Improvement, Inc. at Fanatics Sports Bar & Grill for gaming from 2-16-16 to 6-30-16. Lenzen made a motion seconded by Keller to approve the site authorization as presented. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Ferebee presented a special event permit for the Main Bar to serve alcohol at the Beulah Civic Center on March 12-13, 2016 for the Roughrider Poker Tournament. Keller made a motion seconded by Lenzen to approve the special event permit as presented. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Ferebee stated Kevin Flaagan recommended Darla Knutson be appointed as additional trustee to the 457b Retirement Contribution Plan for the City of Beulah. Schulz made a motion seconded by

Gazur to approve the appointment as presented. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Senn stated a vehicle is in for repairs after hitting a deer. He stated several officers would like to attend the police officer funeral in Fargo. Gazur stated the City of Beulah should support something of this gravity even if we do have to pay overtime. Gazur made a motion seconded by Kelsch to approve giving the Chief of Police latitude to use his best discretion on overtime for the funeral. Roll call vote found Keller, Kelsch, Gazur, Lenzen, Frey, Schulz and Morgenstern in favor.

Bjerke commented on information received by CVB that he would like the Council to review before the ordinance is approved. He stated he will attend the Housing Conference in Bismarck this week.

Meeting adjourned at 8:30 pm.

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Darrell Bjerke, Mayor

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Heather Ferebee, Auditor