

The regular Beulah City Council meeting of April 18, 2016 was called to order at 7:00 pm at Beulah City Hall by Mayor Darrell Bjerke.

Present: Brant Keller, Kathy Kelsch, Roger Gazur, Clyde Schulz, Alan Kok, Travis Frey

Absent: Kirby Morgenstern, Ben Lenzen

Also Present: City Attorney Scott Solem, City Engineer Loren Daede, City Coordinator Russell Duppong, Economic Development Director John Phillips, Public Works Foreman Kenny Yeager, Water/Wastewater Foreman Gary Neuberger, Police Chief Frank Senn, Carmen Reed, Rick Mitzel, Eric Mattheis, Kate Johnson, City Assessor Soojin Lee

#### Pledge of Allegiance

Gazur made a motion seconded by Frey to dispense with the reading of the minutes of the last regular meeting on April 4 and approve as furnished to the Council by email. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Carmen Reed presented the Multi-Hazardous Mitigation Plan Resolution. The plan has been reviewed and updated by every entity in the county. This takes place every five years. Once it's approved by FEMA she will distribute it. Keller made a motion seconded by Gazur to adopt the Mercer County Multi-Hazardous Mitigation Plan Resolution as presented. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Phillips presented the LSS Housing Resolution relating to a project under the MIDA. This resolution allows LSS to move forward with the bond sale and public hearing. This would not affect the City's debt and the City has no obligation to the debt. Schulz made a motion seconded by Frey to approve the resolution as presented. He stated the presentation of funding will be held in the Council room tomorrow. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor. Gazur made a motion seconded by Schulz to close the hearing for the LSS Bond Resolution. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Bjerke stated the Library Board is recommending Kate Johnson and Rachel Schmitz be appointed to the Library Board. Gazur made a motion seconded by Keller to approve the appointments to the Library Board as presented. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Kelsch commented on a meeting with Chuck Keller of Challenger Industries. She stated Challenger requested the City change the purchase agreement to a lease agreement that would take them through December 31, 2017. Kelsch commented Challenger appreciated the cooperation of the City and wanted to be upfront with their plans.

Kok commented on the addition of a K-9 unit to the Beulah Police Department for drug control and various uses. We are at full staff now and the dog is already owned and certified. He stated there would be checks and balances in place and evaluations done. This is a drug dog, not an attack dog and the dog will only be used by the police officer who is his handler. Kok stated this would be a drug deterrent and if this will help save someone it's worth trying. Schulz questioned

the County K-9 unit. Senn stated the Sheriff's department has two dogs and one will be retiring soon. He commented the dogs are available when the handlers are on shift and available. Senn stated the program would be a valuable asset to Beulah and it would be a methodical process to implement. Schulz stated the ability to search for a child would be a good option. Gazur stated Kok presented the program to the Employee Relations Committee and the discussion revolved around "what is the greater good", and the ability to detect drugs was determined to be the greater good. The support of the committee was overwhelming to move forward with this program.

Keller commented on the spherical water tower and the options to paint the outside of it. Schulz recommended sending out the options and seeing what everyone comes up with. Keller commented on the Water Improvement District #25 and the cost would be around \$17,000. Frey stated the overall project needs to be decided on first. Gazur commented the contractors may not remain at \$17,000 if the rest of the project doesn't move forward. Rick Mitzel commented the owners of Keller Drive voted to accept the bid from Bechtold Paving, Inc. There are 13 votes in favor and they are asking the Council to move forward with the street project. Gazur commented a publication is needed if there is not a majority. Solem stated the resolutions will be brought to the next meeting. Gazur made a motion seconded by Schulz to approve the City Attorney to prepare the adequate paperwork to proceed with the project presented on a publication basis. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor. Gazur made a motion seconded by Keller to proceed with self-funding of the water line to the extent that the total cost does not exceed \$20,000. Schulz questioned if there is money in the Water Fund to pay for this. Daede stated engineering costs are not included in that estimate. Gazur commented if \$20,000 is not sufficient, it can be addressed in the future. Gazur withdrew his motion and Keller withdrew his second. Discussion followed on waiting until the next meeting for more definite numbers and the results from the Water Plant meeting to find out if money is available from that fund. Daede stated the three low bids can be held for 60 days.

Keller commented Darla and Gary met with another company regarding automated water meter reading equipment and they will meet with one more for a total of three options.

Soojin Lee arrived.

Gazur commented on treated water quantities for 2015 provided by Darla Knutson. He stated accuracy in billing and elimination in labor are two key items to look at when considering the automated water meter reading equipment. The project has merit but we need to identify all the potential savings.

Gazur commented the Employee Relations Committee met regarding an open position. He stated the new garbage truck purchase has yet to be proven. The recommendation was to post for the open position of Public Works Laborer. Frey commented he spoke with Sanitation Products regarding the new garbage truck and that the truck could be fitted with a side arm for dumpsters, but it could not be used with the dumpsters we currently have. Gazur made a motion seconded by Frey to post for the vacant Laborer position. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Gazur questioned where we are on the storm water drainage improvements to the Cyprus/Blackstone intersection. Duppong stated action needs to be taken on one of the options provided by Interstate Engineering. Daede will contact Lenzen to move forward on this item.

Gazur clarified that the new zoning code does not intend to limit variances but to control the variances that would be approved. The intent is to accommodate larger homes plus some improvements without the need for variances. P&Z will take a more critical stance on this.

Frey commented he would like to move forward with the side arm for the garbage truck since it is a minor expense. The end of May or first part of June would be the delivery date for the new garbage truck.

Schulz commented West River Transit will meet this week. He stated there are four applications for Manager or Assistant Manager for the pool and two applications for the Pool Board. The Park District is having a finance meeting for the Wellness Center this week and there is a JDA meeting coming up.

Bjerke questioned the City Cleanup date. Ferebee stated it is May 9.

Daede commented the bids for crack sealing and patching are due on Friday.

Yeager stated crews have been sweeping, hauling sand to the mine properties, finished maintenance on mowers, changed oil on the sweeper and broom, adjusted brakes on the garbage truck, picked up rocks in the Hwy. 49 ditch, did some blading, took the snow fence down, purchased patch material in Bismarck, picked up garbage around the RV Park, painted name plates for the cemetery and filled in a valley gutter on 3<sup>rd</sup> Ave and 19<sup>th</sup> St NE. In the next weeks, they will be sweeping, blading, taking recycling to Minot, putting up flags and banners, installing a beacon light for the new tractor and patching.

Duppong commented P&Z will meet this Thursday and he commented on some properties being worked on now. A Moore Engineering meeting will take place at the end of this month. Gazur commented on the storage needed for water plant equipment. Discussion followed on options discussed with Moore on the new water plant. Duppong stated FEMA is coming later this month to do a walk through.

Ferebee presented a site authorization for American Foundation for Wildlife at Alibi's Lounge for July 1, 2016 to June 30, 2017. Keller made a motion seconded by Kelsch to approve the site authorization as presented. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey, and Schulz in favor.

Phillips stated the Childcare facility is still proceeding.

Senn commented they went through a testing process with the new vests. He stated they have entered into a partnership with Coal Community Health. Senn stated the police officers are supplied with a Narcan kit to be used if called for an opiate overdose which can be used to slow down the effects until the ambulance arrives. Gazur questioned the City's liability. Senn stated he is an EMT and the other officers are EMRs and they are covered under the Medical Director as long as the right protocol is used.

Lee distributed the two appraisals presented at the Board of Equalization meeting for Council to review. The two properties are for Hoffer and Torgerson and the appraisals show lower amounts.

Kelsch questioned if the comparable sales of the homes on the spreadsheet were verified and that the sale prices are correct. Lee stated that they were verified. Gazur commented the value change could include the appraisal value plus the percentage of increase for 2016. The amounts were calculated at \$255,780 for Hoffer and \$294,294 for Torgerson. Discussion followed on the values of the appraisals and comparable sales. Schulz made a motion seconded by Kelsch to use the appraisal value and add on the percentage increase determined from comparable sales for the two properties discussed to determine the 2016 assessed value. Gazur stated if we don't agree with this approach we should look at a change for next year. Kok questioned what the County would do. Bjerke stated they may not accept our decision. Roll call vote found Keller, Kok, Kelsch, Gazur, Frey and Schulz in favor.

Gazur made a motion seconded by Schulz to dispense with the reading of the minutes of the Board of Equalization meeting on April 12 and approve as furnished to the Council by email. Roll call vote found Keller, Kok, Kelsch, Gazur and Schulz in favor. Frey abstained. Motion passed.

Bjerke commented on the petitions taken out for Council positions. He stated there is a dispute over street costs in Barton Estates. A special meeting will need to be scheduled to handle this. It is tentatively scheduled for Friday, April 29 at 4:00 pm.

Meeting adjourned at 9:35 pm.

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Darrell Bjerke, Mayor

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Heather Ferebee, Auditor