

The regular Beulah City Council meeting of February 20, 2017 was called to order at 7:00 pm at Beulah City Hall by Council President Clyde Schulz.

Present: Kathy Kelsch, Ben Lenzen, Travis Frey, Eric Hoffer, Joel Morgan

Absent: Brant Keller, Kelsey Timmer, Darrell Bjerke

Also Present: City Attorney Scott Solem, City Engineer Loren Daede, City Coordinator Russell Duppong, Frank Senn, Kenny Yeager, John Phillips, Brent Torgerson, Sarah Tunge, Jim Schafer, James and Darla Knutson, Maverick Thompson, Kate Johnson

#### Pledge of Allegiance

Frey made a motion seconded by Kelsch to dispense with the reading of the minutes of the last regular meeting on February 6 and approve as furnished to the Council by email. Roll call vote found Kelsch, Lenzen, Frey, Hoffer and Morgan in favor.

Schulz commented April 3<sup>rd</sup> may be the date for the 2<sup>nd</sup> reading of the Ordinances for the REC and MDU franchises to allow time to gather more information.

Frey commented on an addition of FMLA to the employee handbook. The entire handbook is in the process of being revised. Since we are a public entity we are required to have FMLA in our employee policy. Frey made a motion seconded by Hoffer to add FMLA to our personnel policy. Roll call vote found Kelsch, Lenzen, Frey, Hoffer and Morgan in favor. Frey stated P&Z met on Thursday and welcomed a new board member. The new zoning code is in use at this time and they are looking at sending out an RFP for a Land Use Plan. Frey commented on a meeting that occurred with Southwest Water Authority. Southwest Water presented the City with a template agreement which states that when the City annexes anyone into the current city limits it is actually in their territory. They would like a royalty and compensation anytime we add anyone to our municipal water system. A Land Use Plan would be a document to show our justification and possibly get them to relax on the issue. According to their maps they have surrounded the City with their water lines.

Schulz commented there is a police vehicle that needs to be repaired or replaced. There are two officers that are still assisting with DAPL. West River Transit will have an informational meeting on February 27. Beulah Waterpark will have a board meeting tomorrow night. They still have two open positions on the board. The Wellness Center is moving forward and seeking bids for some items. JDA had a meeting last week and there was discussion on restaurants in the community. The Beulah Greetings booklet is now out and available at the Chamber office.

Lenzen commented the streets are looking good and gutters have been opened up. Some alleyways have issues with drainage that will need to be reviewed.

Kelsch commented on the Chamber request to purchase additional property. At the August 15 Council meeting, it was approved to sell the building to the Chamber. The Chamber would like to purchase additional land. Kelsch made a motion seconded by Lenzen to amend the motion from the August 15, 2016 meeting for the sale of the building to the Beulah Chamber to include the sale of an additional 6,525 square feet approximately. This area extends an additional 45 feet from the

original 50 feet to the east of the building that was previously agreed upon and extends to the outer east edge of the entrance and exit driveways on the north and south border of the property. The purchase price will be \$1.20 per square foot or \$7,830 plus legal and administrative fees of \$600 for a total of \$8,430. Hoffer questioned how much of the lot would be left. Kelsch commented it would leave approximately 130 x 170 feet. Frey questioned if there is an anticipated closing date and he mentioned the survey that needs to be done. Kelsch stated the Chamber will give their final seal of approval once this is approved. Hoffer questioned how we came up with the \$1.20 per square foot. Kelsch commented she chose three other properties with equal space on Front Street to find an average. She used the values from the Mercer County Assessor's site. Roll call vote found Kelsch, Lenzen, Frey, Hoffer and Morgan in favor.

Solem commented on the draft of Ordinance #423 for the Midco franchise. It will be forwarded to Midco to review. Lenzen made a motion seconded by Hoffer to table the first reading of Ordinance #423 for Midco until next meeting. Roll call vote found Kelsch, Lenzen, Frey, Hoffer and Morgan in favor.

Yeager stated they have widened streets, cleaned drains and drainage areas, repaired equipment, changed cutting edges on plows, took a load of recycle to Minot, and cleaned lots in SV. They will get the dump truck that was repaired, fix barricades, haul furniture, check signs, clean the shop for West River judging and clean snow at the gun range.

Duppong commented the river is still being observed and the water is running beneath the ice. There is a meeting this Thursday with the County to review preparations in case of a flood. On Wednesday he and Solem will be traveling to Underwood to present information on dilapidated building removal. The Wellness Center plans were shown to P&Z and they will be taken to the second P&Z meeting in March for approval. NDDOT sent paint samples for the bridge and recommended two colors for the City to decide on. Kelsch commented there is no way for water to drain off of the walking bridge. Duppong stated he would contact NDDOT. Frey made a motion seconded by Kelsch to choose Sand Dune for the color on the bridge. Roll call vote found Kelsch, Lenzen, Frey, Hoffer and Morgan in favor. Schulz commented on using West River Transit for emergency transportation. He questioned if the gauge on the bridge is working and Duppong stated that the gauge is not registering. Schulz stated we are paying for it. Duppong stated he will find out if it's working.

Ferebee stated she emailed out the January financial reports for Council to review. Lenzen stated that financial information is critical and appreciates it.

Phillips commented the 24-unit apartment complex had an open house last week and it went very well. He commented he has been working on Homestead Credit applications and a number of applicants are not fully qualifying because their valuations are now so high. He commented on Economic Development projects. Hoffer questioned what happened with the steakhouse. Phillips stated a liquor license was needed and the proposed owner could not obtain one. That individual was working with the current owners of the building and the numbers for the business plan were good, but a dispute arose with the individual and owners. The individual and his staff did not have the lending qualifications required to acquire the loan. Phillips commented on the Dakota Gas Tax bill, stating it is critical to stay revenue neutral. Legislature in the House approved a tax increase cap of 3%. A bill has been proposed to put a two year moratorium on building any wind farms. Phillips commented on two startup businesses in town.

Senn commented he submitted reimbursements to DAPL. A vehicle needs repairs and that will also be submitted. They will pull out of DAPL in a week or two.

Frey commented we should have an assessment update from our assessor for the next meeting. Lenzen commented parking on the streets should be addressed at some time in the future. Duppong commented the NDLC has scheduled March 3 as Celebrate Cities Day.

Meeting adjourned at 8:00 pm.

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Clyde Schulz, Council President

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Heather Ferebee, Auditor