

CITY OF BEULAH

April 1, 2024, 6:30 pm

Beulah City Hall Council Chambers

CITY COUNCIL MEETING

The regular meeting of the Beulah City Council was called to order at 6:30 pm by Mayor Sean Cheatley with Council Members Auston Biles, David Czywczynski, Jason Isaak and Eric Hoffer present. Ben Lenzen and Gary Miller absent.

Also Present: City Attorney Scott Solem, City Engineer Charles Hankins, Economic Dev. Dir. Beaver Brinkman, Water Supt. Gary Bovkoon, Public Works Supt. Kenny Yeager, Police Chief Frank Senn, City Assessor/Planner Heidi Hamelton, City Auditor Heather Ferebee, Gloria Olheiser, Bruce Neuberger, Adam Baker, Beulah Residents.

Pledge of Allegiance.

Biles moved to dispense with the reading of the minutes of the last regular meeting on March 4 and approve as furnished to the Council by email. Isaak seconded. Roll call vote found Biles, Isaak, Hoffer and Czywczynski in favor.

APPROVAL OF BILLS

Isaak moved to approve the bills as presented and reviewed. Biles seconded. Isaak presented an invoice that was received from High Plains Concepts for replacement trees on Main Street for \$37,683.75. Roll call vote found Isaak, Biles, Czywczynski and Hoffer in favor.

COUNCIL PORTFOLIOS

Mayor Cheatley

A statement was read by Cheatley regarding open discussion during council meetings. He stated public comments have superseded Council's ability to undertake business. Cheatley requested a motion from council to temporarily suspend public input and the public input guidelines to take time to review the process. Communication will be taken in written form and provided to a council member. Biles moved to suspend public input and the public input guidelines. Czywczynski seconded. It was questioned how long this will be in effect. Cheatley commented until the guidelines can be reviewed. Isaak commented that the city will still need some public input as it may not be communicated the same by the council member. Neuberger expressed his opinion that the rules are being followed for public input. Baker commented that meetings have not gotten out of control. Biles stated that the conversations aren't happening ahead of time and we've lost civility. Roll call vote found Biles, Czywczynski in favor. Isaak, Hoffer opposed. Cheatley in favor. Motion passed.

Gloria Olheiser of WARC shared information on Sexual Awareness & Prevention Month and what WARC offers. Cheatley proclaimed April 2024 as Sexual Awareness & Prevention Month. Hoffer moved to ratify the proclamation. Isaak seconded. Roll call vote found Hoffer, Isaak, Biles and Czywczynski in favor.

A Sign Proposal was presented by CVB to reface and light the signs coming into Beulah on the north and south side. It will cost approximately \$16,800 per sign and CVB will pay for them. Hoffer moved to approve the proposal by CVB to take care of signage for the city. Biles seconded. Roll call vote found Hoffer, Biles, Isaak and Czywczynski in favor.

Amanda Mohl has resigned from City Council. It was questioned if it is too close to the election to fill it.

Heidi Hamelton has resigned from her position with the City of Beulah. She will work at the city until May 24.

Council Member Biles

Biles moved to award the 2024 city spraying contract to Joe Green Lawn Care for \$24,557.50. Isaak seconded. Roll call vote found Biles, Isaak, Hoffer and Czywczynski in favor.

Cheatley appointed Marcie Krumwiede, Jessica Hager, and Erik Lindborg to the Pool Board. Hoffer moved to approve the appointments to the Pool Board. Isaak seconded. Roll call vote found Hoffer, Isaak, Biles and Czywczynski in favor. The Pool Manager is working with returning employees.

Pool Maintenance Operator part-time position is being reviewed by Employee Relations.

Water Department On-Call rate of pay is being recommended to increase from \$64 per week to \$175 per week. Hoffer moved to increase the On-Call pay as presented. Biles seconded. It is in line with the industry average. Most Water Plants have a difficult time getting employees certified. Roll call vote found Hoffer, Biles, Isaak and Czywczynski in favor.

Employee Relations recommends the Public Works summer help rate of pay increase to \$18.00 per hour in the hopes of enticing employees. Isaak moved to increase the rate of pay for Public Works summer help to \$18.00 per hour. Hoffer seconded. Roll call vote found Isaak, Hoffer, Biles and Czywczynski in favor.

Solem stated the city is allowed to appoint someone to a vacant council position but may not have a special election within six months of the general election.

CITY PERSONNEL

City Auditor

Hoffer moved to approve the February financial reports. Biles seconded. Roll call vote found Hoffer, Biles, Isaak and Czywczynski in favor. The annual city audit through Brady Martz started today.

Public Works Superintendent

Crews are patching potholes and sweeping.

Economic Development Director

Brinkman sent information to council regarding the Renaissance Zone Program and Tax Incremental Financing (TIF) program. Both could benefit the city, revitalizing Main Street business store fronts and vacant buildings. It is requested that the council review the information.

Pool Update – Two bids are being received for a heater for the pool. It is about \$50,000 to fix leaks in the pool so it can open this summer, but the city needs to find someone who can do it. \$472,200 is the estimated cost of all repairs.

Farmers Union Oil's per gallon propane rate for the city will be set at \$1.59 for Oct. to Dec. The summer rate will be the rate at the time, less \$.15.

City Assessor/Planner

An Abatement Application was presented for parcel BB1448866406 for 2022 and 2023. Isaak moved to approve the abatement application as presented. Hoffer seconded. The resident was being taxed twice for a mobile home. The county will process the abatement and issue the refund to the resident. Roll call vote found Isaak, Hoffer, Biles and Czywczynski in favor.

An Abatement Application was presented for parcel BB14488660410 for 2022 and 2023. One of the structures on the property needed a change in value. Isaak moved to approve the abatement application as presented. Biles seconded. Roll call vote found Isaak, Biles, Hoffer and Czywczynski in favor.

Trees have been ordered for Main Street along with a tree for Memory Park for the Arbor Day Project 2024. The city has been approved as a 2024 Tree City USA. The city will be presented with a flag on May 10 at the Arbor Day Project. The state is considering recognizing Beulah for the strides made in 2023.

Building Permit Inspection Fees will need to increase from \$100 to \$130 to cover costs. Solem will review the resolution to see if it will need to be changed.

Building Permit updates – two houses located in Barton Estates and Country Meadows have been issued certificates of occupancy. The Cenex car wash will be ready to go as soon as the concrete can be poured. There is also a shop/condo project happening.

Abandoned auto program is being used to remove mobile homes and can be used for junk vehicles.

City Engineer

Engineering Contract for Construction Services will be reviewed and brought to the next meeting. Bechtold Paving will patch some areas in Beulah soon.

Police Chief

Senn presented statistics from 2023 including calls for service which involve charges or offenses. He presented the number of citations and warnings. They are seeing increases in calls and the statistics are used to determine coverage.

City Attorney

The city has been the title record holder of the Scotwood Motel since 1982. The city had to hold the deed and lease it back to the developer for ten years as part of the bonding process. The deed was never turned over to the owner. A Quit Claim Deed is prepared to transfer it to the rightful owner. Hoffer moved to approve the Quit Claim Deed as presented. Biles seconded. Roll call vote found Hoffer, Biles, Isaak and Czywczynski in favor.

The meeting adjourned at 7:27 pm.



Sean Cheatley, Mayor



Heather Ferebee, City Auditor

The following bills were approved and paid in March:

Check Range: 43986 to 44067, -99671

Payroll Check Range: -72975 to -72904, 43985

Employees	91131.97	NDPERS PD	4319.26
HEALTH INS	44011.34	NY Life Insurance	4344.50
METLIFE	1665.43	Principal Life Insurance Co	367.66
GAP Health	60.38	Mercer County Treasurer	7083.00
NDPERS 457	849.50	Beulah Lumber Company	87.50
FIT	14628.85	Downtown Gas & Auto	3764.67
NDPERS 457	849.50	Bronson's Marketplace	53.50
FIT	14442.81	American Express	3116.96
NDPERS Main	5917.14	MDU	13543.49
NDPERS Main 2020	3598.66	Mark A. Kaffar	900.00

Home Connection, LLC	4193.39	Stein's Inc	181.12
Convention & Visitors Bureau	50000.00	OzTech Electric, LLC	344.00
Convention & Visitors Bureau	1055.00	Core & Main LP	587.56
ARSL	20.00	HACH	180.58
Baker & Taylor	294.23	J.T. Fire LLC	70.00
Cengage Learning	582.01	Michael Todd Industrial Supp	849.55
Benjamin Newman	144.81	USA Blue Book	373.58
Austin Lovejoy	107.20	Dakota Pump & Control, Inc	49.29
Powerplan	3911.62	Mercer County Sheriff's Dept	70.00
US Bank	1035.35	Sanitation Products	2065.99
North Dakota Dept of Health	75.00	Lucky's Towing & Repair	300.00
NAPA Auto Parts	3570.11	Neuberger Oil Co.	175.00
North Dakota One Call Inc	7.80	The Hub Convenience Stores	954.41
Starion Bond Services	79188.75	The Union Bank	37337.38
Starion Bond Services	61380.00	Farmers Union Oil Company	5536.33
NDDEQ	127.08	West River Telephone	72.30
Waste Management	192.76	Beulah Beacon	644.02
Beulah JDA	11843.98	Presort Plus, LLC	12.85
Roughrider Electric Coop	3492.89	Rita Baranick	50.65
Beulah Airport Authority	11843.98	Bronson's Marketplace	34.21
Hawkins Inc.	20.00	Beulah Beacon	116.50
Starion Bond Services	52186.25	NDACo Resources Group, Inc.	1332.07
AT&T Mobility	842.33	MARC	272.29
Solem Law Office	7213.84	Hazen Welding	130.00
Information Technology Dept	390.65	Beulah Park District	18798.25
J & M Hardware Inc	752.84	USA Blue Book	540.49
Aramark	498.07	Beulah Park District	5761.58
West River Telephone	1639.05	Beulah Senior Center	1108.00
Myles Hafner	25.00	AT&T Mobility	43.23
Keith Morast	50.00	Beulah Airport Authority	1551.20
Lowell Korbyn	50.00	Stein's Inc	402.86
J & R Vacuum & Sewing	69.99	ESRI	550.00
Solem Law Office	524.83	Postmaster	381.62
Dakota Fire Extinguishers	871.83		
North Dakota Safety Council	455.00		
Pro Forms	630.72		
Display Sales	2790.00		
Heidi Hamelton	53.50		
Beulah Public School District	50.00		
White Cap, L.P.	5580.00		
7 Arrows Tree Service	3900.00		
Branch Mngmt Tree Service	3900.00		