

CITY OF BEULAH

August 30, 2023, 2:00 pm

Beulah City Hall Council Chambers

SPECIAL CITY COUNCIL MEETING

The special council meeting of the Beulah City Council was called to order at 2:00 pm by Mayor Sean Cheatley with Council Members Jason Isaak, Gary Miller, Amanda Mohl, Ben Lenzen and David Czywczynski present. Auston Biles and Eric Hoffer absent.

Also Present: City Engineer Charlie Hankins, City Attorney Scott Solem, Economic Development Beaver Brinkman, Police Chief Frank Senn, Water Dept. Superintendent Gary Bovkoon, City Assessor Heidi Hamelton, City Auditor Heather Ferebee, Assessment Board Members Travis Frey, John Phillips and Bryan Ronyak, Deanne Gierke, David Whipps, Bruce Neuberger, Beulah Residents and Editor Alyssa Meier.

Pledge of Allegiance

ASPHALT PATCHING ESTIMATE

Hankins stated there are five locations that need to be patched and an additional three from water and sewer repairs:

1. 3rd Ave W and 7th St NW - \$48,738
 2. Central Ave and 7th Street - \$18,646
 3. 1st Ave NW between 4th & 5th Street - \$4,386 (water repair)
 4. Northern most entrance to the Middle School on Central Ave. - \$2,500
 5. Sewer line repair on 2nd Ave SE - \$27,880 – (sewer repair)
 6. 3 other areas from water & sewer \$2,500 each
- Mobilization \$8,800

Isaak moved to table this until the meeting next week. Czywczynski seconded. Roll call vote found Isaak, Czywczynski, Miller, Mohl and Lenzen in favor.

MAIN STREET PROJECT SPECIAL ASSESSMENTS

It was stated that this is a dialog between the City Council and Assessment Board. There will be a Town Hall meeting tonight and on Tuesday at the Civic Center. Neuberger commented that Scott Solem holds a letter in his possession that prevents him from participating in public discussions of this topic and that he should recuse himself unless the new mayor has rescinded that. Solem stated that the former mayor requested him not to participate in certain discussions, but this meeting does not pertain to those discussions.

Phillips commented that the Assessment Committee met and discussed the best way to assess this project. Assessing the project to Main Street is a large number. The Storm Water district map was provided by Interstate Engineering. He stated that every car drives down Main Street in town, so they reevaluated it. The Assessment Committee has been told that there will be four more projects south of 7th Street, so they looked at expanding the district from 7th Street to the railroad and from Hwy. 49 to 2nd Ave NE. Phillips stated his recommendation is to expand it citywide. Discussion followed on the project funding and the ARPA and Prairie Dog funds. Brinkman stated that the loan is SRF funding. Regarding the 1.5% administration fee, the city needs to be able to pay for the city property assessments and to cover the bond counsel fees. Brinkman stated that the city has let the infrastructure sit for a hundred years without updates. Discussion followed.

Discussion followed with the public:

Gierke questioned what the four more projects are to come and why there is currently no master plan. It was stated there is a list and it will be evaluated where the city's finances have been for the last seven years. It was questioned if this project should be encompassed in this plan. It was stated the Comprehensive Plan addressed improvements to Main Street. It was commented that if this is a beautification project, it is discretionary. Neuberger questioned the relationship between the City Engineer and the Assessment Board member Travis Frey. He questioned Council member Lenzen who owns property on Main Street stating he shouldn't be able to vote. He stated Solem would benefit from moving the assessments away from Main Street.

Phillips stated that spreading the assessments city wide will be reviewed. Lenzen commented that completing it by November 1 is too fast. It's going to be a big project and there are ramifications for how each item is spread. This is a different kind of loan where the interest doesn't need to be paid until the loan is drawn from. Lenzen requested to stop the discussion of getting the assessments spread by November 1. Miller commented he does not agree with spreading the specials for water and sewer to those in County Club Estates because they don't have city water and sewer.

Czywczynski commented on needing a long-range plan and repairing roads. It will end up being a citywide project. Whipps questioned who would clean the sidewalks that are 15 feet wide. Czywczynski commented that it may need to be contracted out. It was questioned if the project can be scaled back.

Czywczynski moved to adjourn. Lenzen seconded. Roll call vote found Czywczynski, Miller, Mohl, Isaak and Lenzen in favor.

Meeting adjourned at 3:00 pm.



Sean Cheatley, Mayor



Heather Ferebee, City Auditor