

CITY OF BEULAH

February 20, 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 Eric Hoffer, Auston Biles, Jason Isaak, Ben Lenzen and Gary Miller present. Amanda Mohl and David Czywczynski 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, John Phillips, Beulah Residents.

Pledge of Allegiance.

Isaak moved to dispense with the reading of the minutes of the last regular meeting on February 5 and approve as furnished to the Council by email. Biles seconded. Roll call vote found Isaak, Biles, Lenzen, Hoffer and Miller in favor.

COUNCIL PORTFOLIOS

Council Member Isaak

John Phillips presented options for spreading the special assessment amounts for the Main Street project SID #26. Those options included spreading assessments to Main Street only, all city wide, 80% city wide and 20% Main Street, or 90% city wide and 10% Main Street. Approximate assessment amounts were presented. The recommendation is 90% city wide and 10% Main Street. Country Club Estates is included at half a unit because they don't have water or sewer, but they use Main Street. Benz 3rd Addition is assessed three quarters of a unit because they don't have sewer. Discussion followed on whether Main Street should have a higher percentage and how units were calculated.

Solem stated the Assessment Board will spread the assessments. They don't need City Council approval or public input. They publish the assessment list in the paper and have a public hearing. Everyone who has property has the right to question their individual assessment, not the city wide method or the project. The Assessment Board can then make any adjustments needed. Adjustments to one lot will affect every property. It does not get published again but will be available at City Hall. A City Council public hearing is scheduled. Property owners can then come to the council regarding their individual lots. City Council needs to approve the whole list. It is then finalized and the Auditor will send it to the county and it will show up on tax statements. The only lots in the city that are exempt are cemetery lots. Council requested that a town hall meeting take place.

There are eight trees that need to be removed by the lumber yard. The property owner may take the trees down, but the city will need to remove the stumps. A bid was received for \$600 to remove the stumps; \$75 per stump. Lenzen moved to approve paying for the removal of eight tree stumps using the forestry fund. Hoffer seconded. Roll call vote found Lenzen, Hoffer, Isaak, Biles and Miller in favor.

Mayor Cheatley

The City Attorney contract that includes flat rates for services ended in December. It is requested to return to hourly charges. City Hall would like to see details of services completed on invoices. Isaak confirmed with Solem that the hourly rate is \$250. Solem confirmed but said it may increase. Isaak requested Solem come to council if there is an increase. Isaak moved to return to an hourly rate of \$250 per hour at the beginning of March instead of the flat rate contract. Miller seconded. Roll call vote found Isaak, Miller, Biles, Lenzen and Hoffer in favor.

CITY PERSONNEL

City Auditor

Hoffer moved to approve the January financial reports. Miller seconded. Lenzen questioned the payment of the Occupancy Tax and Restaurant and Lodging Tax to the Beulah CVB. Ferebee stated the taxes received for the year are transferred to the Beulah CVB. It was stated that the city has an ordinance covering this. Solem stated it has historically been transferred to the CVB. Roll call vote found Hoffer, Miller, Isaak, Biles and Lenzen in favor.

Water/Wastewater Superintendent

There was a service line break at a vacant lot on Main Street.

Economic Development Director

Brinkman met with two Pool Board members and the Pool Manager. A grant is available that will be applied for. There is a group that has been contacted regarding a capital campaign. An ad is posted for additional board members. It was requested that the city schedule a contractor to make necessary repairs to the pool for it to open. The estimated amount for repairs was \$50,000. It was requested that Associated Pools be contacted for a quote to do a startup for the pool. The Board has a concern about the water heater and would like to get it inspected. This board manages and maintains the water park. It was stated Council may want to consider hiring a full-time employee with pool job duties. Isaak moved to proceed with the three repair and maintenance items presented. Miller seconded. Roll call vote found Isaak, Miller, Biles, Lenzen and Hoffer in favor.

UND, EERC and Lignite Council met regarding a timeline to proceed on the workforce grant. Brinkman has a meeting on March 3 with the Governor's Office to review the grant. The City Capital Expenditure list is being updated. City staff meet once per week regarding the Attorney RFP. The FEMA grant was sent in for approval. The Community Block Grant approval was changed to 63.58%, but the city still qualifies. This will allow for funding east of Hwy. 49 and south of 7th Street (not including Murray Addition). The grant is 80/20 and preapplication will need to be in before May 1.

City Assessor/Planner

Hamelton published and posted two requests for bids. One for tree removal, which includes Main Street. The other is for demolition bids for the 700 Parkway Drive south building. The due date is February 23. Hamelton and a couple P&Z members will meet with a couple members of the Mercer County P&Z regarding the ET Zone at the request of the Mercer County Commission. Hamelton applied for an 80/20 grant for a Memorial Park tree replacement for the Arbor Day project and it was awarded for \$1,500. A Certificate of Occupancy was granted for a new house in Barton Estates.

City Engineer

Hankins addressed the Capital Improvement Plan regarding ideas of potential needs in town. There will be improvements needed to the streets north of 7th Street.

Police Chief

Senn attended the Elder Abuse Initiative in Washington D.C. last week. He will be putting a program together.

The meeting adjourned at 7:32 pm.



Sean Cheatley, Mayor



Heather Ferebee, City Auditor