

## **CITY OF BEULAH**

**January 15, 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 Ben Lenzen, David Czywczynski, Jason Isaak, Gary Miller and Auston Biles present. Eric Hoffer and Amanda Mohl absent.

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

Pledge of Allegiance.

Miller moved to dispense with the reading of the minutes of the regular meeting on January 2 and approve as furnished to the Council by email. Biles seconded. Roll call vote found Miller, Biles, Czywczynski, Isaak and Lenzen in favor.

### **COUNCIL AGENDA ITEMS**

#### Council Member Lenzen

Lenzen presented Beulah Housing Authority financial information showing what has happened over the last few years. He stated it may not be wise to refinance at this time. The housing units need some updates. The rents increased recently but there have been no rent increases in the last few years. Discussion followed on the bond terms and what is allowed by the bank. Neuberger stated that the chair of the Beulah Housing Authority should be in attendance to answer questions. Solem stated the Housing Authority has the ability to take out its own loans, purchase its own property and manage its own property without coming to the city. The city does not cosign or guarantee the loan. The patio homes are the collateral for the loan.

#### Council Member Miller

Planning and Zoning has a vacancy for the extraterritorial position. P&Z made a recommendation to reappoint Gerald Bieber. Cheatley appointed Gerald Bieber to the P&Z extraterritorial position. Biles moved to ratify the appointment. Miller seconded. Roll call vote found Miller, Biles, Czywczynski, Isaak and Lenzen in favor. Hamelton will take this to the county for appointment.

### **CITY PERSONNEL**

#### City Auditor

The 2023 financial reports, year-end transfers and budget amendments were presented. Transfers were made for debt service funds, for payments made on bonds, reserve requirements, budget allocations, projects, negative fund balances for overages, and for special assessments.

Annual transfers were made from enterprise funds (water, sewer, storm water, garbage) as allowed by NDCC to help fund the General fund. Budget amendments are required by NDCC and are made per fund, not per account, to match the amount of expenses and revenue for the year. There must be enough revenue brought in to cover excess expenses unless there is already cash in the fund to cover the expenses. The actual expenses were below budgeted expenses and the actual revenue was above budgeted revenue. The city came in under budget. Isaak moved to approve the 2023 financial reports, transfers, and budget amendments as presented. Biles seconded. Roll call vote found Isaak, Biles, Miller, Czywczynski and Lenzen in favor.

Lenzen moved to approve the local permit for a raffle board for Operation 11 Memorial Scholarship at the Campbell residence on February 11, 2024. It is a Tyler Schafer fundraiser for scholarships. Miller seconded. Roll call vote found Lenzen, Miller, Biles, Czywczynski and Isaak in favor.

Public Works Superintendent

The leased loader arrived, and the city will have it until the end of April.

Water/Wastewater Superintendent

There was a water break on the hill of 1<sup>st</sup> Ave NE. It washed out underneath the street. The water tower had freezing issues. There is also a sewer issue on 3<sup>rd</sup> Ave NW.

Economic Development Director

The DOE invested \$800,000 for workforce development. A grant was awarded to the college in New Town, which was one of eight in the US. The FEMA Go preliminary application was started and Interstate will complete the application which could provide \$320,000 for the east and west tributary studies. The Attorney RFP question meeting was held today.

The meeting adjourned at 7:13 pm.



Sean Cheatley, Mayor



Heather Ferebee, City Auditor