

CITY OF BEULAH

June 14, 2023, 6:00 pm

Beulah City Hall Council Chambers

CITY COUNCIL MEETING

The regular meeting of the Beulah City Council was called to order at 6:00 pm by Mayor Jeff Gooss with Council Members Sean Cheatley, Auston Biles, David Czywczynski, Jason Isaak and Eric Hoffer present. Ben Lenzen, Gary Miller and Amanda Mohl absent.

Also Present: City Attorney Scott Solem, City Engineer Charlie Hankins, Economic Development Beaver Brinkman, Water Superintendent Gary Bovkoon, Police Chief Frank Senn, City Assessor/Planner Heidi Hamelton, City Auditor Heather Ferebee, Amy Prince, Kameron Plienis, Rick Bauman, Editor Alyssa Meier.

Isaak moved to dispense with the reading of the minutes of the last regular meeting on May 24 and approve as furnished to the Council by email. Biles seconded. Roll call vote found Isaak, Biles, Cheatley, Hoffer and Czywczynski in favor.

APPROVAL OF BILLS

Cheatley moved to approve the bills as presented and reviewed. Biles seconded. Roll call vote found Cheatley, Biles, Isaak, Hoffer and Czywczynski in favor.

HEARING

Hamelton presented information on the Conditional Use Permit for a self-service storage unit in Zone C2. Scott and Heather Buchmann at 718 County Road 21 would like to build a 16-unit self-service storage unit. The P&Z hearing was on Monday, June 12, and the commission voted to allow the permit. Hoffer moved to approve the conditional use permit for Scott and Heather Buchmann at 718 County Road 21 for a self-storage unit as presented. Cheatley seconded. Roll call vote found Hoffer, Cheatley, Biles, Isaak and Czywczynski in favor.

PUBLIC INPUT

Amy Prince and Kameron Plienis presented information regarding a pool leak. A 2-inch water line broke underneath the pool. The pool may be able to remain open, but the small waterslide cannot operate. A large section of concrete will need to be replaced and there is a lot of washout under the concrete. It is a feature pump, but there may be other breaks. Isaak commented removable rubber grating may need to be placed in the area instead of concrete. Discussion followed on options for repairing the area.

Peddler's Permit for Merili's Books – Educational books door to door in July. The council would like her to attend a meeting before approval.

Rick Bauman of the Mercer County Fair Board requested a Special Event permit for the beer garden at the fairgrounds. It was commented that using wristbands for individuals 21 and over would be an option. Discussion followed. Cheatley moved to approve the Special Event permit for Nite Owl Bar to sell alcohol at the Mercer County Fairgrounds July 13-15, 2023. Biles seconded. Roll call vote found Cheatley, Biles, Isaak, Hoffer and Czywczynski in favor.

COUNCIL PORTFOLIOS

Council Member Czywczynski

There is a grant approved for the bike path along Hwy 49. It was suggested that preliminary environmental items be taken care of now. Hankins stated there will be a cost of approximately \$2,500. There will need to be \$200,000 budgeted for 2024. Biles moved to reach out to an environmental scientist for a study using the bike path funds. Czywczynski seconded. Roll call vote found Biles, Czywczynski, Isaak, Hoffer and Cheatley in favor. This bike path would go from 2nd Street to 7th Street along Hwy. 49.

One quote was received for three spots that need street repairs and it was high. Hankins is trying to get a couple more.

Council Member Isaak

Joe Barbot reached out regarding a few cemetery graves that need attention. The plots are owned by private individuals so the city will not address it right now.

Council Member Cheatley

Employee Relations met last week to discuss salary increases for the 2024 budget. It will be discussed further.

Mayor Gooss

The city budget will be reviewed by Isaak, Lenzen, Gooss and Ferebee. They will meet with each department head to discuss areas of the budget.

CITY PERSONNEL

City Auditor

Hoffer moved to approve the May financial reports as presented. Biles seconded. Roll call vote found Hoffer, Biles, Isaak, Cheatley and Czywczynski in favor.

Cheatley moved to approve the local permit for a raffle for Mercer County Farm Bureau at the Country Kettle on October 30, 2023. Isaak seconded. Roll call vote found Cheatley, Isaak, Biles, Hoffer and Czywczynski in favor.

Isaak moved to approve the Mobile Food Vendor License for Legendary Steaks to be located periodically at Farmer's Union Oil. Biles seconded. Roll call vote found Isaak, Biles, Cheatley, Hoffer and Czywczynski in favor.

Police Chief

Unit #18 is getting equipment installed. The radio purchase is on backorder.

City Attorney

Resolution ratifying proceedings in SID #26. This resolution is to get up to date with engineering and bid letting. Hoffer moved to approve the resolution ratifying proceedings in SID #26. Isaak seconded. Roll call vote found Hoffer, Isaak, Czywczynski, Biles and Cheatley in favor.

Resolution directing the assessment of SID #26 of \$6,107,000. City Hall staff, Gooss, and Hankins met to discuss use of utility fees for the SID. The recommendation was that the project be funded in the form of assessments and utility fees should be used for operation and maintenance. ARPA and Prairie Dog funds will be used for the remaining amount of the project. Utility rates will need to increase due to inflation, maintenance and future projects for water and sewer such as the North Lagoon project. It should be consistent where the money comes from for future projects. It did not seem appropriate to increase everyone's utility rates for this project. Cheatley questioned if there are any grants. Brinkman stated the income surveys are being sent out soon to sections of Beulah. It is possible that there could be grants to cover costs if the surveys are completed by residents, but they would be for future projects. Czywczynski moved to approve the resolution directing the assessment of SID #26. Hoffer seconded. Ferebee stated this resolution includes the entire bond amount of \$6,107,000 to be spread through assessments and not to use utility fees for repayment. Roll call vote found Czywczynski, Hoffer, Biles, Isaak and Cheatley in favor.

Ordinance No. 455 – Alcohol

Hoffer moved to have the second reading of Ordinance No. 455. Biles seconded. Roll call vote found Hoffer, Biles, Czywczynski, Isaak and Cheatley in favor.

Ordinance No. 456 – Zoning Text Amendment

Czywczynski moved to have the first reading of Ordinance No. 456. Isaak seconded. Roll call vote found Czywczynski, Isaak, Hoffer, Biles and Cheatley in favor.

Water/Wastewater Superintendent

Austin Lovejoy is interested in an apprenticeship program through ND Rural Water. The cost is \$3,850, but he can use the money in his VA fund to pay for it. Council agreed that it is a great opportunity. It was discussed that it may be a program that the city could provide to new employees in the future.

Marlin Block passed his Class 3 Water Treatment. AE2S will no longer be needed on contract.

Economic Development Director

John P. Schneider is interested in purchasing lots in Beulah and building homes to sell. The offer is to purchase each lot for \$1.00. Schneider would also pay closing costs and specials for the current year and each year going forward. Hoffer moved to approve the lot sales of two lots in Barton Estates and four lots on 2nd Ave N as presented. Cheatley seconded. Gazur questioned

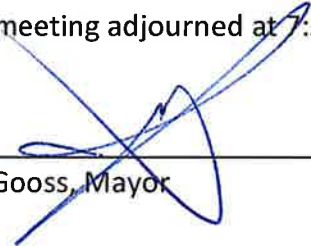
why the city doesn't require a buyer to pay for the specials that the city has already paid for. Gooss stated that if the buyer will pay the remaining specials, it will be beneficial to the city as the city won't need to pay them. Hoffer stated this is a learning experience and the city is trying to prevent the taxpayers from paying more. Roll call vote found Hoffer, Cheatley, Czywczynski, Biles and Isaak in favor.

The Chamber is planning a Beulah Bash. Gooss stated the city would like a plan. Senn stated it will be stretching their resources. It will cost the city overtime hours as they will need more officers with the parade and fair at the same time. It was commented that there should be a discussion with the city first before closing Main Street.

City Engineer

The Recreational Trails Program grant can be used in conjunction with the TAP grant and as a match for the TAP grant. This will be applied for before April of next year.

The meeting adjourned at 7:28 pm.



Jeff Gooss, Mayor



Heather Ferebee, City Auditor

The following bills were approved and paid in May:

Check Range: 42966 to 43060, -99699

Payroll Check Range: -73965 to -73893, 43052

Employees	91200.95	Playaway Products LLC	1759.68
HEALTH INS	39338.62	Legend Auto Body	2470.45
METLIFE	1194.39	Mercer County Treasurer	7612.90
NDPERS 457	747.50	NAPA Auto Parts	931.75
FIT	15294.05	Downtown Gas & Auto	5655.67
NDPERS Main	5149.36	Farmers Union Oil Company	1528.34
NDPERS Main 2020	2985.84	West River Telephone	1456.36
NDPERS PD	4478.20	Mark A. Kaffar	900.00
FIT	14045.40	Information Technology Dept	352.30
NDPERS 457	747.50	J & R Vacuum & Sewing	176.96
NY Life Insurance Company	4113.98	Powerplan	1191.68
Principal Life Insurance Co	368.55	CNA Surety	50.00
North Dakota One Call Inc	16.90	ND Sheriff's & Deputies	50.00
MDU	11407.65	City of Beulah	576.37
US Bank	1114.18	West River Telephone	71.33
Marco Technologies LLC	159.66	NDDEQ	140.32
Heartland Law Office, P.C.	473.00	Waste Management	854.25
Willow Lane	225.89		

Beulah JDA	366.03	MARC	2909.33
Roughrider Electric Coop	3625.06	Lucky's Towing & Repair	300.00
Beulah Airport Authority	366.03	Waylon Boyer	35.00
Aramark	421.08	Benjamin Newman	35.00
Bronson's Marketplace	145.78	West Dakota Utility Serv	52205.92
American Express	1127.69	Destinee Jensen Photog	50.00
AE2S, LLC	195.00	Pro Forms	79.16
AE Operations, LLC	4457.00	Millennium Express	16.23
The Beacon	1828.69	J & M Hardware Inc	408.48
Stein's Inc	304.46	AT&T Mobility	776.72
Bronson's Marketplace	75.49	AT&T Mobility	43.23
Trusted Media Brands, Inc.	38.50	Allstate Peterbilt of Bis	848.46
Playaway Products LLC	194.97	Brandon Berreth	50.00
MicroMarketing LLC	120.90	Butler Machinery Co	3037.88
Baker & Taylor	581.51	Stein's Inc	210.74
Cengage Learning	337.36	HACH	313.22
HR Collaborative	50.00	Penworthy	267.18
Dakota Pump & Control, Inc	714.54	NDPHIT	325.00
Frank Senn	125.80	Toni Ganje	10.00
Sanitation Products	2464.03	OzTech Electric, LLC	430.00
Ferguson Waterworks	1673.08	Waste Management	829.60
Brock White Company	1939.20	Petty Cash	150.00
DirectMED	242.43	Bobcat of Mandan, Inc	234.30
Everspring Inn	529.20	Wigen Water Technologies	62097.82
Uniform Center	897.94	B & B Mobile Home Trans	2500.00
Petty Cash	12.26	Granville Brinkman	145.39
Beulah Park District	36440.83	Granville Brinkman	382.52
North Dakota Dept of Health	75.00	Amy Prince	183.54
Lignite Tire	210.00	The Garden Mill	1538.28
BNSF Railway Company	2723.87	Postmaster	414.86
Hawkins Inc.	50.00		
Beulah Park District	5659.65		
Beulah Senior Center	1088.40		
Beulah Airport Authority	1523.75		
Aramark	53.68		
Solem Law Office	7250.84		
Randall Tetrault	27.19		
Brady Torgerson	66.58		
Shari Selzler	50.00		
Neuberger Oil Co.	1320.00		