

CITY OF BEULAH

May 25, 2022, 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 Travis Frey with Council Members Gary Miller, Sean Cheatley, Ben Lenzen, David Czywczynski, Amanda Mohl, David Ripplinger and Kathy Kelsch present. Eric Hoffer absent.

Also Present: Assistant City Attorney Jennifer Gooss, City Engineer Charlie Hankins, Police Chief Frank Senn, City Assessor Heidi Hamelton, City Auditor Heather Ferebee, Jerry Reichenberg, Roger Gazur, Rick Bauman, Dale Schwalbe, Kevin Kalvoda, Paula Schaper and Kim Fischer

Pledge of Allegiance.

Kelsch moved to dispense with the reading of the minutes of the last regular meeting on May 11 and approve as furnished to the Council by email. Miller seconded. Roll call vote found Kelsch, Miller, Ripplinger, Lenzen, Mohl, Cheatley and Czywczynski in favor.

PUBLIC HEARING

The Public Hearing on a conditional use permit was called to order. The Mercer County Fair Association is requesting permission to construct two hoop buildings. The proposed use is for agricultural events. P&Z has approved the permit. The proposed use is in harmony with the purpose and intent of the Zoning Ordinance, the applicable zoning district and the comprehensive plan. The proposed buildings will have adequate utility drainage and adequate access roads. This will benefit the community as a whole by allowing other agricultural uses of the buildings. The hearing was closed. Miller moved to approve the conditional use permit as presented. Cheatley seconded. Roll call vote found Miller, Cheatley, Lenzen, Czywczynski, Ripplinger, Kelsch and Mohl in favor.

BID OPENING

2022 Street Repair Bids were opened.

Concrete: M Construction for \$65,365

Asphalt Patching: Dakota Concepts for \$80,750 base bid for the city and \$34,125 alternate bid for private work.

Crack Sealing: The bid did not come with contractor license and security bond so it cannot be opened. The bidder will be contacted to see if they are still interested, and the council can decide if they will accept a quote.

The bids will be reviewed and brought to the next council meeting for approval.

PUBLIC INPUT

Beulah Bash – Paula Schaper and Kim Fischer

The Beulah Chamber is planning a Beulah Bash for August 6. There is a request for barricades on Main Street. The area is the same as previous years from 1st Ave. to Central Ave. each day and a small portion of Central Ave. They are also requesting blocking Main Street for one day for the car show from 2nd Ave. to 1st Ave. The bars will need to apply for special event permits for alcohol.

Rick Bauman commented on the alcohol permit for the Fair. There is a problem getting an enclosed trailer with refrigeration and it was questioned if the Fair can use a liquor establishment from Hazen in order to use the trailer. It was stated that the city can only authorize a special event permit from a business that has a liquor license in Beulah to sell alcohol within the city according to the ordinance. The permit allows the liquor to be sold at a certain premise. The distribution, equipment used or how it is procured is not included in the ordinance or liquor license.

COUNCIL PORTFOLIOS

Council Member Miller

It was asked on behalf of P&Z if the questions were submitted to the Attorney General. Gooss stated that she did submit them.

Council Member Mohl

Mohl moved to approve the Garden Mill invoice for flowers. Kelsch seconded. Roll call vote found Mohl, Kelsch, Lenzen, Miller, Cheatley, Czywczynski and Ripplinger in favor.

Council Member Czywczynski

Hankins presented options on the cost of street improvements for Country Club Estates. Discussion followed on the benefits of each option. It was stated that a meeting could be set up for June 9 as an informal informational meeting. It should be advertised in the paper and a letter sent directly to the residents. It was commented that all the roads in Beulah will need to be repaired soon. North of 7th Street could be chip sealed, but south of 7th Street will need new infrastructure beneath the streets before the streets can be repaired. Czywczynski moved to offer an open forum meeting regarding Country Club Estates on June 9th at 7:00 pm at the Civic Center. Miller seconded. Roll call vote found Czywczynski, Miller, Ripplinger, Kelsch, Cheatley, Mohl and Lenzen in favor.

CITY PERSONNEL

City Assessor

Fence Variance Application for 719 Fair Street SE. P&Z approved an update to the ordinance to allow fences up to the property line, but they are waiting on the proper procedure to update the ordinance. There is a fence going up at this address and one of the neighbors is not in favor of it. It was determined that the resident will need a variance for the fence. It was discovered that the

flow chart in the Zoning Ordinance does not match the wording in the ordinance. It wasn't known that notices were required. The notices will be mailed out tomorrow. Reviews will be held on June 13 with P&Z and June 22 with City Council. Gazur commented P&Z will continue to recommend applying for a variance for a fence to be built up to the property line.

iWorQ update: A report was provided to show how many permits were applied for and where the fees are applied. Most fees collected go to Interstate Engineering for building inspections.

Property Sales: The sales ratio is at .87 currently. If this ratio holds, there will be changes to values at next year's Equalization meeting.

Beautification Committee: Some ideas were suggested to make it less of an aggressive process. The committee will need to be reorganized. This committee does not need to be involved with grass and weeds but should review junk in yards.

City Engineer

The North Lagoon dredging quote will be provided in June. Kevin Kalvoda was introduced as a project technician with Interstate Engineering.

Police Chief

Community support and agency support from outside the community for search efforts for a missing person was incredible. It was commented that a mobile command center would be beneficial for instances like this. There were a lot of good and bad processes identified through this experience.

City Attorney

The AG Opinion was completed. The second reading of the zoning map amendment and resolutions approving all the plats will be presented at the next meeting.

Water/Wastewater Superintendent

Flushing hydrants will be completed on Friday.

City Auditor

Lenzen moved to approve the special event permit for Dewey's - Molco LLC to service alcohol at a wedding reception at the Beulah Civic Center on June 25, 2022. Mohl seconded. Roll call vote found Lenzen, Mohl, Kelsch, Ripplinger, Czywczynski, Cheatley and Miller in favor.

City Hall invoices:

Covid Relief revenue will be used to pay for the remodel and equipment at City Hall. The money was transferred to the Public Building Fund at the end of 2021 for this purpose, but there will need to be a budget amendment made when the total is determined. The city may remodel the city office area next year, but that will be more involved as employees will need to move into the council room to continue city business.

The invoices are as follows:

AVI Systems invoice for \$30,217.53 as a second payment for the audio visual equipment.
Fetzer Electric invoice for \$55,200, which includes \$34,000 for the council room remodel and \$21,200 for a lighting upgrade. The lighting upgrade is part of a grant and the city should be reimbursed \$16,880.

Straightway Construction Inc. invoice for \$64,380 as a second payment on the council room remodel.

Cheatley moved to approve the invoices as presented. Mohl seconded. Roll call vote found Cheatley, Mohl, Kelsch, Ripplinger, Czywczynski, Lenzen and Miller in favor.

Regarding the 33-acre parcel from the auction, the counteroffer of \$500 per acre was accepted and the purchase agreement was signed.

Meeting adjourned at 7:09 pm.



Travis Frey, Mayor



Heather Ferebee, City Auditor