

CITY OF BEULAH

November 10, 2021, 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 Sean Cheatley, David Ripplinger, Gary Miller, Eric Hoffer, Amanda Mohl, Kathy Kelsch and David Czywczynski present. Ben Lenzen absent.

Also Present: City Engineer Charlie Hankins, City Attorney Scott Solem, Water Superintendent Gary Bovkoon, Public Works Superintendent Kenny Yeager, Economic Development Beaver Brinkman, City Auditor Heather Ferebee and Editor Claudette Olivier.

Pledge of Allegiance.

Kelsch moved to dispense with the reading of the minutes of the last regular meeting on October 28 and approve as furnished to the Council by email. Miller seconded. Roll call vote found Kelsch, Miller, Hoffer, Czywczynski, Mohl, Cheatley and Ripplinger in favor.

PUBLIC INPUT

Terry Lutz addressed council regarding speeding vehicles on Hwy. 49 and he questioned enforcement of engine brakes. It was stated there is an ordinance for engine brakes and it is enforceable. Partial funding for speed signs was added to next year's budget if a grant is received.

COUNCIL PORTFOLIOS

Council Member Czywczynski

The road in Country Club Estates was discussed previously at a council meeting. It was stated Jeff Gooss was going to start a petition in the area regarding improvements to the road. The Country Club Estates association has not yet met. The City Council will wait until they meet to bring it up for discussion again. There would need to be enough residents in the area interested so that an assessment would not be petitioned out.

Council Member Ripplinger

Sun Valley Storage Lot holders were notified by letter regarding the termination of the use of the city lots. The users will have until June 1 to remove all property. Advertising for bids will begin in February. It was stated that since those individuals with items on the lots have not paid for the lots so far, the bid process will be open to everyone. There is a list of people who have never had the chance to obtain use of a lot. The lot lines will change and the area will be rezoned.

Council Member Cheatley

Library Board met last night. 8,300 people have come through the library so far in 2021. The library is undertaking the Holiday Walk Around Downtown this year.

Council Member Hoffer

Proposed new garbage rates and Transfer Station rates will be emailed to council. The increase on garbage will be 15% because that is the 2022 increase at the Mercer County Landfill for garbage.

Council Member Kelsch

NY Life Pension Plan is terminating. The administrator will no longer be active with that fund. The amendment for termination of the plan will need to be signed. Kelsch moved to provide the proper documentation to terminate the plan. Cheatley seconded. Roll call vote found Kelsch, Cheatley, Miller, Hoffer, Czywczynski, Mohl and Ripplinger in favor.

Mayor Frey

US Bank is closing the Beulah branch.

The Union Bank would like it stated at a council meeting who the approved signers are on the police vehicle leases and the pool loan. The City Auditor and Mayor are authorized signers on city documents. The loan rates and terms remain the same. It is clarified that the authorized signers on the police vehicle leases and the swimming pool loan are the City Auditor and Mayor.

The next council meeting will be at 6:00 pm on Tuesday, November 23 due to the Thanksgiving holiday.

CITY PERSONNEL

Public Works Superintendent

Transfer Station has started winter hours of Monday, Wednesday, and Friday from 12:00 to 5:00 pm. Christmas decorations will be put up next week. The maintainer is in Bismarck for repairs. The Christmas tree will be put up when a crane is available.

Water/Wastewater Superintendent

Friday there was a water break on 2nd Ave SE. It is now repaired.

City Auditor

A transfer of \$11,576.11 is needed from the Pension Plan Clearing fund to the General fund to cover contributions made from the General fund to employees this year. This needs to be completed for tax purposes for the termination of the Pension Plan. The money accumulated is from city contributions to employees who terminated before they were completely vested. Cheatley moved to approve the transfer of \$11,576.11 from the Pension Plan fund to the General

fund. Czywczynski seconded. Roll call vote found Cheatley, Czywczynski, Kelsch, Miller, Hoffer, Mohl and Ripplinger in favor.

Economic Development Director

Nursing Home salvage material has been requested. There may be liability concerns. An inventory will be taken. It was discussed the generator could be moved to the Civic Center or Water Plant.

City properties available for sale in Beulah are listed on the city website. There is an offer to purchase 320 2nd Ave SE. A skating rink was located there in the past. An easement may need to be considered when the area is surveyed since it is in the floodway. Attorney fees and the survey would be paid for by the buyer. The cost was discussed stating it is in the floodway and floodplain. The buyer would like to purchase it for privacy. Kelsch moved to approve the sale of 320 2nd Ave SE to Jeff Keller as long as the floodway area includes an access easement for the city. Miller seconded. Roll call vote found Kelsch, Miller, Hoffer, Czywczynski, Mohl, Cheatley and Ripplinger in favor.

A map of New Energy Addition is posted on the website. This is the area north of 11th Street NE. An offer was presented of \$45,000. The purchasers will invest \$400,000 in the next 24 months for indoor and outdoor storage. The purchaser would pay closing costs and survey. There is abandoned utilities in the area. The land to the north near 16th Street will be an area for a commercial building. It was discussed that the area will need egress and will be rezoned to C3. The city will not put in infrastructure. It would be the responsibility of the buyer. The city should not act as a bank and carry the taxes. It was questioned if they need the whole area for storage and it was clarified that the south section would be storage spots and the north section would be used for another commercial business. They would like to put an offer in on both pieces. It was requested that defined plans be presented to make sure it happens. The concern is the availability of commercial land in Beulah. It was stated that this is the first offer on the property and it should be followed through before any other possible buyers are able to make an offer as to not breach the process.

It was commented that at a previous meeting it was stated that notice of available city properties would need to be listed on the city website. The city properties in Beulah were listed on the city website on November 1. The city will follow through with the current offer before looking at another offer. It will be listed on the website that there is an offer pending on the property. Solem questioned advertising or a bidding process on properties in the future. It was stated Attorney Gooss was spoken to and that this is nothing new. The council has been talking about properties for months. Due diligence has been covered. The city has sold properties as people inquire about them. When properties are sold outside the norm, the norm being \$1 per square foot, the city will justify why it is doing that and make sure those things are known. The New Energy Addition property does not have usable water and sewer utilities or streets. Additional details will be brought to the next meeting.

Kirby Morgenstern grant request for removal of a mobile home. It was discussed that this grant needs to be run through a public entity. The city pays the invoices and then sends them to the

grant program for reimbursement to the city. The owner signs over the mobile home ownership to the city. Kelsch moved to participate in the grant application with Kirby Morgenstern for the mobile home located at 713 Front St SE. Hoffer seconded. Roll call vote found Kelsch, Hoffer, Miller, Mohl, Cheatley, Ripplinger and Czywczynski in favor.

City Engineer

House Bill 1505 passed. It is the largest investment in public transit in the nation's history.

City Attorney

Frey commented on the need for an improvement district as the city discusses improvements to Main Street and infrastructure in Beulah. The City's bond counsel stated the city will need to create an Improvement District. It was discussed that the City Engineer will need to draw the boundaries of the district.

APPROVAL OF BILLS

Ripplinger moved to pay the bills as presented and reviewed. Cheatley seconded. Roll call vote found Ripplinger, Cheatley, Miller, Czywczynski, Kelsch, Hoffer and Mohl in favor.

Meeting adjourned at 7:08 pm.


Travis Frey, Mayor
Heather Ferebee, City Auditor

The following bills were approved and paid in October:

Check Range: 40962 to 41073, -99755 to -99750

Payroll Check Range: -75622 to -75548, 40962, 41022, 41035

Employees	81240.31	North Dakota Tax Comm	129.61
HEALTH INS	34856.18	North Dakota Tax Comm	2610.35
METLIFE	1043.68	Principal Life Insurance	317.55
FIT	12408.04	US Bank	23559.06
NDPERS 457	187.50	City of Beulah	46.17
FIT	12726.92	APS Checking	31.90
SIT	4128.47	Petty Cash	7.70
Unemployment	229.35	MDU	14727.84
NDPERS 457	212.50	Downtown Gas & Auto	6783.57
NDPERS Main	5264.09	West River Telephone	1600.70
NDPERS Main 2020	1434.70	New York Life	609.87
NDPERS PD	3979.84	US Bank	2617.67
MN Child Support	171.66	Information Technology Dept	249.90
New York Life 457b	1756.60		
MN Child Support	171.66		

Mainstay Funds	2688.10	Radisson Hotel Bismarck	1036.80
American Express	1219.31	Nancy's Designs	32.17
Quadient Leasing USA Inc	218.07	WatchGuard Video	130.00
NDACo Resources Group, Inc.	820.26	MARC	1975.42
Convention & Visitors Bureau	11238.35	Water Smith, Inc.	15162.14
L-Tron Corporation	59.00	Dakota Pump & Control, Inc	865.00
Bryan Tomchuk	35.00	Sletten Excavating, Inc.	13344.11
Cengage Learning	128.05	Powerplan	528.91
Baker & Taylor	434.17	Ferguson Waterworks #2516	44.02
Schirado Boys Lawn Service	75.00	Sweeney Controls Company	5181.64
Ecolab Pest Elim Div	161.63	Granville Brinkman	465.34
Adam Baker	801.12	NAPA Auto Parts	396.23
Marcie Krumwiede	146.06	J & M Hardware Inc	473.35
West River Telephone	110.08	Farmers Union Oil Company	1348.82
Mercer County Treasurer	7087.50	The Beacon	1912.34
Millennium Express	14.30	Mercer County Sheriff's Dept	75.00
NDDEQ	214.44	Allstate Peterbilt Group	155.98
Beulah JDA	80.91	Electronic Communications	12247.00
Railroad Management Co	313.34	AVI Systems Inc	29383.53
AE Operations, LLC	3567.85	Petty Cash	186.17
Bryan Tomchuk	625.00	Butler Machinery Company	3465.10
Lignite Energy Council	225.00	Angel's Landscaping	1350.00
Bronson's Marketplace	11.30	DirectMED	488.32
Taste of Home	38.50	Beulah Park District	31330.69
Michael Frederick	48.00	Solem Law Office	2833.33
Solem Law Office	225.00	Solem Law Office	5424.18
NSC Minerals	3182.55	Mark A. Kaffar	600.00
Tecta America Dakotas LLC	17912.00	Bronson's Marketplace	1067.68
WatchGuard Video	450.00	Interstate Engineering, Inc	9001.25
North Dakota Dept of Health	112.00	Interstate Engineering, Inc	1287.00
Midco	119.28	Interstate Engineering, Inc	17307.06
North Dakota One Call Inc	31.40	Beulah Park District	5381.81
Roughrider Electric Coop	4204.06	Beulah Senior Center	1034.96
Beulah Airport Authority	80.91	Beulah Airport Authority	1448.95
Aramark	526.15	Hydro Hotshots	3500.00
Hawkins Inc.	6974.39	Mercer County Sheriff's Dept	4800.00
AT&T Mobility	249.38	Petty Cash	17.98
Bank of North Dakota	6823.61	Millennium Express	28.60
Missouri Valley Vet Clinic	382.75	Beulah Lumber Company	189.00
NDACo Resources Group	1221.28	USA Blue Book	228.95
ND League of Cities	1225.00	Dakota Fire Extinguishers	532.67

HACH	156.29
Tammy Erickson	75.00
Nicholas Rubio	75.00
Brian Filibeck	19.96
Logan Kessler	19.99
Renee Klein-Herges	36.39
Waste Management	612.94
Aramark	73.20
Benz Insurance Agency	494.00
The Beacon	455.77
Penworthy	142.19
Findaway World LLC	89.99
Modern Marketing	204.88
Cengage Learning	241.85
East West Books	214.90
ND State Historical Society	469.45
Renee Carlson	29.98
Marco Technologies LLC	318.48
Lakeview Books	274.86
Postmaster	446.91