

CITY OF BEULAH

November 21, 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 Jeff Gooss with Council Members Ben Lenzen, Gary Miller, Auston Biles, Jason Isaak, Amanda Mohl, David Czywczynski and Sean Cheatley present. Eric Hoffer absent.

Also Present: Assistant City Attorney Jennifer Gooss, Economic Development Beaver Brinkman, Water Superintendent Gary Bovkoon, Public Works Superintendent Kenny Yeager, Police Chief Frank Senn, City Assessor Heidi Hamelton, City Auditor Heather Ferebee, Editor Bill Schmalfeldt.

Pledge of Allegiance

Cheatley moved to dispense with the reading of the minutes of the last regular meeting on November 9 and the special meeting on November 10 and approve as furnished to the Council by email. Isaak seconded. Roll call vote found Cheatley, Isaak, Lenzen, Biles, Miller, Mohl and Czywczynski in favor.

COUNCIL PORTFOLIOS

Council Member Lenzen

The employees did an excellent job cleaning the streets given the amount of snow and available equipment. There were some complaints, but snow removal is a hard job. There was also a lot of communication regarding how well city employees did.

Council Member Cheatley

Fire and ambulance were paged out during the storm. They thanked the city for assistance.

Council Member Mohl

The bid for pool plaster was very high. The board will meet and possibly seek further bids. It was questioned if insurance will cover it. It was stated that maintenance issues that happen over time will not be covered, but a sudden issue such as a burst pipe would be covered.

Council Member Biles

The utility base rate will increase from \$74 per month to \$77 per month. The recommendation from prior city councils was to increase utility rates annually to keep up with increasing expenses. The meter reserve is increasing by \$.50 for residential meters due to the increasing cost of meters. Larger meters are also increasing in rate. There will be a need to replace meters after 20 years of use. Water is increasing by \$1.00, Garbage by \$1.00 and Sewer by \$.50. Water usage remains the same.

Biles moved to approve Resolution 2022-07 for Water, Wastewater Rates. Miller seconded. Roll call vote found Biles, Miller, Isaak, Lenzen, Cheatley, Mohl and Czywczynski in favor.

Cheatley moved to approve Resolution 2022-08 for Garbage Rates. Miller seconded. Roll call vote found Cheatley, Miller, Isaak, Lenzen, Biles, Mohl and Czywczynski in favor.

Mayor

Cheatley moved to ratify the Snow Emergency Declaration for November 9-10. Mohl seconded. Roll call vote found Cheatley, Mohl, Isaak, Lenzen, Biles, Miller and Czywczynski in favor.

Gooss stated he is proposing the Lignite Veteran's Memorial Park. He commented he spoke with Beulah Park & Rec, Interstate Engineering and a landscape company. It would be located on Front Street and Hwy 49. The idea is to have a visitor center and a welcome to Beulah sign. The storm water area could be made to look like a decorative waterway. The park would be a Veteran's Memorial and Lignite Coal Miners Veteran Park. Beulah Park & Rec is willing to maintain the park. The size of the area would allow for an ice skating rink and warming hut. There could be a band shell area for movies and concerts or there could be a splash pad. Gooss stated he believes this should be a corporate/community park funded by donations. Gooss stated he would like a commitment from the city to create the park by working with the CVB and Parks & Rec. A foundation would be created to seek donations to construct the park and then donate it back to the city.

Cheatley requested that First Responders be included in the memorial. Parking was discussed. Gooss stated Interstate Engineering would help offset the design and rendering costs. Bovkoon commented the water salesman is used year around so a space for turning trucks around will be needed. Isaak questioned consideration of the train tracks and if there will be a fence. Gooss stated trees are being considered.

Isaak questioned who would pay the initial upfront costs for Interstate Engineering. Gooss stated the foundation would seek donations. A citizen-based committee would be set up as part of the foundation. Isaak questioned if there will there be any costs the city will need to cover until the foundation is created. Gooss stated he does not anticipate it. Gooss stated he is asking the city to allow this land to be committed for this Veteran's Memorial Park. Isaak requested more details before the land can be committed. Gooss stated if the foundation is created and questions are answered, he is asking council's approval for the transfer of the land. Lenzen moved to allow the mayor to pursue this further and gather more information and acquire corporate sponsors. Cheatley seconded. Discussion followed on ideas for the park. It was questioned if the city could assist with the creation of the 501(c)(3) for a non-profit organization. Roll call vote found Lenzen, Cheatley, Isaak, Biles, Miller, Mohl and Czywczynski in favor.

Gooss commented on the possibility of renting an additional wheel loader as a plow for October through April. The city would receive a new loader each year. The city would not do any maintenance and it is the same as one that the city already has. Yeager stated he does have a

spare plow to put on the loader. Discussion followed. It is requested that the Equipment Committee meet to discuss this option.

CITY PERSONNEL

Public Works Superintendent

Council and city staff was thanked regarding snow removal operations. The new garbage truck should be here in two weeks.

Water/Wastewater Superintendent

Wastewater discharge permit is up for renewal, and it is extensive. Lead and copper review plan will start at the beginning of the year. A meeting will be set up to review the requirements.

City Auditor

Lenzen moved to approve the local permit for a 50/50 raffle for the Beulah Lions Club at the Beulah Civic Center on January 28, 2023. Biles seconded. Roll call vote found Lenzen, Biles, Cheatley, Isaak, Miller, Mohl and Czywczynski in favor.

The second installment of the Municipal Infrastructure revenue was received in the amount of \$500,000. This is also known as the Prairie Dog fund. It can only be used on new infrastructure. The city's auditors have requested a disclosure form be filled out each year by council and appointed staff. The city issued funds to the Chamber in the amount of \$3,500. The CVB also provided \$6,700 to the Chamber.

Economic Development Director

The CVB took out a loan for the Civic Center in the amount of \$150,000. The CVB is making monthly principal and interest payments on the loan and the city is making three equal annual payments of \$50,000 commencing in 2023 to the CVB. A letter of understanding was signed. Water and sewer replacement needs were discussed. The Hazard Mitigation Plan was approved by FEMA. \$130,000 is earmarked for a study for Beulah tributaries. There is a potential for a dam on the west tributary and a dike on the south side to possibly take the south side out of the floodplain. A generator is also being considered for the water plant.

City Assessor Planner

A city lot auction is scheduled for March 8 at the Civic Center at 1:00 pm. The snow violation letters have been resolved. The issue of fence posts in a property were discussed. The property owners are not in town. It was stated that the city doesn't have the legal authority to make them move the posts, only the fence. It was stated that the posts were put in before the variance was obtained.

Police Chief

The grant for the body cam purchase was explained. It is recommended that the city lease the equipment at \$27,161 for five years. \$13,000 will need to be paid up front. This will eliminate the need for the server that they currently have. There would be unlimited space in the cloud, and it

would be encrypted. The need for body cams will be greater for case prep, liability for the city, and training for officers. Cheatley moved to approve the purchase of the body cam lease for five years as presented. Mohl seconded. Roll call vote found Cheatley, Mohl, Isaak, Lenzen, Biles, Miller and Czywczynski in favor.

City Attorney

Second Reading of Ordinance No. 450 – Zoning Text Amendment

Cheatley moved to approve the second reading of Ordinance No. 450. Miller seconded. Roll call vote found Cheatley, Miller, Isaak, Lenzen, Biles, Mohl and Czywczynski in favor.

Second Reading of Ordinance No. 451 – Amendments to the Alcohol Ordinance

There was a change to unlicensed public consumption. It is a class B misdemeanor. It was changed to a \$50 fine. Isaak moved to approve the second reading of Ordinance No. 451. Cheatley seconded. Roll call vote found Isaak, Cheatley, Lenzen, Biles, Miller, Mohl and Czywczynski in favor.

Biles questioned if the city has a needs versus wants list. From a project perspective it would be helpful. Discussion followed.

Miller left the meeting.

APPROVAL OF BILLS

Cheatley moved to pay the bills for November as presented and reviewed. Isaak seconded. Roll call vote found Cheatley, Isaak, Lenzen, Biles, Mohl and Czywczynski in favor.

Meeting adjourned at 7:38 pm.



Jeff Gooss, Mayor



Heather Ferebee, City Auditor