

CITY OF BEULAH

November 23, 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, Gary Miller, Ben Lenzen, Amanda Mohl, Kathy Kelsch and David Czywczynski present. Eric Hoffer and David Ripplinger absent.

Also Present: City Engineer Charlie Hankins, City Attorney Scott Solem, Public Works Superintendent Kenny Yeager, Police Chief Frank Senn, Economic Development Beaver Brinkman, Assessor Technician Heidi Hamelton, City Auditor Heather Ferebee and Editor Claudette Olivier.

Pledge of Allegiance.

Cheatley moved to dispense with the reading of the minutes of the last regular meeting on November 10 and approve as furnished to the Council by email. Mohl seconded. Roll call vote found Cheatley, Mohl, Kelsch, Miller, Lenzen and Czywczynski in favor. Lenzen moved to dispense with the reading of the minutes of the special meeting on November 18 and approve as furnished to the Council by email. Cheatley seconded. Roll call vote found Lenzen, Cheatley, Mohl, Kelsch, Miller and Czywczynski in favor.

PUBLIC INPUT

The Hearing on the application for Zoning Map Amendment will be held December 8 at 6:00 pm.

Proposed increases to garbage rates, water and sewer rates, and Transfer Station rates were presented. They would be effective January 1, 2022 if approved. Resolutions were presented and will be discussed at the next meeting.

COUNCIL PORTFOLIOS

Council Member Cheatley

The Equipment Committee met and recommended the purchase of a John Deere 4052R Compact Utility Tractor and Woods Mower for Public Works. The order for the tractor needs to be completed now due to short supply. A quote for the tractor was emailed to Council in the amount of \$32,906.54. The mower is separate. Cheatley moved to purchase the tractor and a mower as presented. Lenzen seconded. Roll call vote found Cheatley, Lenzen, Mohl, Kelsch, Miller and Czywczynski in favor.

Council Member Miller

Frey appointed Chris Renner to the Planning & Zoning Board. Miller moved to approve the appointment. Kelsch seconded. Roll call vote found Miller, Kelsch, Cheatley, Mohl, Lenzen and Czywczynski in favor.

Council Member Kelsch

Civic Center usage charges were discussed. Currently there are no charges for many events. One change will be a required charge to get the kitchen key to use the kitchen for any reason. Current fees were stated. It was commented that there could be a flat rate for anyone who uses the Civic Center. It was stated that some organizations are not charged and that will be reviewed. It was also commented that the user could be required to clean chairs and tables and return them to the racks. A deposit could be taken and kept if it is not cleaned well. The current rates will be sent to council to review.

Mayor Frey

Two lots are being offered to the City of Beulah from Mercer County. The city can purchase each lot for \$1.00. The process is: the city will accept by resolution, a deed will be recorded, once the deed is recorded, the city will keep the property for 90 days before it can be sold. The City Auditor will sign an affidavit of possession that the city has held them for 90 days. Kelsch moved to acquire the two lots from Mercer County for \$1.00 each. Miller seconded. Roll call vote found Kelsch, Miller, Cheatley, Mohl, Lenzen and Czywczynski in favor.

The Employee Appreciation will be held on Friday, January 28 at the Black Sands Golf Course.

CITY PERSONNEL

City Auditor

Kelsch moved to approve the October financial reports. Cheatley seconded. Roll call vote found Kelsch, Cheatley, Mohl, Lenzen, Czywczynski and Miller in favor. City employees will be taking CPR training next week.

Economic Development Director

The lot purchase north of 11th Street NE was presented. An offer of \$25,000 has been made on the south portion of this area. Discussion followed on the cost of the street that was put in using Sales Tax funds. It would be a large expense if the city needed to add more streets in this area. The area is not being used now and this would be a good use of the property. It was stated that it would be nice to know the square footage of the lots. The exact square footage would be calculated with a survey. There are no utilities in the land and the buyer plans to put \$400,000 into the area. This would create tax income for the city. It takes a couple days for the city to mow right now. Discussion followed on the price. It was stated the storage buildings will be appealing to look at. It was also stated that the city would like a guarantee that the structures will be built and there will be that taxable value. The City Attorney gave some options. The city could receive the purchase price and refund a portion or have some bonding in place to cash in if the obligation

is not met. The estimates and contractor are scheduled to move forward this spring. They are waiting for approval from the City to order material.

Charlie Hankins arrived.

Czywczynski moved to approve the sale of the property as described for \$25,000, which will include a contract to be in place in the event the purchaser does not follow through with construction. Kelsch seconded. It was stated that another option to protect the city would be an assignment of savings. It was clarified that the motion is to approve the sale with other parts still in process. There has to be some good faith to start the process. The contract will be put together for the next meeting. The City Attorney stated that the sale should be contingent on terms of the contract being reached which should include construction deadlines and sufficient collateral. It was stated that the contract could be negotiated at the next Council meeting. Roll call vote found Czywczynski, Kelsch, Miller, Lenzen, Mohl and Cheatley in favor.

There are many grants available for the next six months. It was requested that Council assist with a grant writing fund by contributing \$10,000 along with CVB, JDA and MCED. This will assist the community. Kari Cutting is on contract with MCED to write grants. It was clarified that this would be a reimbursement to MCED to assist with expenses for grants that help the city.

City Engineer

Hardware options on GIS will be presented at the next meeting. A map of the Improvement District is complete and will be sent to council.

Police Chief

Unit #17 has been striped. Another AED has been granted to the PD from the Dept. of Health.

City Attorney

The two resolutions for water, sewer and garbage rates will need to be approved before the end of the year. The collateral for the land purchase should be designated for each phase of construction.

Public Works Superintendent

Garbage route for Thanksgiving is on Wednesday.

Meeting adjourned at 7:08 pm.


Travis Frey, Mayor


Heather Ferebee, City Auditor