

CITY OF BEULAH

October 26, 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, David Czywczynski and Sean Cheatley present. Amanda Mohl and Eric Hoffer absent.

Also Present: Assistant City Attorney Jennifer Gooss, City Engineer Charles Hankins, 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, Ashley Baker, Deanne Gierke, Roger Gazur, Dale Schwalbe, Ken Beauchamp, Jerry Isaak, Rod & Paula Schaper, Editor Bill Schmalfeldt.

Pledge of Allegiance

Lenzen moved to dispense with the reading of the minutes of the last regular meeting on October 12 and approve as furnished to the Council by email. Isaak seconded. Roll call vote found Lenzen, Isaak, Biles, Miller, Cheatley and Czywczynski in favor.

HEARING

The Text Amendment to Zoning Code was presented. Hamelton presented the following changes:

1. Fence setback to be changed from twelve inches to no setback. Fences allowed to be installed up to the property line.
2. Add residential uses to commercial districts. C3 would remain only commercial. C1, C2, C4 would allow for some residential uses.
3. Clarifying the four classes of use with better definitions.
4. Insert ADA Compliance Policy.
5. Principal and primary were interchanged in the ordinance and that is corrected.
6. Addition of Chapter 10 to the ordinance to document changes to the zoning ordinance, zoning map and comprehensive land use plan.
7. Addition of property pins verbiage.
8. Addition of a definition of what a property line is.
9. Addition of Attachment D to draft a policy to amend the zoning text amendment procedure.
10. Addition of Attachment E regarding sight visibility. The graphic will be changed to show the edge of the street instead of the property line.
11. Addition of a variance for buffer strip requirements and flood plain requirements.
12. Annexation notices changed from 7 days to 15 days.
13. The graphic for sheds was changed to match Ordinance 437.

Changes were discussed at P&Z on Monday. The only item that needs to be revised is the process for text amendments. Jennifer Gooss requested this be tabled until the next meeting where they could have the first reading. Isaak moved to table the approval of the text amendment until the next council meeting. Miller seconded. Roll call vote found Isaak, Miller, Lenzen, Biles, Cheatley and Czywczynski in favor.

PUBLIC INPUT

Ashley Baker, Co-President of the Beulah Chamber of Commerce, informed Council of the current issues with the Beulah Chamber and Motor Vehicle Dept. The Beulah Chamber manages the Beulah Motor Vehicle Dept. There is not a Chamber Director in place and there are new employees for Motor Vehicle. Baker requested funding for the Chamber to support the Motor Vehicle Dept. in the amount of \$10,000 immediately for payroll for the next three months. The new employees required training and there were no fees brought in during that time. There is a potential partnership between the Chamber and CVB. They should have a steady account to cover payroll once the branch fees start coming in. They don't want the progress they have made to be lost. Beulah's location serves a large area. It was questioned if there could be funding from the DOT. The loss of the ability to process title work was explained. It was questioned if the Chamber will be back in three months to ask for more funding. Baker stated they are hoping to sustain payroll from the branch. And it is the hope that they can collaborate with CVB. It was questioned if the Chamber has contacted Mercer County or Hazen's Chamber for assistance since this serves the whole county. It was also questioned if MCED could assist. It was stated that they have not contacted those organizations, but they are open for ideas. The branch fees are at the maximum allowed right now.

It was questioned if there is a business plan or strategic plan for the Chamber. Baker stated that they don't have the budget for a financial plan because of a lack of funds. It was commented that the Chamber could repay the city. It was questioned if the funds are available in the city budget and it was stated that it is not budgeted. It was stated the city could start with \$3,500 for one month of payroll and the Chamber could provide financials for Council to review. Council commented that the city does have a budget and needs to be fiscally responsible.

Isaak moved to approve \$3,500 for the Beulah Chamber. Cheatley seconded. This is contingent on receiving the financials as well as Chamber membership for Council to look at for the next meeting. Roll call vote found Lenzen, Isaak, Biles, Miller, Cheatley and Czywczynski in favor.

Deanne Gierke shared her thoughts on Beulah moving forward. She spoke to purpose and goals of the Chamber, CVB and JDA and noted the three groups are based around growing Beulah and making it better. Gierke requested ideas from Council to make this happen and questioned their thoughts on the Chamber moving forward.

It was stated that the Motor Vehicle Dept. brings people from surrounding towns to Beulah and they do business here. Rod Schaper stated there were tax funds that came in and that doesn't happen anymore. It was questioned if the Chamber is sustainable without the CVB and Baker stated that it is not. It was questioned if the plan similar to Bowman is still being researched.

Brinkman confirmed it is and stated the CVB plans to meet tomorrow regarding a coordinator for CVB. It was stated that the budget will be reviewed before the next Council meeting to see where funds could be taken from.

COUNCIL PORTFOLIOS

Council Member Isaak

The trees were cut down in the city lot by Branch Management as that bid was less. The stumps were not removed.

Mayor

Gooss proclaimed November 1 as Extra Mile Day. Cheatley moved to approve the proclamation. Biles seconded. This proclaims the community acknowledges that a special vibrancy exists when the citizens collectively go the extra mile in volunteerism and service. Roll call vote found Cheatley, Biles, Lenzen, Isaak, Miller and Czywczynski in favor.

Miller moved to reschedule the second council meeting in November to Monday, November 21 at 6:00 pm. Biles seconded. Roll call vote found Miller, Biles, Lenzen, Isaak, Cheatley and Czywczynski in favor.

CITY PERSONNEL

City Attorney

There are revisions that need to be done to the Alcohol Ordinance. The bid has not been received for the pool plaster repair.

Public Works Superintendent

Transfer Station winter hours of MWF 12-5 pm will start November 14. The grapple fork has been welded and the wood pile is being burned. The Christmas tree will be put up on November 8.

Water/Wastewater Superintendent

Cheatley moved to approve Austin Lovejoy in the Water Wastewater Operator position. Lenzen seconded. Roll call vote found Cheatley, Lenzen, Isaak, Biles, Miller and Czywczynski in favor.

City Auditor

Miller moved to approve the September financial reports. Lenzen seconded. Roll call vote found Miller, Lenzen, Isaak, Biles, Cheatley and Czywczynski in favor.

Economic Development Director

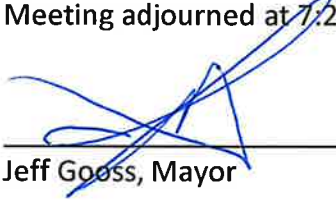
The State of ND has \$43 billion of projects coming to ND. A BND loan was applied for previously to add sidewalks to Beulah. Council decided not to move forward with it. It was requested that the city decide if they want to look at it again or not. The Talon Metals press release for a battery plant came out last week. It would create 150 jobs in Mercer County, but the exact location is

not known yet. Mercer County has been recognized as one of eight industrial parks in ND and as the hydrogen hub in ND.

City Engineer

Main Street Project plans are ongoing. The application process for SRF will start. The project will need to be submitted to the State and possibly bid it in November. Gazur questioned the Main Street project and the aesthetics of the above ground area. Gooss stated there was information and time spent on explaining the project at the business summit. It was commented that public input meetings were posted.

Meeting adjourned at 7:24 pm.



Jeff Gooss, Mayor



Heather Ferebee, City Auditor