

CITY OF BEULAH

October 28, 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, Ben Lenzen, Kathy Kelsch and David Czywczynski present. Eric Hoffer and Amanda Mohl absent.

Also Present: Assistant City Attorney Jennifer Gooss, Police Chief Frank Senn, Economic Development Director Beaver Brinkman, Assessor Technician Heidi Hamelton, City Auditor Heather Ferebee and Roger Gazur.

Pledge of Allegiance.

Cheatley moved to dispense with the reading of the minutes of the last regular meeting on October 13 and approve as furnished to the Council by email. Czywczynski seconded. Roll call vote found Cheatley, Czywczynski, Lenzen, Kelsch, Miller and Ripplinger in favor.

COUNCIL PORTFOLIOS

Council Member Kelsch

Kelsch moved to accept the 2022 Salary Schedule as presented including the wage increase of \$.75 per hour. Cheatley seconded. Roll call vote found Kelsch, Cheatley, Czywczynski, Ripplinger, Lenzen and Miller in favor. The gathering of estimates for work on the Civic Center is taking longer than expected.

Council Member Czywczynski

Czywczynski moved to approve the 2022 Snow Removal Route Plan. Ripplinger seconded. Roll call vote found Czywczynski, Ripplinger, Kelsch, Cheatley, Lenzen and Miller in favor.

Council Member Cheatley

There will be Trunk or Treat at the Fire Dept.

Council Member Miller

A map was presented on the Concordia parking lot regarding an area that needs to be replatted. P&Z approved the replat of the area and to sell it to the church for \$1. Miller moved to accept the replat of Concordia Lutheran Church parking lot as presented. Cheatley seconded. The replat will vacate the street. Easements will be maintained through the area for water and sewer. Roll call vote found Miller, Cheatley, Czywczynski, Ripplinger, Kelsch and Lenzen in favor.

P&Z is working on an amendment to the zoning map. Letters were mailed today to residents affected or within 300 feet of the properties. It will be posted in the paper the next two weeks.

Mayor Frey

Frey appointed Justin Feil to the Pool Board for an unexpired term until 12-31-22. Cheatley moved to approve the appointment. Czywczynski seconded. Roll call vote found Cheatley, Czywczynski, Ripplinger, Miller, Kelsch and Lenzen in favor.

Frey appointed Brady Torgerson to the Assessment Board to the unexpired term until 12-31-21. Cheatley moved to approve the appointment. Lenzen seconded. Roll call vote found Cheatley, Lenzen, Ripplinger, Miller, Kelsch and Czywczynski in favor.

An Assessment District will need to be set up prior to starting the Main Street project.

Coal Conversion Counties meeting was held last night. There were several speakers and it was well attended.

Sun Valley RV Park bid sheet was presented. It was stated whoever manages the park will pay all utilities: water, sewer, garbage, electricity. Ambiguity was removed as much as possible. The city should not incur expenses or liability. It was stated the bid sheet should include the statement that the bidder is responsible for street light electricity and all utilities. The winterized services must stay on through the winter to protect the water to lots. A term should be placed on it of a three-year minimum commitment with the option of a two-year extension, including a 90-day notice if they will extend or drop out. Cheatley moved to approve the Sun Valley RV Park bid sheet with the changes as presented. Ripplinger seconded. Czywczynski moved to amend the motion to change the bid date deadline to December 3, 2021. Miller seconded. Roll call vote on the amendment found Czywczynski, Miller, Cheatley, Ripplinger, Kelsch and Lenzen in favor. Roll call vote on the motion found Cheatley, Ripplinger, Czywczynski, Miller, Kelsch and Lenzen in favor.

CITY PERSONNEL

City Attorney

Second Reading of Ordinance No. 441 on the rezoning and annexation of the MDU property. Miller moved to have the second reading of Ordinance No. 441. Kelsch seconded. Roll call vote found Miller, Kelsch, Cheatley, Czywczynski, Ripplinger and Lenzen in favor.

City Auditor

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

Economic Development Director

The proposed sale of the 320 Fair Street property was discussed. It used to be an old skating rink and the Park District is not interested in it. The neighbor would like to purchase the lot to keep privacy in their backyard. They will pay for the survey and closing costs on the property. The warming shed was taken down this year. It will be posted on the website. There is not a required amount of time that it needs to be posted as per the ordinance. It was stated that properties held by the city are available for \$1 per square foot. This lot is considered unusable property and it would save the city mowing costs if sold. There are no services to the property.

Plat of New Energy Addition is being considered for indoor/outdoor storage or mini golf. This area will be posted on the website. There is also the possibility of developing the lots along the ravine. The developer would need to pay for costs so the city is not responsible for specials.

There is the possibility of a pet chem plant in the area. Williston is also looking at the plant. Beulah was not selected on the Tourism grant, but the Economic Development Tourism grant will be applied for. The Stem grant application was presented and it has support of University of Mary and BSC to provide classes in Beulah. The pool loan is finally restructured for 3% and it will be paid off in six years.

The organizational chart for a combination of boards was discussed. The CVB and Hospitality and Lodging Committee agreed to move forward with combining boards. There would need to be a change to ordinances to comply with Century Code for these two boards. It was questioned where the money comes from to pay employees. The board members are not paid. The CVB does have a contracted individual, but they plan to hire a full-time employee. Discussion followed. Cheatley moved to approve Solem Law to review the Century Code and ordinances in order to combine the two organizations legally. Czywczynski seconded. Roll call vote found Cheatley, Czywczynski, Miller, Kelsch, Ripplinger and Lenzen in favor.

Assessor Technician

Hamelton passed the Class II Assessor Certification. P&Z met and discussed a contractor registration process for the city to make sure contractors have their insurance and license. The zoning map amendment application was presented. Property cards are being updated. Frey stated a meeting was held regarding the GIS project, which will include water and sewer information as well as property information. Including property information would help P&Z and the building permit process.

Police Chief

Two officers will be in training next week to learn Spanish. The 2014 Ford Expedition was purchased from the county. A medical bag was donated from Mercer County Ambulance and the State donated an AED for the vehicle. Purchases will include a printer, router and graphics, and a used computer will be installed.

The PD assisted with a barricaded subject in Hazen and a semi rollover in the roundabout. Four Beulah officers were involved with the barricaded subject who had to be taken with some force. The Beulah PD had the right equipment to keep the subject and officers from getting hurt. Senn is grateful to the city for the support to provide the PD with the equipment needed to do their jobs.

Meeting adjourned at 7:05 pm.


Travis Frey, Mayor


Heather Ferebee, City Auditor