

**Hazen City Commission
Regular Meeting
December 3, 2018
Hazen City Hall**

Present: President Obenauer, Commissioner Pillar, Commissioner Stern, and Commissioner Wolf.

Absent: Commissioner Haack

Others Present: Attorney Donovan, Planner Senger, Editor Arens, and Auditor Erhardt.

The meeting was called to order at 5:29 PM by President Obenauer.

President Obenauer led the Pledge of Allegiance.

Minutes: Commissioner Wolf moved to suspend the reading and approve the minutes of the November 26th meeting, second by Commissioner Stern. Motion unanimously carried.

Agenda: Commissioner Pillar moved to approve the agenda, as presented, second by Commissioner Stern. Motion unanimously carried.

CONSULTATION WITH ATTORNEY & ENGINEER

MDU Agreement: The commission reviewed an agreement, presented by MDU, relating to an upcoming street light replacement project. Attorney Donovan referred to the letter that discussed amending the agreement and it was determined the amendment relates to the costs associated with the new technology. Based on the current rental, and kilowatt rates, the new agreement will provide an annual savings to the city of \$5,332. When first reviewed by the commission, there was discussion about replacing the poles on Main Street. The city is reviewing options to “wrap” the poles or possibly having the poles painted by art students at the high school. Commissioner Pillar moved to accept the amended agreement with MDU at an annual estimated savings of 5,332, second by Commissioner Wolf. Upon discussion, Commissioner Stern about the poles and was advised that the city pays rental rates for poles and some of these rates increased, while others decreased. The main savings to the city will be a result of reduced energy consumption. On roll call vote; Pillar, “Aye”, Wolf, “Aye”, Stern, “Aye”, Obenauer, “Aye”, motion carried.

APPROVAL OF APPLICATIONS & BUILDING PERMITS

Renaissance Zone – Term Extension: Planner Senger informed the commission that the renaissance zone (RZ) committee conducted a public hearing on November 28th and there were few comments received and none of them were in opposition to extending the term of the renaissance zone for an additional five (5) years. President Obenauer said that because of the RZ, the city taxable valuation has increased more than \$1M since its inception. Commissioner Wolf moved to approve the term of the renaissance zone an additional five (5) years, second by Commissioner Pillar. Upon discussion, Commissioner Stern spoke of perceived abuses in the past and homes that received tax exemption for the full five (5) years. Commissioner Wolf said that the tax exemption is only on the value of the improvement. Commissioner Pillar said it is a way of rejuvenating properties within the zone. Assessor

Senger said there is a benefit to the city and Commissioner Wolf said that the perception may seem bad if you live close to the RZ and they receive the benefit but you, as a property owner, don't. On roll call vote; Wolf, "Aye", Pillar, "Aye", Stern, "Nay", Obenauer, "Aye", motion carried.

REPORTS

President: President Obenauer informed the commission that the conveyer and a payloader are onsite to begin crushing within the week.

Water/Sewer/Garbage: Commissioner Stern had nothing to report at this time.

Street/Cemetery: Commissioner Haack and PW Director Brousseau were absent. Auditor Erhardt provided information to the commission about the condition of erosion under the approaches to the bridge on 3rd Ave NW. Pride Contracting provided an estimate, not to exceed \$6,000, to cut holes into the concrete and fill the void with flowable fill, as a remedy recommended by Moore Engineering. Commissioner Wolf said she would like to see it fixed, as soon as possible, even if it is temporary. Commissioner Stern said it may be an extensive project to fix it correctly and he also would like to see it patched for now and see how long it will last. Commissioner Stern moved to approve Pride Contracting's proposal to repair the bridge apron, not to exceed \$6,000, second by Commissioner Pillar. On roll call vote; Stern, "Aye", Pillar, "Aye", Wolf, "Aye", Obenauer, "Aye", motion carried.

Finance/Busing: Commissioner Wolf had nothing to report at this time.

Police/Fire/Forestry: Commissioner Pillar informed the commission that the fire department has an opportunity to replace their old FLIR camera and purchase other equipment before the end of the year. Commissioner Pillar moved to approve budgeted fire department purchases, camera-charger-miscellaneous truck equipment, not to exceed \$6,175, second by Commissioner Wolf. On roll call vote; Pillar, "Aye", Wolf, "Aye", Stern, "Aye", Obenauer, "Aye", motion carried.

HCD: Buster Langowski was absent. No report.

President Obenauer referred to an advertisement for auction of several properties within the city and would like to discuss the city's authority to purchase them and clean them up. Assessor Senger said that one property, on the listing, has been purchased; another is being purchased and converted to a garage and that all the properties have small liens on them. Commissioner Stern asked what kind of dollar valuation was on the properties and after information from Assessor Senger, Commissioner Wolf said that none of the properties appear to be worth the values currently on them. Commissioner Wolf would like to the city to pursue purchase at auction, with a certain purchase price in mind. Commissioner Pillar agreed with pursuing at auction adding, that the city did not have to purchase them. Assessor Senger suggested looking at the value of the land, for each property, as a starting point for the amount the city is willing to spend. Commissioner Stern moved to attend the auction and to expend, no more than, \$60,000 for purchase of any properties, second by Commissioner Wolf. On roll call vote; Stern, "Aye", Wolf, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried.

CORRESPONDENCE

CWSRF Questionnaire: Commissioner Pillar moved to approve the Clean Water State Revolving Fund Questionnaire for sewer infrastructure improvements at an estimated cost of \$1,074,400, second by

Commissioner Wolf. On roll call vote; Pillar, "Aye", Wolf, "Aye", Stern, "Aye", Obenauer, "Aye", motion carried.

OLD BUSINESS

Water Rate Discussion: The commission reviewed water rate information prepared by Auditor Erhardt. Midwest Assistance has been contacted regarding the proposed rates of \$15 base fee and \$1.50/1000 higher than the rate charged by SW Water Authority. No action taken pending comment from Midwest Assistance Program.

NEW BUSINESS

Housing Authority Board Appointment: Commissioner Pillar moved to re-appoint Kristi Pfliger-Keller to a five-year (5) term on the Hazen Housing Authority Board, second by Commissioner Stern. Motion unanimously approved.

Substance Abuse Policy/Drug & Alcohol Program Updates: The commission was informed that, based on a recent US Supreme Court decision, only safety sensitive employees are to be included in the random drug testing program. There are guidelines defining safety-sensitive positions and, based on these definitions, the city Substance Abuse Policy has been updated to specific positions and these will be defined in the employee job descriptions, also. At this time, the city can renew their agreement with the ND League of Cities testing consortium. Commissioner Wolf moved to approve the substance abuse policy updates, effective January 1, 2019, and to approve the agreement with Global Safety Network for consortium testing programs, second by Commissioner Stern. On roll call vote; Wolf, "Aye", Stern, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried.

Approval of Bills: Commissioner Wolf moved to approve the bills as presented, second by Commissioner Stern. Pre-paid and bills approved for payment are as follows: Austin Clarys, 864.94; BHG Inc, 792.66; Black Mountain Software, 100.00; Brady Wolden, 879.01; Brandon Flowers, 201.07; Candace Ramsden, 372.04; Cardmember Service, 279.36; Cole Brunmeier, 306.74; Dakota Communications, 1275.00; Danny Walker, 306.74; Delree Kilber, 695.28; DKO Foods LLC, 279.94; Donna Sorensen, 307.29; ECCC, 245.18; Gerald Bachmeier, 328.06; Greg Batke, 529.27; HBW Holdings, 210.99; Harlow's Bus Sales, 516.38; Hazen Christian Fellowship, 792.82; Hazen Hardware Inc, 909.20; Hazen Parks & Rec, 20,000.00; Herbert Hintz, 201.07; Jacob Sage, 826.70; John Beach, 459.86; John Walter, 306.74; Kevin Boeshans, 667.95; L&C Expedition LLC, 491.95; Larry Rosenau, 306.74; Legend-Air LLC, 922.88; Marcella Blomquist, 306.74; Matt Clarys, 478.98; Millennium Express, 13.80; Mitchell Investments LLC, 785.65; Moore Engineering Inc, 36166.81; ND League of Cities, 50.00 ND Rural Water Systems Assoc, 280.00; OK Tire Store, 725.92; Robert Harris, 372.04; Robert Mettler, 201.88; Safeguard Systems, 51.14; Seth Sailer, 764.95; Share Corp, 569.74; SW Water Authority, 23316.86; Stein's Inc, 100.00; Steven Hintz, 291.91; Tamara Storbeck, 443.34; Todd Parker, 609.91; Universal Premium Fleetcard, 2893.54; William Neas, 606.91. On roll call vote; Wolf, "Aye", Stern, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried.

There being no further business the meeting was adjourned at 6:25 PM CT. The next regular meeting of the commission will be Monday, December 17, 2018 at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jerry Obenauer, President

Attest: _____
Monte J. Erhardt, Auditor