

**Hazen City Commission
Regular Meeting
July 17, 2017
Hazen City Hall**

Present: Commission Pillar, Commissioner Stern and Commissioner Wolf.

Absent: President Obenauer and Commissioner Haack

Others Present: Planner Senger, Auditor Erhardt, Editor Arens, Attorney Kaffar, PW Director Neuberger, Josh Reiner (Moore), and Jay Gangl.

The meeting was called to order at 5:30 PM CT by Commissioner Wolf.

Minutes: Commissioner Pillar moved to suspend the reading and approve the minutes of the July 5th meeting, as presented, second by Commissioner Stern. Motion unanimously carried.

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

CONSULTATION WITH ATTORNEY & ENGINEER

Chip Seal – Otter Creek Loop – Expedition Estates: Auditor Erhardt had contacted Moore Engineering requesting an estimate to chip-seal Otter Creek Loop in Expedition Estates. There were some questions as to the need to chip-seal it immediately or if it could wait until next year or later. Josh Reiner, Moore Engineering, informed the commission that he had prepared an estimated cost to chip seal the street based on unit pricing. Commissioner Stern asked about the need to complete it, now, and Mr. Reiner stated that if it were included in a larger project the pricing may be slightly less. No further action taken by the commission.

APPROVAL OF APPLICATIONS AND BUILDING PERMITS

Building Permit w/Variance Request – J. Gangl: Planner Senger informed the commission that Mr. Gangl has requested a building permit to reconstruct portions of his detached structure at 210 1st Ave NE. The permit will require a variance for the siding (galvanized steel) and the sidewall height of 13'6". Planner Senger indicated that the structure had been "grandfathered" in the zoning district but is a non-conforming use. Mr. Gangl said he would like the commission to approve the variance so he can have the building repaired and use the space. Commissioner Pillar asked about the construction and Mr. Gangl said it is a wood frame building with a dirt floor. Commissioner Stern was concerned about the siding material as structures on the property are supposed to be of similar siding material or lap siding. Mr. Gangl said he would be willing to paint the galvanized steel but it is not in his budget to replace it with lap siding. Commissioner Pillar said he has concerns about the variance but he can see

that Mr. Gangl is taking steps forward to improve the structure. It was also discussed that the sidewalls will be higher than allowed but the overall height of the structure would remain the same. Commissioner Stern said that, in the past, higher sidewall heights have been approved to match the wall height of the home or attached structure. Commissioner Stern moved to postpone action on the application until the August 7th meeting, second by Commissioner Pillar. Upon discussion, the commission would like the opportunity to take a closer look at the property. On roll call vote; Stern, "Aye", Pillar, "Aye", Wolf, "Aye", motion to postpone action until August 7th carried.

REPORTS

President: President Obenauer absent. No Report.

Water/Sewer/Garbage: Commissioner Stern informed the board that repairs are being made to the sewer line at the group home on 3rd Avenue NW and that the city crew assisted with cutting asphalt for the repair. Commissioner Stern also informed the board that Beulah had used the spare garbage truck and it has been returned.

Street/Cemetery: Commissioner Haack absent. No Report.

Finance/Busing: Commissioner Wolf informed the commission that the buses are filling up for school routes and busing will be advertising for another part-time driver. Commissioner Wolf also stated that PW Director Neuberger discovered that someone appears to have changed their engine motor oil in the parking lot, south of city hall, and deposited the oil and filters in the vegetation around the lot. Commissioner Wolf pointed out the fact that the local service stations will all accept used oil and other auto fluids free of charge.

Police/Fire/Forestry: Commissioner Pillar informed the board that the city had made it through the holiday without any fire incidents caused by fireworks. Commissioner Pillar informed the board that he and President Obenauer are trying to schedule a time to meet with city law enforcement officers to review nuisance vehicle issues around town. Commissioner Stern said there had been a complaint from a resident about autos and recreational vehicles parking near driveways making it hard for the residents to enter/exit. Commissioner Pillar has not had a specific conversation about this matter with law enforcement but will follow up on the complaint.

HCD: Buster Langowski informed the commission that the sheetrock has all been installed in the first unit of the Pioneer Apartment complex and the gypcrete will be installed in the next several days with sheetrock work being completed in the new unit of the complex. Once this is completed the units will be taped, textured and painted. Mr. Langowski stated they are still looking at different options for the parking lot.

Mr. Langowski informed the commission that an addition to the parking lot at the commerce center has been approved and will be completed within the next several weeks. They will be adding another 16' to the north side of the existing lot.

Mr. Langowski said the hotel project is still moving forward.

OLD BUSINESS

One-Way Alley – WRT/USPS: Auditor Erhardt informed the commission that he had spoken to the police department and there have been only a few isolated accidents in this location. Auditor Erhardt also contacted West River Telecommunications and they do have surveillance of a portion of the alley toward the west side but it does not include the area of the mail drop box. Commissioner Wolf was uncertain of the benefit of making the alley a one-way. Commissioner Stern asked if there is already a post for signage if the commission were to approve the one-way. PW Director Neuberger said there is a post on the east end of the alley with a stop sign that could be utilized but there is not a post on the west end of the alley. PW Director Neuberger said the garbage truck enters the alley from the west to pick up refuse. Commissioner Pillar said he is inclined to “leave well enough alone.” Mr. Langowski said if it is made a one-way it would be in the best interest to control parking near the alley exit as it is hard to see traffic approaching from the south. No action taken by the board at this time.

NEW BUSINESS

Blue Cross/Blue Shield Renewal: The commission was informed that the city renewal package for BC/BS has been received and it proposes a less than one percent increase in premiums for the period from October 1, 2017 to September 30, 2018. Commission Pillar moved to approve the renewal of the BC/BS benefits, as presented, second by Commissioner Stern. On roll call vote; Pillar, “Aye”, Stern, “Aye”, Wolf, “Aye”, motion carried.

Approval of Bills: Commissioner Pillar moved to approve the bills, second by Commissioner Stern. Pre-paid and bills approved for payment are as follows: Ameripride Lines & Apparel Services, 517.74; Cenex, 658.23; Coal Country CHC, 36.00; Dakota Supply Group, 3613.54; Discovery Benefits, 20.00; HCD, 1984.24; Hazen Library, 2629.56; Hazen Welding, 1575.15; Hirshfield’s, 99.49; ITD, 10.30; J&J Meats, 172.97; J&M Hardware, 27.98; Joyce Lemer, 108.50; Lange Donovan & Kaffar PLLP, 1520.00; Mitch Strand, 20.00; MDU, 4801.50; Nathan Richter, 64.22; ND One Call Inc, 139.10; Power Plan, 58.52; Purchase Power, 520.99; Roughrider Electric Coop Inc, 2488.97; Sanford Health Occupational Clinic, 30.00; SBM Inc, 171.46; Scott Leintz, 64.00; St Alexius EAP, 250.00; State Fire & Tornado, 8115.60; The Hub, 481.55; Tractor Supply Credit Plan, 7.98; Weiss House Moving, 4500.00; West River Telecom, 957.88; Western Steel Builders, 8633.00. On roll call vote; Pillar, “Aye”, Stern, “Aye”, Wolf, “Aye”, motion carried.

There being no further business the meeting was adjourned at 6:00 PM CT. The next regular meeting of the commission will be Monday, August 7, 2017 at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jerry Obenauer, President

Attest: _____
Monte J. Erhardt, Auditor