

**Hazen City Commission
Regular Meeting
August 19, 2019
Hazen City Hall**

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

Others Present: PW Director Brousseau, Attorney Donovan, Editor Arens, Auditor Erhardt, Jerod Klabunde & Tyrel Clark (Moore Eng.), Archie Rosenow, Wade Soland and Buster Langowski.

The meeting was called to order at 5:28 PM by President Obenauer.

President Obenauer led the Pledge of Allegiance. Commissioner Pillar led the prayer.

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

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

CONSULTATION WITH ATTORNEY & ENGINEER

Engineer's Report/Updates – Moore Engineering: 1) Jerod Klabunde, Moore Engineering, informed the commission that the work on the street project is complete and punch list items are being compiled. Mr. Klabunde presented contractor's pay request #9 which still maintains 5% of the cost of items completed as retainage. Commissioner Stern asked about the cost of other items such as the patching, monument replacement and chip-seal issues and Mr. Klabunde said there is sufficient retainage to address these items prior to closing out the contract later this fall. Commissioner Wolf moved to approve pay estimate #9, to Mayo Construction, in the amount of \$319,492.25, as recommended by Moore Engineering, second by Commissioner Stern. On roll call vote; Wolf, "Aye", Stern, "Aye", Pillar, "Aye", Haack, "Aye", Obenauer, "Aye", motion carried. 2) Mr. Klabunde recommends televising the sewer line connected to the newly installed manhole and they will get quotes from various companies for the city to consider. 3) Mr. Klabunde said, as he understands, the contractor will attempt to repair sanitary sewer issues, in Expedition Estates, with trenchless technologies. It is uncertain when this work will be completed. 4) Mr. Klabunde presented the commission with Amendment #1 to the 2012 Ulteig Water System Study. The amendment address water pressure storage and pressure issues of the city. Tyrel Clark, Moore Engineering, address five (5) different options to address these issues, in a presentation for the commission. The best option to address these issues, and the recommendation of Moore Engineering, is to replace the current ground tank with a new tank, at a higher location, to provide additional head pressure to the system. The estimated cost for the new tank is \$2.7 million however, this option has the lowest life cycle costs because the pre-stressed concrete tank eliminates the need for re-coating on a period basis. Mr. Klabunde reminded the commission that the city was contacted by the ND League of Cities recommending they apply for grant funds (up to 60%) from the State Water Commission.

Commissioner Haack moved to proceed with the application to the State Water Commission, second by Commissioner Wolf. On roll call vote: Haack, "Aye", Wolf, "Aye", Pillar, "Aye", Stern, "Aye", Obenauer, "Aye", motion carried. Mr. Klabunde will continue to update the commission on this matter.

REQUEST OF CITIZENS

Event Permit – SMC Hospice – Bronson's: SMC Hospice has retained Bronson's Marketplace to cater their September fundraiser, in Hazen, and have asked for approval to allow Bronson's to also provide alcohol for the event. Bronson's Marketplace has a local permit, in the city of Beulah, state permit and provided a copy of their liability insurance. Commissioner Wolf moved to approve the special event permit, as requested by Bronson's Marketplace, second by Commissioner Stern. Motion unanimously approved.

APPROVAL OF APPLICATIONS & BUILDING PERMITS

Planning/Zoning Case – Zoning Change: The commission reviewed information relating to a requested zoning change, from Ag to Commercial 2 on a piece of property currently owned by Steve Gowin. The property is not within city limits but, is within the city's zoning jurisdiction and the Planning/Zoning board met, voting down a motion to recommend approval of the zoning change. Attorney Donovan reminded the commission that the planning/zoning board make recommendations to the city commission. President Obenauer referred to previous discussion, with Wade Soland, about cleaning up his residential lot and Mr. Soland is actively looking for places for his equipment, including this location. Mr. Soland said under county regulations his business fits within the agricultural zoning district. There was additional discussion about permitted uses of agricultural and commercial zoning, within the city ordinance, and President Obenauer listed each of them. Commissioner Pillar said he would like a complete understanding of what is proper under each different zoning designation. No further action was taken, and the matter will be placed on a future agenda, after Attorney Donovan has an opportunity to research the matter further.

Building Permit – Industrial Zone – W. Lemer: The commission reviewed an application for a building permit, submitted by William Lemer, to construct additional storage units along the road to Riverside Park, in the industrial zoning district. Commissioner Pillar moved to approve the building permit, second by Commissioner Wolf. On roll call vote; Pillar, "Aye", Wolf, "Aye", Haack, "Aye", Stern, "Aye", Obenauer, "Aye", motion carried.

Condemnation Proceeding – 1019 Central Ave N: The commission was informed that a notice of condemnation was served on the owner of property located at 1019 Central Ave N. The notice required action to remove/demolish the structure by August 15, 2019. As there has been no action to remove the structure, a hearing will be scheduled, before the commission on September 2nd, to determine what, if any, action will be taken to address the issue.

REPORTS

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

Street/Cemetery: Commissioner Haack informed the commission that the John Deere payloader had sustained damage while pushing the tree pile. It will be picked up by RDO Equipment and a detailed estimate, of repairs, will be provided. The board was also informed, the state forester was in Hazen meeting with the city forester but, there was nothing to report at this time. Commissioner Haack reported that the dump box off the one truck is ready to be transferred to the old garbage, pending coordination with Hazen Welding and city needs. Commissioner Wolf received a question as to the limited number of streetlights on 9th Ave NW and encouraged the board to look at the area. Commissioner Stern said he is still getting questions about the new stop sign on the east end of main street and how to respond. Commissioner Pillar stated that most of the discussion, when the decision was made, was from a safety standpoint. President Obenauer said the decision was based on information provided by the city engineer.

Finance/Busing/Library: Commissioner Stern informed the board that he will be attending the next library board meeting, on August 20th.

Police/Fire/Forestry: Commissioner Wolf had nothing to report, at this time.

HCD: Buster Langowski told the commission that work on the garage at Hazen Pioneer Apartments is proceeding with the walls and rafters constructed. Mr. Langowski reported that there are currently thirteen (13) residents of the apartment and that, under NDHFA guidelines, rentals are not age restricted.

President: President Obenauer informed the board that the pitchfork fondue will be held on August 20th. President Obenauer informed the board that a representative of Roughrider Electric offered to conduct an analysis of the electric usage at the fire hall to determine how to reduce energy costs. President Obenauer also spoke about the trend of churches turning the cemetery properties over to the city and, if that happens locally, the city may want to consider changing the cost of burial plots to cover maintenance costs.

NEW BUSINESS

Blue Cross/Blue Shield Renewal: The commission was informed that the renewal paperwork for the city's policy, with Blue Cross/Blue Shield, has been received and the actual change in major medical premium rates is 0.8%. Commissioner Pillar moved to approve the auditor's signature on the BC/BS agreement, second by Commissioner Haack. Motion unanimously approved.

Appointment of Alternate Judge: Commissioner Haack moved to approve the appointment of Donald Krebsbach as alternate municipal judge, as requested by Judge Stern, second by Commissioner Stern. Motion unanimously approved.

Roof Repair Estimate – Twin City Roofing: The commission reviewed a proposal, of Twin City Roofing, to make repairs of a portion of the city hall roof in the amount of \$36,859. There was some discussion about removal of certain equipment on the roof and if it would change the proposal cost. Auditor Erhardt will contact Twin City Roofing regarding the costs and provide the information at the 9/2 meeting. There was a question about the need to bid the work and it was determined bidding is not required.

Property for Sale – Real Estate: The commission reviewed a proposed advertisement to sell the city lot at 214 1st Ave NE. The advertisement has a minimum bid of \$15,000 to cover the city’s cost to purchase and remove the dilapidated structure on the lot. The commission had no objection to placing the advertisement, as presented.

Approval of Bills: Commissioner Haack moved to approve the bills, as presented, second by Commissioner Pillar. Pre-paid and bills approved for payment are as follows: AED Everywhere, 111.25; Bank of ND, 32645.19; Braun Intertec Corp, 4872.50; Core & Main LP, 227.94; Hirshfield’s, 4.79; ITD, 10.30; J&M Hardware, 73.47; Matthew Bender & Co Inc, 23.94; Mayo Construction, 319492.25; Mercer Co Treasurer, 4442.61; Mike Froelich, 51.04; MDU, 4409.62; ND Dept of Health, 32.00; NAPA, 660.86; ND One Call Inc, 29.55; Power Plan, 301.96; Promiseland Designs, 30.00; Purchase Power, 108.99; Rough Rider Industries, 154.16; Roughrider Electric Coop Inc, 2799.35; Samantha Melberg, 170.00; Stein’s Inc, 50.10; Stroup Ins, 10.00; Western Dakota Energy Assoc, 200.00. On roll call vote; Haack, “Aye”, Pillar, “Aye”, Stern, “Aye”, Wolf, “Aye”, Obenauer, “Aye”, motion carried.

There being no further business the meeting was adjourned at 7:11 PM CT. The next regular meeting of the commission is scheduled for Monday, September 2, 2019 at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jerry Obenauer, President

Attest: _____
Monte J. Erhardt, Auditor