CITY OF WATFORD CITY

CITY COUNCIL MEETING

January 4, 2016

Minutes of the regular City Council meeting held on January 4, 2016 at 6:00 p.m. at City Hall. Present were Mayor Brent Sanford and Council Members Justin Voll, Steve Sanford, Marty Mulder, Phil Riely, and Aaron Gravos. Absent was Doug Bolken. Also present were City Planner Curt Moen, City Auditor Peni Peterson and Attorney Wyatt Voll.

Council Member Mulder moved to approve the minutes of the city council meetings held on December 7 and 17, 2015. Motion also included approving the agenda. Motion seconded by Council Member Sanford and carried unanimously.

City Assessor, Rita Olson, presented Applications for Abatement or Refund of Taxes.

An application submitted by First International Bank & Trust was reviewed. City Assessor Olson informed the council that the property owned by First International Bank & Trust located at 104 Park Ave E was incorrectly assessed and recommended reducing the True and Full Value of the parcel from $1,027,760 to $603,850. Council Member Riely moved to approve reducing the True and Full Value on the parcel from $1,027,760 to $603,850. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Sanford, Mulder, Riely, Gravos, and Voll; nays: none.

An application submitted by Raymond and Billie Jo Morken was reviewed. City Assessor Olson informed the council that the property owned by Raymond and Billie Jo Morken located at Block 4, Lot 46 Cherry Creek Addition was incorrectly assessed when the lot was purchased and split between two owners. City Assessor Olson recommended reducing the True and Full Value of the parcel from $26,775 to $10,070. Council Member Voll moved to approve reducing the True and Full Value on the parcel from $26,775 to $10,070. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Riely, Gravos, Voll, Sanford, and Mulder; nays: none.

An application submitted by LSS Housing Watford City II, LLC was reviewed. The application was a request for an Affordable Housing Credit for 2015 taxes in the amount of $9,877.56 for Prairie Heights Apartments. City Assessor Olson informed the council that the exemption for affordable housing allows LLS to receive a credit if they provide housing at a reduced rate. Council Member Voll moved to approve the 2015 tax credit of $9,877.56. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Gravos, Sanford, Mulder, Voll, and Riely; nays: none.

An application submitted by LSS Housing Watford City, LLC was reviewed. The application was a request for an Affordable Housing Credit for 2015 taxes in the amount of $523.65 for three parcels located in the Creekside Addition. Council Member Riely moved to approve the 2015 tax credit of $523.65. Motion seconded by Council Member Voll and carried by the following roll call vote: ayes: Mulder, Gravos, Riely, Sanford, and Voll; nays: none.

Chad Larson, Krause-Anderson, presented Pay Application #13 in the amount of $4,496,984.41.

Council Member Sanford moved to approve Pay Application #13 from Krause-Anderson (Watford City Events Center) in the amount of $4,496,984.41. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Riely, Sanford, Mulder, Voll, and Gravos; nays: none.

Luke Taylor, Watford City Airport, gave an update on the Airport.

Lee Rafferty, Watford City Golf Course, gave an update on the golf course and provided current financial information. Mr. Rafferty also provided a proposal from the golf course Board of Directors to change the golf course name from Watford City Golf Course to Fox Hills Golf Course, Inc. Consensus of the council was for the golf course to begin the process of changing the name to Fox Hills Golf Course, Inc.

Todd Norton, Advanced Engineering, presented Pay Estimates and Change Orders.

Council Member Mulder moved to approve Pay Estimate #6 from Park Construction Co. (4th Ave NW Street Improvements) in the amount of $81,039.23. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Gravos, Sanford, Riely, Voll, and Mulder; nays: none.

Council Member Riely moved to approve Pay Estimate #8 from Wagner Construction (HS/EC Offsite Improvements) in the amount of $99,500. Motion seconded by Council Member Voll and carried by the following roll call vote: ayes: Mulder, Riely, Voll, Gravos, and Sanford; nays: none.

Council Member Voll moved to approve Change Order #1 from Strata Corporation (HS/EC Offsite Improvements – Electrical Construction) in the amount of $22,760. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, Riely, and Sanford; nays: none.

Council Member Riely moved to approve Pay Estimate #1 from Strata Corporation (HS/EC Offsite Improvements – Electrical Construction) in the amount of $293,211.15. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Voll, Riely, Mulder, Sanford, and Gravos; nays; none.

Council Member Voll moved to approve Change Order #1 from Rice Lake Construction Group (Fox Hills Regional Lift Station) in the amount of $107,360. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Sanford, Gravos, Mulder, Voll, and Riely; nays: none.

Council Member Mulder moved to approve Change Order #2 from Rice Lake Construction Group (Fox Hills Regional Lift Station) in the amount of $24,776. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Riely, Voll, Gravos, Sanford, and Mulder; nays: none.

Council Member Voll moved to approve Pay Estimate #3 from Rice Lake Construction Group (Fox Hills Regional Lift Station) in the amount of $567,997. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Mulder, Riely, Sanford, Gravos, and Voll; nays: none.

Council Member Riely moved to approve Pay Estimate #14 from Rice Lake Construction Group (Water Resource Reclamation Facility) in the amount of $312,950. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Voll, Gravos, Sanford, Riely, and Mulder; nays: none.

Council Member Gravos moved to approve Pay Estimate #3 from Rice Lake Construction Group (Water Resource Reclamation Facility – Phase II) in the amount of $591,730. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Sanford, Mulder, Voll, Gravos, and Riely; nays: none.

Chief Walgren gave an update on the Police Department.

Council Member Voll moved to approve an offer of employment for Brandon Kindred at Category 12, Step 0 with a hire date of January 16, 2016. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, Sanford, and Riely; nays: none.

Council Member Voll moved to approve the recommendations from the Planning Commission from their December 29, 2015 meeting. Approved the following: Renewal of Conditional Use Permit issued to Sand Draw LLC on property located Section 29, T150W, and R98W, Lot 2 / 2004 12th St SE to continue allowing employee housing; Renewal of Conditional Use Permit issued to SSID, LLC / Robert Trupe for property located 118 11th Ave SW (formerly 1005 Main St South) to continue allowing employee & manager housing;Renewal of Conditional Use Permit issued to Shane McKinney for Watford Express Laundry for property located 302 11th St SE / Section 19, T150N, R98W, Lot 1 & 2 to continue allowing for employee & or manager housing;Renewal of Conditional Use Permit issued to Heggen Equipment on property located 805 Main St South / Section 24, T150N, R99 to continue allowing for employee housing; Renewal of Conditional Use Permit issued to Joseph & Margaret Girard Family Trust and US Forest Service for property located 1901 Main St South / Section 25, T150, R99 IT# 827 to continue allowing for employee housing; Renewal of Conditional Use Permit issued to Precision Well Service, Inc. for property located 2000 2nd Ave SW / Lot 1 Block 8 Watford City Courtyard Addition to continue allowing a 10,000 gallon bulk fuel storage located at the described property. Terminated the following: Conditional Use Permit for Tomahawk Pipeline Construction SE ¼ Section 8, T150N, R98W / 1920 17th Ave NW for employee housing; Conditional Use Permit Annual Renewal for McKenzie Building Center for property located 1504 4th Ave NE / Section 17, T150n, R98W IT # 845 for employee housing**;** Conditional Use Permit Annual Renewal for JDM Development Group, LLC / Michael Jelsing for property located 324 3rd St NW for a temporary home occupation located at the described property. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Sanford, Voll, Riely, Gravos, and Mulder; nays: none.

Council Member Gravos moved to approve Raffle Permit #734 for NWTF Badlands Toms. Motion seconded by Council Member Sanford and carried unanimously.

Council Member Voll moved to approve publishing the 2015 annual salaries for city employees. Motion seconded by Council Member Mulder and carried unanimously. Allex, Brianna $11,120.31; Anderson, Raymond $33,750.20; Beard, Glen $600.00; Bolken, Douglas $12,000.00; Bostic, Dylan $75,930.33; Boulds, Shane $ 38,923.22; Butalon, Mike $43,374.66; Cantrell, Belynda $25,587.49; Carlson, William $650.00; Carter, Margaret $4,734.00; Chaffee, Ryan $77,210.96; Clark, Devin $63,079.41; Clemons, Kimberly $20,176.66; Compton, Kevin $44,897.42; Cook, Kyle $4,623.50; Cummings, Jonathon $58,772.33, Eisenschenk, Amanda $8,501.87; Eisenschenk, Andrew $10,821.66; Elzinga, Ashley $45,178.51; Faller, Jason $91,519.89; Fisketjon, Larry $44,578.32; Giersdorf, Kyle $20,198.37; Gjelsness, Karlie $412.50; Gravos, Aaron $12,000.00; Gross, Addie $47,108.76; Gumke, Logan $597.50; Hoffman, Gary $69,642.78; Holm, Rick $600.00; Homiston, Shane $300.00; Jefferies, Terry $108,081.44; Jensen, Jeffery $80,812.74; Johnson, Cory $350.00; Johnson, Sonja $250.00; Kay, Miah-Joy $57,902.13; Kelley, Todd $117,054.93; Kienholz, Kyle $44,715.92; Klungseth, Marnae $8,171.77; Lamell, Robert $30,001.30; Langowski, Andrew $88,258.61; Larson, Curtis $61,247.33; Lawrence, Jesse $650.00; Leiseth, Kevin $16,722.77; Mitchell, Aaron $53,216.16; Moen, Curtis $119,000.00; Moreno, Francisco $42,748.76; Mudi, Sulleiman $51,690.71, Mula, Philip $67,793.25; Mulder, Marty $12,000.00; Nelson, August $45,408.25; Nelson, Mariah $45,470.73; Nelson, Rena $24,957.03; Oakley, Brian $66,256.88; Olson, Rita $66,068.92; Pavek, Nicholas $78,862.14; Peterson, Peni $86,965.76; Pittsley, James $71,048.36; Riely, Philip $12,000.00; Roff, Kylee $53,125.43; Salcido, Pedro $17,787.21; Sampson, Seth $15,853.49; Sanford, Brent $60,000.00; Sanford, Steve $12,000.00; Schwan, Samantha $29,535.50; Sherk, Larry $75,279.30; Smith, Asha $5,939.50; Smith, Becky $47,227.22; Smith, Jedediah $1,883.05; Smith, Justin $114,190.28; Snook, Michael $62,967.39; Swanson, Andrew $22,717.19; Swartout, Austin $5,269.53; Taylor, Jason $300.00; Thornburg, Gary $4,109.13; Trevena, Joshua $84,325.21; Turner, Michael $35,479.83; Vera, Eddy $57,740.02; Vines, Michael $14,309.08; Voll, Justin $12,000.00; Walgren, Arthur $109,632.29; Wellen, Jesse $109,522.72; Wellen, Shannon $94,831.21; Williams, Mildred $56,991.63; Williams, Steven $91,302.59; Wiredu, Yaw $51,852.91; Wold, Brett $32,188.43; Wright, Kelcee $35,778.12; York, Robert $32,009.94; Zubke, Davis $9,113.05.

Council Member Voll moved to approve the annual step increases effective February 1, 2016. Devin Clark from Cat 12, Step 0 to Cat 12, Step 1; Jonathan Cummings from Cat 4, Step 0 to Cat 4, Step 1; Larry Fisketjon from Cat 4, Step 1 to Cat 4, Step 2; Gary Hoffman from Cat 6, Step 3 to Cat 6, Step 4; Andrew Langowski from Cat 14, Step 2 to Cat 14, Step 3; Curtis Larson from Cat 4, Step 3 to Cat 4, Step 4; Suliman Mudi from Cat 3, Step 1 to Cat 3, Step 2; Jim Pittsley Cat 6, Step 4 to Cat 6, Step 5; Justin Smith from Cat 8, Step 0 to Cat 8, Step 1; Eddy Vera from Cat 4, Step 1 to Cat 4, Step 2; Arthur Walgren from Cat 17, Step 1 to Cat 17, Step 2; Shannon Wellen from Cat 14, Step 2 to Cat14, Step 3; Yaw Wiredu from Cat 3, Step 1 to Cat 3, Step 2. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Gravos, Voll, Riely, Mulder, and Sanford; nays: none.

Council Member Voll moved to approve Pay Application #3 from Knife River (HS/EC Paving) in the amount of $101,102.81. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Voll, Riely, Sanford, and Gravos; nays: none.

Council Member Voll moved to approve Change Order #2 from Wagner Construction (Fox Hills Force Main) in the amount of $205,500. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Gravos, Riely, Mulder, Sanford, and Voll; nays: none.

Council Member Riely moved to approve Pay Application #2 from Wagner Construction (Fox Hills Force Main) in the amount of $722,456.50. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Sanford, Mulder, Gravos, Riely, and Voll; nays: none.

City Engineer Kelley presented a position request for a Construction Manager. Request was approved by the consensus of the council

Dave Leftwich, NDDOT, gave an update on current and future DOT road projects in our area.

Council Member Gravos moved to approve hiring Gary Thornburg as a fulltime employee as of January 1, 2016 at Cat 3, Step 3. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Sanford, Riely, Mulder, Gravos, and Voll; nays: none.

Council Member Sanford moved to approve the bills as listed. Motion seconded by Council Member Riely and carried unanimously. EFTPS $103,829.16; TASC $392.48; NDPERS $3,475.00; Nationwide Financial $730.00; Nationwide Retirement Solutions $2,714.00; Payroll $231,045.41; BCBS $41,802.52; NDPERS $40,151.87; NDPERS $352.90; Symetra $739.47; AFLAC $2,206.80; ND Job Service $2,893.76; Office of State Tax Commissioner $12,026.93; Advanced Engineering $389,964.86; All-Fab & Weld  $8,500.00; Allen’s Camera $449.99; American AED, Inc. $2,462.00; American Water Works Association $300.00; ASFPM $450.00; Astro Chem Services $1,932.00; Badlands Hardware $2,291.68; Badlands Occupational Testing $212.00; Badlands Power Fuels LLC $710.00; Balco $1,599.56; Beard Construction $220.00; BlueTarp Financial $302.02; Border States Electric $1,477.04; Buttons by Fish $1,250.00;  CIM Sanitary Tech $5,000.00; City of Grand Forks $225.00; City of Watford City $673.09; Cole Papers $294.03; Cornerstone Bank $9,834.84; Dakota Back & Neck $480.00; Dakota Pump & Control $4,669.35; Dakota Supply Group $1,738.64; Dealers Electrical Supply $1,962.05; Dell Marketing $1,194.00; DeZurik, Inc. $233.78; Dickinson PD $300.00; DW Excavating $17,654.00; E&M Services $2,541.00; Emergency Apparatus Maintenance $1,006.37; Farmer’s Union Oil $6,288.23; Fastenal $1,264.72; Ferguson Waterworks $490.05; First International Bank $46,614.00; First International Insurance $1,493.00; Flexible Pipe Tool Company $76.25; Foley Brothers LLC $3,050.00; Forsgren Associates Inc. $55,105.00; Found It Now $28.54; Frontier Precision $1,125.00; Galls $253.77; Glenn & Tina Wahus $9,900.00; Graybar $2,166.11; Hach Company, Inc. $340.70; Heggen Equipment Inc. $70.24; Hewlett Packard Company $216.81; High Point Networks $112.50; Holiday Credit Office $1,813.38; Homestead Management $1,701.00; HUS Industries $570.50; ICSA Boardroom Apps $5,000.00; J&C Custom LLC $709.06; Jack & Jill $255.64; Jim Hanson Masonry $15,189.00; JLG $278,455.31; K-9 Working Dogs International LLC $3,195.00; Kevin Compton $125.00; Kohler Communications $377.50; Knife River $101,102.81; Kraus Anderson Const. $4,496,984.41; L&K Electric $200.56; Locators & Supplies $1,486.89; Lund Oil Inc. $2,401.77; Lyle Signs $979.29; MailFinance $315.00; Marco $1,418.25; McKennett Law $13,595.00; McKenzie County Ambulance $1,012.24; McKenzie County Farmer $1,415.14; McKenzie County Healthcare $324.00; McKenzie County Landfill $11,253.90; McKenzie County Recorder $505.00; McKenzie County School $1,012.24; McKenzie County Water Resource $62,591.44; McKenzie Electric $4,136.00; Meuchel Enterprises $1,507.79; Michael Todd & Company $1,346.33; Montana Dakota Utilities $17,313.61; Motorola $12,906.00; ND Dept of Health $1,541.87; NDDOT $10,278.40; NDACO Resources Group $455.00; Northern Pump & Compression $10.50; Northwestern Power Equipment $2,247.50; Office Depot $913.77; OK Implement $2,451.37; OK Tire Stores $728.34; On Deck Sports $3,523.72; One Way Machine Shop LLC $449.13; Outlaws’ Bar & Grill $3,250.17; Park Construction $81,039.23; Pittsley, James $117.15; Post Board $45.00; Postmaster $458.91; Quality Flow Systems Inc. $2,323.45; Reservation Telephone $2,481.84; Rice Lake Construction $1,472,677.00; Roadworx LLC $5,942.41; Robert C. York $1,283.90; S&S Motors $226.93; Safeguard Business Systems $192.08; Schock’s Safe & Lock Service $361.25; Select Ford $736.80; SHRM $2,830.00; Stein’s, Inc. $307.84;  Stenehjem Development $782,432.94; Strata Corporation $293,211.15; Suds Laundry $50.25; Summit Fire Protection $2,500.00; Swanston Equipment $599.81; TD&H Engineering $46,054.17; Tecta America Dakotas $14,926.00, Titanium Plumbing $300.00; Todd Kelley $489.01; Tractor Supply Co $37.88; Triple AAA Safety $3,663.14; Uline $356.12; Vanguard Appraisals $275.00; Verizon $2,910.06; Vermont Systems $34,372.79; Visa $9,394.79; Wagner Construction $99,500.00; Watford City Enterprises $500.00; Watford City Express Laundry $790.79; Watford City Park District $1,012.24; Watford City Rotary Club $195.00; Watford City Vet Clinic $720.06; Whipplewood CPAs $10,000.00; Williston Landscape & Irrigation $376.34; Zuercher $65,000.

The next regularly scheduled City Council meeting will be on Monday, February 1, 2016 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 8:26 p.m. These minutes are published subject to the City Council’s Review and Revision pursuant to NDCC 40-01-09.1.

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Peni Peterson, Auditor Brent Sanford, Mayor