CITY OF WATFORD CITY

CITY COUNCIL MEETING

February 1, 2016

Minutes of the regular City Council meeting held on February 1, 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, Doug Bolken and Aaron Gravos. 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 meeting held on January 4, 2016. Motion also included approving the agenda. Motion seconded by Council Member Sanford and carried unanimously.

Alice Olson was present and submitted four Application for Abatement or Refund of Taxes. Ms. Olson felt that the valuations on the properties were too high. City Council reviewed her applications and felt that the valuations on the properties were accurate based on the comparable home and land sales in 2014. Council Member Voll moved to deny the refund of taxes on properties (82-39-00400, 82-13-13000, 82-13-15000, and 82-13-14000). Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Bolken, Sanford, Riely, Voll, and Gravos; nays: none.

An Application for Abatement or Refund of Taxes submitted by Jennifer Jensen was reviewed. City Assessor Olson informed the council that the property owned by Jennifer Jensen located at 126 4th Ave SE #3 was incorrectly assessed and recommended reducing the True and Full Value of the parcel from $310,060 to $196,140. Council Member Voll moved to approve reducing the True and Full Value on the parcel from $310,060 to $196,140. Motion seconded by Council Member Bolken and carried by the following roll call vote: ayes: Riely, Mulder, Bolken, Gravos, Sanford, and Voll; nays: none.

An Application for Abatement or Refund of Taxes submitted by Katie Paulson, McKenzie County Tax Department on behalf of First International Bank & Trust was reviewed. City Assessor Olson informed the council that the property owned by First International Bank & Trust located at Block 5, Lot 4 Rolling Hills Estates was replatted into two different parcels and that Lot 4 no longer existed so the taxes should be abated. Council Member Riely moved to approve an abatement of taxes for Block 5, Lot 4 Rolling Hills Estates. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Sanford, Riely, Mulder, Bolken, Voll, and Gravos; nays: none.

An Application for Abatement or Refund of Taxes submitted by McKenzie County Ambulance Service was reviewed. City Assessor Olson informed the council that the property located at 408 3rd Ave NE is owned by the Ambulance Service to house on-call paramedics and should be exempt under N.D.C.C 57-02-08.8. Council Member Riely moved to approve the abatement of taxes for the McKenzie County Ambulance Service. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Mulder, Sanford, Riely, Bolken, Voll, and Gravos; nays: none.

Two Application for Abatement or Refund of Taxes submitted by Joint Venture, LLC were reviewed. City Assessor Olson informed the council that Joint Venture, LLC owned two mobile homes but were moved off the parcels (82-76-17106 & 82-76-17141) without obtaining a moving permit in December 2015 and that the 2016 taxes would need to be abated. Council Member Mulder moved to approve the abatement for Joint Venture, LLC for parcels (82-76-17106 & 82-76-17141). Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Voll, Mulder, Sanford, Riely, Bolken, and Gravos; nays: none.

Five Application for Abatement or Refund of Taxes submitted by City Assessor Olson were reviewed. City Assessor requested an abatement for parcels (Block 3, Lots 2, 3, 4, 5, and 10 - Fox Hills Village) that are owned by the city and are exempt from taxation. Council Member Voll moved to approve the abatement of taxes for the City of Watford City (Block 3, Lots 2, 3, 4, 5, and 10 - Fox Hills Village). Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Bolken, Sanford, Mulder, Riely, Gravos, and Voll; nays: none.

Gene Veeder, on behalf of the Roughrider Committee, presented a Funding Request from Valuation & Information Group in the amount of $11,000 for a preliminary market study of a proposed senior housing/care facility to be located in Watford City.

Council Member Bolken moved to approve the Roughrider Funding Request from Valuation & Information group in the amount of $11,000. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Gravos, Mulder, Bolken, Sanford, Riely, and Voll; nays: none.

Chad Larson, Krause-Anderson, presented Pay Application #14 in the amount of $5,363,845.70.

Council Member Voll moved to approve Pay Application #14 from Krause-Anderson (Watford City Events Center) in the amount of $5,363,845.70. Motion seconded by Council Member Bolken and carried by the following roll call vote: ayes: Gravos, Mulder, Bolken, Sanford, Riely, and Voll; 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.

Neal Shipman. Lodging Tax Committee, presented minutes from the Lodging Tax Committee meetings held December 15, 2015 and January 12, 2016 that included 2016 Budget Requests.

Council Member Voll moved to approve the 2016 Budget Requests from the Heritage Park ($885.06), Long X Council on the Arts ($1,000), Watford City Area Chamber of Commerce ($10,000), McKenzie County Heritage Park and the Pioneer Museum ($4,500), Legendary Adventures New Discoveries ($1,500), Watford City Parks and Recreation Dept ($3,500), and McKenzie County Tourism ($121,830). Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Bolken, Sanford, Riely, Voll, and Gravos; nays: none.

Todd Norton, Advanced Engineering, presented Pay Estimates.

Council Member Voll moved to approve Pay Estimate #2 from Strata Corporation (HS/EC Offsite Improvements – Electrical Construction) in the amount of $22,815. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Mulder, Bolken, Sanford, Voll, Riely, and Gravos; nays; none.

Council Member Riely moved to approve Pay Estimate #5 from North Country Contracting (12th Street SE Reconstruction-Utilities) in the amount of $7,792. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Riely, Sanford, Mulder, Bolken, Gravos, and Voll; nays: none.

Council Member Bolken moved to approve Pay Estimate #4 from Rice Lake Construction Group (Fox Hills Regional Lift Station) in the amount of $631,125. Motion seconded by Council Member Riely and carried by the following roll call vote: ayes: Mulder, Bolken, Riely, Sanford, Voll, and Gravos; nays: none.

Council Member Gravos moved to approve Pay Estimate #15 from Rice Lake Construction Group (Water Resource Reclamation Facility) in the amount of $121,429. Motion seconded by Council Member Bolken and carried by the following roll call vote: ayes: Voll, Gravos, Sanford, Riely, Mulder, and Bolken; nays: none.

Council Member Gravos moved to approve Pay Estimate #4 from Rice Lake Construction Group (Water Resource Reclamation Facility – Phase II) in the amount of $374,823. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Sanford, Gravos, Mulder, Bolken, Voll, and Riely; nays: none.

Chief Walgren gave an update on the Police Department.

Council Member Riely moved to approve the Zone Change Application submitted by Kirk Wold for property at 404 Main St North, Lot 7 Block 2 of Aarhus Addition from R1 Single Family Residential to CB Central Business. Motion seconded by Council Member Voll and carried by the following roll call vote: ayes: Sanford, Mulder, Bolken, Riely, Voll, and Gravos: nays: none.

Council Member Voll moved to approve the Zone Change Application submitted by Kirk Wold for property at 404 11th Ave SE, IT # 1912 portion of IT # 876 from AG Agriculture to C1 General Commercial District. Motion seconded by Council Member Bolken and carried by the following roll call vote: ayes: Bolken, Voll, Sanford, Riely, Gravos, and Mulder; nays: none.

Council Member Voll moved to approve the Conditional Use Permit Application submitted by Dakota Access, LLC for Curtis Sorenson for property located: Section 28 679.770 acres; SE ¼SE¼ Section 29, T150 R98W and for Bypass Properties, LLC located: NW ¼ SW¼ Section 31, T 150N, R98W Lot 3, allowing for a crude oil transmission pipeline to transport liquid hydrocarbon products for public commerce in/through Agriculture Zoned property. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Riely, Voll, Gravos, Bolken, and Sanford; nays: none.

Council Member Bolken moved to approve Raffle Permit #735 for Long X Bottle Shop. Motion seconded by Council Member Riely and carried unanimously.

Council Member Voll moved to approve Josh Trevena changing back to a patrol position at a Category 12, Step 2. Motion seconded by Council Member Gravos and carried by the following roll call vote: Sanford, Mulder, Gravos, Voll, Riely, and Bolken; nays: none.

Council Member Voll moved to approve an annual boot allowance for the Police Department in the amount of $125.00 reimbursable upon receipt. Motion seconded by Council Member Gravos and carried unanimously.

Council Member Voll moved to approve the annual step increases effective March 1, 2016 for Terry Jefferies from Category 9, Step 0 to Category 9, Step 1, and for August Nelson from Category 4, Step 0 to Category 4, Step 1. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Bolken, Sanford, Riely, Voll, and Gravos; nays: none.

Council Member Voll moved to pay Nexus $25,000 to generate a Western ND Core Cities Impacts Forecast. Motion seconded by Council Member Bolken and carried by the following roll call vote: ayes: Riely, Gravos, Voll, Sanford, Bolken, and Mulder; nays: none.

Council Member Voll moved to terminate our contract with The PFM Group (Public Financial Management) and send them a 60-day termination notice. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Voll, Sanford, Riely, Gravos, and Bolken; nays: none.

Council Member Voll moved to approve the Engineering Firm Selections (AE2S, Brosz Engineering, TD&H) for future State Water Commission Cost Share Projects. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Riely, Mulder, Bolken, Sanford, Gravos, and Voll; nays: none.

No action was taken on a Subdivision Improvement, Maintenance and Warranty Agreement (SIA).

No action was taken on Lift Station & Force Main Reimbursement Schedule –Stallion Meadows.

Council Member Gravos moved to approve the bills as listed. Motion seconded by Council Member Sanford and carried unanimously. EFTPS $95,182.75; TASC $583.98; NDPERS $4,075.00; Nationwide Financial $940.00; Nationwide Retirement Solutions $2,495.00; Payroll $211,065.26; BCBS $41,885.78; NDPERS $41,884.48; NDPERS $353.34; Symetra $745.21; AFLAC $3,591.78; 24/7 Contracting $2,208.00; Advanced Engineering $202,128.46; Airgas $181.90; Almquist Welding & Fab $36,775.78; Altec $105,922.00; American AED, Inc. $3,693.00; Andrew Swanson $373.31; Arthur Walgren $63.00; Astro Chem Services $75.00; Badlands Hardware $1,550.19; Badlands Occupational Testing $68.00; Badlands Power Fuels LLC $320.00; Balco $193.02; Black Mountain Software $14,393.00; Blue Lube $65.99; BlueTarp Financial $1,319.94; Brosz Engineering $10,108.60; Buy A Safe.com $525.52; Carquest $41.58; CIM Sanitary Tech $5,000.00; City of Watford City $8,263.33; Cole Papers $11,551.52; Comfort Inn $815.80; Comfort Inn – Bismarck $160.00; Cornerstone Bank $9,939.56; Craig’s Small Engine Repair $722.35; Curtis Larson $125.00; Dakota Dakota Pump & Control $324.35; Dakota Supply Group $2,215.39; Darrington Snow Removal $200.00; Dean Anderson, Inc. $1,232.95; Devin Clark $385.00; DW Excavating $17,921.00; Emergency Medical Products, Inc. $1,142.05; Environmental Consulting & Testing $600.00; ESRI $2,675.00; Farmer’s Union Oil $6,255.78; Fastenal $2,287.62; Ferguson Waterworks $401.47; First International Bank $51,170.00; Flexible Pipe Tool Company $74.50; Forever Auto Glass $285.00; Found It Now $20.30; Garmans Flooring LLC $749.00; Glenn & Tina Wahus $9,900.00; H&H Electric $5,803.23; Hach Company, Inc. $112.43; Hawkeye Oilfield Supply $19.42; Heggen Equipment Inc. $11,227.15; Holiday Credit Office $1,731.04; Homestead Management $3,001.00; HR Collaborative $250.00; ITD $976.65; Jesse Wellen $63.00; Keeprs, Inc. $2,869.99; KLN Enterprises Inc. $10,250.00; Kraus Anderson Const. $5,363,845.70; Kreuger International, Inc. $152,836.35; Locators & Supplies $3,380.30; Lund Oil Inc. $2,104.62; Lyle Signs $756.51; Mandan Northwest Pipe Fittings $148.64; Marco $1,418.25; McKenzie County Ambulance $50,000.00; McKenzie County Fair Board $4,000.00; McKenzie County Healthcare $175,000.00; McKenzie County Heritage Assoc $25,885.06; McKenzie County Recorder $25.00; McKenzie County Rural Fire $4,982.50; McKenzie County Sheriff $1,090.69; McKenzie County Tourism Bureau $41,991.13; McKenzie County Treasurer $14,578.55; McKenzie County Water Resource $53,926.52; McKenzie Electric $3,941.00; Meuchel Enterprises $6,583.66; Michael D. Vines, Jr. $350.00; Michael Todd & Company $1,268.72; Mid-States Organized Crime $150.00; Mohave Engineering Associates $995.00; Montana Dakota Utilities $18,713.88; MVTL Laboratories, Inc. $2,015.50; NCL of Wisconsin $875.65; ND Building Official Association $230.00; ND Chiefs of Police Assoc $50.00; ND League of Cities $25.00; ND Safety Council $845.00; ND State Radio Communications $530.00; ND Surplus Property $50.00; NDSU Extension Pesticide Program $240.00; ND Water & Pollution Control $60.00; NDACO Resources Group $12,277.55; NDLTAP/UGPTI $50.00;  NERO, Inc. $381.01; North Country Contracting $7,792.00; North Dakota Workforce Safety & Ins $46,939.08; NW Dakota Public Transit $30.00; Office Depot $1,152.57; One Call Concepts $74.80; One Way Machine Shop LLC $791.28; Oscar Knudtson $503.20; Peni Peterson $81.48; Phil Mula $313.18; Pioneer Museum $25,000.00; Pollardwater $828.28; Post Board $135.00; Postmaster $459.43; Power Plan OIB $314.72; Preferred Standards $2,860.00; Public Financial Management $12,500.00; Ray Anderson $1,291.60; Reservation Telephone $3,148.10; Respond Systems $67.60; Rice Lake Construction $1,127,377.00; S&S Motors $437.71; Selectivend Inc. $1,058.00; Stop Stick, Ltd $3,220.00; Strata Corporation $22,815.00; Stenehjem Development $78,243.29; Summit Counseling Services $4,166.00; Swanston Equipment $2,174.97; TASC $952.40; Taser International $6,146.47; TD&H Engineering $16,402.15; Terry Nate Jeffries $125.00, Theodore Roosevelt Expressway $7,000.00; Timeclock Plus $225.00; TotalFunds by Hasler $520.65; Towmaster $255.77; Tractor Supply Co $339.83; UPS $1,047.74; Valuation & Information Group $11,000.00; Verizon $2,802.40; Visa $5,304.76; Watchguard Video $1,300.00; Watford City Airport Authority $30,000.00; Watford City Chamber of Commerce $3,500.00; Watford City Chiropractic $120.00; Watford City Enterprises $550.00 Watford City Express Laundry $492.63; Watford City Park District $6,688.75; Watford City McKenzie Village Apts $250,000.00; Watford City Vet Clinic $110.00; Wingate by Wyndham $292.38; Young at Heart Club $10,000.

The next regularly scheduled City Council meeting will be on Monday, March 7, 2016 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 9:10 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