

CITY OF WATFORD CITY
CITY COUNCIL MEETING
September 3, 2024

Minutes of the regular City Council meeting held on September 3, 2024 at 6:00 p.m. at City Hall. Present were Mayor Phil Riely and Council Members Bethany Devlin, Lance Renville, Chelsea Bulzomi, Carissa Suter, and Shilo Chavez. Absent was Steve Sanford. Also present was City Auditor Peni Peterson and City Attorney Wyatt Voll. Mayor Riely called the meeting to order with the Pledge of Allegiance.

Council Member Devlin moved to approve the September 3, 2024 meeting agenda, as presented. Motion seconded by Council Member Suter and carried unanimously.

Council Member Suter moved to approve the minutes of the city council meetings held August 5 and August 20, 2024. Motion seconded by Council Member Renville and carried unanimously.

Continuation of a Dangerous Building Hearing from the July 1st and August 5th meetings began at 6:04. Attending by Zoom was 3309 11th Ave NE property owner Mr. David Thorpe and 3305 11th Ave NE property owner Ms. Sherry Cheng. Mr. Thorpe informed the City Council that he is in the process of purchasing the property from Ms. Cheng and would like to repair the exterior wall and any roof damage. He is anticipating moving the lot line and demolishing the concrete slab. Attorney Voll recommends allowing Mr. Thorpe 120 days to purchase the property and to work with city staff to get the lot line moved as appropriate, remove the foundation, repair the outside to code, and add a required overhang.

Council Member Chavez moved to table the Dangerous Building Hearing, based on Attorney Voll's recommendation, until the January 6, 2025 meeting. Motion seconded by Council Member Suter and carried by the following roll call vote: Suter, Renville, Chavez, Devlin, and Bulzomi; nays: none.

Continuation of a Flood Damage Ordinance Appeal from the August 5th meeting began at 6:08. Jack Harrow and Stephanie Damron were present. City Planner Walters informed the City Council that since the last hearing correspondence was received from Mr. Harrow and Ms. Damron stating that they "did not have documentation to provide and will not be pursuing at this time". No comment was made by Mr. Harrow or Ms. Damron.

Council Member Suter moved to deny the Flood Development Application submitted by Jack Harrow and Stephanie Damron. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Devlin, Chavez, Bulzomi, Suter, and Renville; nays: none.

City Building Inspector, Steve Williams, informed the City Council of another duplex dangerous building located at 210 & 214 24th Ave NE. On July 5, 2024, 214 24th Ave NE sustained major fire damage and 210 24th Ave NE sustained minor smoke and water damage. The structure was posted on 7/6/24 as a dangerous building and Notice and Order letters were sent to the owner, 30 days have expired since the letters were sent and the structure has not been demolished or repaired.

Mr. Williams is requesting to hold a Dangerous Building Hearing at the October 6th City Council meeting.

Council Member Devlin moved to hold a Dangerous Building Hearing on October 6th at 6:00 p.m. for properties 210 & 214 24th Ave NE. Motion seconded by Council Member Renville and carried unanimously.

Travis Rodenhizer and Tony Carmichael gave an update on the Fox Hills Golf Course.

Council Member Devlin moved to approve the Huntington Turf Equipment Lease Agreement. Motion seconded by Council Member Suter and carried unanimously.

Police Chief Jesse Wellen gave an update on the police department.

Council Member Suter moved to approve the recommendation from the Planning Commission meeting held August 26, 2024. Denied: Land Use Application – Variance submitted by Byron Carrera (313 3rd Ave NE). Approved: Land Use Application – Zone Change (A-2 to CF) submitted by Catuli Academy (908 14th St SW); Land Use Application – Conditional Use Permit (Temporary Modular Building) submitted by Church of Epiphany (112 6th Ave NE); Divisional of Land Application – Minor Plat for Simple Lot Split submitted by Shangcheng Development. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Renville, Suter, Bulzomi, Chavez, and Devlin; nays: none.

Council Member Renville moved to approve the First Reading on an Ordinance Amending Section 1-103 of Article 1 of Chapter 1 – Relating to Division of City Into Precincts. Motion seconded by Council Member Bulzomi and carried unanimously.

Council Member Renville moved to approve the First Reading on an Ordinance Amending Section 8-1905 of Article 19 of Chapter 8 – Relating to Weight, Load, and Cargo Restrictions. Motion seconded by Council Member Bulzomi and carried unanimously.

Council Member Renville moved to approve the First Reading on an Ordinance Amending Section 8-1907 of Article 19 of Chapter 8 – Relating to Definitions. Motion seconded by Council Member Suter and carried unanimously.

Council Member Renville moved to approve the First Reading on an Ordinance Amending Section 6-510C of Article 5 of Chapter 6 – Relating to Rough Rider Center On-Sale Event License. Motion seconded by Council Member Suter and carried unanimously.

Council Member Renville moved to approve the First Reading on and Ordinance Amending Section 6-510B of Article 5 of Chapter 6 – Relating to License – Watford City Golf Course. Motion seconded by Council Member Suter and carried unanimously.

Council Member Devlin moved to approve the following annual step increases: Greg Richins E-5; Jodus Talley K-1; Justin McQuiston J-5. Motion seconded by Council Member Bulzomi and carried unanimously.

Council Member Devlin moved to table transitioning LeAnne Voll to Assistant to Public Works Director until a job description is completed and moved to change the Assistant to Chief of Police from Category J to Category I in April 2025. Motion seconded and carried by the following roll call vote: ayes: Renville, Suter, Chavez, Devlin, and Bulzomi; nays: none.

Council Member Devlin moved to close city offices at 1:00 p.m. on Fridays until the end of the year and at that time, it will be considered as to if it should continue into 2025. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Chavez, Suter, Devlin, Renville, and Bulzomi; nays: none.

Council Member Devlin moved to approve the Versatile Vehicles, Inc 2025 New Fleet Agreement for 75 carts and GPS units with an annual payment of \$141,300. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Renville, Suter, Chavez, Devlin, and Bulzomi; nays: none.

Council Member Devlin moved to approve a quote from Hovex in the amount of \$25,500 for drain field construction and a 1,000-gallon septic tank at the golf course. Funds will be paid out of the GPT Fund. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Chavez, Bulzomi, Renville, Devlin, and Suter; nays: none.

Council Member Devlin moved to approve the August GPT allocations totaling \$1,645,000: 1000 General Operating \$561,666.67; 2010 Road Fund \$196,666.67; 2080 Cemetery \$5,000; 2240 RRC Operating \$90,000.; 2245 Fox Hills Golf Course \$66,250.; 2290 Vehicle Replacement Fund \$18,916.67; 2260 Fire Truck Replacement \$20,000; 2310 Vector & Weed \$8,333.33; 3010 G.O. Hwy Bonds \$4,750.; 3050 Oil & Gas Bonds \$10,916.67; 3075 RRC Bond \$541,666.67; 4005 Capital Improvement \$0; 5020 Sewer Bonds \$120,833.33. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Suter, Bulzomi, Renville, Devlin, and Chavez; nays: none.

Council Member Devlin moved to reinvest with LPL Investments \$100,000 from the Water Tank Coating fund for 6 months and to renew \$3,000,000 from the Water Enterprise Fund for 1 year. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Renville, Devlin, Suter, and Bulzomi; nays: none. Council Member Chavez declared a conflict of interest and did not vote.

Council Member Devlin moved to approve Resolution No. 2024-13 Resolution Deferring Interest Payment on Special Assessment. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Bulzomi, Suter, Chavez, Devlin, and Renville; nays: none.

Council Member Devlin moved to approve the requests from the Rough Rider Center (Livewire \$3,839.87 and Tricorne Audio \$1,085) and to use funds from the Rough Rider Center Naming Rights Fund. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Renville, Devlin, Chavez, Bulzomi, and Suter; nays: none.

Council Member Devlin moved to approve Mayor Riely's committee appointments: Lindsey Ybarra 2-year term to Vector and Pest Board, expiring 6/30/26; Larissa Bertram 3-year term to Roughrider Fund Committee, expiring 9/30/27; Kenny Liebel 3-year term to Roughrider Fund Committee, expiring 9/30/27; Matt Beard 3-year term to Roughrider Fund Committee, expiring 9/30/27; Shayla Brown 5-year term to Housing Authority, expiring 9/1/29; Steve Sanford 5-year term to Housing Authority, expiring 9/1/29. Motion seconded by Council Member Renville and carried unanimously.

Council Member Suter moved to approve the Agreement for Use of City Garbage Services between the City of Watford City and Farmers Union Oil Company (2412 128F Ave NW). Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Suter, Renville, Devlin, Bulzomi, and Chavez; nays: none.

Council Member Bulzomi moved to approve Pay Application #4 from Strata Corporation (3rd Ave SW Recon) in the amount of \$1,368,815.91. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Bulzomi, Suter, Chavez, Renville, and Devlin; nays: none.

Council Member Suter moved to approve Pay Application #3 from Knife River (Hunter's Run Repair and Completion Phase I) in the amount of \$556,914.61. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Devlin, Suter, Bulzomi, Renville, and Chavez; nays: none.

Council Member Devlin moved to approve Pay Application #18 from Construction Engineers (Watford City New Public Works Facility) in the amount of \$109,637. Motion seconded by Council Member Chavez and carried by the following roll call vote: Chavez, Bulzomi, Suter, Devlin, and Renville; nays: none

Council Member Devlin moved to approve Task Order WC24-01 from Brosz Engineering (14th Ave SE Construction – Phase 1 Planning) in the amount not to exceed \$215,165. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Suter, Chavez, Devlin, Renville, and Bulzomi; nays: none.

Council Member Bulzomi moved to approve the Task Order from Mountain Plains (GIS Mapping Services) in the amount not to exceed \$25,000. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Renville, Devlin, Chavez, Bulzomi, and Suter; nays: none.

Council Member Chavez moved to approve the proposed Septic System Easement and Water Service Line Easement between Stenehjem Development, LLP and the City of Watford City, contingent on property owner approving the easements, and to allow City Engineer Smith and City Attorney Voll to negotiate the easements as needed. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Devlin, Suter, Chavez, Renville, and Bulzomi; nays: none.

Council Member Renville moved to approve the bills as listed. Motion seconded by Council Member Bulzomi and carried unanimously. Aflac \$5,647.90; BCBS of North Dakota \$97,194.80; EFTPS \$130,060.46; Nationwide Financial \$1,943.86; Nationwide Retirement Solutions \$15,582.37; ND Fraternal Order of Police \$374.10; NDPERS-Def Comp \$9,210.00; NDPERS-Retirement \$72,778.97; Payroll \$376,599.73; Symetra Life Insurance \$1,239.14; TASC \$5,481.12; Wolf Run Village Inc. \$600.00; 3-D Specialties \$1,380.60; 4Imprint \$356.95; Acushnet Company \$2,383.64; AgTerra Technologies \$35.00; Andrew Swanson \$652.22; Armor Interactive \$40,695.20; Badger Oilfield Construction \$79,209.50; Badlands Hardware \$349.52; Badlands Occupational Testing \$38.00; Balco Uniform \$1,256.26; Bank of North Dakota \$1,142,787.50; Barrett Pharmacy \$14.92; Border States Electric \$9.44; Brady's Towing & Recovery \$1,862.50; Braun Intertec Corp. \$9,509.50; Brock White \$360.06; C&D Water Services \$90.00; Calibre Press \$359.00; Callaway \$1,083.47; CIM Sanitary Tech \$6,500.00; Cinde Morris \$66.15; City of Watford City \$479.90; Code Red Towing \$600.00; Construction Engineers \$109,637.00; Country Inn & Suites – Bismarck \$96.30; Dakota Supply Group \$1,979.21; Dean Anderson Inc. \$804.00; Dean Kluver Painting \$7,175.00; Dimpled Darling Photography \$320.00; Dustbusters Enterprises \$14,786.46; Ecolab \$120.82; Ecolab Pest Elim \$135.00; Elite Cabinets & Building \$210.73; Expressway Suites Fargo \$96.30; Farmers Union Oil \$15,256.18; Fastenal \$489.20; FedEx \$89.96; Fox Hills Golf Course \$225.70; Galls \$784.46; GS Systems, Inc & Affiliates \$11,560.85; H2I Group \$6,900.00; Hansen Diesel & Automotive \$2,340.62; Hawkeye Oil Field \$114.76; Hawkins \$5,663.77; Heggen Equipment \$2,005.98; Helena Chemical \$2,710.00; Hill Enterprises \$690.04; Horizon Resources \$44,421.30; Hovex \$1,680.00; Hurley Enterprises \$625.00; Icon Architectural \$3,633.11; IDI \$24.75; Information Technology Dept. \$4,519.70; Interstate Power Systems \$2,848.50; Jack & Jill \$505.67; James Hunt \$125.00; JLG Architects \$21,775.00; Johnson Controls \$384.00; JP Morgan Chase Bank \$20,377.24; Key Contracting Inc \$57,245.00; KLJ Engineering \$113,612.72; Knife River – North Central \$556,914.61; KO Safety \$150.00; Kotana Communications \$1,130.50; Kully Supply \$663.70; Landscape Elements \$49,268.00; La Quinta by Wyndham Bismarck \$288.90; Legendary Adventures New Discovery \$10,000.00; Levelwear Inc. \$3,470.14; Lund Oil \$1,521.82; Marco Technologies \$2,424.31; McKenzie County GIS \$47,833.60; McKenzie County Grazing \$2.38; McKenzie County Healthcare \$1,575.48; McKenzie County Hockey Club \$15,000.00; McKenzie County Landfill \$26,862.90; McKenzie County Water Resource \$208,066.54; McKenzie Electric \$4,679.00; Meuchel Enterprises \$90.90; Midstates Wireless \$12.00; Mizuno \$355.60; MDU \$22,491.83; Motorola Solutions \$215.31; MTI Distributing \$8,680.67; MVTL Laboratories \$2,718.00; Nardini Fire Equipment \$2,271.75; Nova Fire Protection \$695.00; ND Office of State Tax Commissioner \$10,036.86; OK Implement \$2,030.20; OK Tire Stores \$836.77; One Call Concepts \$196.05; Premier Network Solutions \$1,235.00; Pro Auto Body \$544.72; Quadient Finance \$500.00; R&R Specialties of Wisconsin \$4,578.75; Reservation Telephone \$9,588.20; Rita Olson \$96.29; Ron Smith & Associates \$450.00; Roosevelt Inn & Suites \$9,600.00; Rough Rider Center \$40,663.59; Sanitation Products \$992.12; Sign Solutions \$414.80; Six Shooters \$51.20; Steve Dube Construction LLC \$1,671.00; Strata Corporation \$1,368,815.91; Supreme International LLC \$2,219.53; Taylor Made Golf \$4,503.86; Tecta America Dakotas \$1,452.93; Tenet \$5,732.21; The Huntington National Bank \$5,606.47; The Tessman Company \$1,451.00; The Huntington National Bank \$10,435.00; Timeclock Plus \$3,747.65; Tire-Rama Glendive

\$1,421.50; Titanium Plumbing \$644.23; Traffic Control \$29,833.00; TravisMathew \$2,374.15; Tricorne Audio \$4,257.50; Tritech Software Systems \$10,140.00; US Kids Golf \$48.84; UPS \$78.71; Valli Information \$1,050.65; Verizon Connect \$19.19; Verizon Wireless \$3,121.89; Versatile Vehicles \$4,500.00; Visa \$9,904.61; Watford City Livestock Assoc. \$24,687.00; Watford City Park District \$2,503.02; Western Dakota Energy \$5,250.00; Westlie Truck Center \$1,352.94; WEX Bank \$2,785.67; Wolf Run Village I \$45,000.00.

The next regularly scheduled City Council meeting will be on Monday, October 7, 2024 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 7:11 p.m. These minutes are published subject to the City Council's Review and Revision pursuant to NDCC 40-01-09.1.

Peni Peterson, City Auditor

Philip K. Riely, Mayor