

CITY OF WATFORD CITY
CITY COUNCIL MEETING
October 7, 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 Administrator Curt Moen, City Auditor Peni Peterson, and City Attorney Wyatt Voll. Mayor Riely called the meeting to order with the Pledge of Allegiance.

Council Member Bulzomi moved to approve the October 7, 2024 meeting agenda, as presented. Motion seconded by Council Member Devlin and carried unanimously.

Council Member Devlin moved to approve the minutes of the city council meeting held September 3, 2024. Motion seconded by Council Member Renville and carried unanimously.

Mayor Riely opened the Dangerous Building Hearing for a duplex located at 210 & 214 24th Ave NE at 6:01 pm. Attorney Tyler Wirick, attorney for the property owner, attended via Zoom. City Building Inspector, Steve Williams, informed the City Council that the 214 24th Ave NE residence sustained damage due to a fire on July 5, 2024. The structure was posted on July 6th as a dangerous building. Residence 210 24th Ave NE appears to be intact with minor evidence of smoke. Notice and Order letters were sent to the owner and 30 days have expired since the letters were sent. Progress is being made on the duplex as the roof has been temporarily framed, sheathed, and papered. Building Inspector Williams requests City Council allow the owners additional time to work with their insurance company and work with a contractor to make the building structurally sound and enclosed properly for winter. Once residence 214 is structurally sound and enclosed for winter, residence 210 would be occupiable. Mayor Riely closed the Dangerous Building Hearing at 6:10 pm.

Council Member Renville moved to continue the Dangerous Building Show Cause Hearing November 4th at 6:00 p.m. for properties 210 & 214 24th Ave NE. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Suter, Renville, Bulzomi, Devlin, and Chavez; nay: none.

Mayor Riely opened the Liquor License Public Hearing for La Caguama Mariscos Bar, Inc, as advertised, at 6:11 pm. There were no comments received from the public. The Public Hearing was closed at 6:12 p.m.

Council Member Suter moved to approve the Beer and Wine Liquor License for La Caguama Mariscos Bar, Inc located at 722 N Main St #1. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Renville, Bulzomi, Suter, Devlin, and Chavez; nays: none.

Mayor Riely opened the 2025 Final Budget Hearing at 6:12 pm. There was no public comment or written comments received. The Final Budget Hearing was closed at 6:13 pm.

Moved by Council Member Devlin that the following resolution be adopted: Whereas, the City Council did on the 5th of August 2024 adopt a preliminary budget for January 1, 2025 through December 31, 2025, and that the budget notice of the final hearing to be held at this time and place was published; Therefore, be it resolved that the Final Budget be adopted, and the following amounts be levied: General Fund \$1,559,542; Emergency \$40,000; Cemetery \$70,000 Lease of Law Enforcement Facilities \$135,000 totaling \$1,804,542. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Suter, Bulzomi, Chavez, Renville, and Devlin; nays: none.

President Hirning, Williston State College, gave a presentation on the New Training Facility at WSC.

Marty Doll, Ae2s, gave a presentation on the Watford City Future Redevelopment Study.

Sara Fitzpatrick gave an update on the Rough Rider Center.

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

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

Council Chavez moved to approve PD impound auction proceeds of \$27,905 be placed in a rolling line item to be used for future PD equipment purchases. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Devlin, Suter, Chavez, Bulzomi, and Renville; nays: none.

Council Member Devlin moved to approve the purchase of (6) patrol rifles with accessories, in the amount of \$7890.30, to be paid out of the PD Equipment over \$5000 budget. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Bulzomi, Suter, Renville, Devlin, and Chavez; nays: none.

Council Member Suter moved to approve the recommendation from the Planning Commission meeting held October 2, 2024. Approved: Land Use Application – Zone Change (R-3) submitted by City of Watford City Block 1, Lots 2 & 3 of Stevens Addition and Block 3, Lot 1 of Stevens Addition); Division of Land Application – Preliminary Subdivision Plat (Legacy 1st Subdivision) submitted by Legacy Property Management, LLC. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Chavez, Devlin, Suter, Renville, and Bulzomi; nays: none.

Council Member Chavez moved to approve the iamGIS quote in the amount of \$9500. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Bulzomi, Suter, Chavez, Devlin, and Renville; nays: none.

Council Member Chavez moved to approve the quote from Core & Main in the amount of \$40,000. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Devlin, Renville, Chavez, Bulzomi, and Suter; nays: none.

Council Member Chavez moved to begin billing city owned utility accounts and pay out of the appropriate budget line. Also approved billing non-city utility accounts to the appropriate entities beginning January 1, 2025. The Water department will send letters prior to January 1st to the entities stating they will be billed and will include a history of the account so they can budget appropriately for the expense. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Renville, Suter, Chavez, Devlin, and Bulzomi; nays: none.

Council Member Renville moved to approve the Second Reading on Ordinance #667 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 by the following roll call vote: ayes: Chavez, Devlin, Bulzomi, Renville, and Suter; nays: none.

Council Member Renville moved to approve the Second Reading on Ordinance #668 Amending Section 8-1907 of Article 19 of Chapter 8 – Relating to Definitions. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Bulzomi, Suter, Renville, Devlin, and Chavez; nays: none.

Council Member Renville moved to approve the Second Reading on Ordinance #669 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 by the following roll call vote: ayes: Suter, Devlin, Bulzomi, Renville, and Chavez; nays: none.

Council Member Renville moved to approve the Second Reading on Ordinance #670 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 by the following roll call vote: ayes: Chavez, Suter, Bulzomi, Renville, and Devlin; nays: none.

Council Member Suter moved to approve the quote from Johnson Controls, in the amount of \$9,424.36, to replace Roof Top Unit #2 Return Damper at the Rough Rider Center. Motion seconded by Council Member Chavez and carried by the following roll call vote: ayes: Renville, Suter, Devlin, Bulzomi, and Chavez; nays: none.

Council Member Devlin moved to approve the following annual step increases: Korey Lass D-3; Andrew Langowski E-9; Lukas Russell K-1. Motion seconded by Council Member Bulzomi and carried unanimously.

Council Member Devlin moved to approve the amended Administrative Assistant to Public Works job description and the new Assistant to Public Works (Cat I) job description. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Suter, Bulzomi, Devlin, Renville, and Chavez; nays: none.

Council Member Devlin moved to approve the salary request from Chief Jesse Wellen in the amount of \$135,000 – Category B – Step 10. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Chavez, Suter, Devlin, Bulzomi, and Renville; nays: none.

Council Member Devlin moved to approve the proposal from Graves Consulting, in the amount of \$19,845, for a salary classification and compensation study. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Bulzomi, Renville, Suter, Devlin, and Chavez; nays: none.

Council Member Devlin moved to approve policy amendments for – 209 Performance Evaluation and 403 Work Week and Payday. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Suter, Devlin, Chavez, Bulzomi, and Renville; nays: none.

Council Member Chavez moved to approve the 2024-2025 Legislative & Governance Priorities. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, Renville, and Devlin; nays: none.

Council Member Chavez moved to approve purchasing (2) coolers from Six Shooters (\$10,000), the quote from Steve Dube Construction to install the coolers (\$69,145), and to purchase (2) new back bar coolers (\$7,304). Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, Renville, and Devlin; nays: none.

Council Member Chavez moved to approve the bid from Franz Construction for work that needs to be completed on the Hunter's Run retention pond in the amount up to \$200,000. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Suter, Devlin, Renville, Chavez, and Bulzomi; nays: none.

Council Member Devlin moved to invest \$342,696.97 from investment interest for 1 month. Motion seconded by Council Member Bulzomi and carried by the following roll call vote: ayes: Bulzomi, Renville, Suter, and Devlin; nays: none. Council Member Chavez declared a conflict of interest and did not participate or vote.

Council Member Devlin moved to approve the September 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: Bulzomi, Renville, Suter, Devlin, and Chavez; nays: none.

Council Member Bulzomi moved to approve the Build Grant Application submitted by My Town in the amount of \$10,000. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Renville, Chavez, Suter, Bulzomi, and Devlin; nays: none.

Council Member Bulzomi moved to approve the Business Start-up & Expansion Forgivable Loan submitted by City Bar WC, in the amount of \$20,000, contingent on all three requirements are met before reimbursements are made to reach the 32% increase of project sales. Motion seconded by

Council Member Devlin and carried by the following roll call vote: Suter, Devlin, Chavez, Renville, and Bulzomi; nays: none.

Council Member Devlin moved to approve Public Works impound auction proceeds of \$8000 be placed in a rolling line item in the PW vehicle replacement fund. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Devlin, Suter, Chavez, Bulzomi, and Renville; nays: none.

Council Member Suter moved to begin advertising for the 10th Ave NE Reconstruction project. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Devlin, Bulzomi, Suter, Renville, and Chavez; nays: none.

Council Member Bulzomi moved to approve Task Order #56 from Ae2s (McKenzie County 14th Ave SE Informational Presentation Support) in the amount of \$18,000. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Bulzomi, Renville, Devlin, Chavez, and Suter; nays: none.

Council Member Suter moved to approve Task Order #55 from Ae2s (Watford City Municipal Engineering Services). Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Chavez, Suter, Bulzomi, Renville, and Devlin; nays: none.

Council Member Renville moved to approve Pay Application #4 from Knife River (Hunter's Run Repair and Completion Phase I) in the amount of \$125,232.52. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Devlin, Bulzomi, Suter, Renville, and Chavez; nays: none.

Council Member Devlin moved to approve Pay Application #19 from Construction Engineers (Watford City New Public Works Facility) in the amount of \$97,398. Motion seconded by Council Member Chavez and carried by the following roll call vote: Renville, Suter, Bulzomi, Chavez, and Devlin; nays: none

Council Member Bulzomi moved to approve the release of security and infrastructure acceptance for Improvement Works known as Homestead Phase 1, specifically 2nd half of 11th Ave. Reducing the bonding requirements to \$41,061 for maintenance and warranty guarantee. Motion seconded by Council Member Suter and carried by the following roll call vote: ayes: Chavez, Suter, Devlin, Bulzomi, and Renville; nays: none.

Council Member Suter moved to approve the Bismarck Bobcat Promotional Agreement in the amount of \$6,900. Motion seconded by Council Member Renville and carried by the following roll call vote: ayes: Devlin, Bulzomi, Suter, Renville, and Chavez; nays: none.

Attorney Voll gave an update on a HUD complaint and informed the City Council of a potential lawsuit. No action was taken.

Council Member Renville moved to approve the bills as listed. Motion seconded by Council Member Suter and carried unanimously. Aflac \$5,103.02; BCBS of North Dakota \$105,784.40; EFTPS \$132,174.91; Nationwide Financial \$1,912.40; Nationwide Retirement Solutions \$7,283.06; ND Fraternal Order of Police \$374.10; NDPERS-Def Comp \$9,235.00; Payroll \$381,835.40; Symetra Life Insurance \$1,283.; TASC \$5,273.70; Wolf Run Village Inc. \$600.00; Accusource \$631.22; Acushnet Company \$1,175.80; Advanced Elements \$122,775.42; American Legion Post \$35.00; Andrew Langowski \$125.00; Aqua-Pure \$3,960.67; Armor Interactive \$18,862.76; Astoria Hotel & Event Center \$282.52; Astro Chem Service \$25.00; Axon Enterprise \$495.00; Badlands Occupational Testing \$38.00; Bakken Occupational Health \$105.00; Balco Uniform \$1,550.97; BEK Consulting \$42,486.21; Big Boys Toys \$59.96; Bismarck Bobcats \$2,600.00; Boardtronics \$39.64; Border States Electric \$817.02; Brady's Towing & Recovery \$650.00; Brandon Foster Music \$400.00; Braun Intertec Corp. \$5,757.50; Brosz Engineering \$4,410.00; Buttons by Fish \$2,900.00; C&D Water Services \$117.00; Calibre Press \$359.00; Cascade Glass & Signs \$550.00; Cascadia Sport Systems \$6,391.16; Cass Information Systems \$2,181.16; CDW Government \$7,236.86; Charlie's Service \$1,240.00; CIM Sanitary Tech \$6,500.00; CivicPlus \$668.25; City of Watford City \$585.50; Code Red Towing \$200.00; Cole Papers \$657.87; Construction Engineers \$97,398.00; Cordova Construction \$9,910.75; Core & Main \$876.14; Craig's Small Engine Repair \$1,750.00; Cummins Sales & Services \$1,159.85; Dakota Fire Extinguishers \$2,677.54; Dean Anderson Inc. \$2,982.00; Dimpled Darling Photography \$40.00; Dustbusters Enterprises \$3,528.00; Dylan Bostic \$42.00; Eagle Country Ford \$419.90; Ecolab \$120.82; Ecolab Pest Elim \$135.00; Eddie Wold Art \$4,000.00; Edling Electric \$17,482.36; Elite Cabinets & Building \$106.79; Farmers Union Oil \$12,733.01; Fastenal \$2,887.42; Fire Extinguishing Systems \$384.80; First International Insurance \$6,308.00; Fox Hills Golf Course \$1,524.00; Galls \$1,247.39; Granite Peak Pump Service \$1,017.04; Hansen Diesel & Automotive \$5,716.23; Hawkeye Oil Field \$128.45; Hawkins \$1,454.37; Heggen Equipment \$105.42; High RPM \$408.69; Hill Enterprises \$702.09; Hurley Enterprises \$580.00; IDI \$37.00; IIA Lifting Services \$2,218.32; Information Technology Dept. \$4,551.05; Indian Hill Electric \$351.14; J Custom Electric \$1,386.86; Jack & Jill \$40.14; Jayden Uhlich \$42.00; Jena DeVries \$1,285.00; Jesse Wellen \$154.00; JG Concrete \$41,400.00; JJ Electric \$220.00; Jonathan Davis \$163.00; JP Morgan Chase Bank \$11,624.71; KLJ Engineering \$10,884.54; Knife River – North Central \$125,232.52; KO Safety \$1,073.00; Korey Lass \$120.00; Kotana Communications \$55.00; Kyle McRoberts \$125.00; Landscape Elements \$92,480.48; Language Link \$72.74; LeAnne Voll \$66.00; Legendary Adventures New Discovery \$3,000.00; Levelwear Inc. \$79.45; Lexipol LLC \$5,813.25; Livewire \$3,839.87; Long X Arts Foundation \$20,250.00; Lund Oil \$5,213.68; Mabe's Flower Market \$20,000.00; Marco Technologies \$2,384.31; Matthew Earl \$139.00; McKenzie County Clerk of Court \$1,100.00; McKenzie County Farmer \$1,541.81; McKenzie County Grazing \$151.76; McKenzie County Healthcare \$162,796.45; McKenzie County Landfill \$25,014.50; McKenzie County Road & Bridge \$582.46; McKenzie County Water Resource \$228,364.67; McKenzie Electric \$49,544.00; Melanie Talley \$20.00; Meuchel Enterprises \$53.92; Minot Automotive \$178.50; Mizuno \$2,261.92; Modern Machine Works \$60.00; MDU \$20,688.56; MTI Distributing \$4,063.69; MVTL Laboratories \$3,109.00; ND Dept of Commerce \$38,801.42; ND Dept of Transportation \$5,526.15; ND Office of State Tax Commissioner \$6,552.08; NDPOA Working Committee on Drugs \$40.00; Nelson Auto Center \$90,399.30;

Nelson Contracting \$2,663.94; Nicole Morton \$13.83; Northern Heavy Duty Truck Parts \$725.12; Northern Pump & Compression \$5.95; Northwest Pipe Fittings \$1,111.56; OK Tire Stores \$1,460.50; Olympic Sales \$831.53; One Call Concepts \$223.05; Otis Elevator \$95.00; Philip Riely \$164.60; Ping \$189.28; Pipe Detectives \$7,848.80; Point CPA \$620.00; POST Board \$470.00; ProudCity \$2,250.00; Quadient Finance \$500.00; Quadient Leasing \$134.22; Record Keepers \$17.50; Reservation Telephone \$4,307.00; Rita Olson \$277.20; Rocking K Heart Entertainment \$1,000.00; Rough Rider Center \$49,856.34; Shaun Schatz \$383.00; Sign Solutions \$634.30; Sirchie Acquisition Company \$624.12; Six Shooters \$178.18; Starion Bond Service \$10,471.25; Steve Dube Construction LLC \$41,967.00; Supreme International LLC \$320.04; Taylor Made Golf \$1,126.23; Team Nexbelt Operating \$48.00; Tenet \$583.11; The Huntington National Bank \$10,435.00; The Radar Shop \$761.00; The Tessman Company \$1,676.50; Titanium Plumbing \$1,974.36; TK Elevator Corp \$7,027.47; Tony Carmichael \$168.30; Top Gun Laws \$250.00; Traffic Control \$9,060.00; Tricorne Audio \$1,085.00; Uline \$179.21; UPS \$22.65; Valli Information \$1,127.88; Verizon Connect \$19.19; Verizon Wireless \$3,530.62; Versatile Vehicles \$4,500.00; Visa \$7,043.86; Wayne Olson Foundation \$500.00; Wallwork Truck Center \$1,167.24; Watford City Airport Authority \$20,833.34; Watford City Park District \$2,503.02; Watford City Veterinary Clinic \$77.75; WEX Bank \$3,573.98; Wolf Run Village I \$29,681.06; Wyatt Voll \$444.88.

The next regularly scheduled City Council meeting will be on Monday, November 4, 2024 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 8:18 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