

Wahpeton City Council
November 5, 2012

Present: Bertsch, Hansey, Schmidt, Mitskog, Sturdevant, DeVries, Dale, Bajumpaa, and Bohn

Absent: None

Also Present: Huwe, Lies, Nelson, Broadland, Priebe, MacIver, Gutzmer, and Amos

Meeting called to order by Mayor Sturdevant.

PUBLIC HEARINGS/ETC.

CDBG Hearing – Heartland Precision Priebe said Housing & Urban Development, under which the CDBG program falls, requires two public hearings for projects – one during the application process and one upon project completion. She said tonight’s public hearing was for project completion of the loan to Heartland Precision LLC which was funded January 3, 2011, with the CDBG amount being \$100,000 and the terms of the loan at 3% for 84 months with principal and interest deferred for 6 months, with the funds being used for an equipment loan for zinc plating line equipment. Other sources of funds are the Intermediary Relending Program Loan from Lake Agassiz Regional Development Corporation (LARDC) in the amount of \$100,000, and equity for the balance of project costs. Priebe said the number of jobs tracked and created is 7 full-time which exceeds the job claim of 4 FTE’s. She said the main purpose for the public hearing is to obtain public testimony or comment on how the money was used. Mayor Sturdevant then asked if any written protests had been received, which Priebe answered there were none. Mayor Sturdevant then asked if anyone present wished to protest, and there were none. **Motion by Hansey, seconded by DeVries, acknowledging the public hearing for the CDBG loan for Heartland Precision LLC was held November 5th, 2012 at 5:00pm and there were no public comments or protests to making the loan. Motion Carried.** Priebe noted that a copy of the Council meeting minutes expressing this motion would be attached to the final form and sent to LARDC.

CONSENT AGENDA ITEMS (presented by the Mayor) Mayor Sturdevant asked if there were any items to be removed from the consent agenda and there were none.

Approval of minutes of regular meeting held October 15, 2012

Games of Chance Licenses, Site Authorizations & Special Permits

- South East Fraternal Order of Police Raffle Permit
- Richland County 4-H Raffle Permit
- Civil Tech Club NDSCS Raffle Permit
- NDSCS Building Construction Technology Club Raffle Permit
- Other Games of Chance and/or Special Permits

Presentation/Approval of Reports

- Convention & Visitors Bureau Q3 Report
- Correspondence on 6th St. Repairs
- Lake Agassiz Water Authority
- Sample General Election Ballot

Motion by Bohn, seconded by DeVries, to approve the Consent Agenda items as presented. Motion Carried.

ITEMS REQUESTED MOVED FROM THE CONSENT AGENDA None.

REPORTS

FINANCE DIRECTOR

Election Day – November 6th Huwe gave a reminder that Election Day was the following day (Tuesday) and that although this is a general election you need to vote in your assigned Ward. She said questions regarding where to vote should be directed to City Hall, the Richland County Courthouse, or by accessing a link on the City's website to the ND Secretary of State website where a house number can be entered and voting poll found along with a sample general election ballot.

Capital Lease Alternatives – request referral to Finance Cmt. Mayor Sturdevant will refer this item to Finance, Economic Development & Personnel Committee.

City Hall Closed Nov. 12th for Veteran's Day Huwe noted that due to this holiday closure the regularly scheduled meetings dates for Finance Committee and Public Works Committee will be moved back a day.

ECONOMIC DEVELOPMENT DIRECTOR

Planning Commission Recommendation on South Industrial Park Minor Replat No. 1 – Resolution No. 3488 Lies said this resolution would approve the Replat No. 1 of Lots 3 and 4 of Block 1 in the South Industrial Park Subdivision which was approved by the Planning Commission at their last meeting, and directs and authorizes the Mayor and Finance Director/City Auditor to sign it along with the President and Secretary of the Planning Commission. Council member Mitskog offered the following resolution and moved its adoption:

RESOLUTION NO. 3488
RESOLUTION APPROVING A MINOR REPLAT OF
SOUTH INDUSTRIAL PARK SUBDIVISION
MINOR REPLAT #1, A MINOR REPLAT OF LOTS 3 AND 4 OF BLOCK 1
SOUTH INDUSTRIAL PARK SUBDIVISION

The motion for the adoption of the foregoing Resolution was duly seconded by Councilmember Bohn. Discussion held. Motion carried with a roll call vote 8-0.

Economic Development Report – Priebe said the first meeting for the Red River Corridor Fund [from the State Small Business Credit Initiative (SSBCI)] was held November 2nd and the group approved hiring an accounting firm for Audit and Compliance Services. Based on overall fee structure, the firm of Casey Peterson was approved by the board. A Press Release was also approved and distributed.

Priebe said she attended the EDND Fall Conference in Bismarck last week and one session of interest was a study on the transfer of wealth by North Dakota families and how that will present itself in the form of endless opportunities for the people of this region over the next 50 years. This study reveals that in ND, like the nation, aging wealth holders are choosing to make charitable contributions and other asset allocations earlier in their lives as opposed to postponing distributions until their final estates. Priebe said North Dakota has over 3,200 public charities and from 2007-2061 \$95 billion will be in charitable giving and provided pie charts depicting this information. She noted this could be more or less depending on what we do now. Priebe said the potential for charitable contributions in ND is about 20% greater per household than in the rest of the country. She said just for Richland County, there were 6,971 households that owned \$3.1 billion in wealth (roughly half in tangible assets and the remainder in business and financial assets). Over the next 50 years, an estimated \$7.4 billion will be transferred: \$1.4 billion to charity; \$4.2 billion to heirs;

and an estimated \$943 million paid in estate taxes – these are 2007 numbers that are being used. The Wealth Transfer chart (copies were provided) for the Wahpeton micropolitan area which includes both Wahpeton/Breckenridge and Richland and Wilkin Counties was slightly larger amounts: \$1.59 billion in bequests to charity; \$6.43 billion in bequests to heirs; and \$1.43 billion in estate taxes paid over the next 50 years. Priebe said the impact foundation website www.impactgiveback.org is very robust and a great way to give to charities. There is no cost for a basic membership, however, if organizations want another avenue to fundraise, belonging to the Impact Foundation may be another tool to consider. For a small fee, givers can donate directly to your cause, online, and in a safe secure environment.

Priebe said in addition to many sessions dealing with the economy, legislative priorities, and taxation reports was the Summary Report of the ND 2020 and Beyond Initiative, which was the collaborative effort of the Governor's office, the State Chamber, Freedom of Enterprise Foundation and the ND Economic Development Foundation meeting which was held at the local Chamber office to brainstorm ideas for the future of ND. She reviewed the 8 initiatives under the Business category that surfaced that would support a goal of "Establishing ND as the friendliest Business State in the Nation" which were: 1) Develop a Business friendly tax – structure; 2) Develop a state-wide Main Street program; 3) Establish a process for small and rural business to have a voice in the decision and policy process; 4) Create and support narrowly-defined business incentives; 5) Investigate the private sector daycare model; 6) Link business and research universities to foster commercialization and economic development in ND; 7) Reduce regulatory burden; and 8) Brand the ND Dept. of Commerce as the first stop shop for business resources in ND.

Priebe then provided copies of part one of two parts of the Cultural and Community Profile, which she explained is an updated piece of printed material that coincides with the 'Wahpeton Welcome' campaign. She said part two, which should be completed the first part of 2013, will deal with Economic Development.

Discussion was then held regarding charities and also the Main Street Program.

PUBLIC WORKS DIRECTOR NELSON

PW Report – Nelson requested referral to PW Committee for **Change Order No. 2 for Leach Library Basement Walls Waterproofing and Grounds Improvements Project No. L10-176**. Mayor Sturdevant will refer this item to the Public Works & Public Safety Committee.

Nelson requested referral to PW Committee for **Professional Services Agreement for Preliminary Design of 16th Avenue North Reconstruction from ND Highway 210 to 11th Street**. Mayor Sturdevant will refer this item to the Public Works & Public Safety Committee.

Nelson requested referral to PW Committee for **Permission to Advertise Lift Station No. 5 Rehabilitation Project No. S12-192**. Mayor Sturdevant will refer this item to the Public Works & Public Safety Committee.

Nelson requested referral to PW Committee for **Establishment of a Quiet Zone for Railroad Crossings through the City**. Mayor Sturdevant will refer this item to the Public Works & Public Safety Committee.

COMMUNICATIONS FROM THE MAYOR & COUNCIL

Mayor Sturdevant explained that the City of Wahpeton is a member of the Lake Agassiz Regional Council and Richland County is one of 6 counties they represent. He said they have a Board of Directors that are elected, of which he and Priebe are currently members, and are looking for someone to represent the cities of Richland County. Sturdevant said the City of Mantador has nominated Shelly Luebke. **Motion by Mitskog, seconded by Bertsch, to confirm the nomination of Shelly Luebke of the City of Mantador to represent the cities of Richland County on the Lake Agassiz Regional Council Board of Directors. Motion Carried.**

REPORTS FROM THE CITY COUNCIL COMMITTEES

Finance, Personnel & Economic Development Committee Report

Bohn said the Finance, Personnel & Economic Development Committee met at noon on October 25th.

Review of Property Tax Reform Legislative Proposals – legislative review meeting set for November 27th at 6:30 p.m.

Richland County Communications Budget – discussion

Town Centre Square Improvements from Restaurant Sales Tax Fund – Dakota Ave. Christmas Lighting Funding – motion to recommend up to \$10,000 – Motion by Bohn, seconded by Bertsch, to approve up to \$10,000 from the Community Enhancement Fund for Christmas decorations on Dakota Avenue. Roll call vote 8-0. Motion Carried

Tax Forfeited Properties – motion to recommend authorization for the City Assessor to purchase 403 2nd St. S. & West Briarwood from Richland County – Motion by Bohn, seconded by Bertsch, to authorize City Assessor Broadland to purchase the lot at 403 2nd St S from Richland County for \$1. Roll call vote 8-0. Motion Carried.

Motion by Bohn, seconded by Bajumpaa, to authorize City Assessor Broadland to negotiate the purchase of the West Briarwood property for \$1. Motion Carried.

Review of alternatives for PW Operations Manager

Public Works Public Safety Committee Report

Hansey said the Publics Works Public Safety Committee met at 5:00pm on October 23rd.

Property Maintenance issues in Southside Industrial Park – discussion – Hansey discussed some options that are being suggested to try to remedy this issue.

Waste Management Contract Renewal – set executive session to discuss contract negotiations on November 14th at 5:00 p.m.

Request to Purchase Wheel Loader from State Contract – motion to recommend proceeding with purchase \$190,000 using a capital lease to finance – Motion by Hansey, seconded by Schmidt, to approve the purchase of a Wheel Loader from the 2013 State Contract for up to \$190,000 using a Capital Lease to finance. Roll call vote 8-0. Motion Carried.

Change Order No. 1 (Final) for Rosewood Seal Coat Mtc. Proj. No. ST12-204 – motion to recommend approval of final change order of \$6,880.71 (adjusting to actual quantities) – Motion by Hansey, seconded by Schmidt, to approve and pay Change Order No. 1 (Final) of

\$6,880.71 (adjusting to actual quantities) for Rosewood Seal Coat Maintenance, Project No. ST12-204. Roll call vote 8-0. Motion Carried.

Change Order No. 1 (Final) for Hydrants Replacement – Various Locations 2012 Proj. No. W12-194 – motion to recommend approval of final change order of (\$2,130) reducing contract amount to actual quantities – Motion by Hansey, seconded by Schmidt, to approve Change Order No. 1 (Final) of (\$2,130) reducing the contract amount to actual quantities for Hydrants Replacement – Various Locations, 2012, Project W12-194. Motion Carried.

Review of alternatives for PW Operations Manager

SCHEDULING OF COMMITTEE MEETINGS

The following Committee Meetings were then scheduled:

- a. Planning Commission November 5th, 4:00 P.M.
- b. Finance Committee (Tuesday) November 13th, 12:00 Noon
- c. Public Works Committee (Wednesday) November 14th, 12:00 Noon
- d. Public Works Executive Session Pursuant to Contract Negotiation Wednesday November 14th 5:00 P.M.

Motion by Mitskog, seconded by Hansey, to adjourn at 5:40pm.

Mayor Sturdevant

Lynelle Amos, Finance Assistant