

Wahpeton City Council
August 1, 2016
5:00 p.m.

Present: Schmidt, Lambrecht, Bertsch, Bajumpaa, Hansey, DeVries, Dale, Miller, and Wateland

Absent: None

Also Present: Huwe, Lies, Miranowski, Broadland, Priebe, Guck, Amos, and Johannessen

Meeting called to order by Mayor Hansey.

PUBLIC HEARINGS/CITIZEN CONCERNS/ETC.

Hansey said the CEO Committee had made a recommendation that was referred to the Finance Committee regarding funding for a Park campground bathroom. DeVries said the Finance Committee reviewed the Park campground bathroom project and the request for \$15,000 from the CEO, with \$10,000 designated from the Park Board. NDSCS construction students would provide the labor for much of the project, however there may be additional costs for electrical and plumbing, and it may require additional fundraising. The south end of the existing bathroom would be made into a shelter. The project was on the Park Board priority list but was new to the CEO priority list. It had been suggested this may be a CVB project rather than CEO. A motion was made to approve the funding request but it died due to lack of a second. Parks and Recreation Director Wayne Beyer spoke in support of the project on behalf of the Park Board, and requested City Council support as well as he felt more projects get done when partnering with different organizations. He explained the need to diversify their funding sources after losing National Guard assistance for labor for the many Park projects planned for this summer. Beyer explained the importance of such amenities as this bathroom as it is utilized not only by visitors to the zoo and campers but also by those on the walking trail and softball/baseball complex. The total Park campground project cost is estimated at about \$48,000, with \$10,000 from the Park Board, \$15,000 requested from CEO, and would still need to do some fundraising and finding other sources of funding as none of the sources can fund it on their own. Regarding a timeframe, it was stated an answer would be needed as soon as possible for the sake of NDSCS. They have already booked a project for next year. The bathroom project would fit their curriculum and if CEO funding is not approved the project would be dead. If approved it would start the end of August. The project would include a new building to be built to the west or south of the current bathrooms and the old building would get a new roof and be opened on one end to serve as a picnic/storm shelter. It was noted that due to the levy project the campground needs to be moved anyway so would not lose a site as was thought earlier. The zoo would maintain the bathrooms. Discussion held as to the CEO's mission and availability of funds, and also regarding the mission of the CVB. The history of the CEO was also reviewed. Discussion followed regarding other possible Park Board projects. CEO 2016 priority list items were also mentioned, the majority of which are in progress. Further discussion held. **Motion by Miller, seconded by Bajumpaa, to approve the CEO Committee recommendation for \$15,000 to fund the Park Campground Bathroom project.** Discussion held. **Motion carried with a roll call vote of 6-2, with Miller, Schmidt, Lambrecht, Bertsch, Bajumpaa, and DeVries voting 'aye'; and Wateland and Dale voting 'nay'.** [Wateland exit at 5:55pm]

CONSENT AGENDA ITEMS (presented by the Mayor) 6

Approval of minutes of regular meeting held July 18, 2016

Approval of minutes of special meeting held July 25, 2016

Games of Chance Licenses, Site Authorizations & Special Permits:

Wahpeton Breckenridge Dance Team ó Raffle Permit
Wahpeton Rotary Club Football Books ó Raffle Permit
Other Games of Chance and/or special permits:

Presentation/Approval of Reports

US Census Bureau 2015 Estimates for Wahpeton
ND Office of Management & Budget Status Update July 27, 2016

Mayor Hansey asked if there were any items to be removed from the consent agenda and there were none. **Motion by Dale, seconded by DeVries, to approve the Consent Agenda items as presented. Motion carried with all voting ‘aye’.**

REPORTS FROM CITY OFFICERS AND STAFF

FINANCE DIRECTOR

Westdale Project Updates ó Huwe said this project is located in the area north of Walmart. The City entered into a development agreement with a specific use, limited liability corporation from Paceø Lodging on September 15, 2015 for the construction of two multi-family market rate apartment projects. There are approximately 39 units in each apartment that are nearing completion. There is a unique financing package included in the development agreement of a \$600,000 loan from the Bank of ND and their newly created capital infrastructure fund. A punch-list of items is being worked on that need to be cleared prior to drawing those funds and reimbursing the project developer for their costs incurred. City Attorney Lies spoke to Darrin Trudeau of Paceø Lodging and will be meeting with him tomorrow to get things finalized. A resolution (#3600) is needed to approve the mayor and the auditor signing the agreements with the Bank of ND on the \$600,000 bond that will be financing the street, curb, gutter, sanitary sewer, water and storm sewer.

Council member Lambrecht offered the following and moved its adoption:

RESOLUTION NO. 3600
RESOLUTION AUTHORIZING ISSUANCE
\$600,000
CITY OF WAHPETON, NORTH DAKOTA
DEFINITIVE IMPROVEMENT WARRANT, SERIES 2016

The motion for the adoption of the foregoing Resolution was duly seconded by Councilmember Bajumpaa. Motion carried with a roll call vote 7-0.

Police Dept. Relocation Project Planning & Financing – request referral to Finance Cmt. ó Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee.

Preliminary Budget Review – Cmt. of the Whole Mtg. Tuesday Aug. 9th 5 PM ó Huwe requested the scheduling of this meeting and it was agreed.

Note: Rescheduling of Next City Council Meeting from Monday, Aug. 15th to Tuesday, August 16th to accommodate the Open House at the New School

ECONOMIC DEVELOPMENT DIRECTOR

Economic Development Report ó A printed Economic Development Department Activity Report from July 18th ó August 1st, 2016 was provided. Priebe then requested referral of the

current condition of 120 4th Street North be referred to both the Finance Committee and Public Works Committee. Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee, and also to the Public Works & Public Safety Committee.

Priebe said a Planning Commission/Renaissance Zone Authority meeting was held just prior to the Council meeting, and proposed adding a Block to the Renaissance Zone Boundaries that would take in the area around the former Pamida building, which would be Block 34. A map was provided. There are currently 33 ½ Blocks in the Renaissance Zone plan and are allowed up to 36 blocks so would still have room for a block and a half to add in the future. Priebe said the Planning Commission/RZA request that the City Council set a Public Hearing for September 6, 2016 at 5:00 p.m. to be held jointly with the Renaissance Zone Authority to discuss the proposed block addition and amend the development plan. **Motion by Bertsch, seconded by Schmidt, to approve setting a Public Hearing for September 6, 2016 at 5:00 p.m. to be held jointly with the City Council and Renaissance Zone Authority to discuss the proposed Block addition and amend the Development Plan. Motion carried with all voting ‘aye’.**

LIBRARY REPORT

Library Report ó Guck reported the book sale held during Crazy Daze earned \$485. Last Monday, guest speaker Dr. Dina Brulles spoke about gifted and talented education and programs. Given the crowd size she was able to address each attendee personally, and Guck felt it was a good event. On Sunday, Harry Potter’s birthday party was attended by about 30 kids. This afternoon the summer reading program wrapped up holding its final party with about 40 kids attending.

Guck then announced that she submitted her letter of resignation. She will be taking a new position in Eau Claire, Wisconsin at their public library as their acquisitions librarian. Her last day will be Wednesday, August 10th with a send-off being held that day from 3-5 p.m. at the library. Guck said working at Leach Public Library has been an awesome experience, with a lot of fond memories. She felt she is leaving the library in a good place with all the recent capital improvements, and that she is leaving it in capable hands. She said she is sad to leave it but felt what she has been able to do here will continue. Guck said it wasn’t all her as she had a wonderful staff, and excellent City staff and Council to work with, along with a great community. Appreciation was shown through a round of applause.

PUBLIC WORKS DIRECTOR

PW Report ó Miranowski requested referral to PW/PS Committee of **Culvert Replacement on Ditch #1 in the NE ¼ of Section 30 in Dwight East Township.** Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski requested referral to PW/PS Committee of **the Need for Replacement of the Bridge Planks on the Walking Bridge Over the River by the Golf Clubhouse.** Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski requested referral to PW/PS Committee of **Discussion on Whether or Not to Continue to Receive Tree Stump Grindings at the Tree Dump.** Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski requested referral to PW/PS Committee of **Sluffing of River Bank by Volunteer Park.** Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski requested referral to PW/PS Committee of **Dakota Avenue Bridge Abutment Concrete Repairs**. Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski requested referral to PW/PS Committee of a **Petition Received from NDSCS for Right-Of-Way**. Mayor Hansey will refer this item to the Public Works & Public Safety Committee. Miranowski then said with those vacations comes a public hearing. Lies explained the City holds the streets in trust for the citizens so it would be four publications once a week for four weeks in a 30 day minimum time before the hearing so could have a motion to schedule the hearing for September 19th. [Lambrecht exit at 6:15 pm] **Motion by Dale, seconded by Schmidt, to schedule a Public Hearing for September 19th at 5:00 p.m. for NDSCS and the Right-Of-Way Petition. Motion carried with all voting 'aye'.**

Miranowski reported that Well #1 was down and is now up and running fine. Regarding 16th Avenue North, Miranowski said the contractor is behind schedule about 2 weeks and is putting curbing in this week.

REPORTS FROM THE CITY COUNCIL COMMITTEES & BOARDS

Finance, Personnel & Economic Development Committee Report

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

CEO Committee New Project Consideration – Park Campground Bathroom - discussion

2017 Budget Preparation Premises – discussion

PILOT Application for Kennedy Park Apartments – motion to propose 5 year hybrid exemption/payment schedule and set a public hearing for Sept. 6th at 5:00 p.m. ó **Motion by DeVries, seconded by Bajumpaa, to approve proposing a Payment In Lieu of Taxes (PILOT) for Wahpeton Kennedy Park Apartments, LLC using a formula of 100%, 80%, 60%, 40% & 20% declining exemption over 5 years, and to schedule a Public Hearing on the PILOT for September 6th, 2016 at 5:00 p.m. Motion carried with all voting 'aye'.**

Public Works Public Safety Committee Report (no meeting held July 26, 2016)

SCHEDULING OF COMMITTEE MEETINGS

The following Committee Meetings were then scheduled:

- a. Finance Committee August 8th, 12:00 Noon
- b. Public Works Committee August 9th, 12:00 Noon
- c. Committee of the Whole . Preliminary Budget Discussion August 9th, 5:00 P.M.
- d. Planning Commission August 18th, 4:00 P.m.

Motion by Bertsch, seconded by Miller, to adjourn at 6:20 p.m.

Mayor Hansey

Lynelle Amos, Finance Assistant