

Wahpeton City Council

August 4, 2014

5:00 p.m.

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

Absent: None

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

Meeting called to order by Mayor Hansey.

PUBLIC HEARINGS/ETC.

Public Hearing – Community Development Block Grant Well #3 Repairs ó Mayor Hansey commenced the Public Hearing for the Community Development Block Grant for Well #3 Repairs. Hansey asked City Auditor Huwe if any written or oral protests or inquiries had been received, and there were none. He then asked if anyone present would like to protest or comment, and there was none. Amber Schaan of Lake Agassiz Regional Council explained that she was approached when the City of Wahpeton had the problems with Well #3 and worked with the City at obtain a Community Development Block Grant, which is tentatively approved by the Governor's Fund in the amount of \$150,000. She said most of the paperwork, including this public hearing, are steps to take to receive the final approval from the State. She said it is hoped the grant will cover the City's construction costs. Hansey said that concluded the public hearing on this matter. **Motion by Mitskog, seconded by Schmidt, to conclude the Public Hearing on the Community Development Block Grant Well #3 Repairs. Motion carried with all voting 'aye'.**

Public Hearing – Com-Del Innovation Community Dev. Block Grant ó Mayor Hansey commenced the Public Hearing for the Com-Del Innovation Community Development Block Grant. Hansey asked City Auditor Huwe if any written or oral protests or inquiries had been received, and there were none. He then asked if anyone present would like to protest or comment, and there was none. Schaan explained that this project was funded in 2010, and in cooperation with the Wahpeton Community Development Corporation, LARC helped with Block Grant Funds to fund a pilot line with Com-Del, and when that was in full-scale production would create several new jobs with job creation commitment being 43 but Schaan said the last count provided to her was 48. Schaan said the total public funds was \$112,000. She felt this helped Com-Del further their relationship with 3-M. Hansey said that concluded the public hearing on this matter. **Motion by Wateland, seconded by Bajumpaa, to conclude the Public Hearing on the Com-Del Innovation Community Development Block Grant. Motion carried with all voting 'aye'.**

Public Hearing – Final Plat of Kidder Addition ó Mayor Hansey commenced the Public Hearing for the Final Plat of Kidder Addition. Hansey asked City Auditor Huwe if any written or oral protests or inquiries had been received, and there were none. He then asked if anyone present would like to protest or comment, and there was none. Miranowski explained that at 4pm today the Planning Commission considered Final Plat of Kidder Addition with recommendation for approval of the final plat. He said the City Council can now consider the final plat for the addition. He said it was all meets and bounds property and this will now encompass it all into platted property. Hansey said that concluded the public hearing on this matter.

Council member Wateland offered the following and moved its adoption:

RESOLUTION NO. 3546

**RESOLUTION APPROVING THE PLAT OF
KIDDER ADDITION**

**AND REQUESTING THAT IT BE RECORDED WITHOUT AUDITOR'S
CERTIFICATE**

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

CONSENT AGENDA ITEMS (presented by the Mayor) ó

Approval of minutes of regular meeting held July 21, 2014

Games of Chance Licenses, Site Authorizations & Special Permits:

Three Rivers Archers ó Raffle Permit
Other Games of Chance and/or special permits

Presentation/Approval of Reports

ND 125th Celebration Party
ND Has Jobs ó www.bxjmag.com
Tri-State Safety Distracted Driving presentation
Convention & Visitors Bureau Q2 2014 Report

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

ITEMS REQUESTED MOVED FROM THE CONSENT AGENDA None.

REPORTS FROM CITY OFFICERS AND STAFF

FINANCE DIRECTOR

Acquisition of property – request referral to Finance Cmt.

Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee.

AT&T/Crown Cell Tower Lease extension – request referral to Finance Cmt.

Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee.

TIF District Amendment – request referral to Finance Cmt.

Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee.

Ballot Question on Tax Exemptions – request referral to Finance Cmt.

Mayor Hansey will refer this item to Finance, Economic Development & Personnel Committee.

Budget Meetings Tuesday Aug. 12th at 5:00 p.m.

ECONOMIC DEVELOPMENT DIRECTOR

Report from EDC/JDA Meeting July 31, 2014

ó Priebe said the Economic Development Commission (EDC), acting as the Jobs Development Authority (JDA), heard a request for a FLEX PACE application from Luekenø Food Stores, Inc. for an interest buydown on a financing package for a gas station/convenience store project adjacent to and south of the Econofoods building along old Hwy 13. Upon completion, permanent financing will be in place and the proposed community share of the interest buydown of about \$43,000 combined with Bank of ND share will bring the interest rate down to 1%. The JDA discussed competition and setting precedence. Priebe said the JDA approved the up to amount of \$43,000 contingent upon an agreement to payback the communityø share when the buydown runs out or 5 years whichever comes first. She said this was just a courtesy report and no action needed be taken with City Council, and added that the project is proposed to add 8 jobs.

Economic Development Report ó Priebe provided copies of the July/August issue of Business Xpansion Journal (BXJ) which featured a Profile on ND. She said the BXJ magazine directory package with the ½ page ad included live links, the BXJ online Directory for a full year, editorial coverage and a full color ad with priority placement. She said BXJ is dedicated to delivering decision support tools to companies active in the site-selection process, with the magazine digitally sent to subscribers 10 times per year which is the same for printed editions.

Priebe said a quarterly meeting of the Red River Corridor Fund (RRCF) was held by phone and internet last Wednesday morning. She noted there are 8 new mayors in the consortium of 36 cities, and information on the RRCF and its origin can be found on the City's webpage.

Priebe announced the Classy & Classic Car Show is on the NDSCS Homecoming calendar for Thursday, October 2nd. She said Council Member Chris DeVries has expressed an interest in chairing the event and will be looking for volunteers.

Priebe also noted that the mural on the corner of 4th Street and Dakota Avenue was signed last Wednesday by artist Shawn McCann and his assistant artists Caleb Schmidt, Olivia Schmidt, and Sam and Elaine Klocke. She said posting weekly updates and photos of the project on the City's facebook page has brought a lot of activity and positive comments, and said it is hoped to run a similar article on this project to the one ran in the Daily News in the NDLC CityScan.

Priebe stated the Construction Loan Guarantee Program has been expanded. She said construction loan guarantees are now available in North Dakota communities with a population of up to 35,000. The North Dakota Housing Agency's (NDHFA) loan guarantees were previously limited to communities of 5,000 or less. Priebe said the NDHFA will provide the guarantees to lenders for contractors who build or rehabilitate affordable, single-family housing on a speculative basis for resale, and requires evidence of community support and need for housing. To learn more about the NDHFA's Construction Loan Guarantee Program or other development assistance provided by the agency, she said to contact the Planning and Housing Development Division at (800) 292-8621 or e-mail info@ndhfa.org.

Priebe said an invitation has been extended from the Richland County CEE for an event on Wednesday, August 6th, from 4:00-5:30 p.m., at the Sterns Cultural Center, which is a roundtable with State Representatives, with a reception and tours to follow at Bisek Hall. She said the event continues on Thursday at the Bagg Farm at 10:00 a.m. which includes a tour and lunch.

PUBLIC WORKS DIRECTOR

PW Report ó Miranowski requested referral to Public Works Committee **to Consider an Ordinance Change for the Disposition of City Property**. Mayor Hansey will refer this item to the Public Works & Public Safety Committee.

Miranowski provided an update on the 11th Street North Reconstruction Project, saying seeding will begin tomorrow, striping of the roadway will take place in the next week and a half, all the lights are up, and are looking at August 15th as a completion date.

REPORTS FROM THE CITY COUNCIL COMMITTEES & BOARDS

Finance, Personnel & Economic Development Committee Report

Dale said the Finance, Personnel & Economic Development Committee met at noon on July 28th.

2015 Budget Preparations; Mill Rate Projections, Revenue Projections, & Property Tax Reform – discussion

Public Works Public Safety Committee Report

DeVries said the Public Works Public Safety Committee met at noon on July 29th.

SCADA System for Storm Sewer Lift Stations - discussion

Consideration of a Water Main Relocation for New Elementary School – discussion

Security of Mural at 4th St. and Dakota Ave. – discussion

Compost Site at 14th Ave. & 11th St. N. - discussion

SCHEDULING OF COMMITTEE MEETINGS

The following Committee Meetings were then scheduled:

- a. Franchise Review Committee August 4th . immediately following Council
- b. Finance Committee August 11th, 12:00 Noon
- c. Public Works Committee August 12th, 12:00 Noon
- d. Committee of the Whole . Budget Review August 12th, 5:00 P.M.

Lies requested a Flood Committee meeting be held Thursday, August 7th at noon, and the meeting was set.

Motion by Mitskog, seconded by Wateland, to adjourn at 5:30 p.m.

Mayor Hansey

Lynelle Amos, Finance Assistant