

**Wahpeton City Council**  
**September 8, 2020**  
**5:00 p.m.**

**Present:** Lambrecht, Carlson, Goltz, Wateland, Dale, Bohn, Woods II, and McNary

**Absent:** Fobb

**Also Present:** Huwe, Lies, Miranowski, Thorsteinson, Broadland, DeVries, Bakken, Amos, and O'Meara

**CALL TO ORDER**

Meeting called to order by Mayor Dale.

**PUBLIC HEARINGS/CITIZEN CONCERNS/ETC.**

**Lake Agassiz Housing Corporation Proposed Refinancing of Refunding Revenue Bonds Series 2010 (Municipal Industrial Development Act of 1955). Jim Stewart, Bond Counsel Arntson, Stewart & Wegner PC presenting Resolution No. 3754** – Jim Stewart, attorney with Arntson, Stewart & Wegner in Fargo, said he was representing Lake Agassiz Housing Corporation in connection with the refinancing of some prior bonds. The City of Wahpeton has some history with this project, which is a 24 plex built in 2001 originally financed by the City with bonds. Those bonds were refinanced in 2010 by the City of Lisbon. Now the City of Lisbon is looking at refinancing for this project and a project in Lisbon with another set of bonds. Because the project is located in Wahpeton and the bonds are being issued by the City of Lisbon, host approval is needed from Wahpeton which requires a public hearing on issuance of the bonds and a resolution from the City Council that authorizes Lisbon to issue bonds to refinance the project located in Wahpeton. The purpose of the hearing tonight is to approve the refinancing by Lisbon for this project. With no one present in the audience there were no questions.

Council member Lambrecht offered the following and moved its adoption:

**RESOLUTION NO. 3754**  
**RESOLUTION AUTHORIZING THE ISSUANCE BY THE CITY OF LISBON**  
**OF CONGREGATE HOUSING REVENUE REFUNDING BONDS UNDER**  
**CHAPTER 40-57 N.D.C.C. TO REFINANCE A PROJECT FOR**  
**LAKE AGASSIZ HOUSING CORPORATION**

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

**CONSENT AGENDA ITEMS (presented by the Mayor) –**

**Approval of minutes of regular meeting held August 17, 2020**

**Games of Chance Licenses, Site Authorizations & Special Permits:**

Bois de Sioux Golf Club – Raffle Permit

**Other Games of Chance and or Special Permits:**

South East Fraternal Order of Police – Raffle Permit

Red Door Art Gallery – Raffle Permit

**Presentation/Approval of Reports**

NDSCS Homecoming Sept. 25-26

Voting Absentee or by Mail

2020 General Election Voting Information

Mayor Dale asked if there were any items to be removed from the consent agenda and there were none.

**Motion by McNary, seconded by Woods II, to approve the Consent Agenda items as presented.**

**Motion carried with all voting ‘aye’.**

## **REPORTS FROM CITY OFFICERS AND STAFF**

### **FINANCE DIRECTOR**

#### **Request First Reading of the 2021 Budget Ordinance No. 1020 and to set a public hearing for Sept. 21<sup>st</sup>**

– Huwe explained the 2021 Budget will be reviewed in summary at the September 21<sup>st</sup> Council meeting. The current year budget was adopted on September 16<sup>th</sup>, 2019 with projected revenues of just over \$13.5 million and expenses estimated at \$12.35 million. Both revenues and expenses are benchmarking at acceptable levels year to date despite some economic variability related to the pandemic. The total revenue projected for 2021 is just over \$13.4 million with an estimated \$11.5 million of expenses. The 7% decrease in expenses is mostly attributed to reductions in debt service obligations and fewer expenses budgeted from sales tax funds – 2021 will be a rebuilding year for the Sales Tax for Infrastructure Fund in preparation for capital improvement projects planned for 2022 and 2023. Huwe requested a motion to offer first reading of Ordinance number 1020 and to schedule a public hearing for September 21<sup>st</sup>, 2020 at 5:00 p.m.

Council member Goltz offered the first reading of the following Ordinance:

#### **ORDINANCE NO. 1020**

#### **AN ORDINANCE MAKING AN APPROPRIATION FOR THE CITY OF WAHPETON, NORTH DAKOTA FOR THE YEAR 2021**

**Motion by Goltz, seconded by Bohn, to approve scheduling a Public Hearing for September 21<sup>st</sup>, 2020 at 5:00 p.m. for the 2021 Budget review. Motion carried with all voting ‘aye’.**

**Central School Site Development Concepts – Request referral to Finance Cmt.** – Huwe said the Finance Committee report tonight will include additional information on a change in the development process due to the unfortunate passing of Lorin Styf. The City has received inquiries from four separate entities expressing interest in the former Central School Site, each proposing an original concept for Council consideration. Huwe requested Central School Site Development Concepts be referred to the Finance Committee. Mayor Dale will refer this item to the Finance, Economic Development & Personnel Committee.

**CARES Act Coronavirus Relief Fund Reimbursement Update** – Huwe said the North Dakota Emergency Commission and Office of Management and Budget have worked together to strategically allocate \$1.25 billion in aid from the \$2.2 trillion economic rescue package approved by congress last April. The Emergency Commission has approved expenditures of \$475.5 billion to date. Most funds have been committed to public health, public safety, human services and education. The City received notice in early August that \$59 million dollars was designated to reimburse city and county governments for the costs relating to public safety. The City of Wahpeton received \$587,005 in reimbursement related to eligible public safety costs. The funds will be retained in the General Fund to ensure resources are available to meet the costs of providing general government services for the duration of the COVID-19 pandemic. The ND Office of Management and Budget has additional information on the state’s pandemic related expenditures.

**2020 General Election Information** – Huwe said the November 3<sup>rd</sup> General Election is only 56 days away. Richland County will provide options for Wahpeton voters to vote absentee, by mail and or in person at the NDSCS Blikre Activity Center. Ballots are typically available 40 days prior to the election which will be September 24<sup>th</sup>. Additional information is available on the ND Secretary of State website under the Vote ND tab or from the Richland County Auditor’s Office.

Huwe requested a suspension of the rules to add an additional topic to the agenda for Council action regarding an extension of the Declaration of Local Emergency as specified in Resolution 3746 dated March 23, 2020. **Motion by Wateland, seconded by Lambrecht, to approve suspending the rules to discuss an item not on the agenda. Motion carried with all voting ‘aye’.**

**Extension of Local Emergency Declaration Related to the COVID19 Pandemic** – Huwe requested the Council extend the local emergency declaration stipulated in Resolution 3746 for an additional 90 days until December 7<sup>th</sup>, 2020. **Motion by Bohn, seconded by Woods II, to approve Extending the Declaration of Local Emergency Related to the COVID-19 Pandemic for an additional 90 days to December 7, 2020. Motion carried with all voting ‘aye’.**

### **COMMUNITY DEVELOPMENT DIRECTOR**

**Community Director Report – Request for Street Closure on 4<sup>th</sup> St. N. Oct. 3<sup>rd</sup>** – DeVries presented a request from the Boiler Room and The Brew to close 4<sup>th</sup> Street North from Dakota Avenue to 2<sup>nd</sup> Avenue on October 3<sup>rd</sup> from 11:00 a.m. to 9:00 p.m. to hold a Bison Watch Party on the street. A big screen tv would display the game and they would have a band following the game. **Motion by Bohn, seconded by McNary, to approve the Street Closure of 4<sup>th</sup> Street North from Dakota Avenue to 2<sup>nd</sup> Avenue North from 11:00 a.m. to 9:00 p.m. on October 3<sup>rd</sup> for the Boiler Room and the Brew to hold a Bison Watch Party.** Discussion was held and concerns were heard regarding social distancing and public safety during the current pandemic. Lies believed they should be notified also that in the event of an upsurge of COVID cases the Mayor would have the authority under the declaration to cancel the event. **Motion carried with a roll call vote of 5-2; with Bohn, Woods II, McNary, Lambrecht and Carlson voting ‘aye’, and Goltz and Wateland voting ‘nay’.**

**The Win Column** – This issue provided an update on Census 2020.

### **LIBRARY DIRECTOR**

**Library Report** – Bakken reported the library continues to be open by appointment only, with over 370 patrons in August and 875 patrons since June. Curbside service continues upon request. She said the Friends of the Library have decided to cancel Chocolate Chocolate Day and Book Sale with hopes to hold it next spring. A few impromptu outdoor book sales are planned with dates and times to be announced on the library’s website and Facebook page. Bakken then reported some updates and redesigns have been made to the library’s website. The Kid’s tab features links on a bit moji page. Some of the other updates were then reviewed. All were encouraged to take a look at the new Kid’s tab on the library website.

### **PUBLIC WORKS DIRECTOR**

#### **Public Works Director Report** –

Miranowski requested referral to the Public Works Committee of **an Agreement with Interstate Engineering to Update the Traffic Operations Study for the Westside Development.** Mayor Dale will refer this item to the Public Works & Public Safety Committee.

#### **Proj. ST19-245 John Randall Field Parking Lot & Part of RJ Hughes Dr. & Laura Hughes Dr.** –

Miranowski explained the bid opening for this project was August 27<sup>th</sup> with two bids received, one from Sellin Bothers and one from KPH. Sellin had the low bid at \$1,945,000 which was \$505,000 over the estimate. The recommendation was to reject all bids and possibly rebid this winter. **Motion by Woods II, seconded by Bohn, to approve rejecting all bids for Project ST19-245 John Randall Field Parking Lot & Part of RJ Hughes Drive & Laura Hughes Drive and to possibly rebid this winter. Motion carried with all voting ‘aye’.**

### **COMMUNICATIONS FROM THE MAYOR & COUNCIL**

Dale requested Bohn be appointed as Council Representative on the Planning Commission. **Motion by Goltz, seconded by Woods II, to approve appointment of Tiana Bohn as City Council Representative to the Planning Commission. Motion carried with all voting ‘aye’.**

### **REPORTS FROM THE CITY COUNCIL COMMITTEES & BOARDS**

#### **Finance, Personnel & Economic Development Committee Report**

Wateland said the Finance, Personnel & Economic Development Committee met at 5:00 p.m. on August 24<sup>th</sup>.

**Refunding & Improvement Debt Issuance Review – discussion**

**Home Renovation Loan Program Draft Proposal – discussion**

**Central School Site Development Agreement/Option – motion to refund \$1,000. Motion to proceed with the development of the Central School Site. Motion by Wateland, seconded by Goltz, to approve refunding the \$1,000 earnest money to the family of the developer of the old Central School Site due to unforeseen circumstances. Motion carried with a roll call vote of 7-0.**

**Motion by Wateland, seconded by Carlson, to approve proceeding with the Development Process for the Former Central School Site. Huwe noted with the referral made tonight to consider proposals from developers at the next Finance Committee meeting that this item be tabled at this time. Wateland withdrew his motion and Carlson withdrew her second.**

**2021 Preliminary Budget**

**Public Works & Public Safety Committee Report**

Bohn said the Public Works & Public Safety Committee met at 5:00 p.m. on August 25<sup>th</sup>.

**Review and Award Bid for Removal & Replacement of Concrete Sidewalk Panels on Dakota Ave. – motion to award the contract to David’s Concrete \$22,188 – Motion by Bohn, seconded by McNary, to approve Awarding the Bid for Removal and Replacement of the Concrete Sidewalk Panels on Dakota Avenue to David’s Concrete in the amount of \$22,188 with funding from the 1% Restaurant Tax. Motion carried with a roll call vote of 7-0.**

**Review and Award Bid for Removal & Replacement of Electric Hand-hole Boxes on Dakota Ave. – motion to award the contract to Nordick Electric \$17,710.50 – Motion by Bohn, seconded by Woods II, to approve Awarding the Bid for Removal and Replacement of Electric Hand-hole Boxes on Dakota Avenue to Nordick Electric in the amount of \$17,710.50. Motion carried with a roll call vote of 7-0.**

**Mower Breakdown S04-10 2004 Toro – discussion**

**Traffic Control Box Artwork – pending**

**Storm Water Utility Fee Ord. 1019 – pending**

**Geothermal System at City Hall – pending**

**WCCO Belting Request to Dispose of Cooling Water in Sanitary Sewer – pending**

**Snow Removal Policy Review - discussion**

**2021 Budget – discussion**

**2020 NOVU Gap - discussion**

**Yard Junk/Clutter Updates**

**Building Official Updates – discussion**

**NEW BUSINESS**

Wateland expressed concern following the recent fire at Masonite and looking at specifications for their straw bale stack storage. Dale asked that questions such as this be brought to his attention prior to meeting

time, and commented that he and the Public Works Chair Bohn had met with Masonite's plant manager regarding these concerns last Friday and they are working on a plan for the future so it is being addressed.

### **SCHEDULING OF COMMITTEE MEETINGS**

The following Committee Meetings were then scheduled:

- a. Finance Committee September 14<sup>th</sup>, 5:00 PM
- b. Public Works Committee September 15<sup>th</sup>, 5:00 PM

### **Adjournment**

**Motion by Bohn, seconded by Woods II, to adjourn at 5:46 p.m. Motion carried.**

---

Mayor Steve Dale

---

Lynelle Amos, Finance Assistant