

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

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

**Absent:** None

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

**CALL TO ORDER**

Meeting called to order by Mayor Dale.

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

**Joint Public Hearing with Wahpeton Planning Commission on Proposed Vacation of Right of Way (Part of 4<sup>th</sup> Ave. N. between 2<sup>nd</sup> St. N. & 3<sup>rd</sup> St. N.) Resolution No. 3755** – Miranowski explained at their meeting earlier today, the Planning Commission took into consideration action to reduce the current right of way width, making the south 20 feet of 4<sup>th</sup> Avenue North between 2<sup>nd</sup> Street North and 3<sup>rd</sup> Street North part of the former Central School site property. The proposed vacation will make the right of way line consistent with the adjoining blocks. Dale asked if there was anyone present to speak about the proposed vacation of which there was none. When asked, Huwe said there have been no inquiries or protests, either written or in person, opposing the vacation. The Planning Commission, being reconvened, made a recommendation. **Motion by Dockter, seconded by Bohn, to recommend to the City Council to approve the Proposed Vacation of Right-of-Way (Part of 4<sup>th</sup> Avenue North between 2<sup>nd</sup> Street North and 3<sup>rd</sup> Street North). Motion carried with all voting 'aye'.**

Council member Wateland offered the following and moved its adoption:

**RESOLUTION NO. 3755**  
**RESOLUTION VACATING RIGHT OF WAY**  
**(Part of 4<sup>th</sup> Ave. N. between 2<sup>nd</sup> Street N. & Third Street N.)**

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

**Motion by Dockter, seconded by Arenstein, to adjourn the Planning Commission meeting at 5:05 p.m. Motion carried with all voting 'aye'.**

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

**Approval of minutes of regular meeting held September 21, 2020**

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

Red River Area Sportsmen's Club – Raffle Permit

Knights of Columbus – Raffle Permit

St. John's School – Raffle Permit

Bobcat Fundraiser for Richland Wilkin Community Foundation – Raffle Permit

Chahinkapa Zoo Association – Raffle Permit

**Presentation/Approval of Reports**

Fall Clean Up Week October 5<sup>th</sup>-9<sup>th</sup>

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

**Motion by Fobb, seconded by Carlson, to approve the Consent Agenda items as presented. Motion carried with all voting 'aye'.**

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

### **FINANCE DIRECTOR**

**Westdale Single Family Housing Project Recap – request referral to the Finance Cmt.** – Huwe said March 16<sup>th</sup> of this year the Council approved loaning \$1.2 million dollars to two developers to construct 6 new homes on 19<sup>th</sup> Street North in the Westdale Second Addition. The primary condition of the 0% loan for up to one year was the fact that the final sales price of the home had to be \$200,000 or less. 5 of the 6 homes built, sold and were occupied by August 24<sup>th</sup>. The final home is available for sale. Only \$155,670 of the \$1.2 million remains to be repaid. She would like to review this project and discuss additional opportunities, and requested Westdale Single Family Housing Project Recap be referred to the Finance Committee. Mayor Dale will refer this item to the Finance, Economic Development & Personnel Committee.

**ND League of Cities Annual Conference Update** – Huwe said the NDLC held their annual conference in a virtual format September 24<sup>th</sup>-30<sup>th</sup>. The sessions she attended included: 1) 13 Ways to kill your community; 2) 2020 Revenue Projections; 3) Main Street Program Funding Resources; 4) ND Department of Transportation Report; 5) 2021 Legislative Session Overview; 6) Infrastructure and Capital Project Funding Operations; 7) Legislative Forecast & November Ballot Issues; and 8) Community Incentives for Businesses. The format worked very well despite attendance ranging from 25-100 participants depending on the session. The revenue forecast for the State was a recurring concerning theme with the current General Fund Shortfall between now and June 30<sup>th</sup> estimated at approximately \$845 million dollars. The secondary theme was confirmation of just how dependent funding public services in North Dakota has become on the price of oil. The upcoming legislative session will be intriguing with talks about the Legacy Fund, the disappearance of the Prairie Dog Fund, and public health/safety modifications expected for the upcoming Legislative session. The League has a good website at NDLC.org. There are several virtual workshops planned for early December, of which Huwe will keep the Council informed. Any Council members who would like to attend should contact Huwe to get registered.

### **ATTORNEY**

**Resolution No. 3756 Creating Special Assessment District for Central School Site Redevelopment Proj. ST20-256** – Hatting explained this resolution would create a street and utilities improvement district for the former Central School lot which would allow the City to get the infrastructure process started and to assess any costs incurred back to that district.

Council member Lambrecht offered the following and moved its adoption:

**RESOLUTION NO. 3756**  
**RESOLUTION CREATING**  
**STREET AND UTILITIES IMPROVEMENT DISTRICT**  
**(Central School Site Redevelopment Project No. ST20-256)**

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

Hatting noted she presented at the ND League of Cities virtual conference regarding Home Rule and the presentation is available to any Council members who are interested.

### **COMMUNITY DEVELOPMENT DIRECTOR**

**Community Director Report – Westside Development – request referral to Finance Cmt.** – Mayor Dale will refer this item to the Finance, Economic Development & Personnel Committee.

**The Win Column** – This issue provided a preview of fall and winter happenings in Wahpeton.

## **LIBRARY DIRECTOR**

**Library Report** – Bakken reported Wednesday and possibly Thursday of this week the last outdoor book sales will take place on the west side of the library from 11am to 5pm. She noted this month's public utility bills will include information on a community survey the library is conducting from October 1<sup>st</sup> – 31<sup>st</sup> to assist with setting their goals for the next 3-5 years. She gave a reminder that Kercher is doing virtual story time Tuesday mornings. They are also offering take-and-make craft kits. An Amazing Earth STEM kit is also available.

## **PUBLIC WORKS DIRECTOR**

**Public Works Director Report** –

**Urban Deer Hunt 2021 – request referral to PW Cmt.** – Mayor Dale will refer this item to the Public Works & Public Safety Committee.

**Dissolved Oxygen Sensor at Pond #1 – request referral to PW Cmt.** – Mayor Dale will refer this item to the Public Works & Public Safety Committee.

Miranowski provided information on Fall Clean Up Week saying all items must be brought to Waste Management's transfer station on 11<sup>th</sup> Avenue South. Further information regarding acceptable items can be found on the City's website.

## **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 September 28<sup>th</sup>.

**Former Central School Site Development Proposals – motion to proceed to negotiate a development agreement with presenter #1 – Motion by Wateland, seconded by Goltz, to approve proceeding with negotiations for a Development Agreement with Presenter #1. Motion carried with all voting 'aye'.**

**Class C(5) Club or Lodge Liquor License Change – discussion**

**Business Licensing Renewals Ch. 22 – discussion**

**Part-time Maintenance Employee – motion to approve position description and proceed – Motion by Wateland, seconded by McNary, to approve the Custodian Part-time Job Description as presented and proceed with filling the position. Motion carried with all voting 'aye'.**

**Public Works & Public Safety Committee Report**

Bohn said the Public Works & Public Safety Committee met at 5:00 p.m. on September 29<sup>th</sup>.

**Traffic Control Box Artwork – discussion**

**Woodland Dr. Overlay Proj. from 17<sup>th</sup> Ave. N. to Hwy 210 By-pass – discussion**

**Odor Control Equip. Rental for Pilot Program – motion to proceed with Vapex proposal \$3,840 – Motion by Bohn, seconded by McNary, to approve proceeding with the Rental Agreement with Vapex at a cost of \$3,840.00 for trial of Odor Control Equipment. Motion carried with a roll call vote of 8-0.**

**NDSU Wastewater Study on COVID-19 – motion to participate – Motion by Bohn, seconded by Woods II, to approve participation in the NDSU Waste Water COVID-19 Study. Motion carried with all voting 'aye'.**

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

**Dakota Avenue Flag Protocol - discussion**

**Yard Junk/Clutter Updates – discussion**

**Building Official Updates – discussion**

**Referrals – see PW Director’s Report**

**SCHEDULING OF COMMITTEE MEETINGS**

The following Committee Meetings were then scheduled:

- a. Finance Committee October 12<sup>th</sup>, 5:00 PM
- b. Public Works Committee October 13<sup>th</sup>, 5:00 PM

**Adjournment**

**Motion by Wateland, seconded by Goltz, to adjourn at 5:24 p.m. Motion carried.**

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Mayor Steve Dale

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Lynelle Amos, Finance Assistant