CITY OF WATFORD CITY

CITY COUNCIL MEETING

October 5, 2015

Minutes of the regular City Council meeting held on October 5, 2015 at 6:00 p.m. at City Hall. Present were Mayor Brent Sanford and Council Members Justin Voll, Steve Sanford, Marty Mulder, and Aaron Gravos. Absent were Doug Bolken and Phil Riely. Also present were City Planner Curt Moen, City Auditor Peni Peterson and Attorney Wyatt Voll.

Council Member Mulder moved to approve the minutes of the city council meetings held on September 8, September 14, and September 23, 2015. Motion also included approving the agenda. Motion seconded by Council Member Gravos and carried unanimously.

Jody Renbarger, Roughrider Committee, presented Roughrider Grant Applications submitted by Wolf Pup Daycare in the amount of $100,000 to be used toward debt service and an application submitted by Roughrider Stables and Indoor Arena in the amount of $20,000 for a 1-year sponsorship.

Council Member Voll moved to approve the Roughrider Grant Application submitted by the Wolf Pup Daycare in the amount of $100,000 for debt service. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, and Sanford; nays: none.

Council Member Sanford moved to approve the Roughrider Grant Application submitted by Roughrider Stables and Indoor Arena in the amount of $20,000 for a 1-year sponsorship. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Voll, Mulder, Gravos, and Sanford; nays: none.

Council Member Voll moved that the following resolution be adopted: “Whereas, the City Council did on the 14th of September 2015 adopt a preliminary budget for January 1, 2016 through December 31, 2016, and that the budget notice of the final hearing to be held at this time and place was published; Therefore, be it resolved that the Final Budget be adopted and the following amounts be levied: General Fund $761,304.88; Emergency $22,285.20; Cemetery $0; Lease of Law Enforcement Facilities $108,879.12. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Gravos, Sanford, and Voll; nays: none.

Council Member Voll moved that the following resolution be adopted: “Whereas, the City Council did set forth in budget form the amounts necessary for each fund and Whereas, the notice of hearing was given and Whereas, the hearing was held and the final budget for the City of Watford City was adopted; Therefore, be it resolved that there is hereby levied a tax for the year 2016 on all taxable property in the City of Watford City for the purposes set forth in the final budget in the total amount of $892,469.20. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Sanford, Voll, Mulder, and Gravos; nays: none.

Council Member Gravos moved to approve the Application for Beer License, Application for Liquor License, Application for Sunday Alcoholic Beverage Permit, and Application for Adjacent Room License submitted by Vince Dora – Main Stay Suites located at 222 Prairie Hills Road. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Sanford, Mulder, Voll, and Gravos; nays: none.

Chad Larson, Krause-Anderson, presented Pay Application #10 in the amount of $5,164,696.67.

Council Member Voll moved to approve Pay Application #10 from Krause-Anderson (Watford City Events Center) in the amount of $5,164,696.67. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, and Sanford; nays: none.

Lee Rafferty, Fox Hills Golf Course Board Member, gave an update on the golf course and distributed current financial information for the golf course.

Tim Taylor, Airport Authority, gave an update on the Airport.

Todd Norton, Advanced Engineering, presented Pay Estimates, Change Orders, and a bid.

Council Member Voll moved to accept the bid from Rice Lake Construction Group in the amount of $4,992,008 for WRRF Phase II B Construction. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Voll, Mulder, Sanford, and Gravos; nays: none.

Council Member Gravos moved to approve Pay Estimate #2 from North Country Contacting (12th St Reconstruction- Wet Utilities) in the amount of $629,327.12. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Sanford, Voll, Mulder, and Gravos; nays: none.

Council Member Mulder moved to approve Pay Estimate #3 from Park Construction Co. (4th Ave NW Street Improvements) in the amount of $890,983.14. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Voll, Gravos, Mulder, and Sanford; nays: none.

Council Member Voll moved to approve Change Order #5 from Crow River Construction, LLC (2015 Pressure Zone Improvements) in the amount of $167,285.63. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Sanford, Voll, and Gravos; nays: none.

Council Member Voll moved to approve Pay Estimate #5 (Final) from Crow River Construction, LLC (2015 Pressure Zone Improvements) in the amount of $166,684.98. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Gravos, Voll, Sanford, and Mulder; nays: none.

Council Member Voll moved to approve Change Order #1 from Wagner Construction (HS/EC Offsite Improvements) in the amount of $16,550. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Sanford, Mulder, Voll, and Gravos; nays: none.

Change Order #2 from Wagner Construction (HS/EC Offsite Improvements) was not presented.

Council Member Mulder moved to approve Pay Estimate #5 from Wagner Construction (HS/EC Offsite Improvements) in the amount of $1,262,106.56. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Gravos, Voll, Mulder, and Sanford; nays: none.

Council Member Sanford moved to approve Pay Estimate #11 from Rice Lake Construction Group (Water Resource Reclamation Facility) in the amount of $1,062,500. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, and Sanford; nays: none.

Chief Walgren gave an update on the police department and informed the council that he would be using grant funds to purchase two new Chevy Tahoe’s from Coopers Chevrolet in the amount of $74,184.

Council Member Mulder moved to approve the recommendations from the Planning Commission from their September 3, 2015 meeting with the exception of items #4, #6 and #8 to be voted on separately. Approved the following: Land Use Application-Variance submitted by Wolf Run Village located at 301 3rd St SE, approving a reduction of rear setback from 25’ to 12.5’ a reduction of 50%; Conditional Use Permit Application Annual Review for Warren Hovland of One Way Services and Brad Arntson of Knife River located at 401 14th St SW, to continue allowing a concrete batch plant; Conditional Use Permit Application Annual Review for Warren Hovland of One Way Services and Brad Arntson of Knife River located at 401 14th St SW, to continue allowing an asphalt batch plant; Conditional Use Permit Annual Review for Ace in the Hole Construction, Colt Floyd, located at 2502 17th Ave NE, to continue allowing Employee Housing; Final Plat Application -Wolf Run Village 2. Motion seconded by Council Member Voll and carried by the following roll call vote: ayes: Gravos, Mulder, Sanford, and Voll; nays: none.

Council Member Mulder moved to approve the Conditional Use Permit Application Annual Review for Doug Kesler on property located at 1402 South Main St., Watford City, ND. Section 30, T150, R98, IT 805-PT Lots 1 & 2 .92 acres, for the purpose of an RV Park within Commercial Zone. Approval is contingent on the applicant has 30 days to come into compliance with City codes and State Health Department or the Conditional Use Permit will be cancelled. The owner will then have 30 days to dissolve the RV Park and all units will need to vacate the premises. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Gravos, Voll, Mulder, and Sanford; nays: none.

Council Member Gravos moved to approve the Conditional Use Permit Application for Ace in the Hole Construction, Colt Floyd, located 2502 17th Ave NE, 10 acres, allowing the addition of two units for Employee Housing to the existing 8 units already permitted to the property. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Mulder, Sanford, and Gravos; nays: Voll.

Council Member Mulder moved to approve the Renaissance Zone Application submitted by JL Beers. Motion seconded by Council Member Sanford, Mulder, Voll, and Gravos; nays: none.

Justin Smith requested approval to trade in the current Toolcat and to purchase a new Toolcat from Heggen Equipment in the amount of $11,000 with the trade. Council Member Sanford moved to purchase a new Toolcat from Heggen Equipment for $11,000 and trade in the existing Toolcat. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Gravos, Mulder, Voll, and Sanford; nays: none.

Council Member Voll moved to approve First Readings on Ordinances Amending Section 6-501, Article 5, Chapter VI Relating to Definitions, Amending Section 6-505, Article 5, Chapter VI Relating to License – Classes Of, and Amending Section 6-506, Article 5, Chapter VI Relating to License – Qualifications For. Motion seconded by Council Member Sanford and carried unanimously.

Council Member Voll moved to approve the Second Reading on Ordinance #417 Annexing Property to the City of Watford City per Annexation Application submitted by Dr. Bruce Pedersen WC Vet Clinic portion of IT#412, S24, T150N, R99W – 3rd Ave SE – (2 acres). Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Sanford, Mulder, Voll, and Gravos; nays: none.

Council Member Gravos moved to approve the Second Reading on Ordinance #418 AddingSection 6-217 to Article 2 Chapter VI Relating to Food Vendors. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Sanford, Mulder, Gravos, and Voll; nays: none.

Council Member Gravos moved to approve Special Liquor Permits for the American Legion Club – October 17th 6 p.m. – 12:30 a.m., Veteran’s Memorial Building – Military Ball; Six Shooters, LLC – October 24th 5 p.m. – 11 p.m., Veteran’s Memorial Building – NRA Banquet; Outsider’s Bar & Grill – October 27, 6:00 p.m. – 12:00 a.m., Watford City Vet Clinic (Economic Development Assoc of ND Conference). Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Mulder, Sanford, Voll, and Gravos: nays: none.

Council Member Gravos moved to approve the raffle permit for Watford City Lions Club #731 and the raffle permit for Bakken Friends of the NRA #732. Motion seconded by Council Member Mulder and carried unanimously.

Council Member Voll moved to pay Wolf Pup Daycare $100,000 for debt service. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Mulder, Sanford, Gravos, and Voll; nays: none.

Council Member Gravos moved to approve a letter of support to the Lewis & Clark Regional Development Council. Motion seconded by Council Member Sanford and carried unanimously.

Council Member Sanford moved to approve the Mayor’s recommendations for the following committees: approve reappointment of Michon Sax to the McKenzie County Public Library Board for a 3-year term from October 1, 2015 to January 1, 2018; approve reappointment of Marty Mulder to the Roughrider Committee for a 3-year term from October 1, 2015 to September 30, 2018; approve appointment of Lange White to the Airport Authority to fulfill Luke Taylor’s unexpired term until June 30, 2017; approve appointment of Kody Devlin to the Airport Authority for a 5-year term from October 1, 2015 to June 30, 2020; approve appointment of Chas Neff Jr. to the Watford City Housing Authority for a 5-year term from October 1, 2015 to September 1, 2020. Motion seconded by Council Member Voll and carried unanimously.

Steve Williams, City Building Inspector, requested a hearing be held for a building located at 512 4th St NW, owned by Leonard and Melessia Cannavo, which has been found to be dangerous and has not been demolished as required in the Notice and Order served to the owner on August 25, 2015.

Council Member Sanford moved to hold a Dangerous Building Hearing on Monday, October 19th at 4:30 p.m. Motion seconded by Council Member Gravos and carried unanimously.

Council Member Mulder moved to approve Pay Application #1 from Knife River (High School/Event Center On-site Grading and Paving) in the amount of $418,344.75. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Gravos, Voll, Mulder, and Sanford; nays: none.

Dave Leftwich, NDDOT, gave an update on the Hwy 23 construction project.

No action was taken on the Watford 80 Development Agreement.

Council Member Gravos moved to request Planning and Zoning hold a Public Hearing to review a new Landscaping Ordinance. Motion seconded by Council Member Voll and carried unanimously.

Council Member Voll moved to approve a month-to-month rental agreement to rent the CSI building. Motion seconded by Council Member Mulder and carried by the following roll call vote: ayes: Sanford, Gravos, Mulder, and Voll; nays: none.

Council Member Gravos moved to approve the bills as listed.  Motion seconded by Council Member Sanford and carried unanimously. EFTPS $98,747.13; TASC $242.32; NDPERS $2,375.00; Nationwide Financial $530.00; Nationwide Retirement Solutions $2,714.00; Payroll $216,563.92; BCBS $36,568.55; ND Job Service $2,857.02; NDPERS $37,251.26; NDPERS $283.21; Symetra $710.45; AFLAC $1,567.20; 24/7 Contracting $518,177.42; 3-D Specialties $6,904.64; Accusource Inc. $161.50; Advanced Engineering $585,294.79; Alert-All Corporation $2,076.50; Arthur Walgren $63.00; Astro Chem Services $2,760.00; Badlands Occupational Testing $348.00; Badlands Power Fuels LLC $320.00;  Balco Uniform Comp., Inc $428.05; Badlands Hardware $2,213.65; Bayfront Builders $54,600.00; Baymont Inn & Suites $166.00; Black Mountain Software $1,661.25; BlueTarp Financial $157.37; Border States Electric $14.10; Brent Steed $10,000.00; Brosz Engineering $9,440.00; Buttons By Fish $630.00; C Emery Nelson, Inc. $402.00; CIM Sanitary Tech $5,200.00; City of Watford City $1,392.85; Cole Papers $233.13; Country Inn & Suites $458.60; Cornerstone Bank $6,337.89; Crow River Construction $166,684.98; Dakota Supply Group $10,375.10; Dealers Electrical Supply $2,783.01; DW Excavating $54,170.00; Farmer’s Union Oil $5,897.86; Fastenal $105.78; Federal Signal Corp $2,100.00; First International Bank $65,793.03; Flagshooter Inc. $286.36; Flexible Pipe Tool Company $1,078.06; Foley Brothers LLC $1,500.00; Galls $2,028.10; Gary Hoffman $173.17; Graybar $156.48; H&H Electric $1,457; Hawkeye Oilfield Supply $52.36; Hawkins Inc. $795.50; Heggen Equipment Inc. $686.10; Helena Chemical Co. $53.75; Holiday Credit Office $2,750.82; Homestead Management $951.00; J.J. Keller & Associates, Inc. $208.07; Jack & Jill $202.54; Jamar Company $808.79; Jesse Wellen $63.00; Jiffy Lube $65.66; Jim Hanson Masonry $21,422.00; JLG $91,022.01; JobsHQ $755.00; Josh Trevena $70.00; Knife River Construction $66,700.40;  Kohler Communications $7,061.76; Kraus Anderson Const. $5,164,696.67; L&K Electric $13,693.85; Laser Systems Security, Inc. $6,863.00; Lehman Fabricating Inc. $28.89; Lupine Construction $26,902.00; Lund Oil $2,096.62; Lyle Signs $1,062.86; MailFinance $315.00; Mandan Northwest Pipe Fittings $507.52; Marco $1,418.25; McKennett Law $26,185.00; McKenzie County Farmer $4,310.69; McKenzie County Healthcare $504.00; McKenzie County Landfill $16,459.52; McKenzie County Recorder $651.00; McKenzie Electric $3,875.00; Meuchel Enterprises $2,364.33; Michael Todd & Company Inc. $3,744.70; Montana Dakota Utilities $12,412.50; Municipal Code Corporation $550.00; ND Water & Pollution Control $65.00; ND Workforce Safety & Ins $231.01; NDACO Resources Group $5,203.03; Nelson Contracting $770.00; North Country Contracting $629,327.12; Northern Improvement Co. 19,402.91; Northwest Public Transit $110.00; Office Depot $809.60; Office of State Tax Commissioner $11,530.94; OK Implement $3,895.44; OK Tire Stores $973.67; Olympic Sales Inc. $27,541.50; Park Construction $890,983.14; James Pittsley $141.45; POST Board $70.00; Postmaster $466.13; Power Plan OIB $249.95; Quality Flow Systems $331.29; Reservation Telephone $6,607.48; Rice Lake Construction $1,062,500.00; River Aggregates $34,150.35; Roughrider Stables & Indoor Arena $20,000.00; S&S Motors $2,344.22; Schock’s Safe & Lock Service $18.75; Sensus Metering Systems $500.00; SHRM $190.00; Starion Bond Services $21,643.25; Stein’s $136.12; Stenehjem Holdings LLC $36,500.00; Summit Fire Protection $2,000.00; Swanston Equipment $369.55; TC North Dakota Ventures $120.00; TD&H Engineering $92,832.88; Titanium Plumbing $3,309.89; Tractor Supply Credit Plan $690.00; Triple AAA Safety $2,039.09; Verizon $2,772.62; Visa $7,242.36; Wagner Construction $1,262,106.57; Watchguard Video $5,560; Water Environment Federation $131.00; Watford City Chamber of Commerce $7,195.86; Watford City Enterprises $700.00; Watford City Express Laundry $563.68; Watford City Vet Clinic $119.50; Williston Fire & Safety $190; WL Construction Supply $419.99; Wolf Pup Daycare $200,000.00; Zane Caldwell $350.00.

The next regularly scheduled City Council meeting will be on Monday, November 2, 2015 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 8:55 p.m. These minutes are published subject to the City Council’s Review and Revision pursuant to NDCC 40-01-09.1.

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Peni Peterson, Auditor Brent Sanford, Mayor