

CITY OF WATFORD CITY  
CITY COUNCIL MEETING  
November 5, 2018

Minutes of the regular City Council meeting held on November 5, 2018 at 6:00 p.m. at City Hall. Present were Mayor Phil Riely and Council Members Aaron Gravos, Steve Sanford, Bethany Devlin, Kenny Liebel, Matt Beard, and Lindsay Veeder. Also present was City Planner Curt Moen, City Auditor Peni Peterson, and Attorney Wyatt Voll.

Council Member Sanford moved to approve the November 5, 2018 agenda as presented. Motion seconded by Council Member Gravos and carried unanimously.

Council Member Liebel moved to approve the minutes of the city council meetings held October 1, 23, and 31, 2018. Motion seconded by Council Member Sanford and carried unanimously.

Josh Norby, Fox Hills Golf Course, gave an update on the golf course and provided financials.

Rita Olson, City Assessor, presented Abatement or Refund of Taxes Applications and Property Tax Exemption Applications.

Council Member Beard moved to recommend approval of the Application for Property Tax Exemption submitted by Wolf Run Village parcel #82-86-00100. Market value of the property claimed exempt will be 5% net rent for the 10 restricted units for 2017 & 2018. Also approved the Application for Property Tax Exemption submitted by Wolf Run Village II parcel #82-86-00200. Market value of the property claimed exempt will be 5% net rent for the 10 restricted units for 2017 & 2018. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Devlin, Beard, Veeder, Sanford, Gravos, and Liebel; nays: none.

Council Member Gravos moved to approve Task Order No. 49 (2018 CIP Update) from Advanced Engineering for an amount not to exceed \$29,500. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Sanford, Veeder, Liebel, Beard, Gravos, and Devlin; nays: none.

Chief Shawn Doble was present and gave an update on the police department.

Council Member Gravos moved to approve the recommendations from the Planning Commission from their October 29, 2018 meeting. Approved the following: Land Use Application - Zone Change - Watford City Park District; Land Use Application - Zone Change - City of Watford City; Land Use Application - Zone Change - Elk Industries; Division of Land Application - Simple Lot Split - Mammoth Properties, LLC; Division of Land Application - Preliminary Plat - Fox Hills Village Replat; Land Use Application - Conditional Use Permit - Elkan, Inc (Kyle Hartel & Alice Simonson Family Trust); Division of Land Application - Final Plat - Stepping Stone Phase 1; Division of Land Application - Final Plat - Stepping Stone Phase 2. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Liebel, Beard, Veeder, Devlin, Sanford, and Gravos; nays: none.

Council Member Gravos moved to approve ordering the new garbage truck that was included in the 2019 budget since the truck will take 6 – 8 months to receive. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Veeder, Devlin, Beard, Sanford, Gravos, and Liebel; nays: none.

Council Member Liebel moved to approve an additional \$100,000 from the Garbage Fund for a cleanup project at the tree dump and to install better cameras, lights, and possibly fencing. Motion seconded by Council Member Beard and carried by the following roll call vote: ayes: Beard, Sanford, Gravos, Devlin, Veeder, and Liebel; nays: none.

Council Member Devlin moved to approve the following Employee Annual Step Increases: Larissa Bertram J – 1, Jayden Grotte J -1, Karlie Huygens K -1, and Tim Jones J-3. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Liebel, Gravos, Sanford, Veeder, Devlin, and Beard; nays: none.

Council Member Gravos moved to approve the First Reading on an Ordinance Amending Section 8-2801 of Article 28 Relating to Motorized Scooter. Motion seconded by Council Member Devlin and carried unanimously.

Council Member Gravos moved to approve the First Reading on an Ordinance Adding Article 29 of Chapter 8 Relating to Golf Carts. Motion seconded by Council Member Devlin and carried unanimously.

Council Member Gravos moved to approve the First Reading on an Ordinance Amending Section 6-515 of Article V of Chapter 6 Relating to Hours of Time of Sale. Motion seconded by Council Member Beard and carried unanimously.

Council Member Gravos moved to approve the First Reading on an Ordinance Adding Section 6-522 to Article 5 of Chapter VI Relating to Restriction on Access to Licensed Premises by Persons Under 21 Years of Age. Motion seconded by Council Member Devlin and carried unanimously.

Council Member Gravos moved to approve the Second Reading on Ordinance #496 Amending Article XVII of Chapter XV Relating to Central Business District. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Beard, Gravos, Leibel, Sanford, and Devlin; nays: none.

Council Member Sanford moved to approve the Special Liquor Permits for: D & M's Office on November 10<sup>th</sup> from 5:30 p.m. – 10:00 p.m. at the Rough Rider Center, D & M's Office on November 16<sup>th</sup> from 7:00 p.m. – 10:00 p.m. at the Rough Rider Center, D & M's Office on October 20<sup>th</sup> from 5:30 p.m. – 10:00 p.m. at the Rough Rider Center. Motion seconded by Council Member Gravos and carried unanimously.

Council Member Gravos moved to approve the Purchase Agreement for 3601 11<sup>th</sup> Ave NE. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Sanford, Gravos, Devlin, Liebel, Beard, and Veeder; nays: none.

Council Member Gravos moved to approve Resolution 2018-11 - Resolution to Sell Property 3601 11<sup>th</sup> Ave NE. Motion seconded by Council Member Beard and carried by the following roll call vote: ayes: Liebel, Beard, Gravos, Sanford, Veeder, and Devlin; nays: none.

Council Member Gravos moved to approve the Purchase Agreement for 3513 11<sup>th</sup> Ave NE. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Sanford, Gravos, Beard, Devlin, Liebel, and Veeder; nays: none.

Council Member Gravos moved to approve Resolution 2018-12 - Resolution to Sell Property 3513 11<sup>th</sup> Ave NE. Motion seconded by Council Member Sanford and carried by the following roll call vote: ayes: Beard, Liebel, Sanford, Gravos, Veeder, and Devlin; nays: none.

Council Member Liebel moved to allow December 24<sup>th</sup> as a holiday for city employees. Motion seconded by Council Member Gravos and carried unanimously.

Council Member Gravos moved to approve the Infrastructure Improvement, Maintenance and Warranty Agreement between Mammoth Properties, LLC and the City of Watford City. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Beard, Gravos, Liebel, Devlin, Sanford, and Veeder; nays: none.

Council Member Gravos moved to approve the Second Amendment to Development Agreement (regarding Common Area Lots not to be used for Residential Dwellings) between the City of Watford City and Stepping Stone, Inc. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Devlin, Liebel, Veeder, Beard, Gravos, and Sanford; nays: none.

Council Member Liebel moved to approve a Temporary Right of Way Agreement between the City of Watford City and Streamline Water Services, LLC. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Veeder, Sanford, Gravos, Beard, Devlin, and Liebel; nays: none.

Council Member Beard moved to approve Task Agreement 2019-05 Utility Improvements Project between the City of Watford City and Brosz Engineering, Inc. in the amount not to exceed \$47,260. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Gravos, Devlin, Beard, Liebel, Sanford, and Veeder; nays: none.

Council Member Gravos moved to approve the 2019 LoadPass Permits Renewal Agreement between the City of Watford City and Western Dakota Energy Association. Motion seconded by Council Member Liebel and carried by the following roll call vote: ayes: Beard, Liebel, Sanford, Veeder, Devlin, and Gravos; nays: none.

Council Member Liebel moved to approve the Master Agreement for Professional Services between the City of Watford City and Bartlett & West, Inc. Motion seconded by Council Member Gravos and carried by the following roll call vote: ayes: Liebel, Sanford, Veeder, Devlin, Gravos, and Beard; nays: none.

Council Member Sanford moved to approve Task Order No. 1 from Bartlett & West, Inc. (Tank Recoat Design Services) in the amount of \$30,000. Motion seconded by Council Member Devlin and carried by the following roll call vote: ayes: Devlin, Sanford, Liebel, Beard, Veeder, and Gravos; nays: none.

Council Member Sanford moved to approve the bills as listed. Motion seconded by Council Member Gravos and carried unanimously. AFLAC \$5,042.00; EFTPS \$152,695.00; Nationwide Financial \$1,266.07; Nationwide Retirement Solutions \$4,467.45; NDPERS \$530.44; NDPERS-Deferred Comp \$5,125.00; NDPERS-Retirement \$112,917.65; TASC \$7,670.05; Payroll \$401,707.65; Harold & Sally Fish \$375.00; Wolf Run Village \$4,750.00; 701 Clean \$450.00; Accusource Inc. \$432.84; Acme Tools \$1,768.25; Advanced Engineering \$465.75; Agassiz \$5,098.88; Agri Industries \$415.30; Alfa Laval Inc. \$5,779.47; Andrew Eisenschenk \$28.00; Andrew Schatz \$267.00; Anova Family Health \$150.00; Armor Interactive \$4,324.85; Badlands Area Safety Association \$450.00; Badlands Hardware Inc. \$424.26; Badlands Occupational Testing \$656.00; Balco \$2,989.36; Barrett Pharmacy \$3.48; BEK Consulting \$425.70; Bismarck Tire Center \$1,012.90; BCBS \$100,329.25; Border States Electric \$670.79; Brady's Roadside Service \$850.00; Brosz Engineering \$605.00; Buds Pump Service \$23,928.98; Buttons by Fish \$1,155.50; C&D Water Services \$52.50; Canad Inns \$99.00; Cascade Auto Glass \$1,265.00; CCR Williston III, LLC \$1,000.00; CDW Government \$1,237.03; Chamley Pipe & Salvage \$7,237.50; Choice Property Management \$320.00; CIM Sanitary Tech \$7,500.00; City of Watford City \$1,006.66; Coborn's Inc. \$53.94; Code Red Towing \$425.00; Cole Papers \$474.53; Comfort Inn \$415.88; Core & Main LP \$741.48; Corland Construction \$1,668.75; Cornerstone Bank \$85,607.62; D's Custom \$100.00; Dakota Pump & Control \$1,761.28; Dakota Supply Group \$520.15; Darrington Snow Removal \$1,400.00; Dean Anderson, Inc. \$755.00; DTE Inc. 2,487.76; Environmental Consulting \$825.00; Family Crisis Shelter \$3,243.28; Farmer's Union Oil. Co \$9,451.51; Fast Initial Response Systems \$433.00; Fastenal \$2,147.46; First International Bank & Trust \$848,248.72; Greg's Welding \$8,883.60; Hansen Diesel & Automotive \$5,050.61; Hawkeye Oil Field \$4.99; Hawkins \$10.00; Healthcare Environmental Service \$215.50; Heggen Equipment \$5,969.92; Helena Chemical \$1,080.00; Herc-U-Lift \$297.18; Holiday Inn & Suites \$476.00; Holiday Credit Office \$6,304.15; I Heart Radio \$3,600.00; Icon Architectural Group \$8,790.00; ITD \$4,193.05; J Custom \$428.93; J&C Construction LLC \$10,000.00; Jack & Jill \$68.10; Jamar Company \$336.64; Jeffrey Jensen \$10.50; Jesse Wellen \$446.40; JJ Electric, LLC \$4,522.12; John Hutter Towing \$375.00; Johnson Controls \$391.00; Justin Smith \$90.36; KDIX Radio \$400.00; KLE Construction LLC \$12,210.00; Kotana Communications \$105.00; Kully Supply \$2,444.60; Language Link \$1.98; Lawlar Auctioneering \$750.00; Lexipol LLC \$4,487.00; Locators & Supplies \$862.01; Lund Oil \$1,272.33; Lupine Construction \$12,700.00; Marco Technologies \$1,808.40; Matt Walsh \$270.50; McKennett Law Firm \$23,482.15; McKenzie County Ambulance \$19,362.21; McKenzie County GIS \$137.50; McKenzie County Farmer \$4,927.90; McKenzie County Landfill \$45,226.35; McKenzie County Recorder \$180.00; McKenzie County Road & Bridge \$2,379.60; McKenzie County School \$14,220.00; McKenzie County Tourism \$9,163.75; McKenzie County Water Resource \$142,227.57; McKenzie Electric \$3,960.00; Medora Corporation \$10,720.00; Meuchel Enterprises \$6,616.90; Mistras Group \$900.00; MDU \$21,931.71; National Safety Council \$495.00; NCL of Wisconsin \$424.95; ND Dept. of Health – Chemistry Lab \$482.57; ND Fraternal Order of Police \$858.00; ND State Radio Communications \$360.00; Nelson Contracting \$1,282.50; Northern Heavy Duty Truck Parts \$80.00; Northern Pump & Compression \$995.00; NSC Minerals \$2,963.28; Office Depot \$367.07; Office of State Tax Commissioner \$12,997.86; OK Implement \$2,604.73; OK Tire Stores \$4,148.25; One Call Concepts \$180.75;

Patricia Aipperspach \$450.00; Power Plan \$639.80; Pro Auto Body \$393.72; Quality Flow Systems \$10,897.64; Ramada Hotel & Suites \$291.00; RTC \$2,757.02; River Aggregates \$7,190.07; RMB Environmental Labs \$1,352.00; Root Construction \$5,453.35; Roughrider Industries \$6,038.00; Round-Up \$627.30; S. W. Williams And Son \$4,830.00; Shannon Wellen \$10.50; Shawn Doble \$407.29; Swanston Equipment \$883.61; Symetra Life Ins. Co. \$780.05; TCF Equipment Finance \$21,711.52; Thompson Drilling \$2,250.00; Thyssenkrupp Elevator \$1,292.00; Titanium Plumbing \$3,040.20; Total Funds by Hasler \$500.00; Triple AAA Safety/Training \$500.96; Uline \$958.86; Ultramax \$912.00; UPS \$581.60; Valli Information Systems \$663.29; Verizon \$3,333.77; Visa \$4,625.43; Watford City Chamber of Commerce \$17,500.00; Watford City Express Laundry \$901.61; Watford City Lumber \$121.05; Watford City Rotary \$195.00; Watford City Vet Clinic \$2,180.00; Western Dakota Energy \$375.00; Westlie Truck Center \$336.62; WillistonAuto.com \$239.10; Winn Construction \$33,247.10; Wolf Run Village \$20,000.00.

The next regularly scheduled City Council meeting will be on December 3, 2018 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 7:11 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

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Philip K. Riely, Mayor