

# ~ Public Notices ~

## UNOFFICIAL MINUTES OF WALHALLA CITY COUNCIL MONDAY, DECEMBER 2, 2024

Mayor McDonald called the regular meeting of the Walhalla City Council to order at 7:00 P.M., Monday, December 2, 2024 at City Hall.

Council Present: Schill, Dumas, Carpenter, Jackson, Horgan, Kalis.

Others Present: Steve Gapp, Tanner Sehr, Rebecca Davis, Dean Jackson, Jeff Amoth, Pauline Amoth, Christopher Trupe, Justin Dearing, Austin Dearing, Brian Mathison, Kent Dalzell, Carol Wieler, Lynn McDonald, Mr. Larry DuBois, Auditor Cook.

Motion by Horgan to approve the minutes from the Board of Health Committee meeting as read. Second by Jackson. Ayes, all. Motion passed.

Motion by Kalis to approve the minutes from the Nov. meeting as read. Second by Kalis. Ayes, all. Motion passed.

Motion by Carpenter to approve the minutes from the Municipal Services Committee meeting as read. Second by Schill. Ayes, all. Motion passed.

Motion by Kalis to approve the minutes from the Financial Committee meeting as read. Second by Carpenter. Ayes, all. Motion passed.

Carol Wieler addressed the council on the reformation of the Walhalla Cemetery Association. The board consisting of Kent Dalzell, Bill Zeller, and Duane Schurman will coordinate their financials with the city auditor.

Motion by Carpenter to approve the financial report. Second by Schill. Ayes, all. Motion passed.

### COMMUNICATIONS:

Cheryl Trupe had contacted the auditor with concerns regarding the location of the thrift store should the city hire a police officer. Discussion was held on potential for relocating the thrift store into the basement.

The auditor had been in contact with a representative from the Midwest Assistance Program about the possibility of conducting a utility rate study. This would be at no cost to the city and upon conclusion of the study any suggested rate changes would be provided.

Mr. DuBois provided recommendations on changes to the fund movements suggested by the financial committee.

Rebecca Davis had contacted the city regarding the upcoming change in hours of operations at the border and will provide the city with contact information should the city wish to pursue a town hall meeting to petition for hours returning to as they were pre covid.

Angelle French had sent a reminder regarding the deadline and specifics for applying for the Self-Help Program. Motion by Dumas to submit an application to the Self-Help Program for the project use of annual sewer jetting as well as submitting an application to the Self-Help Program for the project use of bathroom construction. Second by Horgan. Ayes, all. Motion passed.

### COMMITTEE REPORTS:

#### Municipal Services, Building Permits, Streets, and Alleys:

Discussion held on procedure for handling complaint letters. It was decided all complaints should be first directed to the head of the appropriate committee.

Discussion held on the potential for Greenway Disposal to take over city garbage pickup. Motion by Carpenter to table the current part-time help application until more information from Greenway Disposal is available. Second by Schill. Ayes, all. Motion passed.

Motion by Schill to approve Chris Trupe's attendance at the Annual Water Expo in Bismarck. Second by Dumas. Roll Call: Carpenter, yes; Horgan, yes; Schill, yes; Jackson, yes; Dumas, yes; Kalis, yes. Motion Passed.

Quotes for lease and/or purchase of a new loader from Ironhide Equipment and RDO Equipment were reviewed. Decision to move forward tabled at this time.

#### Police, Fire, and Traffic:

The council was informed that only

one of the radar units could be recertified.

Discussion was held on updating the advertisement for hiring of a police officer to clarify it would be a city position not affiliated with the county.

### Financial & Economic Development Corp:

Motion by Dumas to transfer \$72,765.00 from city sales tax into the equipment fund as well as transferring \$20,000.00 from city sales tax into the Legion fund. Second by Horgan. Ayes, all. Motion passed.

Motion by Carpenter to adjust the fund account percentages from which Mr. Gapp's salary is pulled per the auditor's recommendation. Second by Dumas. Ayes, all. Motion passed.

### Board of Health, City Buildings, and Recreation:

Discussion was held on a no-cost change order regarding swimming pool construction. Motion by Schill to approve the change order, changing the build start date from Fall of 2025 to July 2026 with a projected opening date of June 2027. Second by Kalis, Ayes, all. Motion passed.

Motion by Schill to replace the broken heater in the city shop. Second by Dumas. Roll Call: Carpenter, yes; Horgan, yes; Schill, yes; Jackson, yes; Kalis, yes. Motion Passed.

Motion by Kalis to approve all bills presented. Second by Schill. Roll Call: Carpenter, yes; Horgan, yes; Schill, yes; Jackson, yes; Dumas, yes; Kalis, yes. Motion Passed.

### November Bills 2024:

Michael Cook \$1,540.04; Stephen Gapp \$2,517.32; Tammy Olson \$759.80; Chris Trupe \$1,735.86; Advanced Business Methods \$266.03; Blue Cross Blue Shield \$3,753.00; Brian Mathison \$1,155.00; Cavalier Chronicle \$259.43; CB Grocery \$12.91; Choice Bank \$1,513.96; Colonial Life \$299.50; Deluxe Business Checks \$15.00; Dirty Deeds Dirtwork Inc \$117,248.60; Elan Financial Services \$1,452.62; Evolv Inc. \$25.00; Ferguson Waterworks \$1,989.00; Fleming Dubois & Fleming \$2,487.91; Gendreau Electric \$497.00; Grand Forks Utility Billing \$26.00; Jensen AC & Heating LLC \$10,964.75; Mar-Kit Landfill \$2,467.00; MDU \$506.20; ND One Call Concepts \$24.00; Newman Traffic Signs \$220.74; Nodak \$153.48; Northdale Oil Inc. \$1,022.17; Northeast Regional Water \$14,734.41; Northwest Aggregate \$155.51; Ottetail \$2,866.40; Premium Waters Inc. \$39.28; Railroad Management Co. \$417.05; Teamlab \$977.62; Thorlakson Construction \$1,143.38; United Communications \$478.16; Verizon Connect \$31.90; Verizon Wireless \$191.89; Vestis \$42.00; Walhalla Building Center \$333.44; Walhalla CoOp Oil \$331.78; Michael Cook \$1,540.04; Stephen Gapp \$2,517.32; Tammy Olson \$543.80; Mary A. Mostad \$72.03; Michelle Sehr \$471.74; Chris Trupe \$1,735.86; John Rock McDonald \$307.63; Zeldia Hartje \$363.63; Total: \$182,207.39.

### OLD BUSINESS:

Tetrault Trust discussed. Motion by Carpenter to have Mr. DuBois create a new lease agreement to preserve the infrastructure of the wells at a rate of \$250 per year. Second by Jackson. Roll Call: Carpenter, yes; Horgan, yes; Schill, yes; Jackson, yes; Dumas, yes; Kalis, yes. Motion Passed.

Police GPS units discussed. One of the two units requires in-depth install. Jackson gave an update on the Energy Efficiency Grant progress. He is

waiting on quotes to proceed.

It was stated that the pump and motor from the pool were returned to the city shop and have since been stored at the former Wilbur Ellis building.

### NEW BUSINESS:

Timeline for adding to the agenda discussed with a cut off date of noon the Friday before the meeting agreed upon. New meeting table discussed. Have not received a quote.

Handbook revisions discussed. Motion by Horgan to approve and adopt the suggested handbook revisions. Second by Kalis. Ayes, all. Motion passed.

Mayor McDonald stated he will coordinate attending meetings during his vacation.

### OTHER BUSINESS:

Tanner Sehr offered to help with snow removal during a major snow event.

The park board has tabled the issue of dike repair at this time.

Pauline Amoth suggested reviewing ND court regulations prior to disposing any old files should the thrift store change locations.

Rebecca Davis notified the city of upcoming plans to conduct a wine walk. Motion by Schill to adjourn. Second by Carpenter. Ayes, all. Motion passed. Meeting adjourned 8:46 P.M.

John Rock McDonald, Mayor

Michael Cook, Auditor (December 11, 2024)

### CIVIL NUMBER: 34-2024-CV-00095 IN THE STATE OF NORTH DAKOTA, COUNTY OF PEMBINA

#### IN THE DISTRICT COURT, NORTHEAST JUDICIAL DISTRICT

Trust Bank successor by merger to SunTrust Bank, Plaintiff,

Michael S. Webster a/k/a Michael Scott Webster, and any person in possession, Defendants.

### NOTICE OF REAL ESTATE SALE

Judgment in the amount of \$140,268.06, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Pembina County, North Dakota, on September 13, 2024, for the foreclosure of a real estate mortgage.

Notice is hereby given pursuant to said Judgment that the real property described as:

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 18, in Township 163 North, of Range 51 West of the 5th Principal Meridian, Pembina County, North Dakota, more specifically described as follows:

Commencing at the Northwest corner of said Section 18; thence on an assumed bearing of North 86 degrees 06 minutes 32 seconds East, along the section line, a distance of 1,320.93 feet, more or less to the 1/16 corner or the point of beginning of the tract to be described; thence South 00 degrees 17 minutes 50 seconds West, along the forty line, a distance of 650.00 feet; thence South 86 degrees 06 minutes 32 seconds West, a distance of 600.00 feet; thence North 00 degrees 17 minutes 50 seconds East, a distance of 650.00 feet, more or less to the section line; thence North 86 degrees 06 minutes 32 seconds East, a distance of 600.00 feet, more or

less, to the point of beginning.

Real Property address: 15616 106th Street NE, Pembina, ND 58271.

The above real property is the subject of the Mortgage dated November 25, 2014, which Mortgages, Michael S. Webster, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Western State Bank, its successors and assigns and recorded in the office of the Clerk and Recorder of Pembina County, North Dakota, on December 3, 2014, Instrument Number 247835, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded July 5, 2023, Instrument Number 262511.

In order to realize the amount of \$140,268.06, as of September 13, 2024, plus interest accruing thereafter on said amount at the rate of 4.37500% per year together with the costs and expenses of sale, will be sold subject to redemption as provided by law as one parcel of land at public auction, subject to the lien for unpaid real estate taxes and assessments of Pembina County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Pembina County, North Dakota, at the main entrance of the Pembina County Courthouse located at 301 Dakota Street West #6, Cavalier, ND 58220, on January 7, 2025 ("Sale Date"), at 10:00 AM.

If the sale is set aside for reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED this 15th day of November, 2024.

SHERIFF OF PEMBINA COUNTY

Marcus Ramsey By: Marcus Ramsey Chief Deputy Sheriff / Deputy Sheriff of Pembina Halliday, Watkins & Mann, P.C.

By: /s/ Tyler S. Wirick

Tyler S. Wirick Attorneys for Plaintiff 376 East 400 South, Suite 300 Salt Lake City, UT 84111

Tel: 801-355-2886

Email: tylerw@hwlawfirm.com Bar: 10014 (November 27, December 4, 11, 2024)

### ADVANCE TOWNSHIP HEARING

Advance Township Hearing for 98th St & Bush road to resume on Friday, Dec. 20th at 5 pm @ Svoid Hall for prescriptive rights per Chapter 24-07-01 of ND Century Code.

Please mail any letters of concern for or against this hearing to:

Amanda O'Connor, Clerk Advance Township 13363 City 1 Walhalla, ND 58282 (November 27, December 4, 11, 2024)

CHRONICLE WANT ADS BRING QUICK RESULTS!

### Hensel City Council Meeting December 2, 2024 - 7:00 p.m.

Present: Mayor Foster, Councilpersons Parson, Nupdal and Polen, and Auditor Werth.

Minutes of the November 11, 2024 city council meeting were reviewed. M/S/C to approve as presented.

Financial report: Bank balance as of October 31, 2024 is \$35,442.13.

### DISCUSSION:

Reviewed the "Notice of Unknown Service Line Material" from NRW, letting council know that city hall might have lead pipe service lines for water. Since the building is a garage and not a residence, council will let NRW deal with this on their timeline.

Brady and Brad are both going to look at tree removal and trimming issues and check in with Mayor Foster about what's needed.

Mark Briese of the township board responded to Mayor Foster's inquiry about dust abatement issues where township roads pass through town. Mayor will clarify with him that the town isn't asking for funds, but wants to make sure that actions the city finds as solutions won't conflict with township road maintenance.

Red River Regional Council is asking cities to donate residential lots so that RRRC can build homes on them to attract new residents. The city doesn't own any lots large enough for this purpose.

Reminder from Cindy that r.v. antifreeze is needed for the city hall toilet. She will make this purchase. M/S/C to buy two new shovels for the city hall.

Mayor will call Miles Armstrong about siding installation to see about getting on his spring schedule.

Next meeting will be January 6, 2024 at 7:00 p.m.

M/S/C to adjourn at 7:23 p.m. Minutes submitted by Amanda Werth (December 11, 2024)

### MINUTES CITY OF ST. THOMAS, ND

#### Monday, October 7, 2024

Mayor Christinson called the City of St Thomas meeting to order. Council members present: Douville, Hurst and Zolondek. Christinson and Spencer absent.

IT WAS MOVED, seconded and carried unanimously to approve the September 9, 2024 minutes as read.

IT WAS MOVED, seconded and carried unanimously to approve October's bills for payment.

27572 Burianek Law Office.....605.00 27573 Deere Credit .....750.00 27574 Federal Signal Corp.....9550.00 27575 GF Utility Billing .....26.00 27576 Jen Lunde .....30.00 27577 Napa Cavalier .....99.43 27578 Northdale Oil, Inc .....462.40 27579 NE Regional Water .....5043.53 27580 Ottertail Power .....1242.93 27581 Polar Communications .....54.11 27582 Terry Mattson .....93.80 27583 Pembina County .....20.00 27584 Refuse Disposal.....2433.10 ND Job Service.....15.80 27589 Friendship, Inc. ....270.00 27590 RR Regional Council.....1396.50 Display Sales .....3880.00 Intuit .....74.00 EFTPS .....926.52 Payroll .....3345.51

IT WAS MOVED, seconded and carried unanimously to approve September's financial statement.

Miquel Martinez attended the meeting about the progress of his Heritage Street property.

IT WAS MOVED, seconded to apply for the Pembina County Self Help grants for continued beautification of the city with new commercial flags for the light poles on Main Street, and painting the light poles. Roll call vote: Yes- Douville, Hurst and Zolondek. Motion carried.

The Inland Portable bid to clean the reservoir was tabled to get a schedule and timeline. The inspection report will be looked at next month.

IT WAS MOVED, seconded to appoint John Spencer as the airport representative for the city council. Roll call vote: Yes, Douville, Hurst and Zolondek. Motion carried.

IT WAS MOVED, seconded that we do not renew the tractor lease after it expires at the end of January. Roll call vote: Yes- Douville, Hurst and Zolondek. Motion carried.

IT WAS MOVED, seconded to approve the Final 2025 budget with the total amount levied \$48,319.60. Roll call vote: Yes- Douville, Zolondek and Hurst. Motion carried.

Tim Anderson inquired about moving in a storage container on his lots for the winter. The council did not have a problem with that.

The fall clean up dumpster is scheduled for October 26, 2025.

No further business. IT WAS MOVED, seconded to adjourn the meeting. Next meeting scheduled for Monday, November 4, 2024.

Randy Christinson, Mayor ATTEST: Jennifer Lunde, City Auditor (December 11, 2024)

### NOTICE OF HEARING FOR DISCONTINUATION OF TOWNSHIP STREET TO WHOM IT MAY CONCERN:

The Township Board of Advance Township, North Dakota, finding that a Petition for Vacation of Street is in proper form and contains the requisite signatures, and has been filed with the Township Board, notice is hereby given that said Township Board will meet on the 8th day of January, 2025, at 5:00 p.m. in the township board chambers of Advance Township, North Dakota, located at Svoid Hall, 9622 133rd Avenue NE, Cavalier, ND 58220, for the purpose of determining the merits of said petition filed before the Township Board of Advance Township, North Dakota; said petition being dated the 10th day of September, 2024, and having been received by this Township Board official on the 20th day of November, 2024. The said Petition prays for the discontinuance of and permanent termination of the street lying and being in the Original Townsite of Backoo, North Dakota, more specifically described as follows:

That part of 3rd Avenue West of the Original Townsite of Backoo, North Dakota, further described as follows: Commencing at the northeast corner of Lot 1, in Block 3, of the Original Townsite of Backoo, North Dakota; thence in a southerly direction 140.00 ft. to the southeast corner of said Lot 1; thence in a southeasterly direction 66.00 ft. to the southwest corner of Lot 12, in Block 2, of the Original Townsite of Backoo, North Dakota; thence in a northeasterly direction 140.00 ft. to the northwest corner of said

Lot 12; thence in a northwesterly

direction 66.00 ft. to the point of commencement, and which property lies between and adjacent to said Lot 1, in Block 3, and said Lot 12, in Block 2, of the Original Townsite of Backoo, North Dakota.

The full legal description of the above-described street located in the Original Townsite of Backoo, North Dakota, is set forth in the petition which is on file at the Clerk's Office in Advance Township, North Dakota.

That at the aforementioned time and place set for hearing on the aforesaid Petition, the said Township Board shall take testimony for or against such Petition for the vacation of the street located in the Original Townsite of Backoo, North Dakota, at the aforesaid time.

Anyone having any interest herein may present themselves at the aforesaid time and place.

ADVANCE TOWNSHIP, NORTH DAKOTA BY: /s/ Michael Cull Michael Cull, Its Supervisor/Chairman ATTESTED TO: BY: /s/ Amanda O'Connor Amanda O'Connor, Its Clerk (December 4, 11, 18, 25, 2024)

### MINUTES CITY OF ST. THOMAS, ND

#### Monday, November 4, 2024

President Hurst called the City of St Thomas meeting to order. Council members present: Spencer, Douville, Christinson and Zolondek. Mayor Christinson absent.

IT WAS MOVED, seconded and carried unanimously to approve the October 7, 2024, minutes as read.

IT WAS MOVED, seconded and carried unanimously to approve November bills for payment except for the Kingstad's bill until we get approval from Terry.

27591 Deere Credit .....750.00 27592 Scott Holmquist .....347.40 37593 Jen Lunde .....30.00 27594 Kingstad Septic Tank.....1050.00 27595 Northdale Oil, Inc .....24.93 27596 NE Regional Water .....4644.00 27597 Ottertail Power .....1203.95 27598 Polar Communications .....54.11 27599 Terry Mattson .....107.87 27600 Cavalier Chronicle .....161.82 27601 Refuse Disposal.....2825.10 27607 Friendship, Inc. ....270.00 27608 Grand Forks Utility Billing...20.00 ND Rural Water (dues) .....265.00 USPS (stamped envelopes).....451.75 EFTPS .....1068.62 Intuit PR .....74.00 Payroll .....4,203.26

IT WAS MOVED, seconded and carried unanimously to approve October's financial statement.

IT WAS MOVED, seconded and carried to approve the building permit for Lisa Oby for new windows.

The county tax foreclosure listing was reviewed.

IT WAS MOVED, seconded to accept the Inland Portable bid for \$3,150.00. Roll Call Vote: Yes- Spencer, Douville, Christinson, and Zolondek. Motion carried unanimously.

Next meeting, the city will look at the job description for the city maintenance position.

No further business. IT WAS MOVED, seconded to adjourn the meeting. Next meeting scheduled for Monday, December 2, 2024.

Randy Christinson, Mayor ATTEST: Jennifer Lunde, City Auditor (December 11, 2024)

### NOTICE TO MEMBERS OF NORTHEAST REGIONAL WATER DISTRICT

Each year, either 2, or 3, director's term expire on the Board of Directors of Northeast Regional Water District.

On March 27, 2025, the terms of Arnold Peterson (Cavalier) from District 1, and Michele Schommer (Munich) from District 2, will expire. The two incumbents plan to petition to run again for director positions. If any member of the Northeast Regional Water District would like to petition, you will need to petition in the district in which you are a member. The District is divided into two voting districts, described as follows:

District 1: That part of Northeast Regional Water District originally established as North Valley Water District on January 1, 2000, now known as the North Valley Branch of Northeast Regional Water District (account numbers starting with 1).

District 2: That part of Northeast Regional Water District originally established as Langdon Rural Water District on July 1, 2000, now known as the Langdon Branch of Northeast Regional Water District (account numbers starting with 2, 3, 4, or 5).

All voting for directors and bylaw changes shall be by written ballot of all participating members. Any participating member who desires to have his name placed on a ballot for the Board of Directors shall present a petition containing 20 signatures of participating members from within his voting district. This requirement will also include incumbents. All signers must be participating members. All petitions must be submitted to the secretary prior to January 15th at 12 noon prior to the annual meeting. The secretary shall determine the authenticity of the signatures. The secretary's decision will be final. A nominating committee may also be appointed by the Board of Directors. Employees of the District and their immediate family members shall not be eligible for board membership. The candidate receiving the most votes shall be elected. Receipt of a majority of the votes cast will not be a requirement for election. In the event of a tie vote, the winner will be determined by the toss of a coin. Ballots containing the names of the candidates for each district and all bylaw changes shall be circulated by the secretary to all participating members prior to the date of the annual meeting. The results of the vote will be reported at the annual meeting by the secretary.

All churches, schools, corporations, cooperatives, political subdivisions, and associations must designate in writing the name of the person authorized to vote on behalf of the entity for the purpose of electing directors, changing by-laws, or other matters to come before the annual meeting. That designated person may grant a proxy to someone else after being selected.

In the event an election for directors is uncontested, no ballots will be mailed because the results will be predetermined. A motion for unanimous consent may be requested at the Annual Meeting.

(December 11, 2024)

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Official newspaper of  
Pembina County and City of  
Cavalier in the state of North  
Dakota. Post Office address:  
P. O. Box 520, Cavalier, ND  
58220.


Periodical postage paid at the  
Post Office at Cavalier, ND  
58220 and published weekly from  
its office at 207 Main  
Street West, Cavalier, ND,  
58220.

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