PUBLIC NOTICES

BEULAH CITY COUNCIL MEETING APRIL 21

APRIL 21, 2025, 6:30 PM **BEULAH CITY HALL COUNCIL CHAMBERS**

Mayor Sean Cheatley and Council Members Auston Biles. Tim Aichele. Bill Keller, Cameron Brown, Jason Isaak, Adam Baker and Kameron Plienis present. Gary Miller absent.

Also Present: City Attorney Scott Solem, Economic Dev. Dir. Beaver Brinkman, Public Works Supt Kenny Yeager, Police Chief Frank Senn, City Auditor Heather Ferebee, Operation Dir. Assist. Jennifer Wolf, Engineer Rebecca Berner, Roger Gazur, Brock Seibel, Paula Schaper, Shawn Voigt, Beulah residents.

HEARING

The Hearing on the Text Amendment to the Zoning Ordinance was called to order at 6:30 pm.

P&Z Commission member Brock Seibel presented the options for the text amendment: approve, approve with changes, deny, or table. The recommendation by P&Z is to approve Text Amendment TA-2024-1Rev1, with changes to item 16 to remove discrimination and discriminatory language. Isaak clarified that P&Z would like the text amendment that Gazur emailed out, not the revision emailed out with the agenda. Aichele questioned if it can be referred back to P&Z. Solem explained the process and stated this is a hearing of the council for the public with P&Z present to answer questions. Solem stated the P&Z version does not include item 17. This item was approved by council regarding what requires a building permit and what doesn't. Wolf stated that item 17 was approved by P&Z and Council, and to save cost it should be included. Gazur stated item 17 for Section 5.11 needs more discussion as P&Z is reconsidering their position.

Isaak asked a question on item 9 regarding qualifying entities. Gazur stated the city's third-party contractor would be contacted on these technical issues. A definition could be added to a future text amendment. Gazur stated the city does not have a building official on staff. The title of building official as used in the zoning ordinance can be city staff, third party consultants, or the P&Z Commission. Isaak questioned item 1, section 6.15. Solem stated he took out the specifics of the state building code and changed the ordinance to reflect that the city adopts the ND state building code as it's amended from time to time. Gazur stated this was discussed and the P&Z wanted to leave each code listed. Gazur would like the P&Z to define entities. Brinkman stated that there will still need to be two readings of the ordinance to complete the process.

Solem brought up some of the other changes highlighted, including bond requirements for contractors. It was stated those changes can be discussed at the first reading of the ordinance for changes. Solem stated the Building Official is listed many times in the ordinance. The job should be defined by a job description rather than be defined by ordinance. Gazur does not agree with developing a job description as the position will not be filled. There are a set of duties that will need to be divided among staff.

Baker moved to table the text amendment with the direction that the City Attorney and P&Z get together and work toward a mutually acceptable solution. Isaak seconded. Seibel mentioned that city staff should be included. Boll call vote found Baker. Isaak, Aichele, Biles, Brown, Keller and Plienis in favor.

CITY COUNCIL MEETING

The regular meeting of the Beulah City Council was called to order at 7:17 pm.

Pledge of Allegiance.

Isaak moved to dispense with the reading of the minutes of the last regular meeting and the Board of Equalization meeting on April 7 and approve as provided to the Council by email. Aichele seconded. Baker requested a change to the minutes of the regular meeting. The minutes will be approved with the change. Roll call vote found Isaak, Aichele, Baker, Brown, Keller and Plienis in favor. Biles abstained. Motion passed.

PUBLIC COMMENT

The All Class Reunion is to be held August 1-3, 2025. Paula Schaper & Shawn Voigt presented maps for the reunion area on Main Street. The back parking lot will have a car show. The stage will be set up by the bank again. The picnic at the park will be held on Friday afternoon. They are requesting barricades, dumpsters, and blue tipping carts, as well as a waiver on the alcohol open container permit and electricity for vendors. They are requesting Sunday also to allow for cleanup. There will be wristbands for those over 21. Senn does not see any issues with alcohol. They are also requesting \$5,000 from the city. They are questioning if there is a limit on electricity. Isaak stated there is no option for 240-volt power on Main Street. They will need to look at the plans to see how many food trucks can be connected to each light pole. Isaak stated new food vendors need to get a permit from the city. He requested access to the Country Kettle on Sunday after church. Voigt stated last time they had approximately 1,500 people at the reunion. There will be an admission charge to enter the Main Street area. Plienis moved to approve the allocation of \$5,000 for the reunion. Brown seconded. Biles questioned what the money will be used for. They stated it would be for tents and music. Roll call vote found Plienis, Brown, Baker, Isaak, Aichele and Keller in favor. Biles opposed. Motion passed. Isaak moved to waive the alcohol open container on August 1 and 2, 2025. Baker seconded. Roll call vote found Isaak, Baker, Aichele, Biles, Brown, Keller and Plienis in favor.

COUNCIL PORTFOLIOS Council Member Plienis

Transfer Station rate increases and new hours were presented. Isaak stated he did some calculating, and the total revenue could possibly be \$50,000 with the new rates. Keller questioned if they are still planning to upgrade the cameras. Senn stated the city is still working with West River, Isaak guestioned what an ATV rate would be. Plienis stated it would fall to the discretion of the Attendant or there could be a minimum added. Baker questioned the charges for branches. Yeager stated the city must pay for the ashes that are hauled to the county. Isaak moved to approve the Transfer Station rates to start May 19 with the addition of a \$5.00 minimum to branches and Aichele seconded, Keller stated that the city is increasing the rates at the Transfer Station and utility rates. He would like to have a public forum to explain to the public why there are increases. Brown stated information can be shared in the newspaper and Facebook also. Roll call vote found Isaak, Aichele, Biles, Brown, Keller, Baker and Plienis in favor.

New Transfer Station hours: Summer hours on MWF from 10-12:00 and 1-5:00, Saturday 9-2:00 and Winter

hours on MWF from 12-5:00. Keller moved to approve the hours as presented to start April 28. Baker seconded. Roll call vote found Keller, Baker, Isaak, Aichele, Biles, Brown and Plienis in favor. City Cleanup hours will be the same as last year.

Plienis stated Public Works would like to put a small building up to check people in. They will look into the cost.

Council Member Isaak

The new garbage truck was supposed to be delivered soon but is now pushed out until March 2026. There is another truck available with a bigger motor and transmission. Yeager stated this truck has two cylinders that will push the garbage so there will be less maintenance. It will hold more garbage, and the arm can lift more weight. This would allow the city to replace some of the dumpsters with big black tipping carts. This truck would not have the rollers that the current truck has. The Equipment Committee recommends purchasing this truck. There may be large maintenance costs on the current truck if it is used for much longer. The weight of the truck was questioned. The original amount was \$319,668 and the new truck is \$358,346, which is \$38,678 more. Isaak moved to approve the additional \$38,678 for the purchase of the garbage truck as presented. Keller seconded. Roll call vote found Isaak. Keller, Aichele, Biles, Brown, Baker and Plienis in favor.

A hot water recirculating pump for City Hall will cost \$3,480 plus electrical installation. It takes over two minutes to get hot water in the office and the bathroom sinks don't get hot water. The hot water heater was approved at the last meeting. Isaak moved to purchase the circulating pump and have the electrical installed. Plienis seconded. Roll call vote found Isaak. Plienis, Keller, Aichele, Biles, Brown and Baker in favor.

The Police Department will have an impound auction and they would like to include PD units #9 (2010 Expedition) and #10 (2012 Expedition). These vehicles will be added so insurance can be removed since they are not being used. Baker moved to approve adding the police vehicles to the auction. Biles seconded. Roll call vote found Baker, Biles, Isaak, Keller, Aichele, Brown and Plienis in favor. The old rear dump garbage truck and an old pump truck need to be disposed of. It is requested to add these to a municipal auction website to see if they sell. Keller moved to approve adding these trucks to the municipal auction. Plienis seconded. Roll call vote found Keller. Plienis, Aichele, Biles, Brown, Baker and Isaak in favor.

Water rates are being reviewed to see if tier rates would be a benefit. Black Mountain has a software program where the city can use last vear's utility bills to determine what the rates would bring in if they were tiered. The software cost would be prorated at \$273.32 until September. Brown moved to approve the Black Mountain software as presented for four months. Biles seconded. Roll call vote found Brown, Biles, Isaak, Keller, Aichele, Baker and Plienis in favor.

CITY PERSONNEL Economic Development

The city received four responses to the City Engineer RFP. The engineering firms who responded are: AE2S, Moore Engineering, Civil Science and Interstate Engineering.

The meeting adjourned at 8:16 pm. Sean Cheatley, Mayor Heather Ferebee, City Auditor (05-29-2025)

County courthouse suffers water damage



HAZEN STAR | DANIEL ARENS

Fans dry out the damaged northwest corner of the Mercer County Commission Board Room on May 21. The damage caused the commission to move their meeting that day from the boardroom to the courtroom in

BY DANIEL ARENS

HAZEN STAR EDITOR

Things got a little wet on the floors of several rooms and offices in the Mercer County Courthouse this

Jim Albers, Mercer County Building and Maintenance Department director, said that a shut-off valve did not work correctly during a routine maintenance project in the men's bathroom on the west side of the courthouse,

The plumbing issue caused water to leak and spread on the floor and carpet in nearby rooms, including the Treasurer Office vault room, the employee break room, the election storage room and a corner of the board

As a result of the water damage in the boardroom, the Mercer County Commission held its regular meeting May 21 in the courtroom instead.

Albers said the damage was all floor damage, with Arrow Service Team out of Bismarck doing the demo work right after the leak occurred. Large fans were set up in order to dry things out in the affected room, with Albers saying repair work on the damaged floors is still pending once things are properly dried out.



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