

City of Medora
Minutes of Regular Meeting
February 5, 2019
(Subject to Council review and approval)

Meeting was called to order at 6:00pm by Mayor Todd Corneil. Present were Council members Doug Ellison, Tracy Sexton, Kinley Slauter, and John Tczap. Sandra Kuntz and Mike Njos were also present.

Minutes from the January 2 Council Meeting and January 22 Special Meeting were reviewed. Sexton moved to approve the minutes, seconded by Slauter. Motion passed unanimously.

Department Reports

City Engineer Mike Njos provided a written report and update. A Shared Use Path lighting demo was set up today and will be up for a couple days, need Council members to look and give their input.

City Attorney Report – An Addendum to the Developer Agreement with TRMF for the Elkhorn Project related to the request by TRMF to open a daycare was reviewed. Tczap moved the Addendum to the Development Agreement related to Application No. 17-22 TRMF Housing Project to allow TRMF to operate a daycare facility as proposed be approved, Ellison seconded. Motion passed unanimously. The Belfield city Water and Sewers ordinances were provided for reference as some of the questions raised in the last meeting are addressed, Kuntz suggested we discuss what if anything should be considered at the March meeting. A draft of a Development Agreement for the TRMF Rough Rider Adventure Park was presented, Kuntz asked for comments from the Council and proposed the document be reviewed at the March meeting. Clarence Sitter commented that TRMF will work with the City Attorney and City Engineer on the document to help bring it to resolution. Kuntz suggested a meeting with Corneil, Slauter and Ridenhower be held in February to work on finalizing the Policy Manual.

A written Police report was reviewed.

Dell Beach and Brett Osterman presented written Public Works and MCC monthly reports.

City Auditor, Gary Ridenhower, presented his monthly report. The pledge report from First State Bank has been received. The pledge report from Bank of the West is requested. January was a good revenue month. Year to date expenditure detail was provided. An updated 2018 and 2019 Project List was provided, input from the Council on all Projects is requested. Auditor Ridenhower advised that he has completed the North Dakota Auditor Certification Program as required.

Old Business

Lagoon Project update – bids have been accepted and work is underway with Burski Excavating (general contract for \$1,991,000), and Muth Electric (electrical contract for \$39,876) to complete performance documents, etc. There will be a preconstruction meeting by mid-March. Per the contract, Cell 1 will be ready to receive waste water by May 31 or the contractor will be responsible for hauling/treating up to 50,000 gallons of waste water per day. Aeration and pipeline work will continue after May 31 to complete the project.

Utility Committee Update – Kinley Slauter –A meeting with another provider was held and we are waiting for their proposal. A meeting of the Utility Committee will be held when there is content to review.

TR Presidential Library update – the letter of support was finalized and sent. Corneil, Ellison, Ell and Sitter attended a Governor’s Reception related to supporting the Library, the Governor made a case for using Legacy Funds to support the Library. The support letter has been sent to state legislators. Mike Egl from the TR Library will be setting up a meeting to get interested parties together, Ellison will advise when it is set up. Tczap suggested that we send people to support bringing the Library to Medora when the Legislative Committee discusses the measure, Ellison will advise when the schedule is known. Ellison encouraged everyone who supports bringing the TR Library to Medora to contact legislators. A KFVR reporter was in town again and there should be a piece on the news tonight.

Old tree project update – Dell Beach has contacted several people who are capable of cutting off the tree at about 4’ as directed, Dell is working with a person from Dickinson to proceed. Ellison is looking for early day photos to use in a marker, anyone having pictures please contact Doug.

MCC Exterior Project Update – G T Architecture who has been engaged for design of exterior renovations has been out to verify information and the plan is to review input at the March meeting.

MCC Interior Project Update – A revised bid to remove the old divider wall in the gym and replace it with a manually operated wall with a pocket door for storage was reviewed. The project lead time is 6-8 weeks. It was suggested that Slauter verify how sound proof the divider will be and that one pass through door be included for convenience and safety. Sexton moved we accept the Bid of \$61,650 from Midwest Constructions Specialties for the removal and disposal of the old divider wall, and replacement with a manually operated wall as specified with that one pass through door and a pocket door included, Ellison seconded. Discussion was Slauter will verify the effectiveness of the sound barrier and specify the color. Motion passed unanimously.

Slauter reviewed the progression of events related to replacing the ceiling tiles in the gym. The plan was to replace the ceiling tiles and \$6800 for tiles and \$3200 for electrical was budgeted. When the old ceiling tiles were removed we saw the opportunity to give the room a more modern look by not replacing the ceiling tiles and leaving the trusses and ceiling exposed. Jim Bridger and Justin Ell commented that prospective renters have commented that the room is outdated, with the ceiling being identified as an issue, and we have lost business. Slauter would like to make the room more attractive to clients instead of just replacing the ceiling tiles as planned. Corneil supports upgrading the ceiling and changing the dynamics of the room as proposed, but also stated we need to see where we can get the funding. Slauter presented bids he has received for cleaning and painting trusses and ceiling; repairing and painting other surfaces as needed; installing new lighting; and providing baffles for sound dampening totaling approximately \$72,145 (without fans). Bridger commented that the proposed look would be much more current. Sexton indicated she likes this change. Slauter is not advocating abandoning the MCC exterior work being investigated but there may be opportunity for trade offs and sequencing. Ellison encouraged getting second bids and further evaluating how to proceed. Tczap asked about the need for fans, Slauter and Corneil stated that the fans may be needed to move air and to assure even distribution of heat but not known for sure at this time. Slauter will get more bids and detail, and request a Special Meeting later in February so work can proceed in March to avoid disruption in the busy season.

New Business

CVB Budget and Direction – Justin Ell reported the 2018 expenditures and the 2019 Budget approved by their Board. In 2018, Medorand.com had over 466,000 clicks, there were over 500 new Facebook followers, and over 12,000 people visited the office. The 2019 Guides will be made available in all Rest Areas. More trade shows with target audiences will be attended including the Horse Expo in Minnesota, the Ag show in Bismarck, etc. There are good event bookings this summer and June is going to be busy.

Wine Walk, April 25 – Little Missouri Chiropractic – Chief Lapp and Attorney Kuntz approved the Special Event Permit request. Ellison moved the Special Event Alcoholic Beverage Permit for a Wine Walk on April 25 be approved, Sexton seconded. Motion passed unanimously.

Miscellaneous Business

Sexton moved we accept the financials as presented, Ellison seconded. Motion passed unanimously.

2965	SOUTHWEST WATER AUTHORITY	1767.57
2966	ROUGH RIDER ELECTRIC COOP, INC	781.00
2967	ONE CALL CONCEPTS	2.40
2968	SOUTHWEST WATER AUTHORITY	1944.00
2969	SOUTHWESTERN DISTRICT HEALTH UNIT	60.00
2970	THEODORE ROOSEVELT MEDORA FDTN	18500.00
2971	WASTE MANAGEMENT	199.24
5235	ROUGH RIDER ELECTRIC COOP, INC	32.00
5236	NORTH DAKOTA TAX COMMISSIONER	484.37
5237	ASSOCIATED POOL BUILDERS, INC.	570.00
17004	ROUGH RIDER ELECTRIC COOP, INC	3878.86
17005	AT&T Mobility	455.12
17006	ND RURAL WATER SYSTEMS ASSOC	250.00
17019	APEX Engineering Group	10115.48
17020	Associated Employers	1400.00
17021	BELFIELD AUTO SUPPLY, INC	607.63
17022	BILLINGS COUNTY PIONEER	651.42
17023	BILLINGS COUNTY TREASURER	1857.54
17024	CHILLER SYSTEMS, INC	14480.90
17025	DOUG ELLISON	182.15
17026	FARMERS UNION	1660.35
17027	FLECK'S FURNITURE & APPLIANCE	1918.00
17028	ITD	44.95
17029	Johnson Controls Fire Protection	384.00
17030	Legal Edge Solutions, PLLC	2100.00
17031	Makayla Chandler	125.00
17032	MEDORA CONVENIENCE & LIQUORS	33.11
17033	MENARDS-DICKINSON	148.46
17034	MIDSTATE TELEPHONE COMPANY	696.78
17035	NDLC	150.00
17036	POSTMASTER	110.00
17037	PROSERVE ELECTRICAL	196.75
17038	SOUTHWEST BUSINESS MACHINES, INC	164.98
17039	SOUTHWEST WATER AUTHORITY	48.78

17040	STAPLES		266.48
17041	STEIN'S, INC		1119.11
17042	THEODORE ROOSEVELT MEDORA FDTN		1965.00
17043	WORKFORCE SAFETY & INSURANCE		7737.53
	PAYROLL 1/11		10752.41
	PAYROLL 1/25		9251.59
	RENT	CITY OF MEDORA	225.00
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	NDPERS DEFERRED COMP DEP		370.00
	NDPERS DEFERRED COMP DEP		370.00
	NDPERS RETIREMNT		3249.05
	FIT	EFTPS	3107.30
	FIT	EFTPS	2818.86
17016	AFLAC	AFLAC	383.64
17017	DENTAL INSURANC	AMERITAS	576.40
17018	VISION INSURANC	AVESIS	66.15

Announcements of meetings. The deadline for Zoning Applications is Friday, February 8 @ 12:00pm with the Zoning Meeting being Tuesday, February 19 @ 6:00pm. Deadline for Council Agenda Items is Friday, March 1 @ 12:00pm and the next Council Meeting will be Tuesday, March 5 @ 6:00pm.

Sexton moved the meeting be adjourned, Tczap seconded. Motion passed unanimously. Meeting adjourned at 7:35pm.

Attest: _____ Todd Corneil, Mayor

Attest: _____ Gary Ridenhower, City Auditor