

Argusville City Council Regular Meeting

April 2, 2018

Mayor Teberg called the meeting to order at 7:00 PM with the following in attendance: Dave Becker, Rod Clouse, Wayne Hagemeister, Darren Wetzel, Mary Howatt, Justin Hall, Brandon Smith, Brandon Oye, Cheri Wetzel, Larry Carlson, Deputy Craig Keller, Eva Butler, Craig Ventzke, Chris Rose, and nine residents (available upon request).

M Becker-Clouse to approve the March minutes as presented. Carried.

M Becker-Hagemeister to approve the March finance report as presented. Carried.

M Hagemeister-Wetzel to approve Happy Trails Liquor License transfer to the Community Center for April 21. Carried.

Deputy Keller reported on local activity.

Oye presented the Sewer-Water 2017-1 Letter of Agreement Amendment No. 2. Discussion of points.

M Clouse-Becker to accept LOA Amendment No. 2. Carried.

Oye left meeting. Sarah Wear joined meeting.

Hall provided Sewer-Water Improvement District 2017-1 updates. Received agreement documents to have counsel review and city sign. SRF funding applications have been submitted and approved. Discussed repayment rate increase versus special assessment district. Full amount of rate increase would be \$54.07 for sanitary sewer and \$19.19 for drinking water, total \$73.26 per user, per month for 30 years. Discussed raising rates in stages. Decided to begin with a high percentage and increase to full rate increase when final expenses are known.

Discussed Streets-Sewer-Water study costs prior to project work. Study, report and construction items totaled \$93,842. Hall inquired if City still intended to self-finance these expenses or wanted them combined with Sewer-Water funding. Discussion of study scope and funding available.

Motion Becker- Hagemeister for the City to pay study phase expenses from Highway. Carried.

Motion Wetzel-Becker to increase the monthly user fee at 80% of the rate increase: \$60 total, \$45 for sanitary sewer and \$15 for drinking water, for 30 years for users in the Original Townsite, beginning June 1, 2018.

Ayes: Becker, Clouse, Hagemeister, Wetzel. Nays: none. Carried.

Rate increase will be shown as SW17 on monthly utility bills.

Construction meeting will be 11 AM, April 10, at the Moore Engineering office. A city public information meeting will be set on April 18 or 25. Water reservoir improvement project is complete with final invoice.

C. Wetzel presented questions from the appraiser for 305 Drake Avenue. City confirmed that zoning would not change on property if the current structure was destroyed or partially destroyed. New structures could be built on the lot as long as it meets zoning ordinances. Confirmation will be sent to Butler and appraisers.

Conference call with James and Deb Baumler regarding the Argusville School. D. Baumler provided update on their intentions. The property is for sale and they have some interested parties. Discussion regarding process, timelines, and potential expenses of building demolition. City requested more aggressive approach toward resolution. Baumlers will not return to North Dakota until later April. Council set the Show Cause hearing for May 7 so that Baumlers could be present for the hearing. They will provide a detailed update of plans including making contacts to lay groundwork for demolition or inspection to demonstrate steps taken.

Jason Benson, Cass County, presented an update on the FM Diversion plans with support from Lyndon Pease of Houston-Moore, Robert Wilson of Cass County, Terry Williams of USACE, Rocky Schneider of AE2S, Jeff Ebsch of Cass County, and Ron Sorvaag of ND Senate. Discussion. Committee fielded resident questions.

Carlson presented recent sewer line problems. Discussion. Issue resulted due to city line problem.

M Hagemeister-Becker to reimburse Larry Carlson \$467. Carried.

Teberg signed NDIRF Proxy.

M Becker- Hagemeister to approve Cass County Vector mosquito control agreement. Carried.

Community Center – tabled.

M Hagemeister-Wetzel to pay bills: BNSF \$644, Cass County Electric \$581, Cass County Reporter \$136.34, Moore Engineering \$11864.50, Office Depot \$92.97, Office Depot \$18.05, US Treasury \$459, Mary Howatt \$923.50, Cass County Electric \$620.91, Century Link \$58.78, Cass Rural Water \$2593.80, Waste Management \$2262.60, City of Fargo \$14, US Treasury \$459, Allan Woods \$923.50, Moore Engineering \$875. Carried.

Next Regular Meeting: May 7, 2018

Adjourn 9:42 PM

Minutes are subject to review and approval.

Mary Howatt - Auditor