

OFFICIAL PROCEEDINGS
Board of City Commissioners
March 8th, 2016 6:00 pm
Williams Area Recreation Center – Williston, North Dakota

1. Roll Call of Commissioners

COMMISSIONERS PRESENT: Brad Bekkedahl, Deanette Piesik, Tate Cymbaluk (present for a portion of the time), Chris Brostuen, Howard Klug

COMMISSIONERS ABSENT: None

OTHERS PRESENT: John Kautzman, Steven Kjergaard, Bill Tracy, Donald Kress, Shawn Wenko, Kent Jarcik, Peter Furuseth, David Tuan, Jason Catrambone, Bob Hanson, David Belisle

Mayor Klug presented a quorum.

MOVE: 9H1 to 9D
REMOVE: 9I1

MOTION BY CYMBALUK, SECONDED BY BEKKEDAHL to approve these changes.
UNANIMOUS BY VOICE VOTE

2. Consent Agenda
- A. Reading and Approval of Minutes
 - (1) Regular Meeting Dated: 02.23.2016
 - B. Auditor
 - (1) Accounts, Claims and Bills

For checks between: 02/20/16 - 03/03/16

Claims

Check #	Vendor/Employee/Payee Number/Name	Check Amount	Date Issued
78631	19 AMERICAN STATE BANK	828471.82	02/22/16
78632	521 WILLISTON PARK DISTRICT	818020.83	02/22/16
78633	1089 BARSTAD BUILDERS, INC.	10000.00	02/22/16
78634	649 WAL-MART SUPERCENTER	58.00	02/23/16
78635	999999 CAPMAN COMPANY	135.00	02/23/16
78636	673 CLERK OF DISTRICT COURT	750.00	02/23/16
78637	999999 TEA SOLARIO	0.00	02/23/16
78638	999999 VIRGINIA DAVIS	400.00	02/23/16
78639	999999 KOFFI ZOUPOYA	400.00	02/23/16
78640	999999 OTIS GLASCO	150.00	02/23/16
78641	999999 TOM HIMES	400.00	02/23/16

78642	999999 MILTON BERGH	25.00	02/23/16
78643	999999 SUN WELL SERVICE INC	83.50	02/23/16
78644	19 AMERICAN STATE BANK	1062744.25	02/24/16
78645	2799 AMERICAN FAMILY INSURANCE COMPANY	1605.00	02/24/16
78646	544 SWANSTON EQUIPMENT CORPORATION	26575.04	02/25/16
78647	19 AMERICAN STATE BANK	895045.27	02/26/16
78648	470 US POSTAL SERVICE	1526.62	02/26/16
78649	999999 THE SALVATION ARMY	93.08	02/26/16
78650	999999 GUILLERMO PENA	750.00	02/26/16
78651	673 CLERK OF DISTRICT COURT	750.00	02/26/16
78652	673 CLERK OF DISTRICT COURT	500.00	02/26/16
78653	673 CLERK OF DISTRICT COURT	750.00	02/26/16
78654	673 CLERK OF DISTRICT COURT	50.00	02/26/16
78655	673 CLERK OF DISTRICT COURT	50.00	02/26/16
78656	673 CLERK OF DISTRICT COURT	50.00	02/26/16
78657	673 CLERK OF DISTRICT COURT	50.00	02/26/16
78658	999999 JORDAN GARVIN	500.00	02/26/16
78659	999999 LEVI GARAAS	100.00	02/26/16
78660	2269 Williston Police Department	146.00	02/26/16
78661	999999 RICKY CARRIGER	750.00	02/26/16
78662	999999 JOSEPH CECIL	200.00	02/26/16
78663	AFLAC AMERICAN FAMILY LIFE ASS	3932.33	02/29/16
78664	USABLE USABLE	397.32	02/29/16
78665	252 MIDCONTINENT COMMUNICATIONS	477.28	02/29/16
78666	1494 North Dakota Insurance Department	53.07	02/29/16
78667	APARTMENTS WSCF DAKOTA COMMERCIAL - WSC	6320.00	02/29/16
78668	APARTM WSCF 2 HORIZON CAPITAL LLC	3280.00	02/29/16
78669	APARTMENT BH8 VALLEY RENTAL - BAKKEN H	2900.00	02/29/16
78670	APARTMENT BH1 VALLEY RENTAL - BAKKEN H	1450.00	02/29/16
78671	APARTMENT BH2 & VALLEY RENTAL - BAKKEN H	4500.00	02/29/16
78672	APARTMENT BH9 VALLEY RENTAL - BAKKEN H	14050.00	02/29/16
78673	APARTMENT BH5 VALLEY RENTAL - BAKKEN H	4200.00	02/29/16
78674	APARTMENT BH6 VALLEY RENTAL - BAKKEN H	5650.00	02/29/16
78675	APARTMENT BH7 VALLEY RENTAL - BAKKEN H	12750.00	02/29/16
78676	APARTMENT BH10 VALLEY RENTAL - BAKKEN H	15800.00	02/29/16
78677	APARTMENT DAKOT VALLEY RENTAL - DAKOTA	80893.00	02/29/16
78678	1401 Valley Rental - Bakken Heights VI	2500.00	03/01/16
78679	999999 JOSHUA MCILHARGEY	600.00	03/01/16
78680	999999 WILLIAM ALLEN	1900.00	03/01/16
78681	999999 HANNAH BROMLEY	500.00	03/01/16
78682	999999 BRANDON DEES	20.00	03/01/16
78683	999999 LAWRENCE LONG	345.00	03/01/16
78684	673 CLERK OF DISTRICT COURT	750.00	03/01/16
78685	673 CLERK OF DISTRICT COURT	750.00	03/01/16
78686	673 CLERK OF DISTRICT COURT	750.00	03/01/16
78687	2436 PETRA INCORPORATED	25766.94	03/01/16
78688	999999 TEA SOLARIO	500.00	03/02/16
78689	483 VECTOR CONTROL DIST #1	57749.89	03/02/16
78690	1312 ND CPA Society	95.00	03/02/16

78691	999998 NICO BUECHNER	275.00	03/03/16
78692	Check not processed in this period	0.00	/ /
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78760	1079 ABL MOBILE LOCK & SAFE	37.80	03/03/16
78761	526 ACE HARDWARE & FLOORING	1062.04	03/03/16
78762	632 ACKERMAN-ESTVOLD	5255.00	03/03/16
78763	1903 ACME CONCRETE PAVING INC	31.98	03/03/16
78764	3 ADVANCED ENGINEERING &	259480.43	03/03/16
78765	2803 AE2S WATER SOLUTIONS, LLC	9535.00	03/03/16
78766	1783 AIRGAS ON-SITE SAFETY SERVICES	160.00	03/03/16
78767	1768 ALLIANCE CONSULTING LC	117056.00	03/03/16
78768	2641 ALPHABET ACADEMY	1469.05	03/03/16
78769	2745 AMERIPRIDE LINEN	158.71	03/03/16
78770	718 AMERIPRIDE LINEN AND APPAREL SERV	1085.96	03/03/16
78771	999998 AMY A. KRUEGER	260.86	03/03/16
78772	1910 ANDERSON & WOOD CONSTRUCTION CO I	150458.12	03/03/16
78773	646 APPLIED CONCEPTS, INC	5894.60	03/03/16
78774	30 ASTRO-CHEM LAB, INC.	80.00	03/03/16
78775	1384 BABE RUTH WORLD SERIES	25000.00	03/03/16
78776	723 BADLANDS STEEL, INC	207.48	03/03/16
78777	33 BAKER & TAYLOR CO.	304.08	03/03/16
78778	34 BALCO UNIFORM CO., INC.	11610.24	03/03/16
78779	35 BANK OF NORTH DAKOTA	3132.87	03/03/16
78780	38 BASIN PRINTERS, INC.	1228.00	03/03/16
78781	52 BORDER STATES ELECTRIC	287.54	03/03/16
78782	599 BRAATEN PLUMBING, INC	4080.76	03/03/16
78783	1926 BRAUN INTERTEC CORPORATION	3352.00	03/03/16
78784	999998 BRYAN BOWDEN	262.50	03/03/16
78785	1054 C & D WATER SERVICES	41.50	03/03/16
78786	67 CAR TUNZ	1100.00	03/03/16
78787	69 CARQUEST AUTO PARTS STORES	87.56	03/03/16
78788	1755 CDW Government	15592.25	03/03/16

78789	1516 CENTURYLINK	650.00	03/03/16
78790	2508 CERTIFIED LABORATORIES	4324.00	03/03/16
78791	1332 Charles Wilder	5300.00	03/03/16
78792	77 CITY OF WILLISTON	2566.81	03/03/16
78793	78 CITY OF WILLISTON	28455.50	03/03/16
78794	79 CITY OF WILLISTON	50654.32	03/03/16
78795	1517 COAST TO COAST SOLUTIONS	312.73	03/03/16
78796	999999 CODI AUSTREIM	60.00	03/03/16
78797	2716 Corey Seidel	150.00	03/03/16
78798	567 CRAIG'S SMALL ENGINE REPAIR	1345.74	03/03/16
78799	2676 CROW RIVER CONSTRUCTION LLC	26525.75	03/03/16
78800	93 DAKOTA SUPPLY GROUP	6841.29	03/03/16
78801	999998 DANIEL DERY	32.59	03/03/16
78802	999998 DAVID L. BELISLE	37.63	03/03/16
78803	1705 DEGENSTEIN'S AUTO PLUS	1425.00	03/03/16
78804	671 DF LIGHTING COMPANY	779.25	03/03/16
78805	568 DPC INDUSTRIES, INC	100.00	03/03/16
78806	2353 EAPC	80058.38	03/03/16
78807	118 EARL'S ELECTRIC, INC.	532.70	03/03/16
78808	1665 EAST & WEST EXCAVATING LLC	26252.60	03/03/16
78809	999999 EDDIE WOLD	3000.00	03/03/16
78810	125 ELECTRO WATCHMAN, INC.	359.40	03/03/16
78811	2524 ELITE HEALTH & FITNESS	190.00	03/03/16
78812	126 EMRY'S LOCKSMITHING	27.50	03/03/16
78813	2137 ENVIRONMENTAL RESOURCE ASSOCIATES	730.69	03/03/16
78814	569 FEDEX	346.00	03/03/16
78815	132 FIRST NATIONAL BANK	3800.00	03/03/16
78816	134 FORT UNION SUPPLY & TRADE	802.62	03/03/16
78817	2750 Fort Union Supply and Trading	14.95	03/03/16
78818	139 GAFFANEY'S	2039.08	03/03/16
78819	785 GALE/CENGAGE Learning	111.64	03/03/16
78820	1096 Gall's, LLC	690.64	03/03/16
78821	999998 GARY SKABO JR	77.00	03/03/16
78822	1219 GASB	240.00	03/03/16
78823	144 GRAYMONT WESTERN CANADA	21167.68	03/03/16
78824	618 H W WILSON COMPANY	137.50	03/03/16
78825	2486 H.A. Thompson & Sons	36800.00	03/03/16
78826	539 HACH	740.10	03/03/16
78827	151 HAWKINS, INC.	15018.95	03/03/16
78828	550 HEDAHL'S PARTS PLUS	763.98	03/03/16
78829	153 HEIMAN FIRE EQUIPMENT, INC.	1124.20	03/03/16
78830	2142 HOIST AND CRANE SERVICES INC	1200.00	03/03/16
78831	161 HOME OF ECONOMY	314.97	03/03/16
78832	162 HORIZON RESOURCES	25962.30	03/03/16
78833	2586 HOSE AND RUBBER SUPPLY	123.18	03/03/16
78834	164 HOTSY EQUIPMENT CO.	1042.90	03/03/16
78835	2553 IDEXX LABORATORIES	750.00	03/03/16
78836	1503 IDSS GLOBAL LLC	250.00	03/03/16
78837	2322 INTERSTATE BILLING SERVICE, INC	350.85	03/03/16

78838	849 IWI LIGHTING	114.00	03/03/16
78839	2113 JAME O's TIRES	1547.50	03/03/16
78840	999999 JEREMY LUDLUM	318.36	03/03/16
78841	999998 JEREMY WRIGHT	187.50	03/03/16
78842	1609 JMAC RESOURCES	9855.00	03/03/16
78843	191 JOE'S DIGGING SERVICE INC	9000.00	03/03/16
78844	999998 JOHN SCHAEFERS	29.23	03/03/16
78845	999998 KENT SKABO	122.50	03/03/16
78846	207 KIDS REFERENCE COMPANY	160.87	03/03/16
78847	210 KOHLER COMMUNICATIONS	9722.86	03/03/16
78848	212 KOTANA COMMUNICATIONS	25075.00	03/03/16
78849	956 L & K ELECTRIC	190.00	03/03/16
78850	2816 L-TRON CORPORATION	678.00	03/03/16
78851	999998 LES CHRISTENSEN	62.48	03/03/16
78852	2740 LJA	7833.35	03/03/16
78853	233 LYLE SIGNS INC.	1228.00	03/03/16
78854	1821 MARCO	71.20	03/03/16
78855	239 MATERIAL TESTING SERVICE	7574.00	03/03/16
78856	999999 MATTHEW LIEBEL	500.00	03/03/16
78857	585 MCCODY CONCRETE PRODUCTS, INC	640.00	03/03/16
78858	2685 MENARDS	599.16	03/03/16
78859	250 MICROMARKETING ASSOCIATES	598.28	03/03/16
78860	252 MIDCONTINENT COMMUNICATIONS	70.20	03/03/16
78861	823 MINUTE LUBE	49.95	03/03/16
78862	261 MON-DAK HTG & PLG, INC.	1274.00	03/03/16
78863	243 MONTANA DAKOTA UTILITIES	92570.09	03/03/16
78864	1636 Montana Historical Society	10.00	03/03/16
78865	267 MOUNTRAIL-WILLIAMS REC	1849.99	03/03/16
78866	2291 Municipal Emergency Services, Inc.	7790.57	03/03/16
78867	270 MURPHY MOTORS, INC.	548.70	03/03/16
78868	271 MVTL/MINNESOTA VALLEY	735.00	03/03/16
78869	1772 MYGOV,LLC	1300.00	03/03/16
78870	275 NAPA AUTO PARTS	2213.32	03/03/16
78871	2216 Natasha Yavorivska	850.00	03/03/16
78872	2800 NDLTAP-UGPTI/NDSU	50.00	03/03/16
78873	999998 NEIL W. BAKKEN	70.00	03/03/16
78874	320 NEMONT	310.54	03/03/16
78875	626 NORTH DAKOTA LEAGUE OF CITIES	25.00	03/03/16
78876	1225 NORTHSTAR SAFETY INC.	783.26	03/03/16
78877	333 NORTHWEST SUPPLY CO.	283.39	03/03/16
78878	2339 Office Depot	80.29	03/03/16
78879	2427 ORGANIC CLEANING SOLUTIONS	60.00	03/03/16
78880	999999 ORGANIZATION FOR BAT CONSERVATION	3500.00	03/03/16
78881	1055 PARTS CENTRAL - HEIL ENVIRONMENTA	345.61	03/03/16
78882	2494 PKG Contracting, INC.	50670.00	03/03/16
78883	1051 POET ETHANOL PRODUCTS, LLC	3711.94	03/03/16
78884	2162 PRAXAIR DISTRIBUTION INC.	45.12	03/03/16
78885	362 PRO SAFE SERVICES, INC	318.00	03/03/16
78886	367 QUILL CORPORATION	531.79	03/03/16

78887	1485 RADIATION DETECTION CO	10.00	03/03/16
78888	2801 REAL TECH	124.00	03/03/16
78889	2797 REVIVAL ANIMAL HEALTH	3250.00	03/03/16
78890	2294 RI-TEC INDUSTRIAL PRODUCTS	476.80	03/03/16
78891	390 RICHARD A. JOHNSON	3960.00	03/03/16
78892	999998 RICHARD KIMBALL II	150.00	03/03/16
78893	405 RYAN MOTORS	679.13	03/03/16
78894	1274 Safeguard Business Systems	544.31	03/03/16
78895	1133 SANDERSON STEWART	1871.86	03/03/16
78896	2012 SANI-STAR	400.00	03/03/16
78897	409 SANITATION PRODUCTS	781.88	03/03/16
78898	999998 SCOTT VASSEN	115.50	03/03/16
78899	416 SELID PLUMBING & HEATING INC	559.70	03/03/16
78900	417 SENSUS METERING SYSTEMS	1838.00	03/03/16
78901	669 SHIRT WORX	242.00	03/03/16
78902	2778 Slate Group	417.00	03/03/16
78903	426 SOURIS RIVER TELECOMMUNICATIONS	0.16	03/03/16
78904	2742 SPER SCIENTIFIC DIRECT	132.00	03/03/16
78905	427 SRF CONSULTING GROUP, INC	22146.64	03/03/16
78906	2706 TELEDYNE INSTRUMENTS, INC.	228.03	03/03/16
78907	999999 THE BUTTERFLY ENCOUNTER, LLC	3000.00	03/03/16
78908	693 THEODORE ROOSEVELT EXPRESSWAY	25000.00	03/03/16
78909	1436 TOTAL SAFETY U.S., INC	183.60	03/03/16
78910	460 TRACTOR & EQUIPMENT CO.	15198.17	03/03/16
78911	461 TRACTOR SUPPLY CREDIT PLAN	27.96	03/03/16
78912	2361 TRAILER & TRUCK EQUIPMENT	1083.24	03/03/16
78913	2195 TRANSUNION RISK & ALTERNATIVE	33.00	03/03/16
78914	464 TRI-COUNTY GLASS	12895.00	03/03/16
78915	463 TRIANGLE ELECTRIC	2193.93	03/03/16
78916	2805 Trinity Christian School	2500.00	03/03/16
78917	2072 TriZetto Provider Solutions	123.00	03/03/16
78918	1610 ULTEIG	42511.30	03/03/16
78919	939 USA BLUEBOOK	582.82	03/03/16
78920	487 VISA	11652.88	03/03/16
78921	2118 VISA	2673.93	03/03/16
78922	2779 VWR INTERNATIONAL LLC	288.86	03/03/16
78923	2284 W-5 EXCAVATION INC	29140.00	03/03/16
78924	999998 WILLIAM M. MCQUISTON	35.00	03/03/16
78925	648 WILLIAMS COUNTY SHERIFF'S OFFICE	19400.00	03/03/16
78926	533 WILLIAMS COUNTY TREASURER/RECORDE	151.00	03/03/16
78927	2099 WILLIAMS PLUMBING, HEATING & UTIL	8131.78	03/03/16
78928	1716 Williams Scotsman, Inc.	4727.15	03/03/16
78929	2040 Williston Area Chamber of Commerce	300.00	03/03/16
78930	514 WILLISTON COMMUNITY LIBRARY	96.00	03/03/16
78931	518 WILLISTON HERALD	2475.30	03/03/16
78932	521 WILLISTON PARK DISTRICT	3300.00	03/03/16
78933	522 WILLISTON PD PETTY CASH	86.01	03/03/16
78934	2299 Williston Regional Economic Devel	250.00	03/03/16

No of checks = 304
 Sum of all Claims = 5428175.33
Payroll sum = 156122.65
 Grand Total = 5584297.98

- (2) Application for a Local Permit or Charity Local Permit
 - a. Williston Korner Lions – Raffle – Mar 14 to May 9
- (3) Special Permit to Sell Alcoholic Beverages
 - a. Eleven Restaurant – Artist Party – Mar 11
 - b. Eleven Restaurant – Artist Party – Mar 19
- (4) Taxi License
- C. Building Official
- D. City Planner
- E. Assessor
 - (1) Abatement
 - (2) Exemptions
- F. Municipal Court
 - (1) Memo – Monthly Municipal Court Statistics Reporting

MOTION BY CYMBALUK, SECONDED BY BEKKEDAHL to approve the consent agenda as presented.

UNANIMOUS BY VOICE VOTE

- 3. Public Hearings
 - A. Proposed Ordinance #1037 – Temporary Workforce Housing – Weatherford/Tyler Scott
 Donald Kress from the planning department recapped the history of crew camp issues in the City. Commissioner Klug then opened the public hearing. Public comment was invited, once and then a second time. No one came forward with comments. Commissioner Klug closed the public hearing.

MOTION BY CYMBALUK, SECONDED BY BEKKEDAHL to deny Ordinance number 1037.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- B. Proposed Ordinance #1038 – Temporary Workforce Housing – Deanette Piesik
 Mr. Kress stated that Ordinance 1038 provides for extension of the temporary workforce housing permits for certain of the eighteen crew camps currently operating under Ordinance 1026. The effect of Ordinance 1038 on the individual crew camps is summarized in the chart which was supplied for this meeting. This ordinance also provides for a bed number reduction. Originally, the oil and gas companies approached the City saying that they would house their employees. The City responded by establishing an ordinance for temporary housing. It is now time for Ordinance 1038 so that these camps can be phased out. Bed numbers within the City limits will be reduced by 61%, down to 473 allowed. Also only operations by businesses are allowed. In the Extra Territorial Jurisdiction (ETJ) the City did not look closely enough at what this would do to the crew camps. This hearing is an opportunity to schedule back the reduction in

beds. This ordinance allows that by July of 2016 the reduction shall equal at least 27% and that by December 31st of 2017 another 23%. Also, all workforce housing would be eliminated by 2020. The county has extended permits to 2019, which leaves the companies six months to move their camps and reclaim the property. To date, this area has lost 10,000 jobs in the oil and gas industry. It is an industry that is hurting. This may not be the right time to impose more hardships on them. Many of the companies provide housing incentives and employ local people. The camps are for the transient workforce. The hotel and apartment owners have reported high vacancy rates. However, if the crew camps are closed at the end of June, the vacancy rates are not likely to drop. Some of the single family housing is actually being used as man camps. Some of the oil companies own homes that could be provided to their workers and might be used as undeclared crew camps. This ordinance encourages the camps to be declared. Regarding enforcement, this ordinance will be enforced by the compliance officers from the building department. They would do spot-checks and check at the point of reduction. If a business is not following the ordinance, they would be required to close within fourteen days. This ordinance allows oil companies time to downsize and plan for the future; gives them time to relocate their employees; remove units from the premises; sell or re-purpose the units; and finally, to reclaim the property. This can be done during this economic downturn. An audience member asked Ms. Piesik to clarify the difference between the ordinance stated limits and those she presented tonight, regarding bed number limits. To which Commissioner Piesik replied that there is a requirement for a 50% bed reduction with removal and reclaim of the property by September 30th, 2016 – this within the City limits while there is a separate requirement that applies to the County, or outside the City limits. Only private workforce housing is allowed within the City limits.

Mayor Klug then opened the public hearing.

Tom Rolfstad reviewed how this matter was handled during the last oil boom. His position is that man camps do not contribute to retail and long term investment in the community. By Mr. Rolfstad's calculations, the City currently has 6400 apartments, 2600 hotel rooms, and 2900 man camp rooms. The owners of these camps have gotten their investment back. It's time to assist the permanent investors with retail, restaurants, and recreation so that we can have a permanent town. If the man camps are approved, there will be foreclosures. Without predicable government, the permanent guys won't be here to pay for the new airport, for example. Rob Lindberg from Bakken-Backers asked that we keep in mind three numbers –30,000, 106,000 and 1.5 million. The 1038 Housing Compromise Alliance is spearheaded by five organizations – the North Dakota Petroleum Council, Halliburton, Neighbors Drilling, Target Logistics and Bakken-Backers. It is comprised of many more, including Continental, Whiting, and Hess as well as ten other producers. More than twenty other organizations complete the alliance, including Neset Consulting and Mountrail Williams Electrical Cooperative. These companies have been allies for Williston. They work with cities to plan and build infrastructure. In many cases they paid for their own infrastructure. In Bismarck they lobbied for western communities. These companies have been active in community pick up; scholarships; and in building for the future. Each member of the alliance has individual business reasons for using crew camps. The frenzy of a downturn is not the time to rip the rug from

underneath them and make Williston a difficult place for them to do business. The long term numbers demand Ordinance 1038. Drilling and completion workers are expected to return to their former employment levels or greater based on the Department of Mineral Resources data. The vacancy figures presented by the developers do not offer enough beds to house drilling and completion workers when they return, much less the growing number of production workers. These production workers are the key to filling developments. Temporary workers do not want to commit to permanent housing, while production workers do. Serving this demographic is where the City owes its greatest hope. Permanent workers number around 30,000 today and are projected to grow to 106,000. Permanent workers bring their families. Without affordable and available housing companies cannot recruit these workers. Housing costs in Williston are still higher than other regional cities. If developers are right and temporary workers flock to permanent structures, then the policy before the Commission tonight will add price competition between crews and families and long term residents. As for hotels, visitors will not enjoy their hotel stay if at six to eight in the morning there is a crew change – and yet another that night. No family wants to live in a neighborhood with trucks, trailers and equipment galore. The long term calls for a housing policy that promotes both stability and growth. The Energy Information Administration forecasts that the United States will see a significant dip in production for 2016, and that this will grow back and beyond to expand by 1.5 million barrels by 2021. This growth will result in hotels and apartments that are full. Meanwhile, the developers will have to survive with strong balance sheets and efficient operations just the same as the oil companies must. Before you choose a long term compromise that does not fully meet the need of our alliance, note that compromise on the Commissioners part shows a willingness to work with the industry in a down turn. Next, Andrew Braxton, of Braxton Development spoke. Mr. Braxton's position is that the City needs more retail, and this comes with long term developers. There are plenty of hotel rooms to house the workers. The man camps must go. Tyler Scott, a real estate manager for Weatherford International, then spoke. He said that Weatherford is in favor of eliminating workforce housing. However, this takes time. They are asking additional time. Currently 55% of their work force is comprised of permanent residents. Brett Sheridan, a Weatherford employee, then spoke. He is the district manager in Williston. His division employs 60 employees who are 100% non-rotational. To make the transition to non-rotational employees throughout the company, they need time. Allen Clark then spoke. If temporary housing is eliminated, the only employees will be non-rotational, which would be desirable. Presently, the oil companies are laying off permanent residents, while flying in rotational workers. Matt Young then spoke. He is now a permanent resident of Williston and a business owner. He does not agree that any more time should be allowed as enough time has already been allowed. Rich Rowell of Holiday Inn Express & Suites in Williston then spoke. There is the impression that the hotels are "gouging". Rooms are their product and the product price is based on the market, just as oil pricing is based on the market. When there were not enough rooms to go around, prices went up. Now with vacancies prices have gone down. The hotels cannot drop their rates to \$30-\$40 per night due to the permanent investments that were made. They cannot operate at a loss. Mr. Rowell wishes to see an end date to the camps and no extensions. The hotels offer long term rates and long term contracts. Commissioner Piesik asked Mr. Rowell if the hoteliers' relationships with the oil

companies were damaged by the high nightly rates during the boom and that the hoteliers need time to repair these relationships. To which Mr. Rowell replied that he does not agree. Next, Brent Eslinger with Halliburton services spoke regarding the fact that the oil companies are not necessarily going to move employees into hotels just because the man camps are removed. Right now there are no employees to move into the hotels. Many businesses are struggling, and not just hotels. The City asked Halliburton to build housing for their workers and around \$100 million was spent on this effort. Employees are charged \$800-\$1000 per month for these homes. There is no comparable rent in town, even now. Halliburton was asked to guarantee blocks of rooms at the hotels or else lose the rooms. When Halliburton contracted with apartments they were not allowed lease extensions while they finished up the homes construction – instead they had to pay one and a half times the price for those apartments in order to close up those contracts for the last four months. There is a sour taste in the mouth of oil and gas companies regarding hotels and apartment complexes. Commissioner Piesik asked Mr. Eslinger if Halliburton management employees have had to take a cut in compensation, to which Mr. Eslinger replied they are not allowed to work over 40 hours. Next, Kelly Ellingson of the El Rancho Hotel spoke. Within Williston and the ETJ, January 2016 rates occupancy for the hotels were 27%. There are 2614 rooms, multiplied by 31 – this results in 81,034 rooms, which multiplied by 27%, there are 21,879 rooms that were occupied in January 2016. That left 59,155 rooms unoccupied. The El Rancho has successfully dealt with rotational workers, long term workers and travelers, at the height of the oil boom. While, now, with the downturn, the oil companies are now saying that the hotels are unacceptable to house workers; that other customers will be bothered by the shift changes. This is not the case. Jermaine Woody, owner of a local landscaping company, spoke. Mr. Woody would like to be rid of the man camps and the buses that transport the workers. The workers have curfews in the camps so that they are not out in the evenings spending their money. As a landscaper he cannot work at the man camps, but if those workers owned homes, local landscapers would have work from this, as well as many other vendors. Jeff Edwards of Valley Rental Services spoke next. They currently have over 800 apartment units here in Williston and his company has been here since 1983. They have worked with the oil companies ever since the beginning. They do specialized leasing, corporate leasing, and for years have had a group of apartments for which the lessee can decide who will occupy, which offers flexibility. Lease prices have come down 54% since January of last year. They have four new buildings coming on line. Workers do not need to be supervised. Jon Godfread, chairman of North Dakotans for Common Sense, then spoke. There are two reasons that Mr. Godfread supports Ordinance 1038 - the temporary work force and the permanent work force. Mr. Godfread supports free market. Crew camps offer services that are not supplied elsewhere. When these advantages no longer exist, the camps will take care of themselves. He opposed the rent controls that were once adopted, and he opposes getting rid of crew camps now. Next up was Todd Hendrickson of Nabors Drilling who addressed the question that Commissioner Bekkedahl posed earlier. Mr. Hendrickson's company first seeks North Dakota employees. At the peak they had 900 employees, while now they have less than 400. Their man camp usage is down. They do not want to have the expense of removing the man camps when in this downturn. They support the community. Their employees are not charged for staying at the man camps. Commissioner Piesik

asked if qualified workers are hard to find, locally. To which Mr. Hendrickson replied no, quite the opposite. Don Gille then spoke. Mr. Gille has spent over \$50,000 for rent in this area, over the course of two years. He is convinced that the oil companies need the temporary housing for the very specialized workers that are needed and who come in from elsewhere. Lastly, Mr. Gille posed the question of why the Commission is working on firm numbers instead of percentages. Next up to the podium was Tom Lynch of Anderson & Wood Construction. They work strictly on public infrastructure. Their employees are largely seasonal. Their employees cannot be turned into permanent employees here in Williston. Theirs is an itinerant work force. Companies such as Anderson & Wood Construction need an exemption to the housing Ordinance. Commissioner Bekkedahl mentioned that the County has an exemption between April 1st and through December 1st. To which Mr. Lynch stated that this does not help his company. Their water and sewer crews have different skill sets than the electrical workers do. They cannot find the skilled workers that they need here in town. Jonathan, employee of Halliburton asked the Commissioners to support Ordinance 1038. When the boom started the City lacked the accommodations for all of the workers. Now that construction has taken place, the exit strategy should be planned, which it has not been previously. There is time needed to make the transition. Luke Crozier, part owner of Winterton Suites, spoke next. He took exception to an earlier statement that workers do not want to stay in hotels. His hotel has tried to work with the oil industry and usually cannot get them to seriously consider his hotel. Tom Etienne of Brutger Equities, a local developer, spoke next. His company came to the Williston area years ago, when hotels and permanent housing were needed. The City told them that after permanent housing was built, the man camps would go. Their investments in the Williston area are in excess of \$125 million. There are over 3000 vacant apartments in town is equivalent to around 6000 beds. John Sessions, of Bakken Housing Company, was next up at the podium. His company has offered extraordinary terms to the supporters of Ordinance 1038 including \$18 per day, all utilities included. There is a linkage between man camps and the ability to attract positive attributes for the community. Last week they brought in an analyst to study the situation and they could not specify to the analyst as to when the man camps would be gone. Mr. Sessions wants the man camps to be closed down. Ed Eberhard, vice president of Weatherford International spoke. Everyone has benefited from oil industry over the last few years. And now everyone is feeling the impact from the downturn. The downturn is the problem. Their workforce has been depleted by 50%. Weatherford is now executing work furloughs. They are in agreement with eliminating the need for temporary housing and rotational employment. The time frame to complete this is allowed for in Ordinance 1038. Next, Raymond Melendez asked that the man camps be closed out of respect for the permanent residents. If the camps are not closed, foreclosures will increase and areas of Williston will become blighted. Commissioner Piesik contributed that of the eighteen man camps within Williston and the ETJ, only two are privately owned. The rest of them are there for employees of local businesses. Paul Russo of the Renaissance Companies then spoke. Mr. Russo would like an end to the man camps and he asks that Ordinance 1038 not be enacted. Travis Kelly of Target Logistics spoke. When Ordinance 1026 was passed by this Board, there was conversation that 1026 was not the solution and that a compromise needed to be looked at. Ordinance 1038 is the result of those conversations. 1038 is a compromise that is needed.

Brian Rose of Rose Investments discussed the continuum of housing, which starts with man camps, then moves to apartments and townhomes and then to single family dwellings. Sandy Haviland, part owner of the Confluence Apartments at Harvest Hills, spoke. Mr. Haviland said that the downturn for the oil companies is not due to the housing issues. Therefore he sees no reason to delay the transition from temporary to permanent housing. Terry Olin of Stropiq spoke. His company was able to earn a better return here in Williston than elsewhere. They calculated that in time the rents would drop and their return on investment would drop from 15% to 7%. They however did not factor in a 70% drop in the price of oil. Mr. Olin does not believe that closing the man camps will solve his company's financial woes. He does not support making business harder for oil companies at this time least they be driven away.

Mayor Klug asked for additional comments a second and a third time. Mr. Klug then closed the public hearing.

Commissioner Piesik then stated that the oil and gas industry is cyclical and that free enterprise needs to be allowed to exist.

MOTION BY CYMBALUK, SECONDED BY BROSTUEN to accept the Planning and Zoning recommendation to deny Ordinance 1038 as presented.

AYE: Cymbaluk, Brostuen, Klug

NAY: Bekkedahl, Piesik

ABSENT AND NOT VOTING:

CARRIES: 3-2

Mayor Klug called a recess.

Mayor Klug reconvened the meeting.

- C. Extra-territorial Jurisdiction Re-Zone in the Stony Creek Township – Planning Staff – Donald Kress from the City Planning Department presented that in May of 2015 the City extended its ETJ. The City has jurisdiction over planning, zoning, subdivision, building codes and crew camps in the ETJ. Properties in the ETJ are being rezoned to match the City's zoning. The City is not rezoning properties for future development. The proposed zone of each property is evaluated based on the existing legal use of the property, lot size, and the Comprehensive Land Use Plan. This has been reviewed by several committees, including the Ad Hoc committing meeting on December 4th, 2015. The committee also met with the Stony Creek Township board on the 12th of January and there was the Planning Commission meeting of February 1st. There is one set of properties on the map, called the Ellis Olson property which is not included in this action. The Ellis Olson property will go before the Commission in April. Mr. Rich Vestal has a request to change a proposed zoning in this area too. Mayor Klug asked if the resident's questions during the recent Planning and Zoning meeting were answered. Mr. Kress replied that they re-noticed the subsequent meeting to the residents. Josephine Ching of the Planning staff then presented. Ms. Ching explained the significance of the color coding on the map and the properties involved in the five proposed zonings. The difference between R1A and R1E is the size of the lots. For R1A – which is rural residential - the minimum lot size is half acre and for R1E – which is rural estate - it is one acre. Planning and zoning is proposing the boundaries shown on the zoning map supplied.

Mayor Klug then opened the public hearing.

Eon Vestal came forward to say that he and his father purchased the property in question because it was zoned commercial.

Mayor Klug then asked for further comments a second time, and then a third. Mr. Klug then closed the public hearing.

MOTION BY BEKKEDAHL, SECONDED by CYMBALUK that the City Commission approve the Stony Creek ETJ rezone with the Stony Creek Township parcel number 807495 owned by Rich Vestal to be zoned M1 light industrial and not R1A, as proposed, all contingent upon addressing all staff and Ad Hoc comments and to exclude the Ellis Olson property as described in this memo on rezoning until the uses on property have been reviewed by staff, the property owner and the City attorney.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- D. Zone Change Request from Agriculture to C2; General Commercial for Lot 2, Block 5, Hi-land Heights 2nd Subdivision, City of Williston – Aladdin Investments, LLC. Josephine Ching presented that this matter is regarding a zone change from A, agriculture, to C2, general commercial. Ms. Ching described the location of the property in question. This would allow the applicant to convert the existing work force housing into a hotel. The hotel is not a permitted use in agricultural zones but is allowed in C2 zones. A walk through has been performed by the city building inspector and all structural upgrades have been submitted. There are three buildings which must be brought up to hotel code if the zone change is approved. The applicant intends to shift his residents around so that the upgrades can be completed in one vacant building at a time. Based on building code the applicant cannot be performing sprinkler upgrade or installation while a building is occupied. The building official is okay with this plan. The entire lot will remain Agricultural to allow the work force housing to remain until July 1st. The zone change, if approved will become effective on July 2nd, 2016. At that time any building on the lot which has not been brought up to hotel code will have to be vacated until it is brought up to code. As of July 2nd all uses will have to be permanent use and commercial. The lot currently has a drain field but will hook up to city sewer and water. Parking will be required to be striped and paved and conform to the dimensions required and must include at least one space per room by July 2, 2016. The applicant will not be adding any additional rooms to the buildings. Buffering will be required per landscaping requirements.

Mayor Klug then opened the public hearing.

Jim Morken came forward to ask if there were any questions for him. There were none.

Mayor Klug asked for comments for the second time and then the third. Mr. Klug then closed the public hearing.

Commissioner Bekkedahl asked Bob Hanson about improvements that are planned for the area of the Frontage Road and 72nd Street East. Mr. Hanson replied that the street surfaces will need work done. Commissioner Bekkedahl asked if Frontage Road will continue to be same configuration. Mr. Hanson replied that he will have to have a look at the area.

MOTION BY BEKKEDAHL, SECONDED by CYMBALUK that the City Commission approve the rezone from A- Agricultural to C2 –General Commercial in the Hi-Land Heights Second Subdivision contingent upon the applicant meeting all of the staff and Ad Hoc comments

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- E. Preliminary Plat for Un-platted 7 Acre Lot in Section 2, T154N, R101W requesting five lots and zone change from M-1 Light Industrial to C-2 General Commercial for Proposed 3rd Avenue Subdivision – Racer’s Store Management, LLC/Sanderson Stewart. Donald Kress from City Planning began to make his presentation just as the developer, Chad Horning, called in via conference calling. The property in question is one large lot. Planning proposes to break this into five lots and rezone the entire property to C2 General Commercial with a special permitted use (SPU) to allow existing light industrial use to be considered conforming uses until those uses end. That SPU has already been granted by the Planning Commission and will go into effect when the final plat is recorded and the zone change is approved. Before or as the lots are developed, should the need arise for the City to pave the road, the applicant has a requirement to provide a non-protest to future special assessments so they will be charged for this through special assessments like any other property owner. The main concern was that the lot with the fuel tanks was not large enough to provide space for fuel trucks to load these tanks while entirely off of the public street. The solution to this was to add an easement until such time as those tanks go away. A public hearing was held regarding this matter on February 16, 2016 and it recommended approval of the preliminary plat of the 3rd Ave Subdivision with a revised configuration of the fuel tank lot, and a zone change for the entire property to C2 General Commercial.

Mayor Klug then opened the public hearing.

Rick Leuthold with Sanderson Stewart representing Mr. Horning then spoke regarding the easement. This easement has long been sought as a connection between 44th and Frontage Road. Third Avenue connecting down to 42nd provides another public right of way out of there. Third Avenue will eventually, as a backage road, connect to 45th. This summer the DOT will be closing the access to 42nd to the Frontage Road. Mr. Leuthold wants to reserve the right to have that access across there if it’s ever necessary, from 44th, until such time as it’s deemed to not be required. Mr. Leuthold asked for Commission support of this plat.

Mayor Klug asked for comments for the second time, and for a third time, and then Mr. Klug closed the public hearing.

MOTION BY CYMBALUK, SECONDED by BEKKEDAHL to approve the plat for 3rd Ave Subdivision, revised configuration of Lot 2, Block 2, as well as the zone change of the entire property from M1 light industrial to C-2 general commercial.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

4. Bid Openings

David Tuan, Director of Public Works, presented the following:

- A. Side Load Truck (Sanitation) – bid opening last Thursday included four good bids. Mr. Tuan would like permission to award to Olympic Sales for the 2015 model. This will be a replacement for two older models that will be decommissioned and sold. This model has a larger transmission and bigger engine. Mr. Tuan's recommendation is to award to Olympic Sales in the amount of \$227,440.

MOTION BY PIEKIK, SECONDED by CYMBALUK to award the side load refuse truck to Olympic Sales in the amount of \$227,440.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

Chief Catrambone, of the Fire Department, presented the following:

- B. Vehicle (Fire Department) – bid opening last Friday included one good bid which was from Select Ford in the amount of \$50,549.52. Mr. Catrambone recommended award to Select Ford in this amount. This is within the budget.

MOTION BY CYMBALUK, SECONDED by BEKKEDAHL to approve the bid to Select Ford in the amount of \$50,549.52

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

5. Accounts, Claims and Bills Not Approved in the Consent Agenda

6. Ordinances

Kent Jarcik, City Planner, presented the following:

- A. Proposed Ordinance #1041 – second reading – update to Ordinance 574, otherwise known as the Subdivision Ordinance, modifying Section 11.A.7-14, updating the standards for alleys and public access easements as alleys. There has been a slight

edit to clarify time frame, it is otherwise the same as the first read. The recommendation is to approve the second reading of Ordinance 1041.

MOTION BY PIESIK, SECONDED by CYMBALUK to second reading of Ordinance 1041 as presented.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

7. Petitions, Communications and Remonstrance's
8. Report of Commissioners
 - A. President of the Board

Commissioner Klug, President of the Board, presented the following:

- (1) Sale of items located in Old Herman Convenience Store – permission requested to advertise for bid the items when the time arises.

MOTION BY CYMBALUK, SECONDED by PIESIK to allow the City to advertise for bid with the right to accept or reject the offers submitted to the City.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- B. Vice-President; Finance Commissioner
 - C. Street and Improvement, Sanitation, Cemetery and Public Works Commissioner
 - D. Fire, Police, and Ambulance Commissioner
 - E. Water Works, Sewer, Airport, Building and Planning Commissioner
9. Report of Department Heads
 - A. City Auditor

John, Kautzman, City Auditor, presented the following:

- (1) **Equalization Meeting Notice** – the meeting will be May 4th, 2016 at 5 PM.

MOTION BY BEKKEDAH, SECONDED by CYMBALUK to approve.

UNANIMOUS BY VOICE VOTE

- B. Attorney
- C. Director of Public Works

David Tuan, Director of Public Works, presented the following:

- (1) (1) ½ Ton 4x4 Crew Cab Pick Up (Safety Department)
(see 9C2, below)
- (2) (1) ½ Ton 4x4 Crew Cab Pickup (Engineering) – we'll handle these two requests together – seeking authorization to advertise for bid on March 13th and 20th and to open bids on April 7th

**MOTION BY CYMBALUK, SECONDED by BEKKEDAHL to approve
UNANIMOUS BY VOICE VOTE**

- (3) Expansion Master Plan – this is the expansion of the operations facility at 809 5th Street. Kodet Architectural Group has been selected. An initial scoping meeting is required. Authorization is being requested to proceed with the first meeting and to negotiate a contract per the template supplied. The costs will be in the range of \$40,000 to \$50,000.

**MOTION BY PIESIK, SECONDED by CYMBALUK to allow Director Tuan to proceed with
scoping work to work out a contract for public works engineering or a master plan
UNANIMOUS BY VOICE VOTE**

D. City Engineer

Bob Hanson, City Engineer, presented the following:

- (1) Change Order #3 – District 15-2 High School On-Site Improvements – there were changes in one of the buildings, which necessitated relocating a water service line which had already been installed - the cost of \$16,068. The change order has been approved by the school board – 100% of these costs are assessed back to the school district. Mr. Hanson recommends approval of change order #3 to JE Dunn's contract for District 15-2 in the amount of \$16,068.

**MOTION BY BEKKEDAHL, SECONDED by CYMBALUK to approve as presented by the
City Engineer.**

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- (2) Material Quotes – Sewer District 16-3 Sand Creek Trunk Sewer & 32nd Ave W Lift Station – this involves a couple of material quotes that were authorized for solicitation for the 16-3 project. Quotes were solicited from Dakota Pump and Control and Electric Pump. The consulting engineer has recommended Electric Pump and Flyght Pumps & Motors at a cost of \$44,310. Mr. Hanson however recommended that the City Commission accept the quotes from Dakota Pump & Control for \$24,880 which is about half the cost and accelerated delivery time.

**MOTION BY CYMBALUK, SECONDED by PIESIK to approve as described by City
engineer, Hanson**

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- (3) Additionally, for the control panels, Mr. Hanson would like authorization to award to IPS for \$63,493,

MOTION BY CYMBALUK, SECONDED by BEKKEDAHL to approve as described

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- (4) Likewise, electric service to the lift station is a long lead time item that is usually attended to by the contractor. Due to time constraints, permission is requested to enter into a contract with MDU to do this work. MDU requires a down payment of \$26,129. Mr. Hanson requested authorization to enter into this agreement with MDU.

MOTION BY BEKKEDAHL, SECONDED by CYMBALUK to approve.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- E. Fire Chief
- F. Chief of Police
- G. Building Official
- H. City Planner
- (1) ~~Morke~~ — ~~Request for Zone Change~~
- I. Economic Development
- (1) ~~Airport Agreement with GG Williston AP, LLC~~

MOTION BY CYMALUK, SECONDED by BEKKEDAHL to table this item.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

Shawn Wenko, Director of Economic Development, presented the following:

- (2) Missouri Club – Jason Esperum – this is in regards to an increase in the buy down from \$5000 to \$6000. Authorization to increase the buy down was requested.

MOTION BY BEKKEDAHL, SECONDED by PIESIK to approve as presented

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

- J. Airport

Steven Kjergaard, Airport Director, presented the following:

- (1) Request for bid for Paint Equipment – this is a budget item for 2016 – this will be for equipment to paint the runway and taxiways. Such work was previously contracted out. The runway painting cost over \$100,000. The FAA will approve airport staff to do the painting.

**MOTION BY BROSTUEN, SECONDED by BEKKEDAHL to approve as presented
UNANIMOUS BY VOICE VOTE**

- (2) Lease transfer from Hertz to Overland West – Mr. Kjergaard recommended approval.

**MOTION BY CYMBALUK, SECONDED by BROSTUEN to approve as presented
AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug
NAY:
ABSENT AND NOT VOTING:
CARRIES: 5-0**

- (3) TKDA Task Order #2 IFR – Airport Relocation, Transition and Coordination Services – items 3-8 will be handled together - task order 2 is \$5200; task order 3 is \$4900; task order 4 is \$5500; task order 5 is \$4500; task order 6 is \$5900 and task order 7 is \$5000 – these are all due to independent fee reviews on contracts that KLJ has in them. Mr. Kjergaard recommended approval of all.

**MOTION BY BROSTUEN, SECONDED by BEKKEDAHL to approve as presented
AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug
NAY:
ABSENT AND NOT VOTING:
CARRIES: 5-0**

- (4) TKDA Task Order 3 IFR – Airport Utilities Coordination
(see 9J3, above)
- (5) TKDA Task Order 4 IFR – Airport Navaid Design
(see 9J3, above)
- (6) TKDA Task Order 5 IFR – Airport Commercial Service Apron Design
(see 9J3, above)
- (7) TKDA Task Order 6 IFR – Airport Runway 14-32 Design
(see 9J3, above)
- (8) TKDA Task Order 7 IFR – Airport Parallel Taxiway Design
(see 9J3, above)
- (9) Hanger lease 1A Transfer from Tornabeni to Border Plains Inc. – this will amount to \$359.10 per year. Mr. Kjergaard recommended approval.

**MOTION BY BEKKEDAHL, SECONDED by CYMBALUK to approve as presented
AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug
NAY:
ABSENT AND NOT VOTING:
CARRIES: 5-0**

- K. Assessor
- L. Convention and Visitor's Bureau
10. Appointments and Consultations with Officers
11. Unfinished Business
12. New Business
13. Executive Session

- A. Consultation with Attorney – Mayor Klug stated that this is authorized by section 44-04-18.4 of the North Dakota Century Code.

**MOTION BY CYMBALUK, SECONDED by BEKKEDAHL to move into executive session
UNANIMOUS BY VOICE VOTE**

The only issue discussed was an attorney consultation.

AYE: Cymbaluk, Brostuen, Bekkedahl, Piesik, Klug

NAY:

ABSENT AND NOT VOTING:

CARRIES: 5-0

14. Adjourn

**MOTION BY BEKKEDAHL, SECONDED by CYMBALUK to approve
UNANIMOUS BY VOICE VOTE**

Howard Klug, President
Board of City Commissioners

John Kautzman, City Auditor