

**Hazen City Commission
Regular Meeting
April 6, 2026
Hazen City Hall**

Present: President Schiferl, Commissioner Folkerts, Commissioner Haack, Commissioner Stern and Commissioner Wiedrich.

Others Present: PW Director Brousseau, Editor Arens, Chief Wolff, Transit Director Brennan, Tim Williams, Darrell Wurl, Jerod Klabunde (Moore Eng), Myra Savelkoul, Antoniette Heier, Attorney Donovan, Bob Johnson, Arliss Maas, and Auditor Erhardt.

President Schiferl called the meeting to order at 5:30 PM.

President Schiferl led the pledge of allegiance and said the prayer.

Minutes: Commissioner Haack moved to suspend the reading and approve the minutes of the March 16th meeting, as presented, second by Commissioner Wiedrich. Motion unanimously approved.

Agenda: Commissioner Folkerts moved to approve the agenda, as presented, second by Commissioner Wiedrich. Motion unanimously approved.

CONSULTATION WITH ATTORNEY AND ENGINEER

Engineer's Report: Jerod Klabunde, Moore Engineering, reviewed the engineer's report updating the commission on various projects. Mr. Klabunde indicated that CC Steel will be back soon to complete manhole rehab and then pavement patches will be addressed to complete the sanitary sewer project. Mr. Klabunde stated that he and PW Director Brousseau surveyed the city for areas of asphalt that will need to be addressed and provided photos of the locations. The commission directed Mr. Klabunde to get quotes from the company that will be doing the patches so the commission has information to move forward in selecting where, and how, these conditions will be addressed. Regarding the water service line inventory, Mr. Klabunde informed the commission that the state has retained Moore Engineering, and others, to assist cities in becoming compliant with this EPA requirement. This is an ongoing process and there are currently less than one hundred (100) private services to be identified. At a future meeting, Mr. Klabunde would like to review the capital improvement plan and make updates as determined by the commission.

Williams Builders/Expedition Estates: Tim Williams, Williams Building Co, appeared before the commission to discuss corrective repairs needed in Expedition Estates and to determine a process going forward. Mr. Williams asked the commission if there was a way to find a middle ground and lift the building permit moratorium and move forward with the project as the company may have lost three (3) potential home sales already this year. Mr. Williams spoke about different cost estimates to repair the sewer line on 11th Ave SW with prices as high as \$800,000, or \$400,000 depending on the method that can be used and stated that there are options on how to proceed discussing sleeving the line vs excavating or that, if he is not allowed to construct more homes, he may have to walk away from the project. Mr. Williams suggested that the city could hold the lots on the west side of 11th Avenue and the commercial lot until the issues are addressed. Commissioner Haack spoke of the leverage the city has and that this is lost if further building is allowed. Mr. Williams responded that there will be no repair if costs can't be covered by additional building sales. There was agreement as to deflection of the pipe and that it should be mandrel tested to determine the best approach to making repairs. Mr. Williams stated that he understands the city's position

and that the development is intended to be a benefit to the city through property valuation used to raise funds. President Schiferl would like to see the mandrel test and for the developer to work with the city engineer on options with Mr. Klabunde agreeing this would be beneficial in determining the next steps. Commissioner Wiedrich indicated he was not in favor of lifting the building permit moratorium as it was the only leverage of the city and that he was concerned about the lack of communication from the developer in addressing the issues. Mr. Williams apologized for the lack of communication and stated that the city has no leverage. If he is not allowed to build, he will not be able to afford the cost of the repairs. Commissioner Folkerts echoed concerns about the lack of communication. President Schiferl suggested an “olive branch” in resolving the issue by permitting construction of the three (3) homes that could be lost if a mandrel test and agreement on how to make the repairs could be done by the first meeting in June. Commissioner Wiedrich suggested some type of contract to ensure the processes continue after the June meeting. Attorney Donovan spoke about the city’s risk of whether the matter is addressed or not and that, in the end, the city may have to have the work completed and specially assess the costs. Commissioner Stern spoke about cost to purchase property that has not been made and that the commercial lot was to revert to the city after a specified period, if not developed. Mr. Williams indicated a willingness to complete the three (3) homes and come back in June with a plan to make the repairs. President Schiferl moved to allow building permits for three (3) homes with a requirement to have mandrel testing and a plan, agreeable to the city engineer, to address the sewer line issues by June 1st, second by Commissioner Folkerts. Upon discussion, this will be for three (3) lots with buildings. On roll call vote: Schiferl, “Aye”, Folkerts, “Aye”, Haack, “Nay”, Stern, “Nay”, Wiedrich, “Nay”, motion failed.

REQUEST OF CITIZENS

Local Permit–Raffle – Common Thread Quilters Guild:

Local Permit-Raffle & Free/Reduced Hall Rent – SMC Hospice: Commissioner Haack moved to approve local permit #2026-11 as requested by the Common Threads Quilters Guild to conduct a raffle on September 25, 2026, and to approval local permit #2026-12 as requested by SMC Hospice to conduct a raffle during Grape Escape on April 10, 2026 and to allow free use of city hall, subject to a kitchen fee, if necessary, second by Commissioner Wiedrich. Motion unanimously approved.

APPROVAL OF APPLICATIONS AND BUILDING PERMITS

Rental Agreement – Water Plant Building to Knutson Properties: The commission reviewed the updated proposed rental agreement for the water plant building, based on recommendations from the previous meeting. Commissioner Wiedrich moved to approve the proposed agreement for a one-month period at a cost of \$3500, second by Commissioner Stern. On roll call vote: Wiedrich, “Aye”, Stern, “Aye”, Folkerts, “Aye”, Haack, “Aye”, Schiferl, “Aye”, motion carried.

Building Permit w/Variance Request – S. Kadrmas: The commission reviewed a building permit, with variance, application of Shannon Kadrmas to construct a small garage on his property using existing concrete base which is less than the required side yard setback. Commissioner Wiedrich moved to approve the building permit, with a side yard setback variance, second by Commissioner Haack. On roll call vote: Wiedrich, “Aye”, Haack, “Aye”, Folkerts, “Aye”, Stern, “Aye”, Schiferl, “Aye”, motion carried.

Building Permit – Concession Remodel – All Season Arena: The commission reviewed an application for building permit to remodel the concession area of the All-Season Arena. Since this is in the recreational district and has commercial use, it was presented to the full commission. Commissioner Folkerts moved to approve the building permit, as presented, second by Commissioner Haack.

President Schiferl indicated he would abstain from voting since he is a member of the Hazen Winter Sports board of directors. On roll call vote: Folkerts, “Aye”, Haack, “Aye”, Stern, “Aye”, Wiedrich, “Aye”, motion carried.

REPORTS

Water/Sewer/Garbage: Commissioner Stern had nothing to report at this time.

Street/Cemetery: Commissioner Haack had nothing to report. PW Director Brousseau informed the commission that crack sealing will continue as weather permits.

Finance/Busing/Library: Commissioner Folkerts had nothing to report at this time. Transit Director Brennan had nothing to report. The position for a part-time driver will be re-advertised.

Police/Fire/Forestry: Commissioner Wiedrich reported on police department calls for service with Officer Blekestad responding to five (5) calls during limited working hours, Sgt. A. Melberg responded to thirty-one (31) calls for service, Officer S. Melberg responded to thirty-seven (37) calls for service, and Chief Wolff responded to fifty-four (54) calls for service. Commissioner Wiedrich has received more calls regarding pedestrian safety at 701 Therapy on 1st Ave SW and requested the police department to study this matter again stating that 10:00 am and 3:30 pm are the times when most “near misses” seem to be happening. Chief Wolff reported that the in-vehicle camera systems are scheduled to be installed on April 14th. Commissioner Wiedrich spoke about the fire department report of the previous meeting stating that, based on incorrect information he received, his report was not accurate, and he wished to apologize to Roughrider Electric for the incorrect information, as they were not called to the property prior to the incident in question.

HCD: Myra Savelkoul reported this would be her last official meeting as Hazen Community Development has appointed Antoinette Heier as the new executive director. Ms. Savelkoul reported that the nail salon in the West Dakota Lumber building is expected to be operational very soon. Antoinette Heier addressed the board stating she will do her best to keep up the great work of HCD.

President: President Schiferl had nothing to report at this time.

CORRESPONDENCE

NDIRF Annual Meeting: The annual meeting of the ND Insurance Reserve Fund will be held in Bismarck ND on May 7th. If any commissioner wishes to attend the auditor will complete the RSVP, if no one can attend the auditor will submit the proxy for the City of Hazen.

NEW BUSINESS

NDIRF – Public Sewer Backup/Water Main Break Coverage Endorsement: The commission reviewed information about sewer backup and water main break coverage available to municipalities. This coverage is in addition to any coverage a resident has and can be purchased for \$10,000/occurrence, \$25,000/occurrence, or \$40,000/occurrence. The commission would like to review this information further and discuss it again at the next meeting. No further action taken.

Courtroom Recording Equipment Quote: The commission was informed that, effective July 1, 2026, the municipal court is a “court of record” and will be required to maintain recordings of sessions/hearings of the court. The commission reviewed a quote provided by FORTE of the Office of Management and Budget in the amount of \$1,616 to purchase recording equipment. Based on the equipment currently available in the city, the commission does not see the need to expend funds on this matter.

PUBLIC COMMENTS

Bob Johnson appeared before the commission as a potential property owner within Expedition Estates. Mr. Johnson has been in contact with the developer about purchasing a lot for a new home. Ms. Heier asked what will happen with the development now and was informed that the matter is still in the hands of the developer. Commissioner Stern commented that the city still has residential lots available, and Mr. Johnson commented that builders for a project are hard to get.

Approval of Bills: Commissioner Wiedrich moved to approve the bills, as presented, second by Commissioner Folkerts. Pre-paid and bills approved for payment are as follows: Fuelman Fleet, 571.71; Menards, 114.90; US Postal Service, 420.34; Ashley Neuberger, 120.50; Beulah ND Hardware, 308.93; Bobcat of Mandan, 364.65; Butler Machinery Co, 98.77; Cenex, 5687.01; Cory Beery, 300.00; D&E Supply, 281.67; Dale Mulske, 120.50; David Brousseau, 19.00; Donovan & Kaffar PLLP, 1200.00; Elan Financial Service, 607.01; HCD, 60.00; Hazen Mercantile Inc, 198.27; Hazen Motor Co, 2678.37; Hazen Motor Farm Equip, 445.50; Hazen Rural Fire Dept, 3524.50; Hazen Star, 785.49; Hazen Welding, 512.75; Industrial Chem Labs, 151.43; ITD, 157.80; Jim Block, 114.00; Krause’s, 84.46; Marco Technologies, 413.15; Matthew Bender & Co, 79.93; Mercer Co Treasurer, 5911.50; Monte Erhardt, 37.40; Moore Engineering Inc, 666.75; Murray & Renae Snyder, 10.00; ND Dept. of Health, 54.00; ND One Call Inc, 9.90; Northern Safety, 176.54; OK Tire, 25.70; Roughrider Electric Coop, 55.00; Share Corp, 715.98; SW Water Authority, 25426.40; Stamps.com, 99.90; T-M Tree Service, 2750.00; Tractor Supply Credit Plan, 539.94; Verizon Wireless, 503.48; Vestis, 465.17; West River Telecommunications, 924.58. On roll call vote: Wiedrich, “Aye”, Folkerts, “Aye”, Haack, “Aye”, Stern, “Aye”, Schiferl, “Aye”, motion carried.

There being no further business, the meeting was adjourned at 6:58 PM CT. The next regular meeting of the commission is scheduled for Monday, April 20, 2026, at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jesse Schiferl, President

Attest: _____
Monte J. Erhardt, Auditor