

**Hazen City Commission
Regular Meeting
September 15, 2025
Hazen City Hall**

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

Others Present: Editor Arens, PW Director Brousseau, Attorney Donovan, Myra Savelkoul, Chief Wolff, Dan Pillar, Grant Dockter, Moore Engineering (telephonically), Lauren Donovan, Bret Gabert, Marti Raad, Antoinette Heier, and Auditor Erhardt.

Vice-President Haack called the meeting to order at 5:30 PM.

Vice-President Haack led the pledge of allegiance and said prayer.

Minutes: Commissioner Wiedrich moved to suspend the reading and approve the minutes of the September 2nd meeting, as presented, second by Commissioner Stern. Motion unanimously approved.

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

CONSULTATION WITH ATTORNEY AND ENGINEER

Engineer's Report: Grant Dockter, Moore Engineering, appeared telephonically to present the engineer's report. Mr. Dockter reported that spot repairs for the sewer project are 99% complete, with only transitions discussed earlier to be done on the lines, when they arrive. Concrete repairs, in conjunction with the project, are started and should be completed soon with paving to be done next spring. Pay application #4 of CC Steel was presented for commission action. Commissioner Wiedrich moved to approve pay application #4 as requested by CC Steel in the amount of \$184,335.70, second by Commissioner Folkerts. On roll call vote: Wiedrich, "Aye", Folkerts, "Aye", Stern, "Aye", Haack, "Aye", motion carried.

In other matters, Mr. Dockter advised that the application for ND DOT Flex Grant funds to address the condition/repair of 4th Ave NE and 7th Street, near Cenex, was completed and will be submitted by the September 19th deadline. Moore Engineering will be hosting a social at the ND League of Cities Conference and will also have an exhibitor's booth at the conference for anyone attending.

REQUEST OF CITIZENS

Chalk Fest Update/Report: Lauren Donovan began discussion of the 2025 Chalk Fest by thanking the city for their assistance with the event and for the additional time to keep the street closed as there were many visitors to the site over the weekend. Marti Raad said that statistics for this year's event were not available, however, based on the poster for visitors to mark while at the event, twenty-one (21) states were represented, along with sixty (60) North Dakota communities, as well as one (1) international tour bus. Ms. Donovan indicated that the handicap ramp was used and a concern for future events will be parking access with assorted options being considered. Commissioner Haack commented about some vehicle "close calls" with increased traffic on secondary streets and Commissioner Wiedrich asked about the Wi-Fi access and was advised that were no issues reported. Ms. Donovan indicated there was an issue with bikes and access to the library access ramp that will also be addressed at future events.

INTRODUCTION, READING, AND APPROVAL OF ORDINANCES

Corrections to Golf Cart Ordinance: The commission reviewed some grammatical corrections to the golf cart ordinance which do not affect the intent of the ordinance. Commissioner Wiedrich moved to approve the corrections, as presented, second by Commissioner Folkerts. On roll call vote: Wiedrich, "Aye", Folkerts, "Aye", Stern, "Aye", Haack, "Aye", motion carried.

APPROVAL OF APPLICATIONS AND BUILDING PERMITS

Purchase Agreement – Water Plant: The commission reviewed a purchase agreement of Braun Knutson proposing a purchase price of \$55,000 for the city water plant building. Attorney Donovan indicated the agreement was a boilerplate, residential agreement, and he had concerns with conditions relating to a property abstract or title opinion along with the building condition to be "as is" rather than specific conditions. Commissioner Wiedrich commented on the agreement already being void as to a proposed deadline of September 5th to act on the agreement. Commissioner Wiedrich felt the offer was low and was concerned that there was no expressed purpose for the building presented, with Commissioner Folkerts commenting on the fact that the board could speculate on the purpose but had no clear direction. Commissioner Wiedrich moved to accept the purchase agreement, as presented, second by Commissioner Stern. On roll call vote: Wiedrich, "Nay", Stern, "Nay", Folkerts, "Nay", Haack, "Nay", motion defeated.

Real Estate Purchase Option – Lot 32, Blk 2, NS 3rd Addition: The commission reviewed a proposed real estate purchase option for Lot 32, Blk 2, NS 3rd Addition (1121 Deapolis Drive) as requested by Mark Merck. The selling price of the lot was set at 50% of the assessed value of the land or \$7662.00 plus costs of \$290 and assumption of specials in the amount of \$5,161.23. Commissioner Wiedrich asked if the sale could be contingent on construction within a specific time and Attorney Donovan said other lots have been sold without such contingency, but the board had authority to proceed as they wish. Commissioner Wiedrich was also concerned about lots being purchased as an investment and sold at profit after a couple of years. There was discussion about past sales of lots for \$1 and the contingencies associated with it. There was also discussion that if the lot is sold it would be assessed for taxes, and the city would no longer be responsible for the special assessments and that the city does not have many lots for sale as well as the need for housing. Commissioner Folkerts moved to approve the purchase option at a cost of \$7662.00 plus legal fees and assumption of the special assessments, second by Commissioner Stern. On roll call vote: Folkerts, "Aye", Stern, "Aye", Wiedrich, "Aye", Haack, "Aye", motion carried.

REPORTS

Water/Sewer/Garbage: Commissioner Stern informed the board that a resident had inquired about receptacles for aluminum cans along Main Street and a willingness to maintain/dispose of the aluminum on a voluntary basis. Commissioner Stern commented that such an idea has been discussed several times and that it is not feasible for the city to pursue. There was discussion about the can collection activities of the Lions Club, and the commission would like to see them pursue this program. Dan Arens, Lions Club member, will bring this to their attention.

Street/Cemetery: Commissioner Haack spoke about removing items from the cemetery with PW Director Brousseau stating staff would work on it during this week. PW Director Brousseau reported that street sweeping has begun and will continue until weather doesn't allow.

Finance/Busing/Library: Commissioner Folkerts informed the board that an estimate for repair of the AC on the 2013 transit bus in the amount of \$1388.37 was received from Hazen Motors.

Commissioner Folkerts moved to accept the estimate of Hazen Motors for the repair of the A/C, second by Commissioner Wiedrich. Upon discussion, it was noted that this repair is eligible for 50/50 cost share under the current transit grant. On roll call vote: Folkerts, "Aye", Wiedrich, "Aye", Stern, "Aye", Haack, "Aye" motion carried.

Commissioner Folkerts informed the board that Tammy Rahn has resigned from the Transit Director position so this will again be advertised.

Police/Fire/Forestry: Commissioner Wiedrich reported fire department calls for service which included a CO Alarm on 8/25, a garbage fire at the landfill on 8/28, and a structure/grass fire on 9/3. Commissioner Wiedrich reported police department calls for service with Officer Blekestad responding to fifteen (15) calls for service, Officer A. Melberg responding to forty (40) calls for service, Officer S. Melberg responding to seventy-two (72) calls for service and Chief Wolff responding to thirty-nine (39) calls for service. Commissioner Wiedrich spoke about the 2016 Expedition being used by the department and Chief Wolff indicated that this vehicle is not sound and staff do not wish to use it. There was discussion about the condition of the vehicle and how it could help prolong the life of the Tahoe. Commissioner Wiedrich moved to advertise the sale of the 2016 Expedition, AS IS, second by Commissioner Stern. Upon discussion, it was determined that radios and salvageable equipment be removed prior to sale. On roll call vote: Wiedrich, "Aye", Stern, "Aye", Folkerts, "Aye", Haack, "Aye", motion carried. Commissioner Wiedrich commented later in the meeting that he was told the Harvest Fest parade was one of the best ever.

HCD: Myra Savelkoul spoke to the commission about the weeds that were in front of the water plant and thanked PW Director Brousseau for assisting in cleaning things up prior to harvest fest. Ms. Savelkoul received an estimate from Meissner Contracting to repair the curb and sidewalk north of the apartment building in the amount of \$3,900. Regarding Expedition Estates, Ms. Savelkoul reported that construction foreman Wurl has been sick and not on site for several days. Ms. Savelkoul is looking at different marketing ideas to attract businesses and will be working on some re-designing of the HCD website hosted on the city's page. The Hazen Housing Authority is looking to explore apartments, condominiums, and townhouse funding to address needs of the city. Commissioner Wiedrich moved to approve the city's portion of the sidewalk and curb repairs at Pioneer Apartments in the amount of \$1800, second by Commissioner Stern. On roll call vote: Wiedrich, "Aye", Stern, "Aye", Folkerts, "Aye", Haack, "Aye", motion carried.

President: No report.

NEW BUSINESS

Holiday Policy: The commission reviewed a proposed policy as it relates to employee compensation for holidays observed/worked. Commissioner Wiedrich said the proposed policy affects the police department directly and that the current policy allows for another day off if an employee works the holiday as long as it does not result in overtime compensation. Commissioner Wiedrich explained that this is impossible with a four-member department. The proposed policy will remove this provision and direct that all employees receive holiday pay, based on their normal hours worked; and that all other staff will be compensated for eight (8) hours for any holiday they are not required to work. Commissioner Wiedrich moved to adopt the revised holiday pay policy effective September 1, 2025, as presented, second by Commissioner Folkerts. Upon discussion, Commissioner Stern was informed that it will be a maximum of eight (8) hours holiday compensation for days staff are not required to work. On roll call vote: Wiedrich, "Aye", Folkerts, "Aye", Stern, "Aye", Haack, "Aye", motion carried.

PUBLIC COMMENTS

Bret Gabert appeared before the commission requesting clarification of the golf cart ordinance

specifically for carts that are registered, insured, and have a licensed operator. Commissioner Wiedrich stated that golf carts are illegal on public roadways but are not banned by this ordinance if they are low speed, have a licensed driver and are insured. Mr. Gabert then asked about operation on the shared use path and was advised that golf carts are not legal on the shared use path. Ms. Savelkoul asked about operating them on the grass next to the shared use path and was advised that this, technically, is not legal under ND statute. Commissioner Folkerts spoke about recent changes to state law and how it created confusion about some of the rules relating to golf carts.

Approval of Bills: Commissioner Folkerts moved to approve the bills and financial statements, as presented, second by Commissioner Stern. Pre-paid and bills approved for payment are as follows: Elan Financial, 127.92; Austin Lindemann, 54.00; Ben Bohrer, 220.0; Bonnie Knell, 9.00; Bret Johnsrud, 36.00; Briana Leier, 27.00; CC Steel, 184335.70; Cenex, 1905.91; Coal Country CHC, 220.00; D&E Supply, 134.25; Dakota Supply Group, 33.79; Donovan & Kaffar PLLP, 1612.50; Farmers Union Oil, 273.75; Hazen Motor Co, 160.61; Hazen Welding, 135.70; Health Equity, 3.25; ITD, 34.50; J-S Sanitation, 308.00; Jesse Flath, 9.00; Jesse Schiferl, 25.00; Kristopher Waller, 32.00; Marcia Morgan, 50.00; Mercer Co Treasurer, 6337.35; Mindy Stenson, 54.00; Miranda Fears, 13.00; MDU, 4402.93; ND Dept of Health, 54.00; NAPA, 111.88; ND One Call Inc, 39.00; Precision Underground, 1520.00; Roughrider Electric Coop, 3006.04; Roxana DeCecena, 101.00; Shelly Marks, 11.00; SW Water Authority, 57402.73; Stamps.com, 120.59; Steve Santini, 10.00; The Hub, 1632.75; West River Telecommunications, 924.36. On roll call vote: Folkerts, "Aye", Stern, "Aye", Wiedrich, "Aye", Haack, "Aye", motion carried.

There being no further business, the meeting was adjourned at 6:41 PM CT. The next regular meeting of the commission is scheduled for Monday, October 6, 2025, at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jason Haack, Vice-President

Attest: _____
Monte J. Erhardt, Auditor