

**Hazen City Commission  
Regular Meeting  
August 7, 2023  
Hazen City Hall**

**Present:** President Obenauer, Commissioner Haack, Commissioner Pillar, and Commissioner Stern.

**Absent:** Commissioner Wiedrich

**Others Present:** Attorney Kaffar, PW Brousseau, Auditor Erhardt, Editor Arens, Lauren Donovan, and Buster Langowski.

The meeting was called to order at 5:30 PM by President Obenauer.

President Obenauer led the Pledge of Allegiance and Commissioner Pillar said the prayer.

**Minutes:** Commissioner Haack moved to suspend the reading and approve the minutes of the July 17<sup>th</sup> meeting, as presented, second by Commissioner Stern. Motion unanimously approved.

**Agenda:** Commissioner Pillar moved to approve the agenda, as amended to include approval of the city comprehensive plan, second by Commissioner Haack. Motion unanimously approved.

**CONSULTATION WITH ATTORNEY & ENGINEER**

**Engineer's Report:** The commission reviewed the engineer's report which contained no action items. The commission was also advised that work continues in Expedition Estates. President Obenauer asked about cost information for repair of the alley north of Main Street and if the parking lot on the west end of the alley was included in the estimate. The cost estimate is still being prepared and will be discussed at the August 21st meeting. No further action taken.

**Renaissance Zone Expansion, Renewal and Comprehensive Plan Adoption:** Buster Langowski spoke to the commission about the changes to the Renaissance Zone regulations approved in the last legislative session. The size of the renaissance zone, for cities of a certain size, has been expanded to thirty-four (34) blocks and can be renewed for ten (10) years compared to the previous five (5) year extension. The renaissance zone committee met in July and held a public hearing on August 1<sup>st</sup> to recommend expansion to thirty-three (33) blocks (in SW Hazen and along 4<sup>th</sup> Ave NE & 7<sup>th</sup> St NE) and to renew the renaissance zone program for an additional ten (10) years. Also, in the new regulations the period of exemption can be extended to eight (8) years. Mr. Langowski also discussed the comprehensive plan that was updated as part of the Partners in Planning grant program and that the goals of the plan have also been updated and incorporated into the renaissance zone, if approved. As part of the renaissance zone process, the school district and county must also approve of the requested changes, and both have officially taken action to provide this approval. All the information will be provided to the Department of Commerce when completed. Commissioner Stern expressed concern about including the Expedition Estates subdivision because he does not feel it is fair that one property owner gets a tax exemption on a new home while another may not. Mr. Langowski discussed the fact that the exemption does expire after a period and the commission has final action to approve or deny an exemption, when presented. Mr. Langowski also said valuations within the renaissance zone have increased more than \$1.5 million. President Obenauer agreed with Commissioner Stern's comment and added that there is value to the program as TSC may not be in

the city were it not for the renaissance zone. Commissioner Haack moved to approve expansion of the renaissance zone to thirty-three (33) blocks, as indicated on the map provided to the commission, and to renew the renaissance zone program for an additional ten (10) years, second by Commissioner Pillar. On roll call vote: Haack, "Aye", Pillar, "Aye", Stern, "Nay", Obenauer, "Aye", motion carried. Commission Pillar moved to approve the city comprehensive plan, as presented, second by Commissioner Stern. On roll call vote: Pillar, "Aye", Stern, "Aye", Haack, "Aye", Obenauer, "Aye", motion carried. Commissioner Pillar commended the work to get the comprehensive plan completed.

**Resolution Directing Assessment – Project #2022-01:** The commission reviewed resolution to Direct Assessment for Hazen Improvement District Project #2022-01, for work on the alley south of Main Street, from 1<sup>st</sup> to 2<sup>nd</sup> Avenue West. The total amount to be assessed is \$66,270.38 with 10% to be paid with sales tax funds as a reduction of the overall cost. Commissioner Pillar moved to approve the Resolution Directing Assessment of Hazen Improvement Project District #2022-01 in the amount of \$66,270.38, second by Commissioner Stern. On roll call vote: Pillar, "Aye", Stern, "Aye", Haack, "Aye", Obenauer, "Aye", motion carried. The information will be provided to the special assessment committee for action.

## REQUEST OF CITIZENS

**Chalk Fest III – Lauren Donovan:** Lauren Donovan spoke to the commission about Chalk Fest III and provided a schedule of events. The Hazen Park Board will be assisting in providing picnic tables, and the Bison Football team will assist in setting up the tent. Ms. Donovan requested street closure on August 15<sup>th</sup> (around 4:00 PM) until August 18<sup>th</sup> around 8:00 AM, which was approved. Ms. Donovan also asked if the city could provide a dumpster, or garbage cans for the event, to be emptied on the morning of August 17<sup>th</sup> and to have the street swept the afternoon of August 15<sup>th</sup>. A special event permit for the sale of alcohol has been approved and Attornies Kaffar and Donovan will provide security for the event. President Obenauer commented on the wide varied of people the event brings to Hazen.

**Free Reduced Hall Rent – Hazen Senior Center, Emily Lewis, & Lynn Beyer:** Commissioner Haack moved to approve free hall rent (subject to kitchen fee) as requested by the Hazen Senior Center for a fundraiser on October 1<sup>st</sup>, requested by Emily Lewis for a medical benefit on August 27<sup>th</sup>, and requested by Lynn Beyer for a medical benefit on August 6<sup>th</sup>, second by Commissioner Stern. Motion unanimously approved.

**Local Permit(s) – Raffles – Hazen Area Dollars for Scholars & Prairie Rose Car Club:** Commissioner Pillar moved to approve Local Permits #2023-11, as requested by Hazen Area Dollars for Scholars for dates in September thru December, and #2023-12 as requested by Prairie Rose Car Club for a 50/50 raffle on September 9<sup>th</sup>, second by Commissioner Haack. Motion unanimously approved. The car club was also given approval to close a portion of 11<sup>th</sup> Ave SW for the Harvest Fest car show.

## REPORTS

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

**Street/Cemetery:** Commissioner Haack informed the board that the street department has received a quote to repair the engine on the 1575 mower which is more than \$19,000. Commissioner Haack asked

PW Director Brousseau to contact other vendors to inquire about purchasing a new mower rather than repairing. PW Director Brousseau informed the commission that Matt Clarys, Western Steel Builders, looked that the shop roof which has developed many leaks. Western Steel Builders will provide an estimate to replace the leaking panels or to replace the entire roof. PW Director Brousseau reported that the John Deere loader hydraulics have been repaired and it is back in service. President Obenauer asked about tree cleanup and PW Director Brousseau reported that all dangerous "hanging" branches of boulevard trees have been addressed. PW Director Brousseau reported that many residents are piling branches from trees, other than boulevard trees, on the curb and these will not be picked up by city staff. Commissioner Haack asked that a notice be provided on the city app and Facebook page.

**Finance/Busing/Library:** Commissioner Stern informed the board that the library is considering some policy changes on the ordering/replacement of books which will be acted on by their board.

Commissioner Stern moved to approve advertising of the 2014 transit van for sale on bids, second by Commissioner Haack. On roll call vote: Stern, "Aye", Haack, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried. The sale of the police department Tahoe will be included in this ad.

**Police/Fire/Forestry:** Commissioner Wiedrich absent. No Report.

**HCD:** Buster Langowski had nothing to report at this time.

**President:** President Obenauer informed the board that interviews of three (3) applicants for the Public Works/Forestry position were conducted in the last week. This takes the commission to the next item on the agenda.

## **OLD BUSINESS**

**Public Works/Forestry Position:** President Obenauer reported that all the candidates solid in their interviews. After consideration, President Obenauer recommends offering the position to current employee, Mike Lemer, which will leave open the position he currently holds. Commissioner Haack moved to offer the Public Works/Forestry position to Mike Lemer, second by Commissioner Stern. On roll call vote: Haack, "Aye", Stern, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried. Regarding the position in the water/wastewater department, President Obenauer recommends offering the position to John Margeson. Commissioner Stern moved to offer the vacated water/wastewater position to John Margeson, second by Commissioner Haack. Upon discussion, Commissioner Pillar asked if the applicants were asked about applicator licensing, and all were agreeable to seeking the certification. Commissioner Haack stated that Jarid Dauenhauer will then move up to manage the water/wastewater department, under PW Director Brousseau. On roll call vote: Stern, "Aye", Haack, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried.

## **NEW BUSINESS**

**2024 Preliminary Budget:** The commissioner met earlier to review and propose changes to the 2024 City Budget. Commissioner Haack moved to approve the 2024 Preliminary City Budget with estimated levy, among the taxing funds, of \$564,980, second by Commissioner Stern. Upon discussion, the hearing on the budget will be scheduled for 6:00 PM CT on October 2, 2023. On roll call vote: Haack, "Aye", Stern, "Aye", Pillar, "Aye", Obenauer, "Aye", motion carried.

**PUBLIC COMMENTS**

No public comments were received at this time.

**Approval of Bills:** Commissioner Stern moved to approve the bills presented, second by Commissioner Haack. Pre-paid and bills approved for payment are as follows: DN Tanks Inc, 33905.00; Hazen Motor Co, 760.31; Hazen Star, 1319.34; ND Dept of Health, 32.00; Spruce It Up Lawn & Tree, 6030.00; Stoup Insurance, 13764.00; The Hub, 2012.06; US Postal Service, 364.75; Aramark, 376.07; Bank of ND, 87682.50; Cenex, 2175.01; Christy Metz, 94.50; Coal Conversion Counties, 2026.00; Coal Country CHC, 220.00; CVB, 3891.69; Credit Bureau of Bismarck, 17.50; D&E Supply, 226.61; Dakota Pump & Control Inc, 6286.47; Danielle Albertson, 210.00; Donovan & Kaffar PLLP, 1200.00; Elan Financial, 258.97; Further, 6.50; Geneva Hunt, 82.77; GovOffice, 3995.00; Harlow’s Bus Sales Inc, 1512.94; Hazen Arts Council, 4200.00; Hazen Mercantile, 172.37; Hazen Public Library, 1808.82; Hazen Star, 2542.90; Hazen Welding, 98.50; Hirshfield’s, 869.95; J-S Sanitation, 260.00; Krause’s, 100.88; Linde Gas & Equip Inc, 212.90; Loren Wiest, 525.00; Lucky’s Towing, 350.00; Marco, 87.50; Marco Technologies LLC, 343.38; Millennium Express, 16.23; Moore Engineering Inc, 8182.37; ND Rural Water Systems Assoc, 55.00; NAPA, 157.32; OK Tire Store, 103.38; Railroad Management III LLC, 344.67; Rough Rider Industries, 1192.00; Roughrider Electric Coop Inc, 3027.59; SW Water Authority, 56497.58; Stein’s Inc, 396.94; The Hub, 231.22; Tractor Supply Credit Plan, 56.97; Trisha Wolff, 90.54; Uniform Center, 264.96; US Postal Service, 152.00; Universal Premium Fleetcard, 1414.65; Verizon Wireless, 325.59; West Dakota Lumber, 14.99; West River Telecommunications, 1510.15; Western Dakota Energy Assoc, 200.00. On roll call vote: Stern, “Aye”, Haack, “Aye”, Pillar, “Aye”, Obenauer, “Aye”, motion carried.

There being no further business, the meeting was adjourned at 6:13 PM CT. The next regular meeting of the commission is scheduled for Monday, August 21, 2023, at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: \_\_\_\_\_  
Jerry Obenauer, President

Attest: \_\_\_\_\_  
Monte J. Erhardt, Auditor