

## **March 15, 2021 Regular City Council Meeting**

**MINOT CITY COUNCIL – SCHEDULED MEETING – MARCH 15, 2021 AT 5:30 P.M.**

### **ROLL CALL**

#### Members Present:

Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma

#### Members Absent:

None

### **PLEDGE OF ALLEGIANCE**

Mayor Sipma presiding and led the City Council in the Pledge of Allegiance.

### **COVID UPDATE**

Lisa Clute, Director of First District Health Unit, said Ward County has 111 active COVID cases and 3.2% positivity rate which is still under the 5% goal. Vaccinations are going well and 22.6% of Ward County has had at least one vaccination. In the 75 and older group, 70.7% have been fully vaccinated and in the 65-74 age group, 62.6% have been fully vaccinated. At this point, vaccinations are open to any essential worker, meaning anyone who receives a paycheck is eligible for a vaccine. There are access points at First District Health Unit and Trinity. She said, they will continue with that group as long as there is demand before opening it up to all others.

She said, they held a press conference the previous week to answer many of the questions about the vaccine and to dispel misinformation. They still struggle to get a steady stream of the vaccine but all of the organizations coordinate to ensure they make the most of their resources.

Mayor Sipma asked if the statistics she shared include the vaccinations done by the VA and Minot Air Force Base. Ms. Clute responded by saying, they do not. She said, as more people are vaccinated in the working age group, there will be higher percentages from the Base. Pharmacies, however should be entering their vaccinations into the state registry so those statistics should be included.

### **CITY MANAGER REPORT**

The City Manager provided a written update describing events and activities for various departments. He mentioned that it was a shortened report as he was out of the office relocating his family to Minot. He said, the report includes some updates on the Legislative Session which has begun crossover. Staff and the Mayor are scheduled to deliver testimony this week and he will provide and update to the Council shortly. He also commented that since City staff has been getting vaccinations, they may revisit the mask policy in place at City owned buildings at an upcoming meeting.

### **SUBDIVISION – TRESTLE RIDGE 5TH ADDITION – APPROVED**

Alderman Pitner moved the City Council approve a subdivision plat to create a new subdivision from Lot 1, Trestle Ridge 4th Addition. The resulting lots will be known as Lots 1 through 3, Trestle Ridge 5th Addition. This property is located on the east side of the intersection of 14th Ave SW and 62nd Street SW.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **SUBDIVISION – HACIENDA HILLS 12TH ADDITION – APPROVED**

Alderman Pitner moved the City Council approve a subdivision plat to create a new subdivision from Outlot 38, Section 19, Township 155N, Range 82W, Ward County, North Dakota. The resulting lots will be known as Lots 1 and 2, Hacienda Hills 12th Addition to the City of Minot, North Dakota. The property is located at 1710 Valley St.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

## **March 15, 2021 Regular City Council Meeting**

### **RESOLUTION NO. 3691 - CONDITIONAL USE PERMIT – MEDICAL CLINIC – APPROVED**

Alderman Pitner moved the City Council approve resolution no. 3691 for a Conditional Use Permit for a general care clinic on Outlot 55 of Section 26, Township 155N, Range 83W. The property is located at 1308 20th Ave. SW.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **RESOLUTION NO. 3692 - CONDITIONAL USE PERMIT – OUTDOOR DISPLAY, OPEN STORAGE, AND HAZARDOUS MATERIAL STORAGE – APPROVED**

Alderman Pitner moved the City Council approve resolution no. 3692 for a Conditional Use Permit for the outdoor display of merchandise, open storage, and hazardous material storage on the east side of Block 4, Livingston's 7th Addition and more specifically known as proposed Lot 2, Livingston's 9th Addition. The property is along 21st Avenue SE south of 905 21st Avenue SE.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **RESOLUTION NO. 3693 - MASTERPLAN AMENDMENT OF THE CITY LANDFILL SITE – APPROVED**

Alderman Pitner moved the City Council approve the two proposed Landfill Master Plan amendment alternatives.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **PUBLIC HEARING: ZONING DISTRICT CHANGE – SKJOLDAL ADDITION**

The City Council held a public hearing to consider a request from Randi Wurgler, for a Zoning District Change for Outlot 3, Section 17, Township 155N, Range 83W, Ward County, North Dakota (Proposed Lots 1 & 2, Skjoldal Addition) from "AG" Agricultural District to "RA" Agricultural Residential District for Lot 1 and from "AG" Agricultural District to "R1" Single-Family Residential District for Lot 2. These properties are located at 4710 County Rd. 15 W.

No one appeared on behalf of the public hearing.

Alderman Jantzer moved the City Council close the public hearing and approve the requests. Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **SUBDIVISION OF SKJOLDAL ADDITION – APPROVED**

Alderman Jantzer moved the City Council approve a new subdivision from Outlot 3, Section 17, Township 155N, Range 83W, Ward County, North Dakota to be known as Lots 1 and 2, Skjoldal Addition.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ORDINANCE NO. 5582 – ZONING DISTRICT CHANGE - SKJOLDAL ADDITION – FIRST READING – APPROVED**

Alderman Jantzer moved the City Council place ordinance no. 5582 on first reading to change the zone from "AG" Agricultural District to "RA" Agricultural Residential District for Lot 1, Skjoldal Addition and from "AG" Agricultural District to "R1" Single-Family Residential District for Lot 2, Skjoldal Addition. Motion seconded by Alderman Ross and carried unanimously.

Alderman Jantzer moved the City Council pass ordinance no. 5582 on first reading. Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **PUBLIC HEARING: ZONING DISTRICT CHANGE- GALUSHA RANCH 2ND ADDITION**

## **March 15, 2021 Regular City Council Meeting**

The City Council held a public hearing to consider a request from Stacey Abel representing Ready Builders II, LLC, for a Zoning District Change from “AG” Agricultural District to “RA” Agricultural Residential District on Galusha Ranch 2nd Addition. The property is located northwest of the intersection of 24th Street SE and 43rd Avenue SE.

No one appeared on behalf of the public hearing.

Alderman Evans moved the City Council close the public hearing and approve the requests. Motion seconded by Alderman Pitner and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **SUBDIVISION OF GALUSHA RANCH 2<sup>ND</sup> ADDITION – APPROVED**

Alderman Evans moved the City Council approve a new subdivision from Lot 3, Galusha Ranch Addition to the City of Minot, North Dakota and an unplatted portion of the SW1/4 of the NE1/4, Section 6, Township 154N, Range 82W, Ward County, North Dakota to be known as Galusha Ranch, 2nd Addition.

Motion seconded by Alderman Pitner and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **RESOLUTION NO. 3694 – AMEND THE COMPREHENSIVE LAND USE MAP- GALUSHA RANCH 2<sup>ND</sup> ADDITION – APPROVED**

Alderman Evans moved the City Council adopt resolution no. 3694 to amend the Comprehensive Land Use Map from a mix of Very Low Density Residential and Low Density Residential to solely Very Low Density Residential on Galusha Ranch, 2<sup>nd</sup> Addition.

Motion seconded by Alderman Pitner and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ORDINANCE NO. 5583- ZONING DISTRICT CHANGE- GALUSHA RANCH 2<sup>ND</sup> ADDITION – FIRST READING – APPROVED**

Alderman Evans moved the City Council place ordinance no. 5583 on first reading to change the zone from “AG” Agricultural District to “RA” Agricultural Residential District on Galusha Ranch, 2<sup>nd</sup> Addition. Motion seconded by Alderman Pitner and carried unanimously.

Alderman Evans moved the City Council pass ordinance no. 5583 on first reading. Motion seconded by Alderman Pitner and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **PUBLIC HEARING:**

### **ORDINANCE NO. 5587 - ZONING ORDINANCE TEXT AMENDMENT – ZONING SUPPLEMENT TO THE CITY OF MINOT**

The City Council held a public hearing to consider an amendment to the text of the Zoning Supplement to the Minot Code of Ordinances.

Brian Billingsley, Community & Development Director, presented an overview of the proposed changes. He shared background information and highlighted the major changes taking place in the new ordinance. The document is being renamed the Land Development Ordinance to better describe the content included. Changes were made to the Use Table, Development Standards, Sign Codes, Parking Codes, Wireless Facilities, Procedures and Definitions. There were also some minor changes made to Zoning Districts which altered some classifications to better designate their use. There were changes made to Landscaping, Flood Protection, and administrative processes such as non-conforming uses. He noted, there were no changes made to the Penalties section and they have not revised Subdivisions as it will be addressed later.

He concluded by recognizing the members of the Zoning Ordinance Steering Committee who spent countless hours providing valuable input: Rolly Ackerman, Co-Chair, Surveyor, Tim Baumann, Planning Commission, Tyler Neether, Finance, Rusten Roteliuk, Engineer, Gloria Larsgaard, Architect, Pat Graner/Pat Bailey, Minot Association of Builders, Josh Wolsky/Tom Ross, City Council Liaisons.

## March 15, 2021 Regular City Council Meeting

Alderwoman Evans read a statement from Tim Baumann who was unable to attend the meeting.

Alderman Ross said he is impressed with the final document and with the work of the committee. The proposed ordinance makes Minot a business-friendly community and he thanked everyone involved for their input and tedious effort.

Rolly Ackerman, Vice Chair of the Committee, said that with these revisions, Minot stands above other cities to promote efficiency and save money for developers and for the City. He said it was important throughout the process to preserve property rights. He emphasized that it is a living document and will continue to change as needed.

There being no further comment, Alderman Ross moved the City Council close the public hearing and place ordinance no. 5587 on first reading, amending the text of the Zoning Supplement to the City of Minot Code of Ordinances. Motion seconded by Alderman Jantzer and carried unanimously.

Alderman Ross moved the City Council pass ordinance no. 5587 on first reading. Motion seconded by Alderman Jantzer and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **CITY COUNCIL MINUTES – APPROVED**

Alderman Pitner moved the City Council approve the minutes of the February 16, 2021 regular City Council meeting.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ADMINISTRATIVE APPROVALS – APPROVED**

Alderman Pitner moved the City Council ratify the following administratively approved requests:

1. Magic City Figure Skating Club to conduct a raffle March 28, 2021 at MAYSA Arena (2501 Burdick Expy W)
2. Minot Company Grade Officer Council to conduct a raffle March 23, 2021 at Slim Chickens (1416 S. Broadway).
3. Souris Valley Ducks Unlimited to conduct a raffle March 25, 2021 at Sleep Inn & Suites (2400 10<sup>th</sup> St SW)
4. Magic City Figure Skating Club to conduct a raffle March 6, 2021 at Minot Moose Lodge (400 9<sup>th</sup> St SW)
5. Elevation for a special event permit March 19, 2021 at the Depot (15 N Main Street)
6. Elevation for a special event permit April 3, 2021 at The Depot (15 N Main Street)
7. Mule Deer Foundation to conduct a raffle March 6, 2021 at Sports On Tap (220 S Broadway # A)
8. Edison PTA to conduct a raffle, bingo and calendar raffle at Edison Elementary School (701 17<sup>th</sup> Ave SW)
9. Souris Valley Animal Shelter to conduct a raffle April 24, 2021 at the Grand Hotel (1505 N Broadway)
10. Our Savior Lutheran Church Youth Ministry Team to conduct a raffle March 19, 2021 at the Grand Hotel (1505 N Broadway)
11. I II IV Motorcycle Club to conduct a raffle September 11, 2021 at The Spot (6 2<sup>nd</sup> St NE)
12. Wildwood Men's League to conduct a raffle May 6, 2021 at 504 9<sup>th</sup> Street SE
13. Minot Public School Foundation to conduct a calendar raffle during the month of June, 2021 at Minot Public School Foundation Office (215 2<sup>nd</sup> St SE)

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ORDINANCE NO. 5584 - AMEND THE 2020 ANNUAL BUDGET- CLOSE FUND BALANCE IN RECREATION/AUDITORIUM FUND, INCREASE CAPITAL INFRASTRUCTURE, EMERGENCY FUND TRANSFER OUT EXPENDITURE BUDGET, WATER TREATMENT PLANT PENSION EXPENSE, AND FIRE TRENCH EQUIPMENT – FIRST READING – APPROVED**

Alderman Pitner moved the City Council place ordinance no. 5584 on first reading to amend the 2020 annual budget to increase the Recreation/Auditorium, Capital Infrastructure, and Emergency Fund transfer out expenditures and General Fund transfer in to close the fund balance in the Recreation/Auditorium fund, move budgeted funds from Capital Infrastructure to Water/Sewer/Storm Sewer for 31st Ave Reconstruction, and move excess funds from flood 2015 in Emergency Fund to Water/Sewer/Storm Sewer for the purchase of pump replacement parts, and increase Water Plant pension expense. Motion seconded by Alderman Ross and carried unanimously.

## **March 15, 2021 Regular City Council Meeting**

Alderman Pitner moved the City Council pass ordinance no. on first reading. Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ORDINANCE NO. 5585 - AMEND THE 2021 ANNUAL BUDGET- PROJECT SAFE NEIGHBORHOODS (2021200003/PD0196) – FIRST READING – APPROVED**

Alderman Pitner moved the City Council place ordinance no. 5585 on first reading to amend the 2021 annual budget to increase the Police department Capital Equipment Fund revenues & expenditures for camera documentation equipment to be purchased with the Bureau of Justice Assistance's Project Safe Neighborhoods grant award. Motion seconded by Alderman Ross and carried unanimously.

Alderman Pitner moved the City Council pass ordinance no. 5585 on first reading. Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **REALLOCATION OF FUNDS TO PURCHASE WILDLAND SLIDE IN UNIT FOR GRASS FIRES – APPROVED**

Alderman Pitner moved the City Council grant authorization to reallocate remaining funds from Fire Inspector Vehicle to purchase a slide in - all in one grass firefighting unit.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **2021 STREET SEAL - AWARD BID (4552) – APPROVED**

Alderman Pitner moved the City Council award the bid for the 2021 Street Seal District Project to the low bidder, Asphalt Surface Technologies Inc., in the amount of \$2,212,424.97 and authorize the Mayor to sign the Agreement for the project.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **2021 SIDEWALK, CURB & GUTTER REPLACEMENT - AWARD BID (4554) – APPROVED**

Alderman Pitner moved the City Council award the bid for the 2021 Sidewalk, Curb & Gutter Replacement Project to the low bidder, Keller Paving & Landscaping, Inc, in the amount of \$468,156.00 and authorize the Mayor to sign the Agreement for the project.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **ORDINANCE NO. 5586 – AMEND THE 2021 ANNUAL BUDGET - SIDEWALK, CURB & GUTTER REPLACEMENT (4554) – FIRST READING – APPROVED**

Alderman Pitner moved the City Council place ordinance no. 5586 on first reading to amend the 2021 annual budget to increase the Street department sidewalk, curb & gutter expense and special assessment revenues for the 2021 sidewalk, curb & gutter project as described as unit 5 of the Keller Paving & Landscaping contract requesting award of bid. Motion seconded by Alderman Ross and carried unanimously.

Alderman Pitner moved the City Council pass ordinance no. 5586 on first reading. Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **PAVING & UTILITY DISTRICT 2021-1 - AWARD BID (4585) – APPROVED**

Alderman Pitner moved the City Council award the bid for Paving & Utility District 2021-1 to the low bidder, Wagner Construction, Inc., in the amount of \$1,707,690.60 and authorize the Mayor to sign the Agreement.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

## **March 15, 2021 Regular City Council Meeting**

### **BURDICK EXPRESSWAY WATERMAIN REPLACEMENT - AWARD OF BID (CITY PROJECT NO. 4567.1) – APPROVED**

Alderman Pitner moved the City Council award the bid for the Burdick Watermain Replacement Project to Post Construction for the lowest bid of \$629,644.00 and authorize the Mayor to sign the contract for the project.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **WATER/SEWER DEPT. BACKHOE – AWARD OF BID (PROJECT NUMBER 4594) – APPROVED**

Alderman Pitner moved the City Council approve the bid from RDO Equipment Co. in the amount of \$10,603.46 per year for a five-year lease for the backhoe.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **BUS ADVERTISING CONTRACT WITH JL BEERS (ZZ FOOD GROUP LLC) P3687.2 – APPROVED**

Alderman Pitner moved the City Council approve the advertising agreement with ZZ Food Group, LLC, DBA JL Beers to advertise on the sides of one transit bus for a 3-year period beginning April 1, 2021 through March 31, 2024 and authorize the Mayor to sign the agreement.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **CITY OF MINOT EQUIPMENT RENTAL RATES 2021-2022 – APPROVED**

Alderman Pitner moved the City Council approve the City of Minot equipment rental rates for 2021-2022.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **AUCTION FLOOD BUYOUT STRUCTURE – APPROVED**

Alderman Pitner moved the City Council authorize auction of the flood buyout structures located at 1420 1st Avenue SE and 1526 Burdick Expy E.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **WASTEWATER TESTING AGREEMENT EXTENSION – APPROVED**

Alderman Pitner moved the City Council authorize the Mayor to sign the agreement between the City and Ageiss Inc. to provide wastewater testing services to the MAFB.

Motion seconded by Alderman Ross and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **CONCUR ON PURCHASE PRICE FOR FLOOD BUYOUT AT 16 8th STREET NE FOR \$178,800 – APPROVED**

Alderwoman Olson moved the City Council concur with negotiated purchase price of \$178,800 for Flood buyout acquisition at 16 8th NE owned by John & Irene Pitner.

Motion seconded by Alderman Jantzer and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Podrygula, Ross, Sipma; nays: none; abstain: Pitner

### **RESOLUTION NO. 3695- AUTHORIZING COURT ACTION TO ENFORCE PURCHASE AGREEMENT WITH PALMER MILLER – APPROVED**

## March 15, 2021 Regular City Council Meeting

Alderman Pitner moved the City Council approve Resolution no. 3695 authorizing City's special counsel John A. Warcup, to commence legal action to enforce purchase agreement with Palmer Miller to acquire his property 105 6th Street NE.

Motion seconded by Alderwoman Olson and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **APPROVE TERMINATION AGREEMENT WITH LIGHTHOUSE MANAGEMENT GROUP, INC – APPROVED**

Alderwoman Evans moved the City Council approve the Termination Agreement with Lighthouse Management closing out the two sub-recipient agreements with Lutheran Social Services Housing, Inc. and conveying 1901 South Broadway to the City of Minot. Motion seconded by Alderman Pitner.

Alderman Pitner asked if there would be an opportunity to look for another site for this project. Given the current market and the prime location on Broadway, he asked if they could sell the property and find a more suitable location. He raised concerns about the safety of pedestrian traffic crossing Broadway at that site and mentioned the recent death of a pedestrian that took place just a block away.

Mr. Zakian responded by saying, once the termination agreement is executed and the City takes control of the property, he will come back to City Council to discuss next steps. He stated, it would be possible to consider other options as long as the property could be sold for all costs incurred. At this point, there is about \$1.34 million into the project and an additional \$350,000-\$400,000 that is owed to contractors for services already rendered. He will return to Council with an exact figure once the City has possession of the property.

Alderman Jantzer said he is not opposed to looking at other options but is mindful of the length of time the process takes. The benefit of this property was the income from the commercial space as well as the ability to combine the family homeless shelter with low income apartments which would subsidize operation costs. He asked if there is any interest from the public in buying the property or in continuing the projects.

Mr. Zakian said there are three non-profits who have expressed interest in taking on the family homeless shelter, however, conversations cannot move forward until the City owns the property. He explained that initially, there were several attempts to issue an RFP for the project but after those were unsuccessful, they decided a better process would be to enter into sub-recipient agreements.

Alderman Pitner stated, the ultimate goal is to improve and enhance the project by finding a more pedestrian friendly location. He clarified that he would not be in favor of selling the property for a loss and would not be in favor unless a better site was secured.

Alderman Podrygula pointed out the traffic study being conducted on South Broadway and said it would hopefully provide solutions to the pedestrian issues. He agreed with Alderman Jantzer's comments and said he would prefer to move forward with the current site.

Alderman Ross said he supports the motion but agreed with Alderman Pitner that they should look into options for a more suitable location.

Mayor Sipma stated, discussion on the location of the project would be more appropriate at a later meeting when the issue is brought back.

The City Manager clarified, even if the Council approves the motion, the termination agreement is subject to approval by the court.

Alderman Jantzer asked if the Court determined there was money to be made by selling the property if they could then decide to use it to pay off the debt of LSSH. Mr. Stewart explained that due diligence has been done by Lutheran Social Services Housing to ensure this is the best decision. If they believed there was money to be made by selling the property, they would have chosen that route instead of releasing the property to the City.

Mr. Zakian continued by saying, LSSH was given two options; they could return the money used for the project or they could give the property back to the City. They felt it wasn't worth the risk to pay back the money so they chose to convey the

## **March 15, 2021 Regular City Council Meeting**

property back. His concern now, is to ensure the project proceeds and it is in compliance with HUD guidelines. He said he is optimistic the projects will move forward.

Whereupon a vote was taken on the motion by Alderwoman Evans, seconded by Alderman Pitner and carried by the following roll call vote: ayes: Evans, Jantzer, Olson, Pitner, Podrygula, Ross, Sipma; nays: none.

### **PERSONAL APPEARANCES**

None

### **LIBRARY ANNUAL REPORT**

The Library Director, Janet Anderson, presented the Minot Public Library's Annual Report for 2020. They had a very busy year, despite having to close to the public because of the COVID-19 pandemic. They were closed as of March 16, 2020 for 84 days but they immediately began curbside services, virtual programs and Take & Make kits. She reviewed their accomplishments and highlighted activities that took place in 2020. She shared statistics demonstrating the value of the Minot Public Library which provides \$162 in service value per Minot resident. She also provided an update on what's to come in the upcoming year including an update of their strategic plan, a diversity audit, space analysis, staffing review, and increased collaboration.

Mayor Sipma called attention to the Library's grocery delivery program and said they have done an outstanding job serving the citizens of Minot during the pandemic.

Ms. Anderson said, the COVID Task Force identified a need in the community to obtain essentials such as groceries. They collaborated with Souris Valley United Way, Independence, Inc. and the JIC to set up an online form enabling volunteers to pick up and deliver groceries. The program is still available for those in need.

Mayor Sipma made a note to document the program in the Emergency Response Plan.

### **LIAISON REPORTS**

Alderman Podrygula said the Commission On Aging continues as usual. The Emergency Resource Council witnessed a presentation from Homeland Security which included interesting information on their training, skills, equipment and technology.

Alderwoman Olson said the CTE is progressing, although slower than anticipated. There have been opportunities to collaborate with other organizations who are testifying for funding from the State. She also said she is the City Council liaison for the new City Hall, which has a meeting the following day.

Alderwoman Evans added onto the Library report by saying they have resumed regular hours at the Library. She described the Ward County Planning and Zoning meeting and said they are also reviewing the zoning ordinance which hasn't been revised in decades. It is tedious but they hope to finish the updates in 2021.

Mayor Sipma met with the Chamber EDC and said the new contract should come before Council in April. They also discussed projects looking toward the future. He attended the Ward County Weed Board meeting at their new Highway Department facility. They discussed the challenges with noxious weeds around the river and elsewhere. Task Force 21 talked about Global Strike Command and the effort for continued support for Minot Air Force Base. They are hopeful for in-person conversations post-COVID.

Alderman Ross had no meetings to report.

Alderman Jantzer described the Broadway Corridor Study and said, since Broadway is likely to see an increase in traffic as the population increases, they are preparing to address those changes. Engineering has put a great deal of effort into the study. Public input has been requested virtually but they hope for future meetings in-person.

Alderman Pitner said the Renaissance Zone meets later in the week to discuss policy changes. Visit Minot/CVB is working diligently on the ACHA Women's Division 1 National Championship Hockey Tournament and are working with organizations to find opportunities for collaboration.



## March 15, 2021 Regular City Council Meeting

Alderwoman Evans then took a moment to congratulate the Minot High School Basketball team for playing in the championship.

Alderman Ross commended the community for all of the support offered during the tournament, from local businesses and Minot residents. He emphasized how much the community needs local sports in order to thrive.

### **ADJOURNMENT**

There being no further business, Alderman Pitner moved the City Council meeting be adjourned. Motion seconded by Alderwoman Evans and carried unanimously. Meeting adjourned at 6:56 pm.

ATTEST: \_\_\_\_\_  
Kelly Matalka, City Clerk

APPROVED: \_\_\_\_\_  
Shaun Sipma, Mayor