

June 28, 2022 City Council Reorganization Meeting

MINOT CITY COUNCIL – SCHEDULED MEETING – June 28, 2022 AT 5:30 P.M.

ROLL CALL

Members Present:

Evans, Jantzer (via Teams), Olson, Pitner, Podrygula, Ross, Sipma

Members Absent:

None

PLEDGE OF ALLEGIANCE

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

PUBLIC HEARING: TAX INCREMENT FINANCING DISTRICT #2022-1 (BIG M BUILDING)

The City Council held a public hearing for the Big M Minot, LLC who is requesting approval of a TIF District that will finance the asbestos abatement and demolition expenses of the former Midwest Federal Bank building located at 123 1st Street SW. Big M Minot, LLC will renovate the building into a mixed-use project consisting of commercial and residential uses.

Brian Billingsley reminded the council and public that this is a follow up for May and that Ward County Commissioners approve a TIF for 8 years. The TIF allows for 90% of the tax payment to go to the bond and 10% to stay as a tax payment to the taxing entities. The City of Minot has done the process of putting notices in the paper and certified mail to the county, Park District, Minot Public Schools, and 31 competitors.

Harold Stewart wanted the public to know that the agenda did get amended with the final drafts of the agreements and they are available for the public on our city website. Blake Nybakken, with Epic Co., wanted to express his gratitude to all parties and EPIC is excited to move the project forward. He mentioned that demo and asbestos is out for bid and there will be a walk through for all potential bidders on July 6th.

Alderman Pitner and Podrygula wanted to thank city staff, EPIC, the school board, and the county for coming together on this project. Mayor Sipma discussed how this is a substantial project to the community and downtown skyline.

Alderman Pitner moved to close the public hearing and approve with the following staff recommendations:

1. Conduct a public hearing on (1) the proposed TIF District 2022-1 development or renewal plan and (2) the proposed 2022-1 Development Agreement;
2. Approve TIF District 2022-1 and authorize the Mayor to execute the related Resolution;
3. Approve the Development Agreement and the Minimum Assessment Agreement; and
4. Authorize the Mayor and necessary City staff to execute the Development Agreement, Minimum Assessment Agreement, and any related documents.

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

ORDINANCE

Alderwoman Olson moved to approve ordinance 5752 on second reading amending the 2022 budget for the Library Digitization Project (2021670003).

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

PRESENTATION OF AWARD TO OUTGOING MAYOR

Tom Ross presented Mayor Sipma with a plaque representing his service to the City of Minot.

Mayor Sipma wanted to thank Harold and city staff. He also discussed and thanked many other entities such as MACEDC, Minot Park District, Minot Public Schools, Visit Minot, Souris Basin Planning Council, MACA, Minot Downtown Business Association, local downtown businesses, state and congressional delegations and legislature, the Minot AFB, and many more.

ADJOURNMENT

Alderman Pitner moved the City Council meeting be adjourned. Motion seconded by Alderwoman Olson and carried unanimously. Meeting adjourned at 5:50 pm.

SWEARING IN OF NEWLY ELECTED OFFICIALS & SIGNING OF THE OATH OF OFFICE

The Caplin Tim Allen swore in first Ashely Beall, Municipal Judge. He also swore in Lisa Olson, Paul Pitner, and Mark Jantzer as Aldermen and Alderwoman. Lastly, newly elected Tom Ross was sworn in for the City of Minot Mayor.

ROLL CALL

Members Present:

Evans, Jantzer (via Teams), Olson, Pitner, Podrygula, Ross

Members Absent:

None

CITY COUNCIL VACANT ALDERMAN POSITION

Alderwoman Olson moved the City Council declare a vacancy of an Alderman position and direct staff to add an agenda item to the July 18, 2022 agenda for the purpose of appointing an individual to fill the vacancy as well as prepare a resolution for a Special Election on November 8, 2022, coinciding with the General Election, at which time the appointment made on July 18th will expire.

Alderwoman Evans let the public know the qualifications for the vacant spot for the special election which include you must be 18 years old, a U.S. Citizen and a resident of Minot. The deadline for the interim appointment for the vacant position is July 13, 2022 at 4:30 pm and the individuals can send a letter/e-mail stating their interest to the City Clerk. The PIO will put information on the City's social media accounts and website and will send a press release to traditional media outlets. She also mentioned the public can contact the City Clerk if there are any questions.

Alderwoman Olson stated that this is historically the way it has been filled. Alderwoman Evans asked Kelly Hendershot to clarify the with the vacancy the necessary votes to pass. Kelly let them know that for the appointment it is a simple majority which is 4 votes and the Resolution calling for the Special Election would be a super majority of 5 votes.

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

ELECTION OF CITY COUNCIL PRESIDENT

Alderwoman Evans moved the City Council appoint Alderman Pitner as City Council President.

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

ELECTION OF CITY COUNCIL VICE PRESIDENT

Alderman Pitner moved the City Council appoint Alderwoman Olson as the City Council Vice President. Motion seconded by Alderman Jantzer and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner; nays: Evans, Podrygula, Ross. This motion failed.

Alderwoman Evans moved the City Council appoint Alderman Podrygula as the City Council Vice President. Alderwoman Evans mentioned that Alderman Pitner and Alderman Podrygula were the only two elected that have not filled these leadership positions and that is why she nominated them.

Motion seconded by Alderman Podrygula and carried by the following roll call vote: ayes: Evans, Jantzer, Pitner, Ross; nays: Olson; Abstain: Podrygula.

APPOINTMENT OF COUNCIL COMMITTEES

Alderman Podrygula moved the City Council approve the appointments of the 2022-2024 Council Committees.

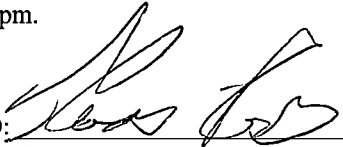
Alderman Evans asked about the committees with respect to the vacant position. The City Clerk stated that on the current committee sheet there is a spot that is held for the vacant position. Alderman Podrygula thanked Mayor Ross for allowing continuity with the committees for the next two years.

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

ADJOURNMENT

There being no further business, Alderman Pitner moved the City Council meeting be adjourned. Motion seconded by Alderman Jantzer and carried unanimously. Meeting adjourned at 6:13 pm.

ATTEST: Mikayla McWilliams
Mikayla McWilliams, City Clerk

APPROVED: 
Thomas Ross, Mayor