

**Langdon City Commission
Regular Meeting
October 10th 2022, at 6:00 p.m.**

Members present Jerry Nowatzki, Lawrence Henry, and Jim Rademacher. Also, present Jeff Hiller, Tom Beauchamp, Chelsea Graber, Shanda Christianson and Sarah Hinnenkamp, Gary Bimler, Shannon Duerr, Kyle Moen, Dennis Luhmann, Quentin Wenzel and Roxanne Hoffarth.

J. Nowatzki called the meeting to order and led everyone into the Pledge of Allegiance.

Approval of Minutes: L. Henry made the motion to approve the minutes from the regular meeting on September 12th seconded by Jim Rademacher. Motion carries.

Additions to Agenda:

Correspondence:

Department Reports:

Street: J. Hiller reported they have been sweeping, finished filling potholes for the season and getting equipment ready for winter. L. Henry brought up what to do with snow removal on the main street businesses. It was decided to stick with the ordinance that states that each property is to keep their snow removed or have it removed at their own cost. If a property doesn't get cleaned on a timely manner the street crew will do it and it will be assessed to the property. This notice will be put on Facebook, in the paper and have the Chamber send a notice to the chamber members.

Fire Department: No report.

Water and Sewer Department: No report.

Sanitation Department: T. Beauchamp presented with no report.

Activity Center: J. Rademacher reported that the floor is all complete to this point.

Police Department: No report.

Auditors Report: R. Hoffarth reported the Fall NDLC Conference was a good one; Jerry and she were able to attend. It was brought to our attention that someone is running their washing machine water to the sump pump hole and is being ran out to the street. A letter will be drafted and sent for now and if persists a fine will follow. We have had several complaints regarding the dip to the east of Langdon Hardware. This is a DOT issue and phone calls have been made.

Unfinished Business:

Phase 1 - Sewer, Water, Storm Water Improvements – RD Project (Quam Construction) • Quam is planning to start work on the lagoon fence 10/11 • Gate valve at 3rd Street/12th Avenue planned for 10/18 • Asphalt work planned for 10/19 start (weather dependent) • Collar block on lagoon transfer pipe TBD – depending on timing of pond discharge.

Phase 2 – Sewer, Water, Storm Water Improvements – RD Project (Spruce Valley) • Not getting a timely response from the Contractor • Giving the Contractor this week to provide update on remainder of sidewalk at the school and 2nd Street.

Citywide Street Survey • Met with Lawrence and Darin on 10/7 to go over the underground estimate for the area south of 12th Avenue and between 8th Street and Highway 1. • To summarize: • Citywide Street project estimate \$21.1M • Water/Sewer estimate \$16.2M and corresponding street estimate for remainder of the city reduces to \$15M.

Fence Ordinance – Quentin read through the amended fence ordinance; with a couple minor changes the second reading will be at the next meeting.

Dangerous Building – 709 6th Street – Quentin reported that the company that owns the property has been in contact with Quentin and would like the opportunity to do adequate repairs to get the house in livable condition. The commission agreed to give a time frame and if this doesn't happen it will be condemned.

New Business:

JDA Request – Shannon Duerr and Kyle Moen present to request up to \$15,000 to be used as a Flex-Pace interest buy down in the form of a loan to purchase the old Ameriprise building and renovate the upstairs apartments. J. Nowatzki asked about a storefront update. Moen stated that he intends to do in time. **L. Henry made the motion to approve the request, seconded by J. Rademacher. Motion carries.**

“Watch for Children” sign - There was a request by a city resident for a “Watch for Children” sign to be placed at the four-way intersection of Main Street and 4th Avenue. After much discussion, it was decided that with four-way stop signs at that intersection, vehicles should be going slow enough and that the “Watch for Children” sign may be obstructed from view due to the semi-truck traffic in that area.

New Housing Incentive – Ryan Howatt has filled out an application for new housing incentive for a new home. **L. Henry made the motion to approve the application seconded by J. Rademacher. Motion carries.**

Dennis Luhmann – present to ask if the City would do the same contract as the last street developing, he did. It was made very well aware that an engineer would have to sign off on the construction of the streets before the City would take them over. A copy of the first contract would need to be looked and another would need to be drawn up before the City will agree to anything.

Building Permits: #5322 Whitney Bachman, #5323 Nancy Becker, #5324 Cory Hoffarth, #5325 Daryl Timian, #5326 Daniel Crockett, #5327 Jonathan Skjervheim, #5328 Craig Veer, #5329 George Phillips. **J.**

Rademacher made the motion to approve all building permits, seconded by L. Henry. Motion Carries.

G. Bimler discussed some construction that Bullis Construction is planning at the property north of D & B Motors. It was discussed that more information is needed, and a building permit obtained.

Review and Approval of Bills: J. Rademacher made motion to approve all bills, seconded by L. Henry. Motion Carries.

Adjourn: L. Henry moved to adjourn the meeting.

Jerry Nowatzki, President

RoxAnne Hoffarth, Auditor