

City of Taylor, North Dakota
July 3, 2012, 7:30 pm at City Hall

The regular City Council meeting was called to order by Mayor Russ Myran.

Council Members present: Aaron Gjermundson, Daryl Jurgens, Ron Luff Absent: Dennis Sievers

The minutes of the June 5, 2012 regular City Council meeting and June 26, 2012 Organizational meeting were approved as read.

The minutes of the June 18, 2012 Special City Council meeting were approved with a clarification added to the motion on Item# 4C, which will now read: Motion to assess a Water/Wastewater Impact Fee of \$2,500 per residence hookup to the City water system (rather than per lot) ...

Visitors: Barb Bloom, Margie Blunt, Tessa & David DeNenno, Gayle Elkin, Kelly Elkin, Glenn Gullickson, Coree Hofland, Carolyn Jurgens, Craig Jurgens, Pat Kuntz, Jan & Steve Langlie, Leo Praus, Tyus Praus, Ryan Rudolph, Phyllis & Loren Sackman, Sherriff Clarence Tuhy, John Wanner, Kevin Zillich.

Pat Kuntz stated that someone has pushed metal items and other junk onto his property from City property on the south side of the tracks. Daryl will investigate and make arrangements for the items to be removed and disposed of. Pat also had questions regarding zoning for his lots on the south side of the tracks, as there is an interested party willing to purchase his property for commercial development. The Council informed him of the difficulties in getting water and sewer services to the property, but would consider any building application submitted for approval.

Sherriff Tuhy reported June was a quiet month in town and was available to answer any questions from the Council. No questions; nothing further to report.

Ryan Rudolph of Valtex LLC presented a list of the Subcontractors engaged to work on the Prairie East Subdivision, and the official vellum for the Mayor's notarized signature.

John Wanner was in attendance with regards to the single-wide mobile home moratorium.

Steve Langlie presented the final plat approval for the Elkins Subdivision; signed by the Mayor, attested by the City Auditor.

Motion to vacate Vannier Avenue between Blocks 9 & 10 and 23 & 24 including associated alleyways:

Moved by Daryl Jurgens, seconded by Ron Luff, motion carried unanimously – the resolution to be published, filed, and recorded in accordance with North Dakota Century Code Chapter 40-39-08.

Aeration equipment for lagoon cells: Tabled until August 7, 2012.

Vacating inoperable well: Tabled until August 7, 2012, pending full review of NDPH report.

City website: Pat Wilson reported *CityOfTaylorND.net* is up and running.

The City received notification that Taylor will not receive Energy Impact grant funding for the water/sewer project application.

Snow Removal Bids: Bids were opened from Glenn Gullickson and Jurgens Trucking, followed by review & discussion.

Motion to award the Snow Removal Contract from 7/1/12 to 6/30/13 to Glenn Gullickson: Moved by Ron Luff, seconded by Aaron Gjermundson. Roll call vote: Ron – Yes, Aaron – Yes, Daryl – Abstained. Motion carried.

Prior to Item 6b, the Council decided to address the issue of Mobile Homes/Manufactured Homes placed on residential lots within Taylor city limits. The following is the first reading of an amendment to the Building Code ordinance.

Single-wide Mobile/Manufactured Homes may be placed upon residential lots within the City of Taylor, subject to the following provisions:

1. No single-wide mobile/manufactured home shall be placed on a residential lot without the owner first obtaining a permit from the City. Standard building permit fees apply.
2. Only one (1) single-wide mobile/manufactured home shall be allowed per city lot, and only one shall be allowed per quadrant of a city block. The term "city block" is defined as a platted block as determined in the original plat of the City of Taylor, generally containing twelve (12) city lots.
3. A single-wide mobile/manufactured home shall be no more than four (4) years old and shall be supported by foundation and footings or posts and piers. It shall be affixed to its support structure or the ground according to the manufacturer's recommendation.
4. A single-wide mobile/manufactured home shall be connected to utilities including water, sewer, and electricity. It shall be fully skirted within thirty (30) days of set-up.

Motion to approve the above amendment to the Building Code of the City of Taylor, pertaining to Single-wide Mobile/Manufactured Homes placed on residential city lots:

Moved by Ron Luff, seconded by Aaron Gjermundson, motion carried unanimously.

Double-wide Mobile/Manufactured Homes may be placed upon residential lots within the City of Taylor, subject to the following provisions:

1. No double-wide mobile/manufactured home shall be placed on a residential lot without the owner first obtaining a permit from the City. Standard building permit fees apply. Only one (1) double-wide mobile/manufactured home shall be allowed per city lot.
2. A double-wide mobile/manufactured home shall be no more than four (4) years old; however, application may be made for a Building Permit to place a double-wide mobile/manufactured home older than four (4) years on a city lot, subject to approval by the City Council. The Council's decision is final.
3. A double-wide mobile/manufactured home shall be supported by foundation and footings or posts and piers, and shall be affixed to its support structure or the ground according to the manufacturer's recommendation.
4. A double-wide mobile/manufactured home shall be connected to utilities including water, sewer, and electricity. It shall be fully skirted, if applicable, within thirty (30) days of set-up.

Motion to approve the above amendment to the Building Code of the City of Taylor, pertaining to Double-wide Mobile/Manufactured Homes placed on residential city lots:

Moved by Daryl Jurgens, seconded by Ron Luff, motion carried unanimously.

Motion to approve a Building Permit submitted by Tessa & David DeNenno to place a double-wide manufactured home (75' x 30' on posts & piers) on the S½ of Lot 4, Lots 5 & 6 of Block 17: Moved by Ron Luff, seconded Aaron Gjermundson, motion carried.

No other Building Permits were received.

Renewal of Lease for Lion's Mobile Home Park: Tabled until August 7, 2012

Phyllis & Loren Sackman provided the Council with a copy of their original mobile home park application submitted to the ND Dept of Health, including the diagram submitted for the seven (7) single-wide trailers and three (3) spots to the north of the single-wides for RVs. Also included was a copy of the NDDH approval of the park.

Commercial use of property south of tracks: The issue was addressed earlier with the questions/discussion from Pat Kuntz.

Transient/Peddler Licensing: After discussion, it was determined that the related City Ordinance is out of date. A revised ordinance will be submitted at the August 7, 2012 Council meeting for its first reading.

Dakota West Inspections contract proposal for building inspections on new construction: Tabled until August 7, 2012 pending clarification from Mel Zent.

Ordinance reviews: Addressed earlier.

The Council reviewed the resignation letter submitted by Dennis Sievers, to be effective immediately. **Motion to accept Councilman Sievers' resignation:** Moved by Aaron Gjermundson, seconded by Ron Luff, motion carried unanimously.

*The City Council will be accepting letters of interest to fill the now-vacant Council seat for the remaining two (2) years of the term. Letters may be mailed to the **Taylor City Council, PO Box 68, Taylor ND 58656-0068**; interested parties may also contact current Council members directly. An appointment to fill the vacancy is expected to be made at the next regular City Council meeting on August 7, 2012.*

Pat Wilson expressed concern at the lack of a City phone number with voice mail, as well as set business hours and a central contact for City business. No action taken.

Item# 4 – Bills submitted for payment

General Exp: Danny Ehret \$45, Four Seasons Trophies \$62.55, Eileen Gjermundson \$471.75, IRS \$199.50, Daryl Jurgens \$90, Russ Myran \$90, ND Insurance Dept \$172.45, ND League of Cities \$75, Dennis Sievers \$45, Vernell Sievers \$502.20, Stark County Auditor \$750, Pat Wilson \$386, Jim Wolf \$130, MDU \$250.32

Water Dept: HD Supply Waterworks \$2,557.21, Pump Systems \$150.50, Vernell Sievers \$475, SW Dist Health \$42, Southwest Water \$1,740.70, Pat Wilson \$80, MDU \$157.18

Garbage Dept: Charles Elkin \$170, Vernell Sievers \$350, Pat Wilson \$80, MGM Sanitation \$1,730.02

Sewer Dept: Ray Fettig \$250, Vernell Sievers \$200, Pat Wilson \$80, MDU \$38.68

Street Dept: Ed Carroll, Bismarck \$800 (*reimbursed to Vernell Sievers*)

Motion to pay the bills: Moved by Ron Luff, seconded by Aaron Gjermundson, motion carried.

The ND Public Health report of its unaccompanied inspection of the City landfill on May 21, 2012 was reviewed and discussed. The inappropriate items mentioned in the report were removed as soon as they were discovered and the resident responsible for placing the inappropriate items was contacted. No further action required.

Moved by Aaron Gjermundson, seconded by Daryl Jurgens, and carried to Adjourn.

/s/ Russ Myran, Mayor

/s/ Patricia Wilson, Auditor