

Regular City Council Meeting  
Board of Equalization Meeting  
Hebron Community Center  
May 9, 2022, 7:00 pm

Members of Council present were; Mayor Grant Walth, Council Members; Harvey Tibor, Michael Coots, Pat Mischel, Steven Dittus and Chester Brandt. Also present were Auditor Erin McCutchan, City Attorney Scott Solem, City Supervisor Chad Stern, Assistant Supervisor and Building Inspector Michael Jensen, Jane Brandt of the Hebron Herald, Jason Gerving of AE2S and. Visitors present; Kathy Sardelli, Derrick Voight, Corey and Casey Schneider, Levi and Breanna Wetzal, Lavone and Jim Renke and Jarrid Soupir. Not present: Council Member, Ray Torres.

The regular meeting was opened at 7:00 pm.

Meeting minutes for the month of March were reviewed. Brandt/Mischel MCU

Meeting minutes for the month of April were reviewed. Mischel/Brandt MCU

Vouchers were reviewed for the month of March. Brandt/Dittus MCU

Vouchers were reviewed for the month of April. Dittus/Tibor MCU

There were no building permits for the month of May.

Delinquent water bills were discussed and door tags will be sent out.

The police report was reviewed.

There was no court held for the month of May.

Jarrid Soupir was present to discuss the use of the Brickyards property for storage of defective brick for a project with the Medora Foundation. Soupir stated that after speaking to the county that the property was taxed commercially. Attorney Solem stated that the property appeared to be zoned differently, either residential or agricultural and as such the Brick Company would have to go through the re-zoning process to be able to use the property for industrial use. Solem stated that some research would be done looking back at when the Brick Yard had acquired the property and if any re-zoning had taken place that was not updated on the zoning map. Resident Jim Renke stated that the residents and neighbors of the area that were present do not wish to have the area re-zoned to allow the use of stock piling bricks. Attorney Solem stated that there would be a time to protest if the area needs to be re-zoned.

Kathy Sardelli was present to discuss the Living Local App the city was interested in. She stated the App would be a helpful tool for the city as it would allow for notifications for events or water breaks. The App would also include businesses and a link to the school. A motion was made to approve the Living Local Application. Dittus/Tibor MCU

Morton County Tax Director Donald LaFleur arrived at 7:40

The regular meeting was closed at 7:47 pm. Tibor/Dittus MCU

The Board of Equalization meeting was opened at 7:47 pm. Tax Director LaFleur presented the 2022 Hebron Annual Assessment. LaFleur stated that the assessment is based on market activity and recommended the overall increase of 1.74%. LaFleur had listed the increases as follows; Commercial property increased by 6.06% from 2021, Residential property increased by 0.18% from 2021, and Agricultural property decreased by 0.85% from 2021. LaFleur stated that at the time Morton County was sitting at 86.2% True and Full Value and by North Dakota Century Code the valuation must be 90% or above. Tax Director LaFleur stated that he had worked with all the residents that had protested their valuations. The new valuations are as follows: Residential-\$25,664,900; Commercial-\$9,808,600 and Agricultural-\$140,100. A motion was made to approve the changes and the overall valuation. Brandt/Tibor MCU. The Board of Equalization hearing was closed at 8:03 pm. Dittus/Mischel MCU

The regular meeting was re-opened at 8:03 pm.

Kathy Sardelli discussed with council the walking path west of the Bolke Memorial Complex. Sardelli stated that the EDC is looking at surfacing the path with crushed brick. Council stated that the City does not own that property but that the property is owned by the Hebron School. Sardelli stated that the EDC will do more research and bring more information back to council.

Cory and Casey Schneider were present to request renting a space in the Bolke Memorial Complex. Supervisor Stern stated that some issues in the space would need to be addressed such as replacing sheet rock that had been damaged by water that would be replaced with metal sheeting. Stern had presented council with a map layout of the Bolke Memorial Complex with room dimensions as well as a layout of the Brick City Commerce Plaza. Stern stated that rent should be based on a set price for square feet of the space to make the rent fair for all the tenants. Stern stated that he will bring numbers to the next meeting.

Jason Gerving was present to give his monthly engineering report. Gerving stated that the Auditor will coordinate with Abbey at AE2S to go through financials for the upcoming budget. Gerving stated the bridges on Fulton Avenue and Park Street are still on hold.

Supervisor Stern requested approval to purchase five large water meters. A motion was made to approve the purchase of the extra meters. Brandt/Tibor MCU. Stern stated that during the snow storm some curbs and driveways had been damaged while moving snow. Stern would bring more information to the next meeting. Stern stated that Assistant Supervisor Jensen would be taking vacation from May 30<sup>th</sup> to June 6<sup>th</sup>.

The second reading of the Ordinance 22-01 regarding the keeping of chickens was read and a motion was made to approve the ordinance. Brandt/Tibor MCU

The second reading of Ordinance 22-02 for Backflow Prevention was reviewed and a motion was made to approve the ordinance. Tibor/Mischel MCU.

Resolution 22-01 Fire Emergency and Burn Ban was reviewed and a motion was made to approve the resolution. Tibor/Brandt MCU.

Resolution 22-02 Snow Emergency Declaration was reviewed and a motion was made to approve the resolution. Brandt/Tibor MCU

Auditor McCutchan stated that the sewer rate should be reviewed. Emergency shelters were discussed and Mayor Walth and Council President Tibor will talk with the local Pastors to look at designating any of the local churches as a tornado shelter. A meeting was set up with Attorney Solem to review the employee handbook. The meeting was set for 10:00 am on May 17<sup>th</sup> for the review. The Audit report was reviewed and a motion was made to approve the report. Tibor/Brandt MCU. McCutchan stated that complaints from last meeting, concerning damage to Legion property in the city hall, and being made aware of damage done to the emergency lights in the city hall, had resulted in the security footage being reviewed. Upon review of the footage it was found that the play group utilizing the facility was responsible for the damage. The bill for the damaged sign on the Legion door and the bill for the replacement of the emergency lights will be sent to the responsible party. A motion was made to no longer allow the play group to utilize the facility. Tibor/Mischel MCU

Meeting closed at 9:32 pm

These minutes are being published subject to review and revision of the governing board.

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Grant Walth

Mayor

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Erin McCutchan

City Auditor